



Site Concept for the Town Center Long-Term Regional Transit Commuter Parking Project

February 20, 2024
AB 6405





Agenda

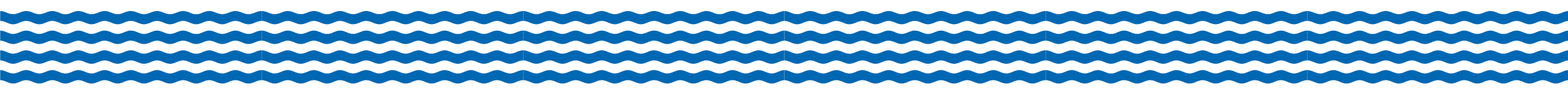
- Review of Sound Transit Settlement Agreement
- Former Tully's, A-1 and A-2 Property Overview
- Recommended Commuter Parking Project Objectives
- Commuter Parking Project Site Concept
- Next Steps

Sound Transit Settlement Agreement



ST Settlement – Key Elements

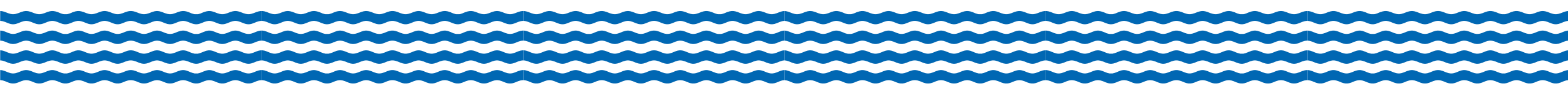
- Reimbursement of qualifying City projects up to \$10,050,000
- Must submit invoices for reimbursement by **end of 2025.**
- Reimbursements split into several qualifying categories of projects – otherwise known as “buckets.” Some categories allow unused capacity to transfer to other sections.
- The various options for a commuter parking project affect the characteristic of ST reimbursement.
- **City strategy will result in full reimbursement.**



ST Settlement – “Buckets” of Funding

Section	Category	Funding Amount	Status
Section 3:	Temporary Construction Parking (funding transitioning to Traffic/Safety Enhancements)	\$240,000	Complete
Section 5:	Traffic/Safety Enhancements	\$5,100,000	In progress
Section 6:	Long-Term Parking	\$4,410,000 (49/51 split)	In progress
Section 7:	Aubrey Davis Park Master Plan	\$50,000	Complete
Section 8:	Last Mile Solutions	\$226,900	In progress
Section 9:	Emergency Training for I-90 Response	\$23,100	Complete
Total		\$10,050,000	

