

Operations and Maintenance Facility South

*System Expansion Committee
4/10/2025*



Why we are here

1. Declare a group of mobile homes from the OMF South Project as surplus per the Board's policy.

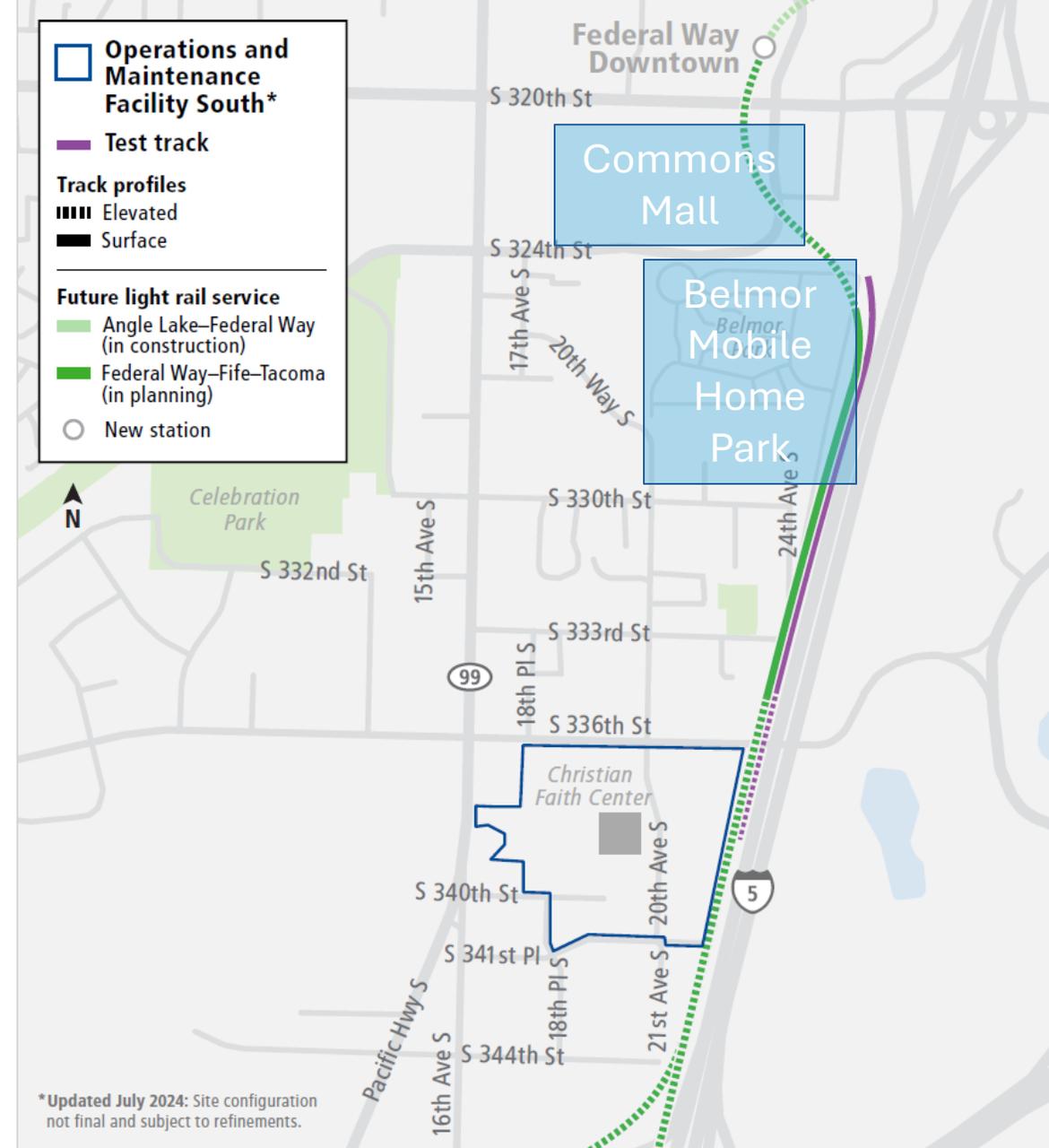
Staff requesting Committee's final approval

2. Ratify authorization for acquisition via condemnation of property interests for the OMF South Project.

Staff requesting Committee's do-pass recommendation

3. Obtain authorization for acquisition of two additional land parcels in Federal Way for the OMF South Project.

Staff requesting Committee's do-pass recommendation



Operations and Maintenance Facility (OMF) South

- OMF South is required to support operation and maintenance of the ST3 Link Extensions.
- Key features and functionality:
 - Operations and Maintenance Space
 - Storage for 144 Light Rail Vehicles
 - Vehicle Cleaning, Inspections, and Maintenance Building
 - Maintenance of Way (Track, Signal, Power, Facility) Building
- Early work construction contracts, to advance road and utility projects, may begin as early as 2026.



