OMF South: Presentation & Action

• **Presentation**: OMF South scoping summary.

• **Action**: Prepare for the Board’s May 23 action to identify site alternatives for detailed study in a Draft EIS.
OMF South Next Steps

**May 9**
System Expansion Committee presentation on OMF South

**May 23**
Board action to identify sites for evaluation in Draft EIS
Overview & Requirements

- Included in ST3 Plan
- One of four OMFs for the region, one in each corridor
- Location, size and timeline supports system expansion of multiple projects

- Accommodate 140+ light rail cars
- 30+ acres required, depending on site conditions
- Needs to connect to active line by 2026, either by:
  - Connecting to FWLE guideway, or
  - Building up to 1.5 miles of TDLE guideway
Sound Transit Board Identifies Sites for Study in Draft Environmental Impact Statement

OMF South Evaluation Process

Prepare Draft EIS

Results of Alternatives Evaluation

Narrowed to 6 sites

• All sites present trade-offs
• Sites in Federal Way, Kent, or unincorporated King County
• Sites under consideration were included in scoping
Sites Included in SEPA EIS Scoping

- Midway Landfill and I-5
  - S 240th St and SR 99
  - S 316th St and Military Rd
  - S 336th St and I-5
  - S 344th St and I-5

- Midway Landfill and SR 99
  - S 240th St and SR 99
  - S 316th St and Military Rd
  - S 336th St and I-5
  - S 344th St and I-5
Station Areas with Half-Mile Buffers

[Map showing station areas with half-mile buffers.]
Scoping by the Numbers

- 370+ attendees at two open houses
- 3,400+ participants in the online open house
- 2,500 individual comments within 1,450 communications
- 2,000+ comments received before scoping from January to February 2019
- 950+ social media user clicks and engagements recorded on Sound Transit’s Facebook and Twitter pages
- 74,000+ mailers sent along the project corridor Mailed to homes, apartments, and businesses
Summary of Public Comments

Four general themes:

- Opinions on Sites
- Property Acquisition/Residential Displacements
- Economic Impacts
- Neighborhood and Community Impacts

Additional comments: potential environmental impacts, new/Previously-eliminated sites, design modifications, and other topics.
Comments from Tribes & Jurisdictions

Tribes
• Puyallup Tribe of Indians
• Muckleshoot Indian Tribe

Elected Officials
• King County Councilmember Upthegrove

Agencies
• King County Metro
• Federal Way School District
• Seattle Public Utilities
• Washington State Department of Transportation

Cities
• City of Kent
• City of Federal Way
• City of Des Moines
~950 comments; a large majority opposed continuing to study this site in the Draft EIS.

**Common themes:**

- Opposition to business displacements and neighborhood impacts
- Most comments: avoid Dick’s Drive-In
- Proximity of site to Kent/Des Moines light rail station could conflict with future TOD
- Concerns for neighborhood impacts
- Support for Midway Landfill sites
- Zoning incompatibility
Midway Landfill – General Comments

Scoping Comments Summary

General landfill: ~690 comments; a large majority supported studying the landfill site(s).

Common themes:

• Support for Midway Landfill sites
• Fewer business displacements, use of undevelopable land
• Concern about hazardous materials on the Superfund site and anticipated cost to develop on a landfill
Midway Landfill and I-5

Scoping Comments Summary

Midway Landfill and I-5: ~115 comments; a large majority supported studying this site.

Common themes:

• General support for site
• Fewer business impacts relative to Midway Landfill and SR 99 site alternative
• Less intrusive to the community than S 240th and SR 99
Midway Landfill and SR 99

Scoping Comments Summary

Midway Landfill and SR 99: ~70 comments; a large majority supported studying this site.

Common themes:

• Greater business impacts relative to the I-5 site alternative
• Less intrusive to the community than S. 240th and SR 99 site
~145 comments; nearly equal support and opposition for further study.

Common themes:

- Concern about large number of residential displacements
- Support: fewer business displacements
- Cost and construction impacts of I-5 crossing
- Zoning incompatibility, noise, and impacts to low-income and/or minority populations
- Natural environment impacts: wetlands and waterbodies, and environmentally critical areas
S 336th and I-5 Scoping Comments Summary

~140 comments; a majority supported further study.