ST Settlement – Section 6

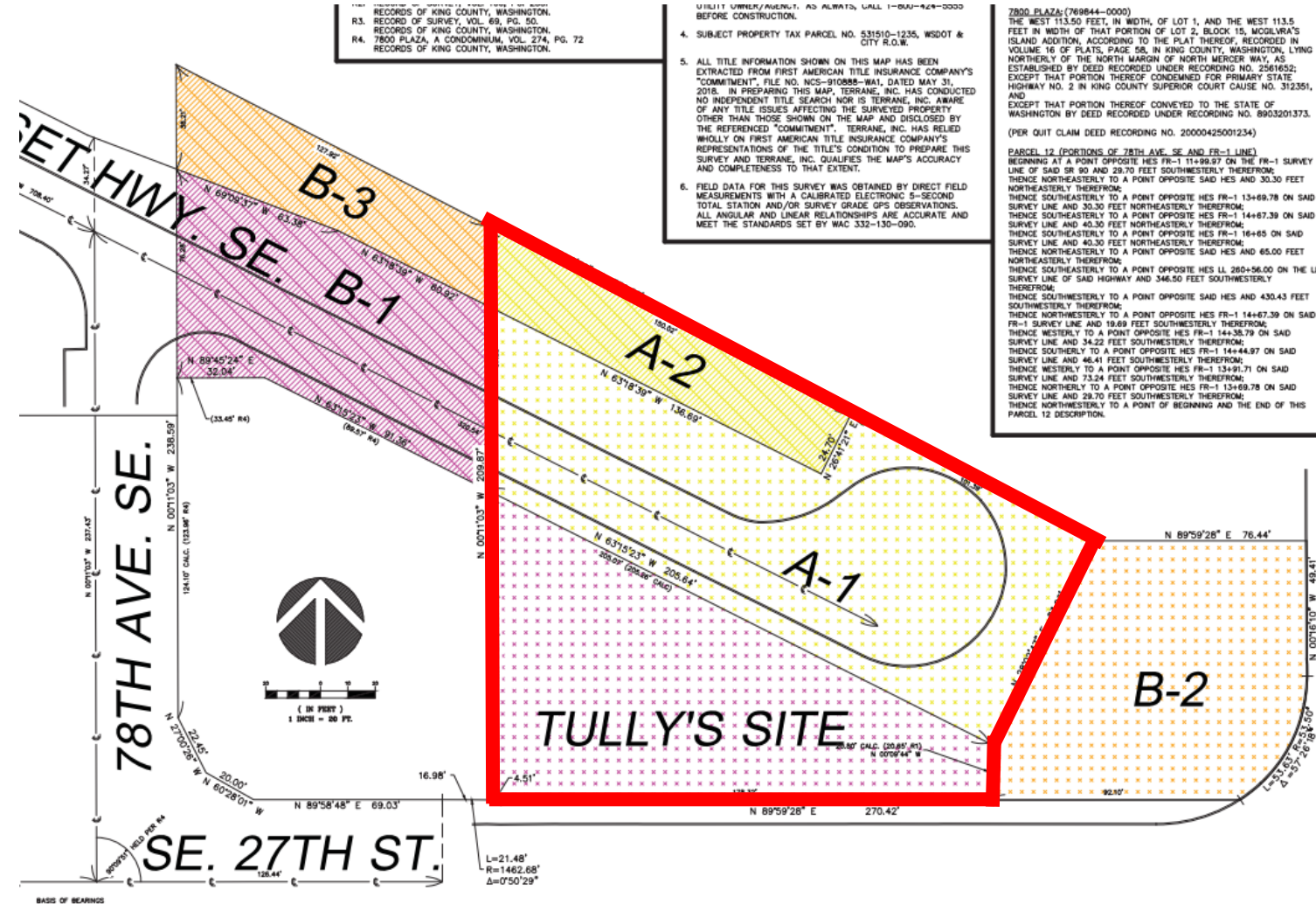
- Section 6 includes a cost split - 49% of the project costs will be contributed by Sound Transit and 51% by the City.
 - The City's 51% portion of the project contribution is intended to be achieved through a property match.
 - The ST match will be cash reimbursement to the City of construction and property acquisition costs (capped at \$4,410,000).
 - If the project costs less than \$4,410,000 then remainder will be transferred to traffic safety bucket of ST settlement.
 - Reimbursement only at completion of project.
- 

Former Tully's Property Overview



Former Tully's Property – Three Parcels

- As a reminder, this project consists of three different parcels.
- The “Tully’s Site” includes the former Tully’s coffee shop and the associated parking lot.
- The parcel known as “A-1” includes the cul-de-sac of the former Sunset Hwy.
- The parcel the City purchased from WSDOT is known as “A-2”.
- Parcels A-1 and A-2 include greenspace that are part of the Greta Hackett Outdoor Sculpture Gallery (aka Aubrey Davis Park.)



Former Tully's Property – City Owns

- The City purchased the property for \$2 M using REET 1 funds in 2019.
- 12,242 Square Feet
- Includes a dilapidated building (former Tully's coffee shop) and +/- 12 parking spaces.
- Nearly 100% impervious surface.
- The site is contaminated. The City negotiated a Settlement Agreement with BP/ARCO, which will cover most of the future clean-up costs.