Resolution No. R2025-07

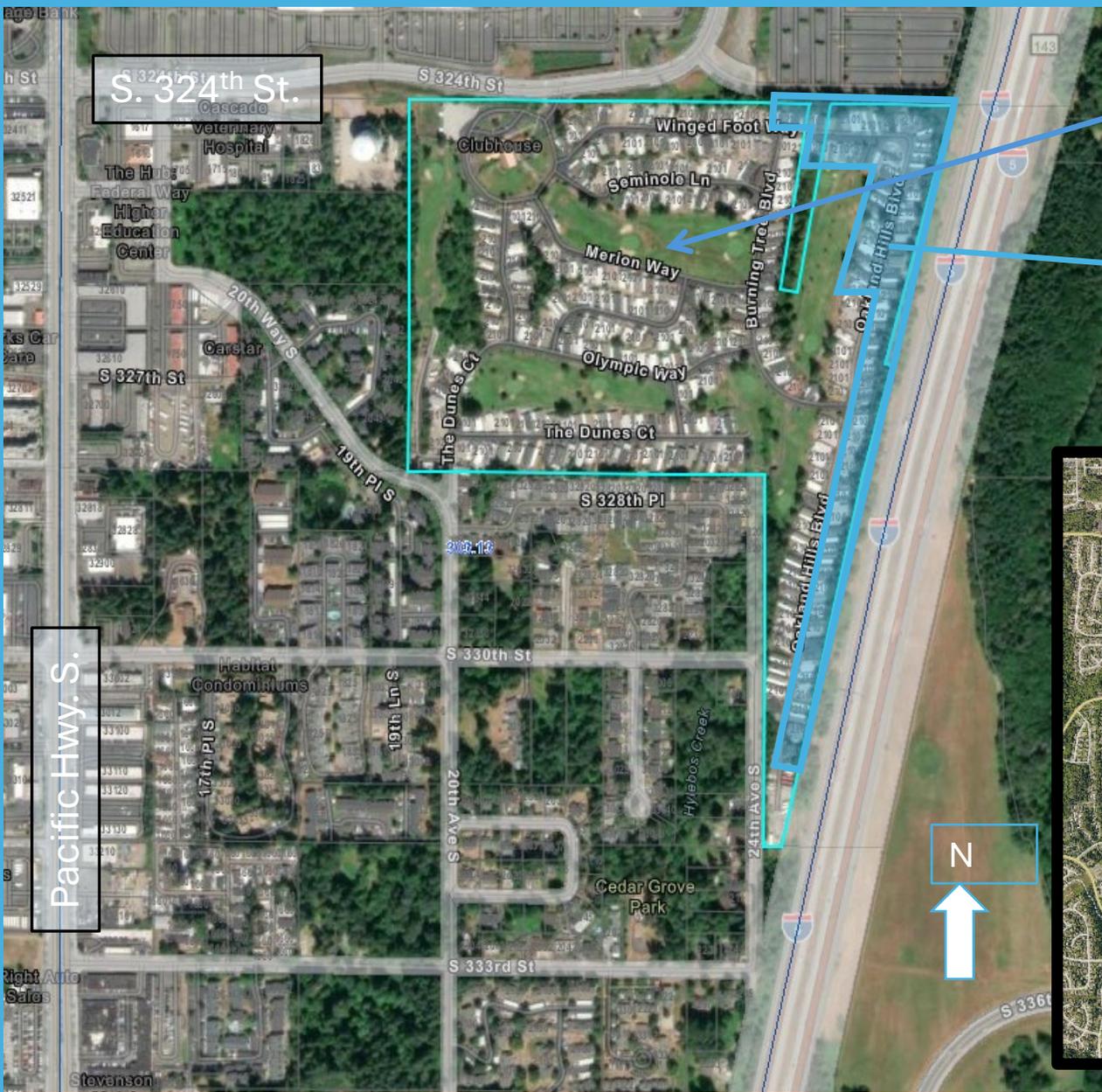
Declaration of Surplus for Mobile Homes Acquired as part of the Operations and Maintenance Facility South Project

- As part of the OMF South Project, 74 mobile homes have been, or will be, acquired and need to be relocated or disposed.
- The Board's *Real Property Excess, Surplus, and Disposition Policy* requires that declaring real property with a fair market value of more than \$200,000 and less than \$5,000,000 is subject to approval by an appropriate Committee of the Board.
- A Public Hearing regarding the expected surplus of these mobile homes was held on March 27, 2025.
- No mobile home acquired by Sound Transit is expected to surpass \$5,000,000 in fair market value, while nine exceed \$200,000.

