

Mountlake Terrace Station Garage

Acquisition and Rehabilitation Project

Board of Directors

7/24/2025



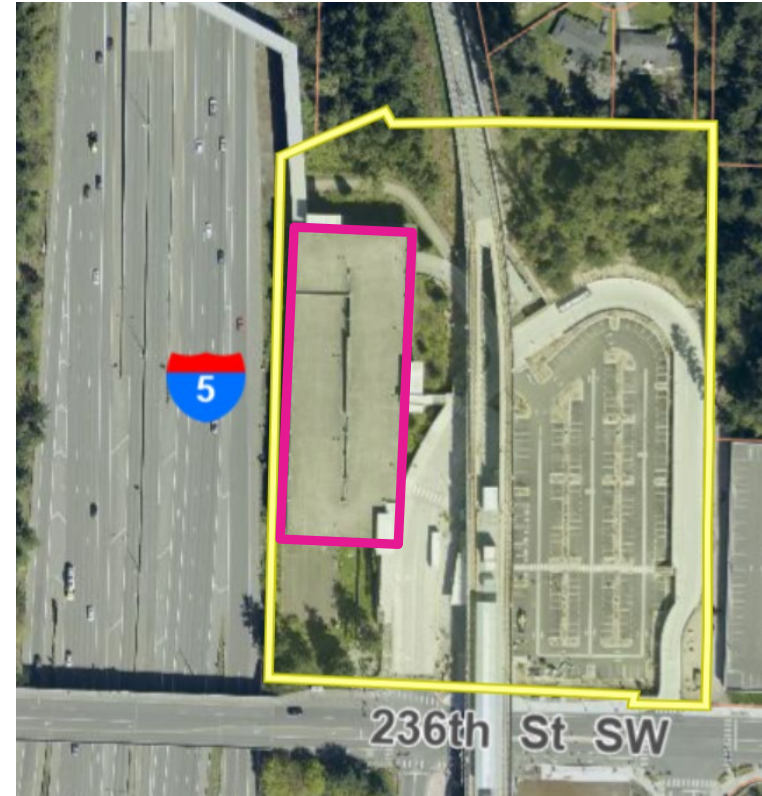
Why we are here

- Provide background related to the Mountlake Terrace Station property and parking garage acquisition.
- Summarize the scope of anticipated activities in the budget allocation to upgrade and improve the Mountlake Terrace Station parking garage.
- Seek final Board approval of Resolution R2025-15 as forwarded with a do-pass recommendation by the Rider Experience & Operations Committee.

Overall background

Property summary

- WSDOT owns the property (outlined in **yellow**), which was originally a surface park and ride.
- Community Transit designed and delivered the parking structure (outlined in **pink**) in the mid-2000s, which opened in 2009.
- As Sound Transit advanced the Lynnwood Link Extension project, all parties agreed that ST would operate and maintain the parking at Mountlake Terrace Station and ultimately acquire the property owned by WSDOT.



Acquisition summary

Rationale

- After the opening of the 1 Line extension to Lynnwood, nearly all users of the parking at Mountlake Terrace Station are Link passengers.
- The garage structure will be acquired at no cost.
- WSDOT's property will be acquired using Landbank Credits.
- ST ownership of the property allows for parking management consistent with the Board's adopted parking management policy.



Budget allocation background

Rationale

- The Mountlake Terrace garage is a 16-year-old facility that was designed in the mid-2000s.
- Sound Transit completed a facilities condition and engineering assessment of the Mountlake Terrace garage structure in March 2025.
- **The garage is structurally sound and continues to be safe for passenger use.**
- Sound Transit's assessment identified improvements needed to comply with agency criteria, address maintenance needs, and extend the life of the garage.

Rehabilitation: select scope elements

- Structural: sealing, waterproofing, clean and fill observed cracks with approved epoxy.
- Communications: upgrading network infrastructure, CCTV, access control, and all passenger assist systems.
- Buildings systems: lighting, electrical, and charging infrastructure upgraded to current codes.
- Elevator interior modernization and cleaning.
- Site: landscaping improvements and irrigation, restripe pavement markings.
- Estimated 2-year timeline to implement.

Cost category	Total cost
Structural	\$4,223,000
Systems & communications	\$3,686,000
Mechanical, civil, site conditions	\$3,473,000
Design, engineering, mobilization, project management	\$4,431,134
Contingency	\$1,581,313
Total	\$17,394,447

Next steps

- Initial work will begin to address the most immediate needs at the Mountlake Terrace Station parking garage shortly after Board action.
- Sound Transit and WSDOT will continue to progress the overall property acquisition with a target of mid-2026 for completion—this will require additional Board action.
- Parking management program implementation is on track for a late 2025 launch with an update on approach and timing for rollout of parking fees and permits scheduled for REO at their September meeting.

Thank you.



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