Parcel A-1 Overview



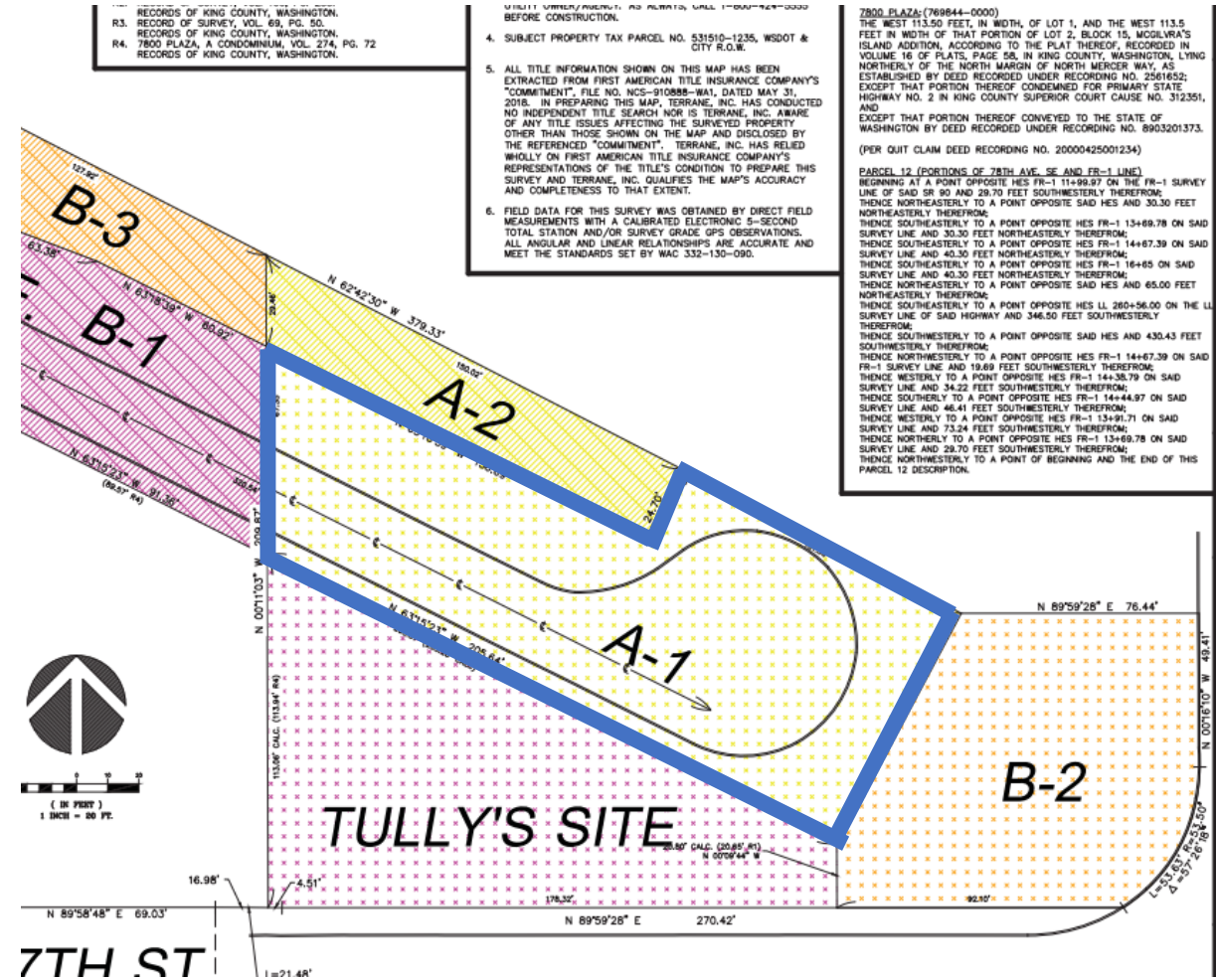
Parcel A-1 – City Owns as ROW

- 15,776 Square Feet of ROW
- Part of the “turn back agreements” after I-90 was constructed.
- Property is ROW, meaning its use is restricted for transportation or transportation-related purposes.
- As a condition of the ST Settlement Agreement the legislature approved a **budget proviso** allowing for commuter parking on this property.
- Cul-de-sac is currently used for public parking with 4-hour limits.



