

Operations & Maintenance Facility (OMF) South

Resolution No. R2025-32

System Expansion Committee

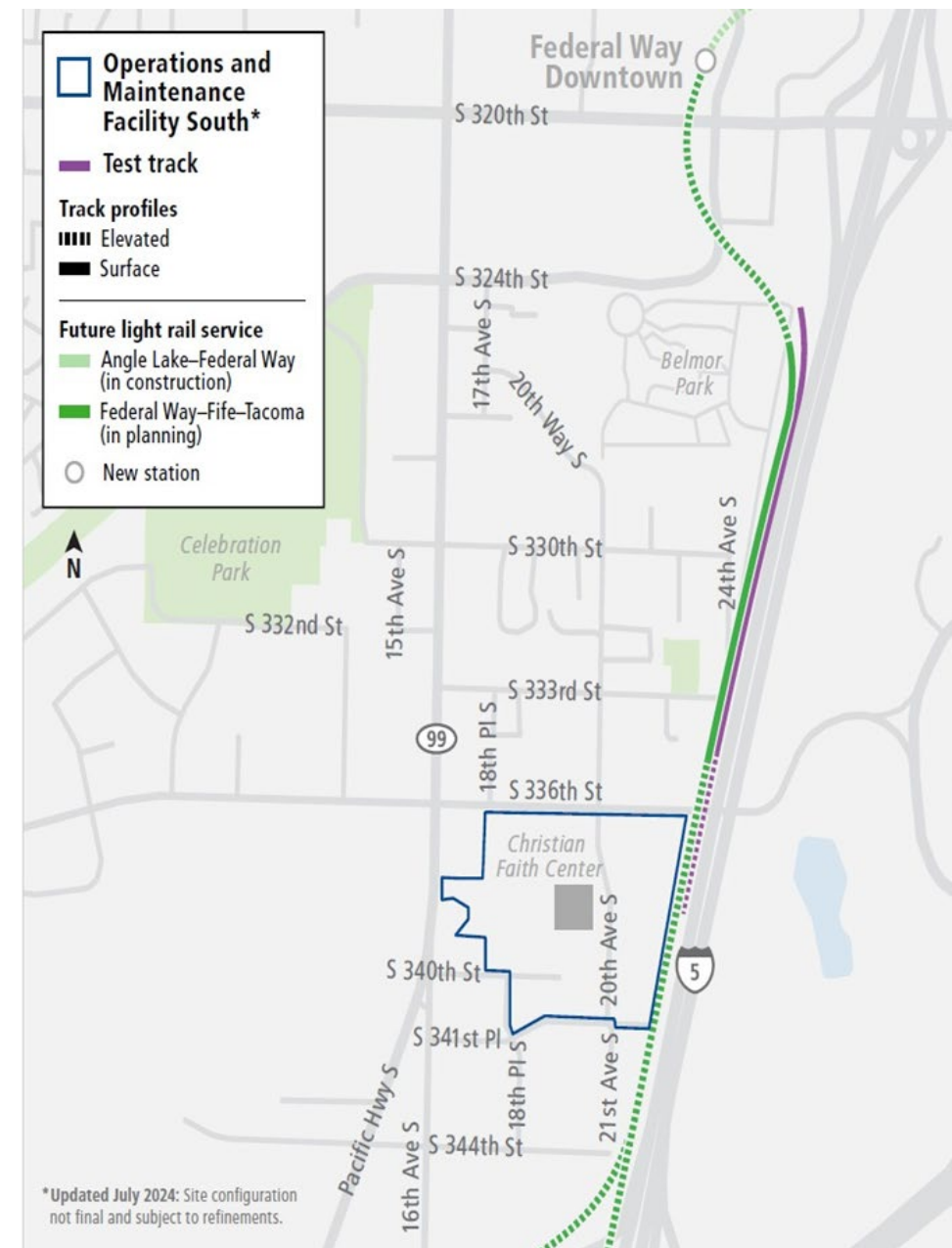
12/11/2025



Staff is requesting the Committee forward Resolution No. R2025-32 to the Board with a do-pass recommendation.

To obtain authorization for property rights acquisition from 13 parcels in the City of Federal Way for OMF South Project off-site wetland mitigation.

FTA to confirm that additional NEPA review is not required. Board authorization to acquire properties is contingent on receiving necessary federal approvals.



Wetland Mitigation – OMF South Project

- **Mitigation is required** to offset environmental impacts from the OMF South Project.
- Sound Transit has been **diligent** in identifying suitable publicly-owned mitigation land.
 - Limited availability within the **West Fork Hylebos Creek Basin**
 - The **City of Federal Way's requirement** that mitigation occur **within the city boundaries**
 - **Six city-owned parcels and seven privately-owned parcels must be acquired** to meet remaining mitigation requirements

