

# *North Maintenance of Way Facility*

*System Expansion Committee*

*12/09/21*

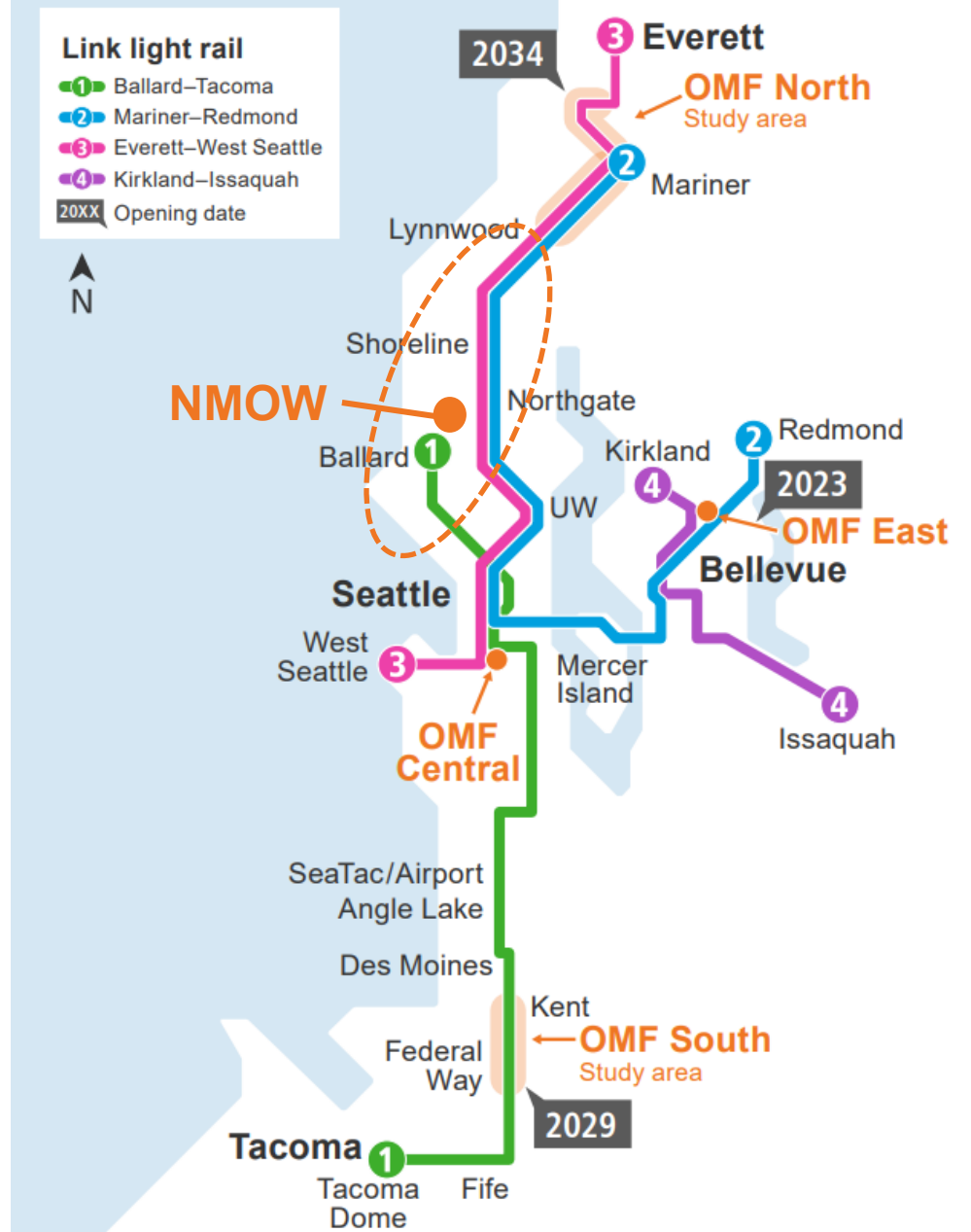


# *Why we are here*

- Summarize background of North MOW Facility
- Describe available property option to lease
- Seek authorization for use of funds to execute lease agreement

# Response Time and Capacity Need

- 1) Industry response time is ~15 min**
  - NMOW in North Seattle to meet response time goal
  - Serves LLE Stations and will serve WSBLE stations; Support Northgate
- 2) Planned MOW capacity will be full**
  - Forest Street MOW and MOW East full
  - NMOW needed prior to OMF North is built. OMF South > 15 min