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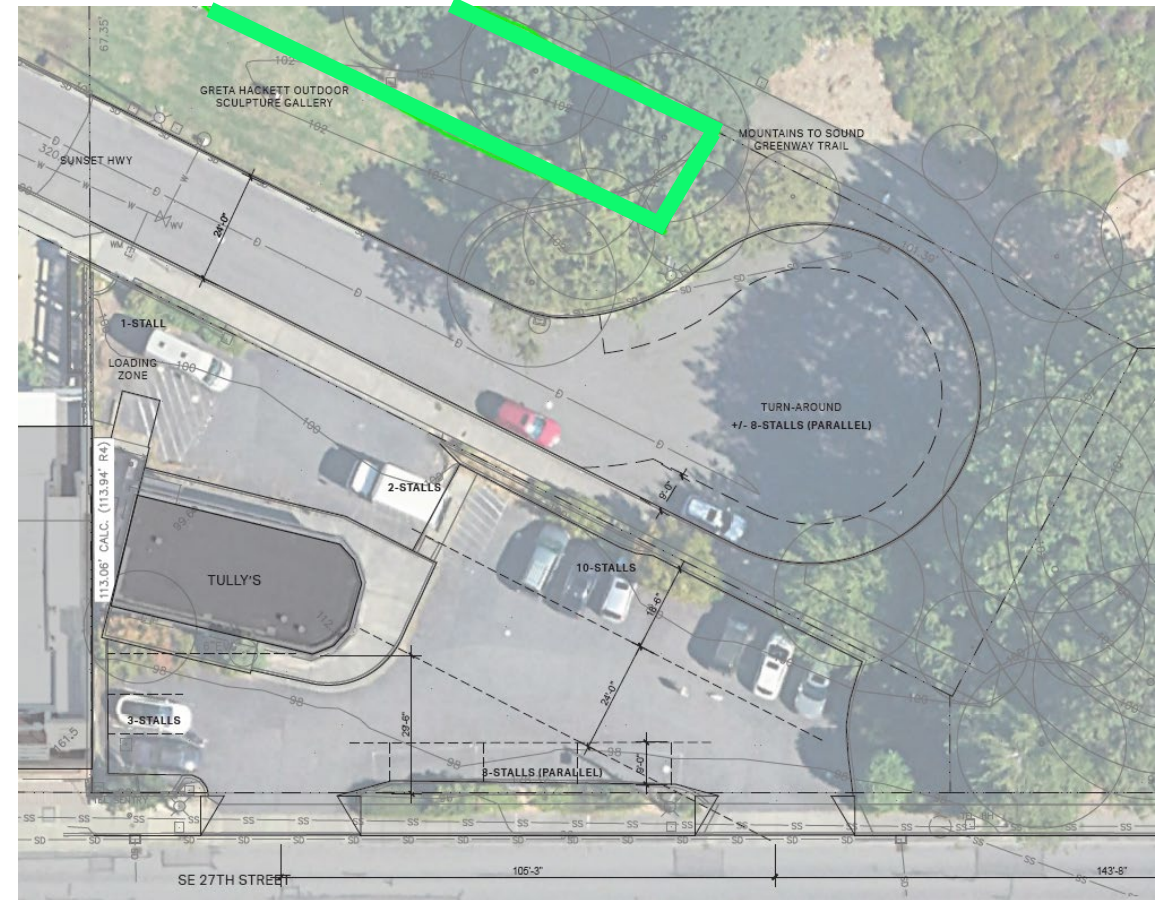


