

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2010-27

Development Agreement for the Puyallup Parking Expansion Project

| Meeting: | Date: | Type of Action: | Staff Contact: | Phone: |
|-------------------|--------------|----------------------------|---|--|
| Finance Committee | 2/18/10 | Discussion/Possible Action | Ahmad Fazel, Executive Director Jim Edwards, Capital Projects Director Fred Wilhelm, Project Manager | (206) 398-5389 (206) 398-5436 (206) 398-5469 |

| Contract/Agreement Type: | <input checked="" type="checkbox"/> | Requested Action: | <input checked="" type="checkbox"/> |
|--------------------------------------|-------------------------------------|-----------------------------------|-------------------------------------|
| Competitive Procurement | | Execute New Contract/Agreement | <input checked="" type="checkbox"/> |
| Sole Source | | Amend Existing Contract/Agreement | |
| Agreement with Other Jurisdiction(s) | <input checked="" type="checkbox"/> | Budget Amendment | |
| Real Estate | | Property Acquisition | |

PROJECT NAME

Regional Mobility Parking Enhancements – Puyallup Parking Expansion

PROPOSED ACTION

Authorizes the chief executive officer to execute a three-party development agreement with the City of Puyallup and the Western Washington Fair Association for the Puyallup Parking Expansion Project.

KEY FEATURES of PROPOSED ACTION

- The Puyallup Parking Expansion Project will provide an additional 219 parking spaces for Puyallup Sounder Commuter Rail Station customers by improving an existing lot (the Red Lot) owned and managed by the Western Washington Fair Association (the Fair). It will include grading and paving of the lot, plus drainage, illumination, striping, and landscaping.
- The proposed development agreement between Sound Transit, the City of Puyallup, and the Fair provides sets the development standards for the project.

BUDGET IMPACT SUMMARY

This action will formalize an agreement between Sound Transit and City of Puyallup and the Fair. Under this agreement, Sound Transit will participate in developing standards for the Puyallup parking enhancement project. There is no Sound Transit financial commitment required in this agreement.

SMALL BUSINESS PARTICIPATION

Not applicable to this action.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

Sound Transit proposes to enter into an agreement with the Western Washington Fair Association (the Fair) for the Puyallup Parking Expansion Project. Sound Transit, the Fair, and the City of Puyallup have negotiated a development agreement that will allow flexibility in improving the Fair-owned Red Lot.

The Red Lot, located at 5th Street SW and 7th Avenue SW in Puyallup, is an unimproved surface lot owned and primarily used by the Fair for event parking. Sound Transit's funding for the project is for 219 parking spaces that would be made available for Sound Transit commuters. Fair funding would allow for 625 additional spaces, subject to future negotiation with the Fair. Other improvements to the site include grading, paving, drainage, landscaping, striping, and illumination.

Sound Transit has completed NEPA and SEPA environmental documentation for this project. FTA approved a NEPA Documented Categorical Exclusion (DCE) on September 22, 2009. As co-lead agencies under SEPA, Sound Transit and the City of Puyallup prepared a SEPA Checklist and issued a SEPA Determination of Nonsignificance (DNS) on September 4, 2009.

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The project is at 100% design and will seek construction bids in late February 2010. Board authorization for awarding the construction contract will be sought in spring 2010. Construction is anticipated to begin in early summer 2010 and be substantially completed before the start of the fair season in September 2010.

Prior Board/Committee Actions

None.

CONSEQUENCES of DELAY

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PUBLIC INVOLVEMENT

A public open house for this project was held on June 11, 2009. There was strong support throughout the community for the project.

ENVIRONMENTAL COMPLIANCE

SSK 2-08-10

LEGAL REVIEW

JB 2-11-10

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ENVIRONMENTAL COMPLIANCE

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LEGAL REVIEW

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SOUND TRANSIT

MOTION NO. M2010-27

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a three-party development agreement with the City of Puyallup and the Western Washington Fair Association for the Puyallup Parking Expansion Project.

Background:

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Motion:

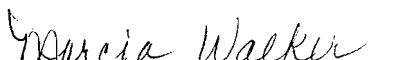
It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a three-party development agreement with the City of Puyallup and the Western Washington Fair Association for the Puyallup Parking Expansion Project.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on February 18, 2010.



Fred Butler
Finance Committee Chair

ATTEST:


Marcia Walker
Board Administrator