

***Operations Maintenance
Facility - South (OMFS)***

Resolution No. R2026-13

*Board of Directors
6/25/26*



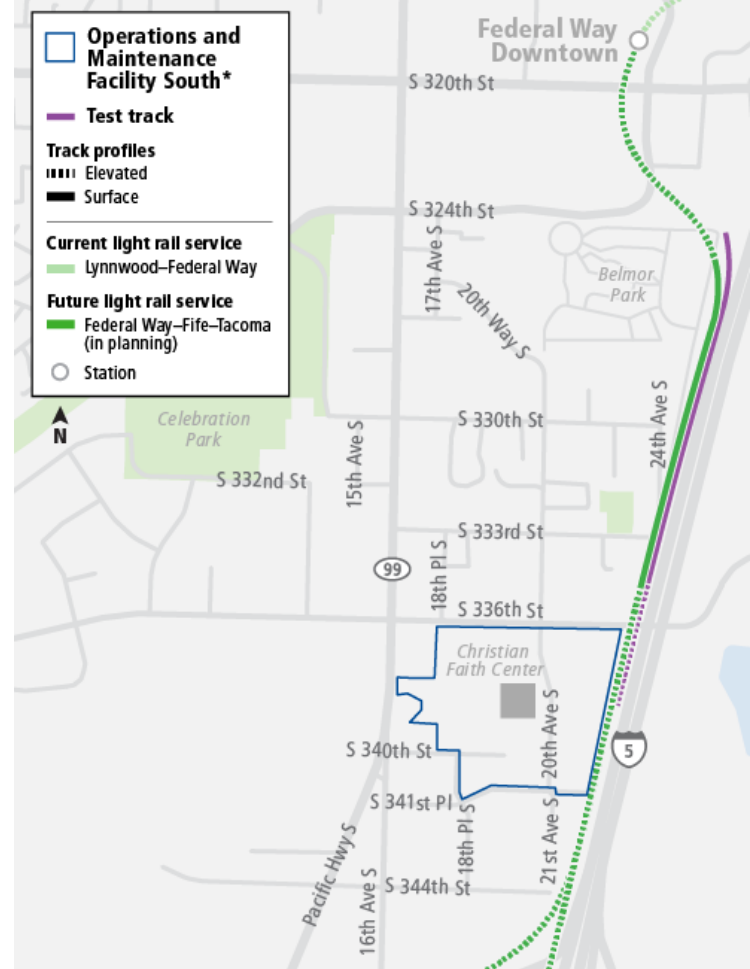
Why we are here

Staff identified a notice deficiency related to a prior Board action.

Today's action ensures compliance and ratifies previously authorized property acquisitions.

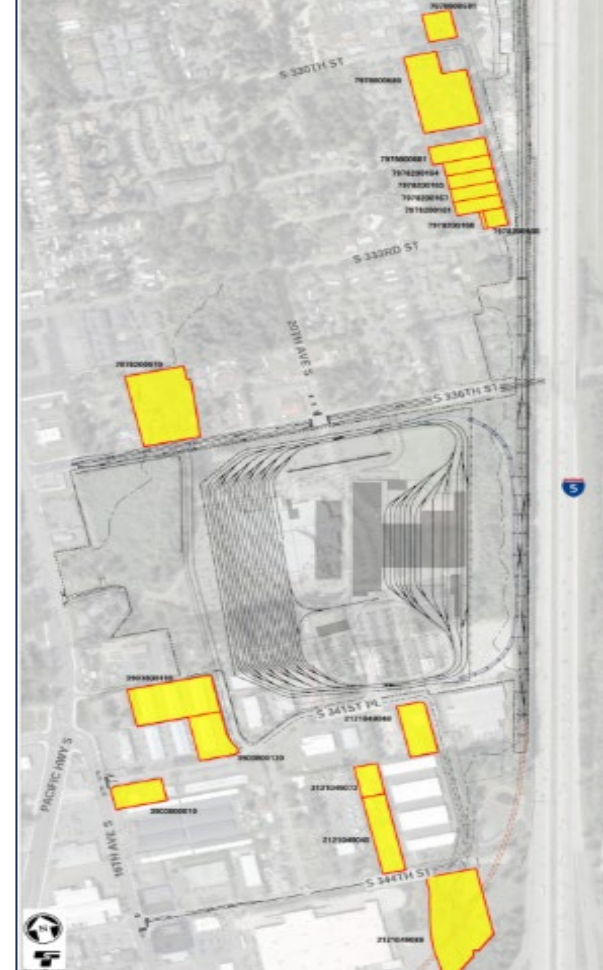
Background

- OMF-S will maintain, store, and deploy an expanded light rail fleet of 144 vehicles. Additionally, the facility will receive, test, and commission new LRVs for the entire Link light rail system.
- On November 21, 2024, the Board authorized the acquisition of properties needed for the construction of the Operations and Maintenance Facility South (OMF-S) project.



Issue

- Possession secured for 25% of properties required to construct OMF-S
- 88% of acquisitions were settled and closed through negotiations.
- 50 individual relocations have occurred for the project, 36 residential, 14 commercial
- Today's action is needed to ensure compliance and proper notice of final action for property acquisitions previously authorized.



Community and Board member Questions

Issue	Staff Response
Preservation of access	Easement provides that ST must provide reasonable access at all times; ST will work directly with property owner to confirm means and methods
Utility of sidewalk improvements	Sidewalk is required by City of Federal Way as part of their Right of Way Design and Construction Standards
Waiver of City requirements	Federal Way has reiterated requirement to construct roadway and sidewalk improvements
Potential to shift construction to Cedar Grove Park	Roadway construction easement must be adjacent to the roadway; the required temporary easements will not be used for laydown or construction staging
Clarity regarding temporary versus permanent rights	Template used for Notice of Final Action included language indicated that either permanent or temporary rights may be needed, though attachments confirmed only temporary rights needed
Record of responsiveness to concerns	The record demonstrates that ST has been timely and responsive, and that information requests have been appropriately addressed.

Next Steps

- Implement corrective actions to ensure proper notice going forward
- Resume remaining property acquisitions for OMF-South
- Continue relocation assistance
- Demolition/early work in 2027

Thank you.



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