

Sounder: Parking Garage at Lakewood Station (Alternative)

Project Number	S23B
Subarea	Pierce
Primary Mode Impacted	Sounder
Facility Type	Park & Ride
Version Number	2.0
Date Last Modified	5/12/2006

Project Locator Map



Short Project Description

Construct a new multi-level parking structure with up to 600 stalls adjacent to the planned Lakewood Sounder Station parking garage on property currently owned by Sound Transit.

Project Purpose:

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

Cost and Schedule

Cost (in Millions of 2005\$)

Schedule

	Low	High
Agency Admin	\$1.3	\$1.5
Environmental Clearance and PE	\$1.7	\$2.0
Final Design, Specs, Permitting	\$1.7	\$2.0
ROW Acquisition	\$0.4	\$0.5
Construction	\$15.5	\$17.8
Vehicles	\$0.0	\$0.0
Contingency	\$1.9	\$2.2
Total	\$22.6	\$25.9

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

Relationship	Project
Impacted by	Design of the project will be influenced by whether Sounder service expansion is implemented under ST2 (see Project S24)
Impacted by	Design of the project will be influenced by whether Sounder service extension to DuPont is implemented under ST2 (see Project S26)
Impacted by	Design of the project will be influenced by whether expansion of parking at adjacent South Tacoma Sounder station is implemented under ST2 (see Project S22)

Project Partners

City of Lakewood
Pierce Transit
Lakewood Police Department
BNSF

Sounder: Parking Garage at Lakewood Station (Alternative)

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 up to 600 stalls in a new parking structure at the Lakewood Sounder Station. This improvement will occur on vacant property currently owned by Sound Transit, to the east of the tracks and to the northeast of the station being constructed under *Sound Move*/Phase 1, and so will not require property acquisition. This facility is on the same side of the tracks and Pacific Hwy. SW as the station platform, so a pedestrian bridge is not required.

Project Elements Included:

- Multi-level parking structure (with elevators and stairs) with up to 600 stalls
- Hazardous materials remediation (if any left incomplete during Sound Move/Phase 1)
- Signage, lighting, CCTV cameras (connected to Lakewood Police Department) and customer emergency stations
- Bike storage, lockers and racks
- Landscaping
- At-grade pedestrian improvements
- A contribution by ST of \$1,000,000 toward funding (in partnership with Pierce Transit and possibly others) of a pedestrian crossing of the tracks to connect the station with the community to the northwest.
- With expected construction-related impacts on existing facilities, new curbs and gutters, sidewalks along site frontage
- Intertrack fencing, as required
- Parking mitigation program during construction, as necessary
- Construction phasing to maintain operation of the station, including alternate routing of PT and ST buses
- 1 percent for art per ST policy

Utilities:

- Relocation of high voltage power lines that currently run across the site
- Undergrounding of overhead utilities (except the high tension power lines), and relocation of underground utilities (as needed to complete the facility) along the parking structure's frontage on Pacific Hwy SW
- Drainage system for new parking structure

Right-of-Way:

- ST owns the property that the parking structure will be built on. However, some costs are expected to occur in areas such as permitting, obtaining potential easement, and other items to allow project construction.

Mitigation:

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

Exclusions:

- Pedestrian bridge
- Public restrooms
- Non-structural architectural and aesthetic elements in excess of the ST art program
- Track/crossing improvements
- Street paving or traffic signal improvements
- Facilities that would support Amtrak operations
- Additional bus bays and layover space
- Upgrades to the Lakewood Police Department's CCTV beyond the required connections
- The current design of *Sound Move*'s Lakewood Station anticipates future development of parking on this site so street improvements on Pacific Hwy. SW to facilitate turns into and out of the parking structure are excluded.

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

Agreements Required: An existing agreement between the City of Lakewood and ST waives all future city permit fees for additional development at this site.

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.

Souder: Parking Garage at Lakewood Station (Alternative)

Sounder: Parking Garage at Lakewood Station (Alternative)

Evaluation Measures

<i>Measure</i>	<i>Measurement/ Rating</i>	<i>Notes</i>
Average Weekday Ridership	N/A	
Capital Cost	\$22.6 - \$25.9	in Millions of 2005\$
Annual Operating Cost	\$0.4	in Millions of 2005\$
Travel Time & Reliability	N/A	
Connectivity & Integration	High	# transit routes: 2 ST (including Sounder)
Land Use & Development	High	
Customer Experience	High	
Risk Avoidance	High	

Key Issues and Benefits

Issues:

- The estimated additional spaces is affected by future demand at the existing Lakewood park-and-ride lot, the new South Tacoma Sounder station, and a potential new Sounder station at DuPont.
- To better assess whether parking demand is growing at a rate sufficient to warrant expansion, the project could be scheduled for later stages of ST2 implementation.

Benefits:

- Provides additional parking at a Sounder station to meet long-term demand.