Resolution No. R2025-08

Ratify and Confirm Acquisition of Real Property Interests Required for the Operations and Maintenance Facility South Project

- Resolution No. R2023-26 provided authorization and statutory notification for property acquisition of the underlying lands that formed part of the Belmor Mobile Home Park.
- Following an internal review, it was determined that the mobile homes and cell tower should be treated as tenant-owned realty, requiring statutory notification prior to final Board action.
- Consideration of this action provides a public forum for the impacted mobile home owners following their receipt of the statutorily required notice for the authorization to acquire property via condemnation, should it become necessary.



Belmor Mobile Home Park

General Acquisition Area



Pacific Hwy S.

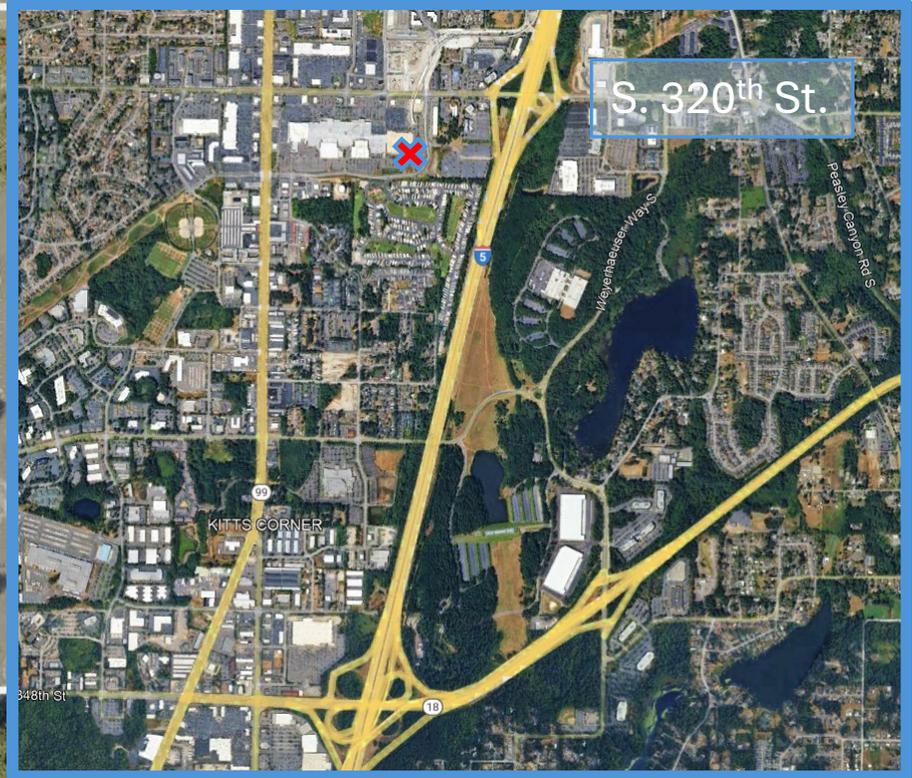
S. 324th St.



Resolution No. R2025-09

Acquisition of Two Parcels in Federal Way as part of the Operations and Maintenance Facility South Project

- A total of 62 property parcels are being acquired for OMF South
- To date, 58 acquisitions have been authorized by the Board
- Today, authorization for two acquisitions is being sought:
 - Temporary and permanent property easements (OMF 098) from Commons Mall
 - Full fee acquisition parcel (OMF 099)



Next Steps

- **Resolution No. R2025-07** – declaring a group of mobile homes surplus per the Board’s policy
 - *Staff requesting Committee’s final approval*
- **Resolution No. R2025-08** – ratify authorization for acquisition of mobile homes and cell tower via condemnation if necessary
 - *Staff requesting Committee’s do-pass recommendation*
- **Resolution No. R2025-09** - authorization for acquisition of property rights from two parcels in Federal Way
 - *Staff requesting Committee’s do-pass recommendation*

Thank you.



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