Common themes:

- Support: fewer property acquisitions and lower cost
- Opposition: church displacement and traffic congestion
- Concern for Christian Faith Center congregation, school and community services
- Concern for nearby residences, zoning incompatibility, and increased traffic
S 344th St and I-5 Scoping Comments Summary

~190 comments; a majority opposed further study.

Common themes:

• Opposition: community impacts
• Support: fewer acquisitions and lower estimate
• Concerns about neighborhood impacts
• Business displacements, including Garage Town, Ellenos Yogurt and other businesses
• Concern about traffic and noise
Environmental Review Timeline*

May 2019
ST Board identifies sites to study in the Draft EIS

Fall 2020
Draft EIS issued; public, tribal, agency comments

Late 2020
ST Board identifies preferred site

Mid to late 2021
Final EIS issued; ST Board selects project to be built

*dates are subject to change
<table>
<thead>
<tr>
<th>Property Impacts (Economic, Parcel &amp; Neighborhood)</th>
<th>S 240th St and SR 99</th>
<th>Midway Landfill and I-5</th>
<th>Midway Landfill and SR 99</th>
<th>S 316th St and Military Rd</th>
<th>S 336th St and I-5</th>
<th>S 344th St and I-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Residential (3); including 30-40 unit mobile home park</td>
<td>• Midway Landfill</td>
<td>• Midway Landfill</td>
<td>• Residential (29)</td>
<td>• Church and religious center (1)</td>
<td>• Commercial (11); 1 parcel: 67 units &amp; 56 owners</td>
<td></td>
</tr>
<tr>
<td>• Commercial (4): home improvement, restaurant, trucking / transportation</td>
<td>• Commercial (1)</td>
<td>• Commercial (13)</td>
<td>• Other (16)</td>
<td>• Residential (1)</td>
<td>• Automotive</td>
<td></td>
</tr>
<tr>
<td>• Other (9)</td>
<td>• Residential (1)</td>
<td>• Long stay /motel</td>
<td>• Other (5)</td>
<td>• Other (14)</td>
<td>• Business park</td>
<td></td>
</tr>
<tr>
<td>Tod Potential: located within ½ mi of planned Link station?</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Hazardous Materials/ Brownfields</td>
<td>Medium</td>
<td>Major: Superfund landfill</td>
<td>Major: Superfund landfill</td>
<td>Minor to none</td>
<td>Minor to none</td>
<td>Medium</td>
</tr>
<tr>
<td>Operability &amp; Construction Schedule Risks</td>
<td>Mobile home park acquisition and relocation</td>
<td>Construction on a landfill</td>
<td>Construction on a landfill</td>
<td>Construction on and over I-5</td>
<td>Construction of 1.1 miles of TDLE extension</td>
<td>Construction of 1.3 miles of TDLE extension</td>
</tr>
<tr>
<td>Prelim. Capital Estimates</td>
<td>$800 million</td>
<td>$1,300 million</td>
<td>$1,400 million</td>
<td>$750 million</td>
<td>$750 million</td>
<td>$800 million</td>
</tr>
<tr>
<td>Operating Estimates</td>
<td>Medium</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>Public Scoping Comments</td>
<td>Large majority of comments opposed continued study due to: • Dick’s Drive-In &amp; Lowe’s • TOD potential • Neighborhood impacts</td>
<td>Majority of comments support continued study due to fewer business impacts • Note: some concerns about hazardous materials and development cost</td>
<td>Majority of comments support continued study due to: • Concern about residential displacements, I-5 crossing and natural enviro. impacts • Fewer business displacements</td>
<td>Nearly equal number of comments opposed and supported continued study due to: • Some concerns about hazardous materials and development cost</td>
<td>Majority of comments support continued study due to fewer property impacts • Note: some concerns about impacts to Christian Faith Center Church</td>
<td>Majority of comments opposed continued study due to: • Impacts to Garage Town, Elenos Yogurt and other businesses • Traffic and noise concerns</td>
</tr>
</tbody>
</table>
Thank you.