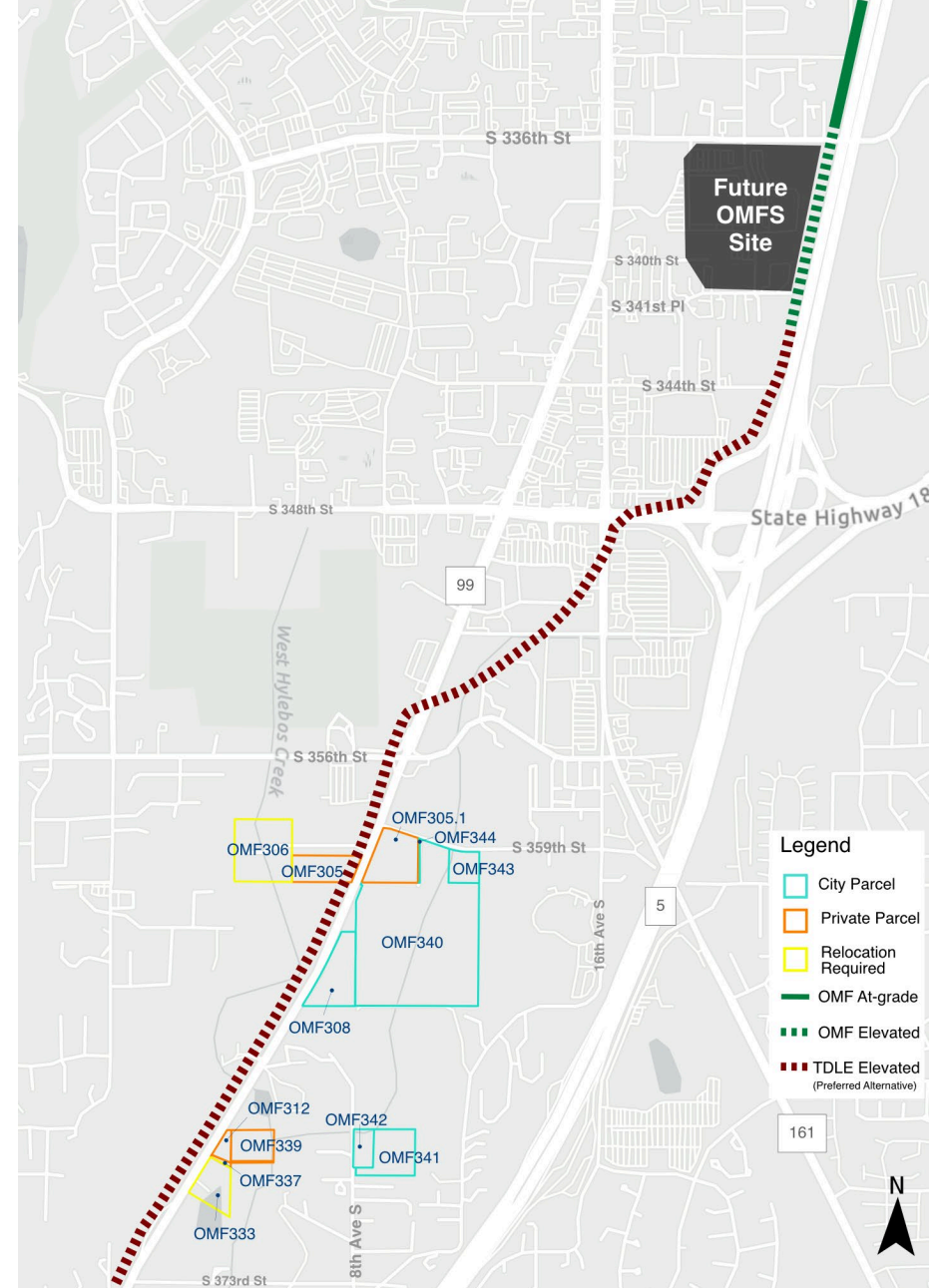
Wetland Mitigation Options

- ☒ Mitigation Bank
- ☒ In-Lieu Fee Program
- ☒ On-Site Permittee Responsible Mitigation
- ☒ Off-Site Permittee Responsible Mitigation

Resolution No. R2025-32

Acquisition of 13 parcels is a requirement of the FEIS and ROD. The parcels will be utilized to perform the off-site wetland impacts mitigation:

- **Six parcels owned by City of Federal Way**
 - Temporary rights needed
- **Seven parcels owned privately**
 - Full-fee acquisitions
 - Two parcels require relocations



Wetland Mitigation – OMF South Project

- Sound Transit will complete mitigation on designated parcels, including:
 - **Creation of new wetlands**
 - **Enhancement of existing wetlands**
 - **Preservation of high-quality wetlands**
- Ongoing coordination with federal state, and local permitting agencies
- Engagement with Tribes to ensure mitigation meets regulatory and cultural expectations

Engagement with Affected Properties

- **Formal letters** sent to owners notifying that their properties will need to be acquired pending Board approval.
- **Phone calls** to impacted property owners prior to receipt of the letter.
- Offer opportunities for property owners to meet with the project team to learn more and get their questions answered:
 - **Meetings** with individual owners
 - **Public drop-in** hosted at a local community center