# ***Need for North MOW***

- **Lynnwood Link Extension**

- MOW needed by Q4 2023, 6 months prior to LLE pre-revenue service;  
(Supports Northgate and future Ballard extension)

- **Funding in 2021 budget**

- Current project allocation: \$22,857,000

# Current Site Opportunity: Lease with Option to Purchase

## North Seattle Site

- On market, meets timeline of Q4 2023
- Ideal location
- Shape and size: 2.14 acre; 51,565 SF
- Reuse existing buildings
- Commercial zoning; No known environmental issues
- Suitable for both near-term use and long-term use
- Lease secures site now; option to purchase

**FOR SALE**  
**LINDEN BUILDING**  
920 NORTH 137<sup>TH</sup> STREET | SEATTLE, WA

**51,565 SF TOTAL**  
(8,114 SF OFFICE / 1,872 SF MEZZ)

Available Now  
33,167 SF  
(4,694 SF Office / 1,872 SF Mezz)

Available Now  
18,398 SF  
(3,418 SF Office)

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# SEC Action

## System Expansion Committee Action

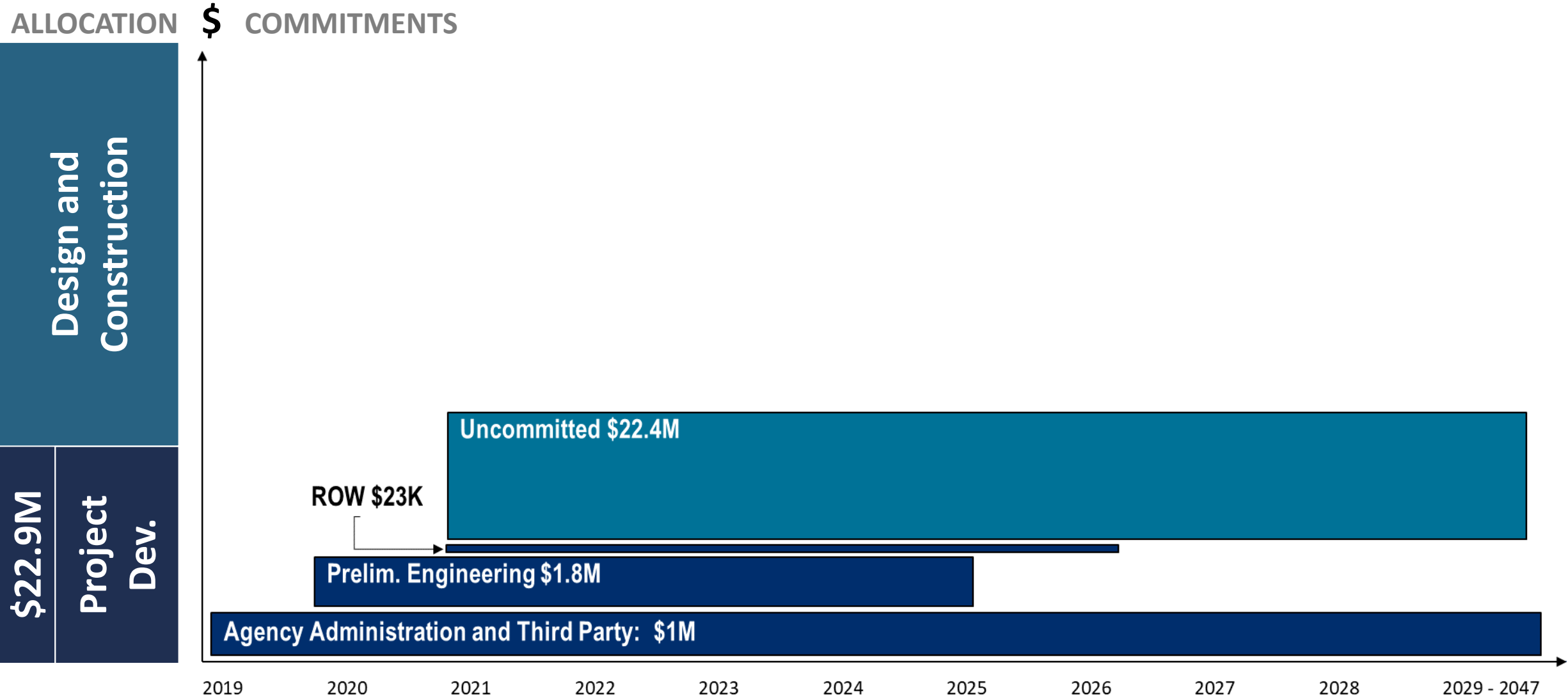
- Authorization of CEO to execute lease

## Lease Details

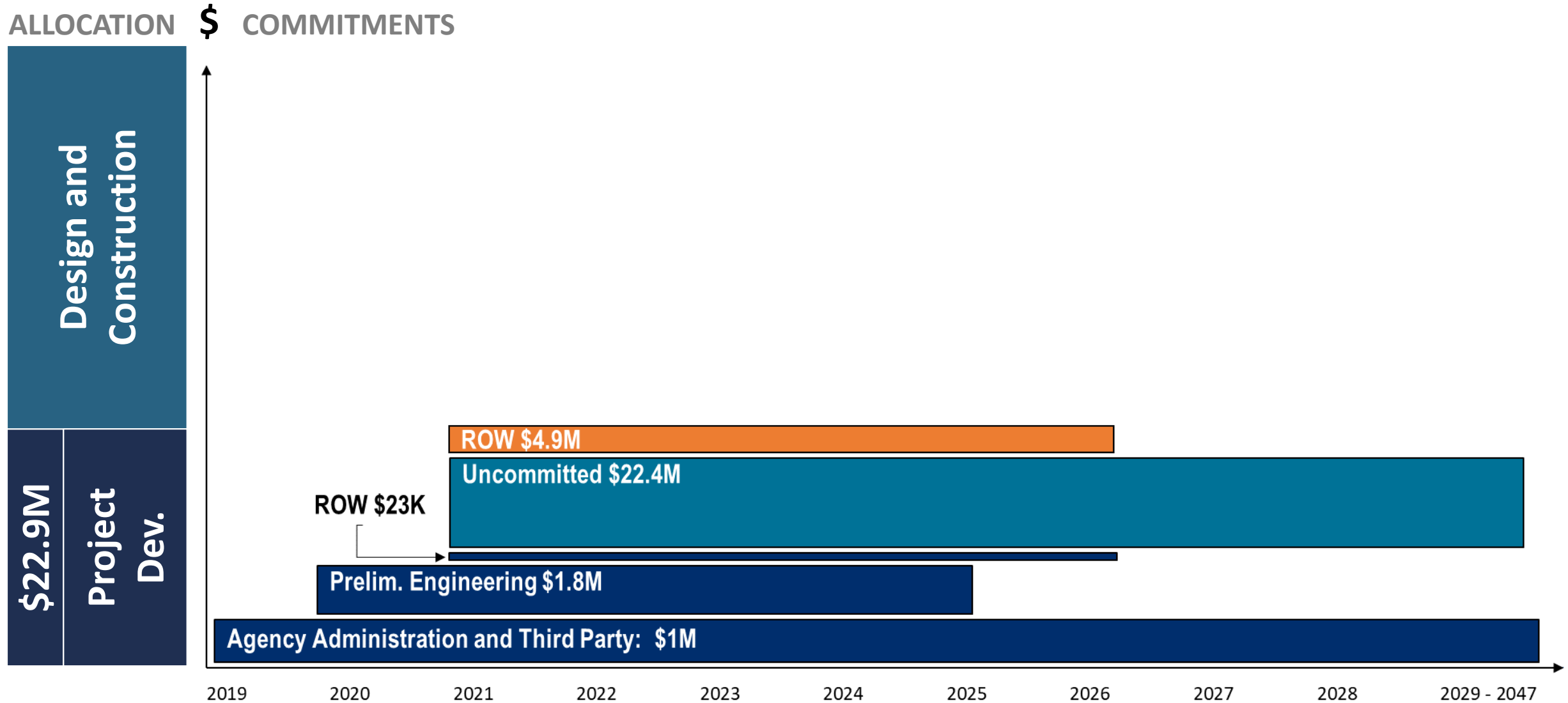
- Location: 920 N 137<sup>th</sup>, Seattle WA
- 43,451 SF warehouse; 8,114 SF office space
- 5 year lease with option to purchase
- \$1.10/SF + NNN costs => **\$4,856,466** including 10% contingency



# North Corridor MOW: Authorized Project Allocation: \$22.9M



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*Thank you.*



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