

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2005-58

Lakewood Station

| Meeting: | Date: | Type of Action: | Staff Contact: | Phone: |
|---------------------|--------------|----------------------------|--|--------------------------------------|
| Executive Committee | 6/2/05 | Discussion/Possible Action | Agnes Govern, Director, Capital Projects | (206) 398-5037 |
| Finance Committee | 6/2/05 | Discussion | Vicki Youngs, Program Manager Community Connections, Capital Projects Kimberly Denny, Project Manager, Capital Projects | (206) 398-5024 (206) 398-5329 |

PROPOSED ACTION

Direct staff to complete preliminary engineering and any necessary environmental documentation to replace surface parking with structured parking at the Lakewood Station.

KEY FEATURES of PROPOSED ACTION

- Describes the City of Lakewood's proposal to participate in funding capital and operations and maintenance (O&M) costs for Lakewood Station.
- Discusses the pros and cons of surface versus structured parking at the station.
- Discusses the consequences of directing staff to complete preliminary engineering and any necessary environmental documentation for structured parking at the Station.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

A study to look at the feasibility of structured parking at the Lakewood Station was initiated in January 2005. The study provided information on the footprint for a parking structure and order of magnitude costs for various configurations. This work was done in response to the risk that the project budget (with surface parking) would be insufficient to cover all of the anticipated right of way costs. The study concluded that the project could include 620 parking stalls in a garage with a capital budget increase of \$5 million to \$7 million.

The study results were discussed with the Finance Committee on March 17, 2005. The Committee directed staff to work with the City of Lakewood on a funding proposal for a City contribution to make up the difference in the cost (both capital and O&M) between surface and structured parking. Sound Transit and City of Lakewood staff have met to discuss possible funding contributions from the City. On April 25, 2005, Sound Transit staff briefed the Lakewood City Council on the station project. City staff presented a draft proposal to the City Council on May 23, 2005 which endorsed the proposal, following up with a letter to Sound Transit Board members.

Summary of City's Funding Proposal

The City has agreed to provide contributions to both the capital and O&M costs if the current project scope is revised to provide structured parking.

Station maintenance: Provide station maintenance to the Sound Transit standard for similar facilities. Maintenance would include weekly refuse service, daily trash and graffiti control, elevator maintenance, painting and re-striping and upkeep of landscaping. Major life cycle maintenance would not be included.

Station security: Provide Lakewood Station security by Lakewood Police Department through a transit patrol team. During the time when the transit patrol team is not scheduled on site, the station would be a priority patrol check for the officer assigned to this area of the city.

Storm water detention and treatment: Allow Sound Transit to convey all of the station storm water to the detention and water quality treatment infrastructure constructed as part of the City's Pacific Highway SW improvements, saving Sound Transit the capital cost of detention vaults and water quality treatment facilities as well as the yearly maintenance.

Master planning for railroad right of way: Provide a master land use plan for the Sound Transit railroad right of way in the vicinity of 100th Street SW to 112th Street SW.

Waiver of permit fees: Waive some or all permit fees related to the station.

Waiver from city related requirements: Work with Sound Transit tree retention, fire suppression system, treatment of billboards, and public restroom, landscaping, setbacks and traffic improvement requirements.

The estimated value to Sound Transit of the City's proposal over the 40 year expected life of the project is in the range of \$5 million to \$10 million for O&M and security costs; \$1.5 million to \$2.4 million for one time capital costs. This represents an estimated savings of \$1 million to \$2 million in O&M costs Sound Transit would have incurred for the current project with surface parking.

Sound Transit and City staff will continue to pursue additional City contributions and project cost savings opportunities through development of agreements and design reviews. Additionally, the City has agreed to explore grant opportunities to provide further capital contributions to the project.

Staff Recommendation

Staff recommends the Executive Committee authorize staff to complete preliminary engineering and any necessary additional environmental documentation on the parking structure. Staff recommends moving forward with the structured parking option because it results in a better transit project with increased safety and customer convenience, lowers the right of way acquisition risk and better land use.

Staff recognizes that the development of structured parking at the station reduces the project footprint and may limit options for future parking expansion. Staff will work with the City of Lakewood to develop options to address this concern.

Upon completion of preliminary engineering staff would return to the Board with a request to change the scope of the project to include structured parking. This would allow staff to amend the environmental Record of Decision and move forward into final design without project delays. If the Board authorizes preliminary engineering on the parking structure staff will immediately:

- Revoke the outstanding offers to property owners on the east side of Pacific Highway SW.
- Prepare necessary environmental documentation, preliminary engineering plans and cost estimates.
- Prepare term sheets and agreements with the City of Lakewood.

CONSEQUENCES OF DELAY

A delay beyond June 10, 2005 would delay the completion of preliminary engineering, impacting the ability to complete the project by December 2007 in coordination with the Lakewood to Tacoma track and signal improvements.

LEGAL REVIEW

JW 6/01/05

SOUND TRANSIT

MOTION NO. M2005-58

A motion of the Executive Committee of the Central Puget Sound Regional Transit Authority directing staff to complete preliminary engineering and any necessary environmental documentation in order for the Board to consider modifying the Lakewood Station scope to include structured parking.

Background:

A study to look at the feasibility of structured parking at the Lakewood Station was initiated in January 2005. The study provided information on the footprint for a structure and order of magnitude costs for various configurations. It was done in response to the risk that the project budget (with surface parking) would be insufficient to cover all of the anticipated right of way costs. The project could include 620 parking stalls in a garage with a capital budget increase of \$5 million to \$7 million.

The study results were discussed with the Finance Committee on March 17, 2005. The Committee directed staff to work with the City of Lakewood on a funding proposal for a City contribution to make up the difference in the cost (both capital and operations and maintenance) between surface and structured parking. Sound Transit staff and City of Lakewood staff met several times in March, April, and May to discuss possible funding participation by the City. On April 25, 2005, Sound Transit staff briefed the Lakewood City Council on the station project. City staff presented the draft proposal to the City Council on May 23, 2005 which endorsed the proposal, following up with a letter to Sound Transit Board members.


Motion:

It is hereby moved by the Executive Committee of the Central Puget Sound Regional Transit Authority directing staff to complete preliminary engineering and any necessary environmental documentation in order for the Board to consider modifying the scope to include structured parking.

APPROVED by the Executive Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 2, 2005.


John W. Ladenburg
Executive Committee Chair

ATTEST:


Marcia Walker
Board Administrator