Wetland Mitigation – OMF South Project

City-Owned Parcels

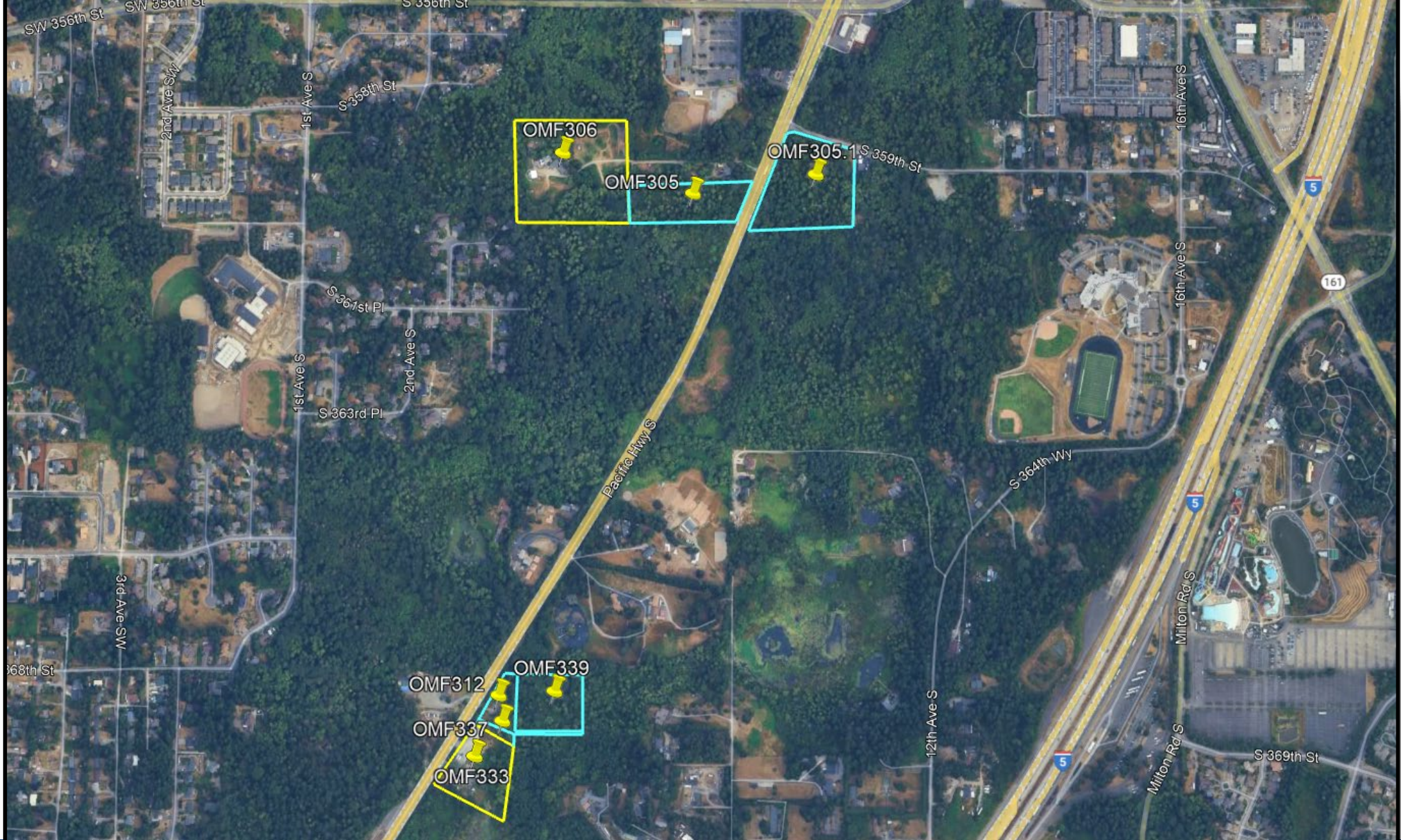
Parcel	Easement Area (acres)	Owner	Current Use	Proposed Wetland Mitigation	Impact
OMF 308 OMF 340 OMF 341 OMF 342	17.25	City of Federal Way	Vacant land, designated open space	Wetland and buffer enhancement, preservation	Permanent conservation easement
OMF344	0.216	City of Federal Way	Vacant land	Needed for ingress/egress	Short-term access easement, TCE
OMF 343	2.60	City of Federal Way	Gravel parking lot	Use in construction staging for mitigation sites	Temporary use



Wetland Mitigation – OMF South Project

Privately-owned parcels

Parcel	Size (acres)	Current Use	Proposed Wetland Mitigation	Impact
OMF 305	4.43	Vacant land, forested wetland	Enhancement & preservation	Full acquisition
OMF 305.1	6.08	Vacant land, forested wetland	Enhancement & preservation	Full acquisition
OMF 306	9.38	Residential house, garage and other structures	Wetland creation, enhancement & preservation	Full acquisition – relocation required
OMF 312	1.19	Vacant land, paved parking lot	Enhancement	Full acquisition
OMF 333	4.25	Residential house, gravel parking	Wetland creation, rehabilitation & enhancement	Full acquisition – relocation required
OMF 337	0.22	Vacant land	Enhancement	Full acquisition
OMF 339	3.41	Vacant land, forested wetland	Preservation	Full acquisition



Questions



 [soundtransit.org](https://www.soundtransit.org)

