

Sounder: Parking Garage at Auburn Station (Alternative)

Project Number	S18B
Subarea	South King
Primary Mode Impacted	Sounder
Facility Type	Park & Ride
Version Number	2.0
Date Last Modified	12/14/2006

Project Locator Map



Short Project Description

Construct up to 600 parking stalls in a new structure at Auburn Sounder Station for a net increase of approximately 500 parking stalls.

Project Purpose:

To provide additional parking at this Sounder station to help meet long-term demand.

Cost and Schedule

Cost (in Millions of 2006\$)

Schedule

	Low	High
Agency Admin	\$1.5	\$1.7
Environmental Clearance and PE	\$2.1	\$2.4
Final Design, Specs, Permitting	\$2.1	\$2.4
ROW Acquisition	\$1.0	\$1.2
Construction	\$17.3	\$19.9
Vehicles	\$0.0	\$0.0
Contingency	\$2.2	\$2.6
Total	\$26.2	\$30.1

Proposed Schedule Not Yet Developed

Design Basis Conceptual

Environmental Documentation Required

- Environmental Impact Statement Required
- Environmental Assessment Required
- Environmental Checklist Required

Relationships to Other Projects

<i>Relationship</i>	<i>Project</i>
Impacted by	Design and scale of the project could be influenced by whether expansion of parking at adjacent Sounder stations is implemented under ST2 (see Projects S19 and S20)

Project Partners

City of Auburn	
KC Metro	
BNSF	

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Long Description

This project scope and accompanying capital cost estimate are intended to include the entire project development cycle (administration, environmental clearance, design, all aspects of property acquisition, construction, testing, commissioning, and contingencies) from project initiation through start-up of operations.

Description:

Construct a new multi-level parking structure at Auburn Sounder Station with up to 600 parking stalls to provide additional parking at this Sounder station to help meet long-term demand. This project will result in a net increase of approximately 500 stalls.

Project Elements Included:

- Multi-level parking structure with up to 600 new parking stalls to be built on the site of the existing surface park-and-ride lot located west of the Sounder station
- To allow construction of the new garage, the existing surface park-and-ride lot located west of the existing station platform will be closed and demolished
- Signage, lighting, CCTV cameras and customer emergency stations
- One additional ticket vending machine to accommodate additional users
- Temporary parking spaces will be provided for displaced parking, likely through lease arrangements
- It is assumed that the temporary parking spaces will be within a half-mile of the proposed structure
- Existing Sounder platforms will remain open during the construction period and will be protected during construction
- The pedestrian bridge connecting the exiting parking structure with the station platform will be protected during construction
- Assume poor soil conditions and hazardous materials remediation
- Construction phasing to maintain operation of the station, including alternate routing of Metro and ST buses
- Special traffic control to address confined site and working near active railroad
- 1 percent for art per ST policy

Utilities:

- Utility relocation as needed to complete the project

Right-of-Way and Property Acquisition:

- Costs associated with obtaining waiver(s) of Auburn zoning requirements related to height of the structure and street-level retail.
- Lease of nearby property during construction for: 1) interim parking replacement, and 2) possible construction staging and/or storage of materials and equipment.

Mitigation:

- The final project scope will include all mitigation(s) committed to by ST in pertinent, future project-level environmental documents.

Exclusions:

- Shuttle bus or other connections between the station and temporary/interim parking stalls
- Reconstruction of local streets
- Additional public restrooms
- Additional canopies, shelters, bus bays, bus layover space, or kiss-and-ride spaces
- New traffic signal
- Stormwater requirements for the leased temporary stalls.
- Payments to City of Auburn for use of Auburn-owned parking stalls in the existing parking structure for temporary parking during construction
- Non-structural architectural and aesthetic elements in excess of the ST art program
- Retail uses in new structure; transit-oriented development (TOD)
- Bike storage, lockers and racks beyond those already provided by ST

Permits Required: building, electrical, mechanical, utility, land use, and construction-related, BNSF

Agreements: Amendments may be required to the existing three-party station agreement with the City of Auburn and King County Metro. BNSF agreement may be needed to facilitate construction.

ST has developed scope definitions for ST2 project proposals for the purposes of developing cost estimates, implementation schedules, a financial plan, and the estimation of project benefits. This scope definition should not be construed as a commitment that all defined features will be included in the final developed project.

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Evaluation Measures

<i>Measure</i>	<i>Measurement/ Rating</i>	<i>Notes</i>
Average Weekday Ridership	N/A	
Capital Cost	\$26.2 - \$30.1	in Millions of 2006\$
Annual Operating Cost	0.4	in Millions of 2006\$
Travel Time & Reliability	High	
Connectivity & Integration	High	# transit routes: 4 ST (including Sounder), 6 KCM
Land Use & Development	High	
Customer Experience	High	
Risk Avoidance	Medium	

Key Issues and Benefits

Issues:

- The proposed parking structure will exceed the height limit as defined in Auburn City Code. The parking structure cannot be built unless the City's Code is revised or an exemption is provided. Without this change, any garage built at this site will only accommodate up to 400 stalls. The process of obtaining an exemption to or revision of the Code will add costs to the project and present a level of uncertainty as to the project's implementation, including added risks and potential schedule delay.
- The Auburn City Code requires ground-floor retail space for parking garages. If this retail activity is required, the parking garage will further exceed the City height limit, thereby requiring an even more extensive effort at obtaining an exemption from or revision to the City Code. Therefore, this activity has been excluded from the project scope (retail is currently provided at the existing Auburn Sounder parking garage). The process of obtaining an exemption to or revision of the Code will add costs to the project and present a level of uncertainty as to the project's implementation, including added risks and potential schedule delay.
- With an arterial (C Street SW) on the west side, a privately owned site on the north side, the Sounder station platform/tracks on the east side, and an on-ramp on the south side, the construction site is confined. As a result, available room for construction activity will be restricted, including movement of cranes over BNSF tracks. With these restrictions, construction costs could be higher than for a more typical site. Also, these restrictions add risks and potential schedule delay.
- The overall station area development agreement with the City of Auburn and King County Metro may need to be amended.

Benefits:

- Provides additional parking to meet long-term demand at a transit center currently experiencing high demand.