Parcel A-2 Overview



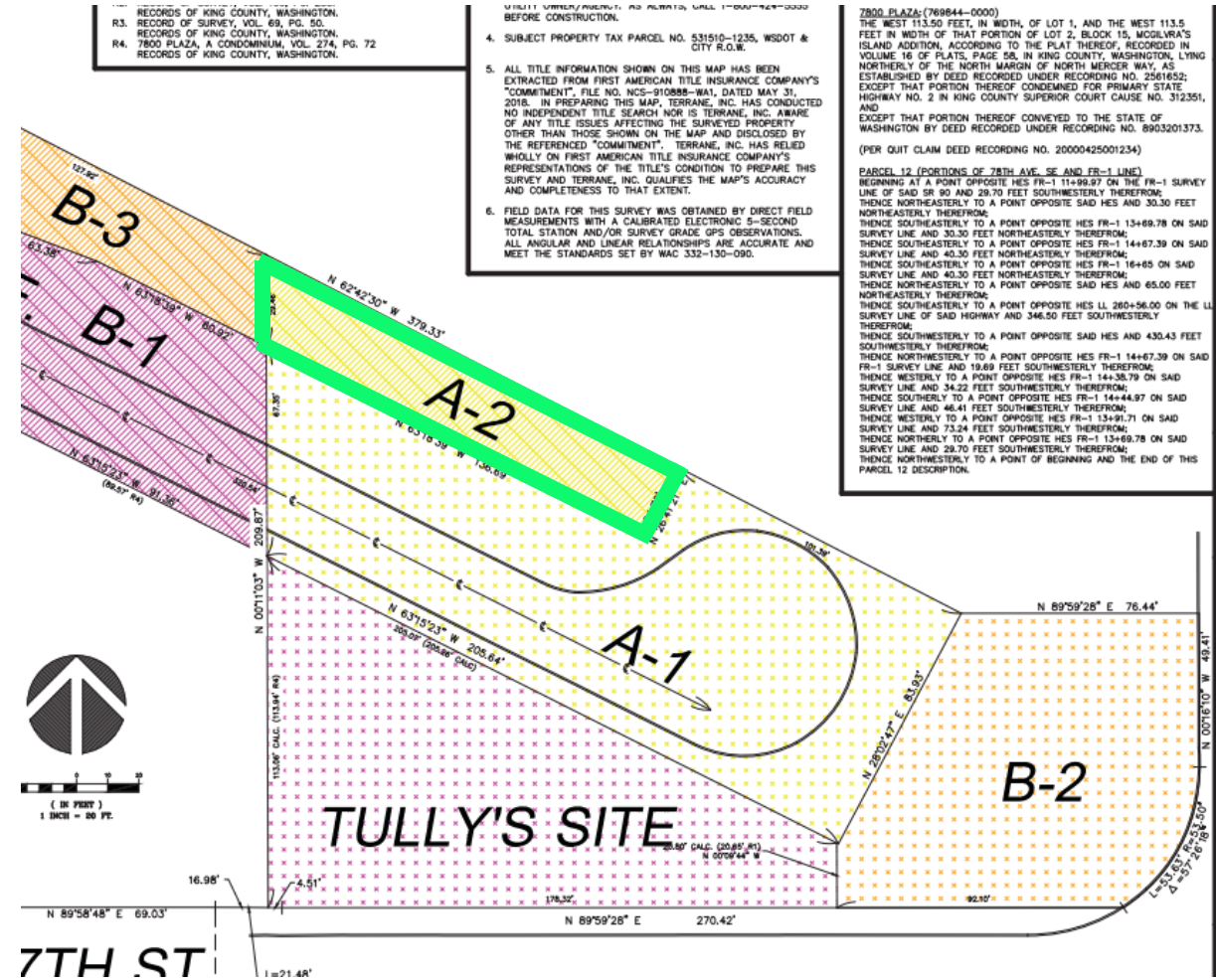
Parcel A-2 – City Owns Outright

- 3,636 Square Feet.
- Owned outright by City, part of the Greta Hackett Outdoor Sculpture Gallery (aka Aubrey Davis Park).
- Site purchased by the City from WSDOT for \$668,000 in 2021 using REET 1 funds.
- Appraised value of site \$660,000 as of January 2021.
- Anticipate using for stormwater management while maintaining the greenspace.



