

# Sounder: Parking Garage at Lakewood Station (Alternative)

Project Number	S23B
Subarea	Pierce
Primary Mode Impacted	Sounder
Facility Type	Park & Ride
Version Number	3.0
Date Last Modified	4/24/2008

**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. Contribution toward pedestrian connection with adjacent community.

### Project Purpose:

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

## Cost and Schedule

Cost (in Millions of 2007\$)

Schedule

	Low	High
Agency Admin	\$1.8	\$2.0
Environmental Clearance and PE	\$2.5	\$2.9
Final Design, Specs, Permitting	\$2.5	\$2.9
ROW Acquisition	\$1.2	\$1.2
Construction	\$21.4	\$24.6
Vehicles	\$0.0	\$0.0
Contingency	\$2.7	\$3.0
<b>Total</b>	<b>\$30.9</b>	<b>\$35.6</b>

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	

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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 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 north of the parking garage being constructed under *Sound Move*/Phase 1. It will not require property acquisition. Since this facility is on the same side of the tracks and Pacific Hwy. SW as the station platform, a connecting pedestrian bridge is not required. However, a contribution toward pedestrian facility connecting the station to a nearby neighborhood is included.

### Project Elements Included:

- Multi-level parking structure (with elevators and stairs) with up to 600 stalls
- Hazardous materials remediation (if any left incomplete during the *Sound Move*/Phase 1 of the project)
- Signage, lighting, CCTV cameras (connected to Lakewood Police Department) and customer emergency stations
- Bike storage, lockers and racks
- Landscaping
- At-grade pedestrian improvements, including a walkway connecting the new parking garage with the planned transit center and Sounder boarding platforms. Inclusion and design is dependent on fire and safety requirements.
- One additional ticket vending machine to accommodate additional Sounder riders
- A contribution by ST of \$1,000,000 toward funding (in partnership with Pierce Transit and possibly others) of a pedestrian aerial 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
- Special traffic control allowance relating to confined working area adjacent to active railroad
- 1 percent for art per ST policy

### Utilities:

- Relocation of high voltage power lines that currently run across the site
- Drainage system for new parking structure, including relocation of infiltration vault
- Relocation of water line (by others, if installed as planned)

### 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 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, except for contribution to potential connection to community located northwest of the station.
- 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.

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## Flexible Access to ST Facilities:

The goal of this project is to accommodate the future demand for ridership on transit services available at the station/center, by improving access/egress for this location. The scope of the transit parking components included in this project could be revised to include a range of strategies for providing rider access to the transit facility. Along with, or instead of parking for private vehicles or van pools, a mix of other investments could be accomplished through the budget for this project. These other strategies include:

- Pedestrian improvements within one-quarter mile of the Lakewood Station,
- Additional bus/transfer facilities at Lakewood Station,
- Bicycle improvements within one-half mile,
- Transit speed and reliability improvements on routes connecting to the facility,
- Expanded or new kiss-&-ride areas at Lakewood Station and/or
- Off-site parking along an existing bus route that connects frequently (20-minute or shorter headway) to Lakewood Station during the peak periods.

This flexible approach would permit ST staff to examine alternatives to expanded parking and could lead to even lower GHG emissions and less land consumed by parking. ST's highest priority for this project budget would remain meeting demand and riders' needs. The budget for flexible access will not exceed the Board-adopted budget for this project. Access and demand studies would be required prior to changing this project's scope. Determination of what level and mixture of investments would be most effective and affordable within the project's budget would be done through a planning effort that includes a more-detailed examination of demand and use, as well as coordination with affected jurisdictions and partner agencies, the community surrounding the station/center, and the users of the transit services available at the location. ST Board action is required to change a project's scope in this manner.

*ST has developed scope definitions for ST2 project proposals for the purposes of developing cost estimates, phasing of investments, 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.*

## Evaluation Measures

Measure	Measurement/ Rating	Notes
Average Weekday Ridership	N/A	
Capital Cost	\$30.9 - \$35.6	in Millions of 2007\$
Annual Operating Cost	\$0.4	in Millions of 2007\$
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
- 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.