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Property Assemblage



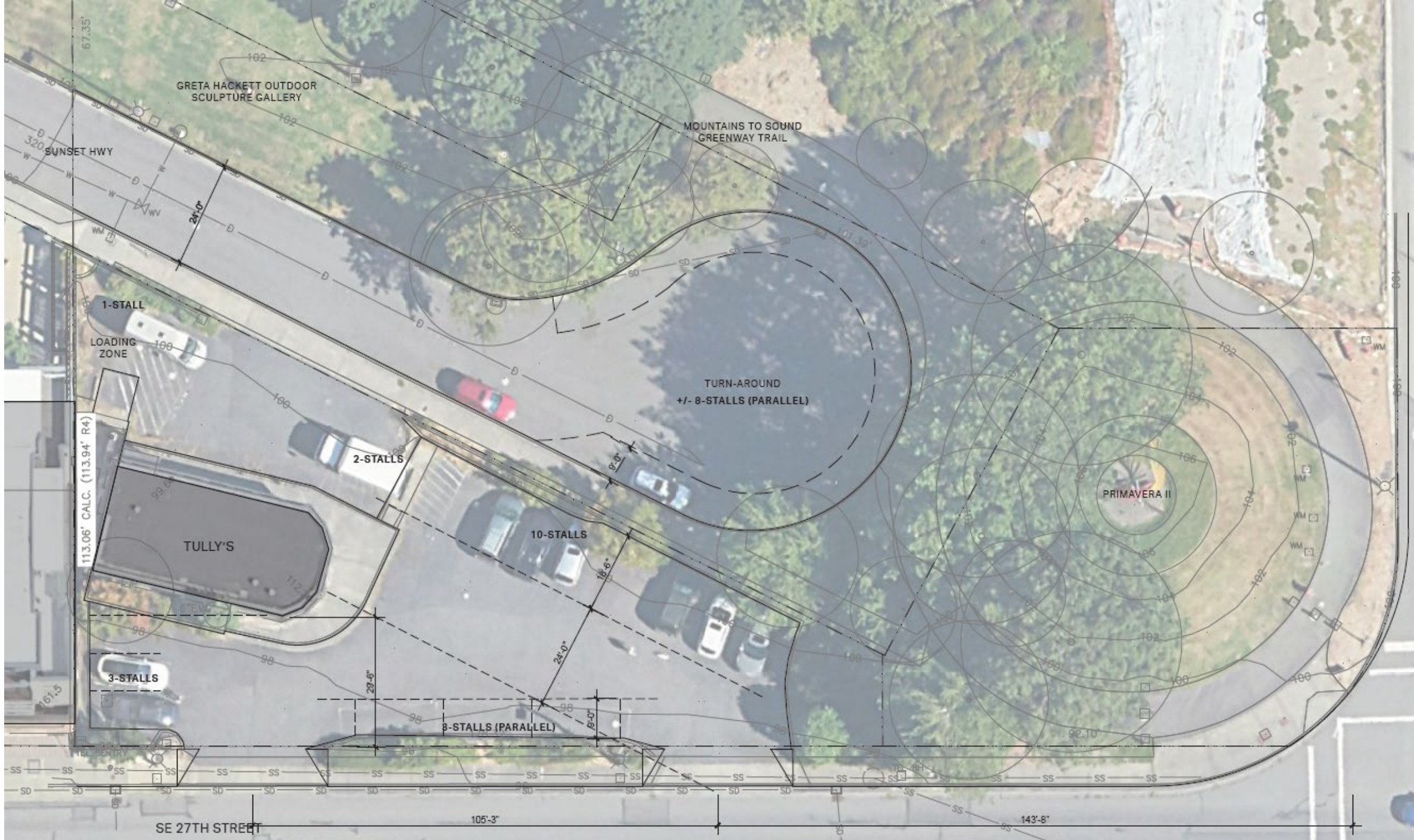
Recommended Commuter Parking Project Objectives



Former Tully's Property – Current Condition

- The parking lot is in poor condition and does not meet City code.
- The site is environmentally contaminated due to previous uses as a gas station and auto repair shop.
- The building is stripped and inoperable. Most components of the building have failed or are at the end of their useful life.
- The building is currently used as transitional storage due to City Hall closure – staff are working on cleaning out and fully abandoning building.
- The building was under consideration for use as a satellite City facility, but the building is sited poorly and prevents efficient use of the property.
- Additionally, estimated costs to repair the building exceed the cost of replacement.





Recommended Commuter Parking Objectives

- **Alignment with Sound Transit Settlement Agreement**

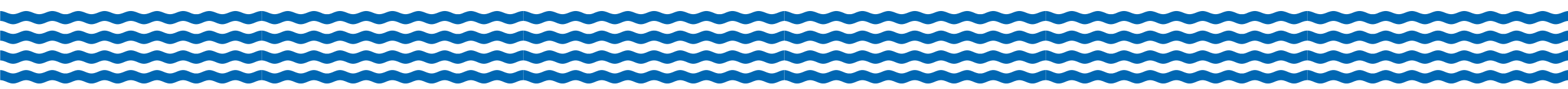
- Provision of commuter parking spaces adjacent to Sound Transit Light Rail Station.
- Easy and convenient parking option for Islanders.

- **Flexible public parking program**

- Flexible public parking facility to support Town Center businesses during non-commute hours.

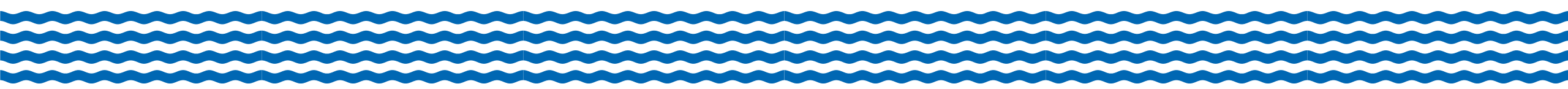
- **Improve aesthetics**

- Address derelict property conditions. Remove unnecessary hardscapes and impervious surfaces.
- Improve aesthetics at the gateway to Town Center



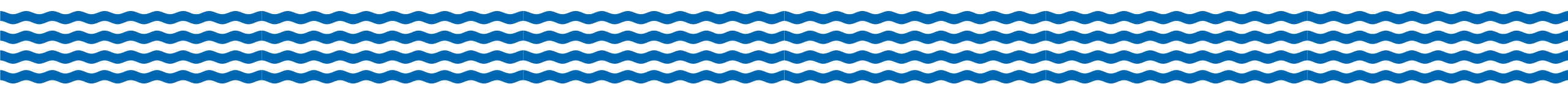
Recommended Commuter Parking Objectives

- **Improve safety and accessibility**
 - Improve safety and traffic flow by reducing to one driveway apron on SE 27th St and streamlining ingress/egress.
 - Ensure safe and accessible pedestrian and bicycle connections to/from the parking lot and the nearby trail and sidewalks.
- **Protect green space and deploys sustainable design initiatives**
 - Propose a parking configuration that is efficient and maximizes use of space, while minimizing impact to the adjacent park.
 - No net loss of green space. Improve landscaping, trail connections, and accessibility.
 - Infrastructure to support future addition of EV charging stations.
 - Explore sustainable design alternatives to treat stormwater runoff.



Recommended Commuter Parking Objectives

- **Support multi-modal transportation options**
 - Provide additional amenities such as bike lockers, bike racks, picnic tables, and benches to activate the property.





A gateway to Town Center...



A gateway to Town Center...



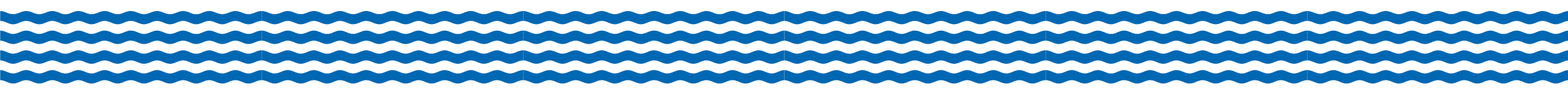
... and a key link in the City's park and trail network.

Commuter Parking Project Site Concept



Town Center Long-Term Regional Transit Commuter Parking Project

- The City Manager has developed a preferred site concept for the Town Center Long-Term Regional Transit Commuter Parking Project.
- The preferred site concept aligns with the objectives described previously.
- Reconfigure and replace existing parking lot. Will include approximately 40 parking stalls compared to +/- 12 today.
- Will include bike lockers, bike racks, and other amenities
- No net loss of green space. Concept increases total green space and reduces total hardscape and impervious surface.
- The City Manager is seeking approval for the preferred site concept and upon receiving that direction will finalize the design.





PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"



TOTAL CONVERTED GREENSPACE
2,022 GSF

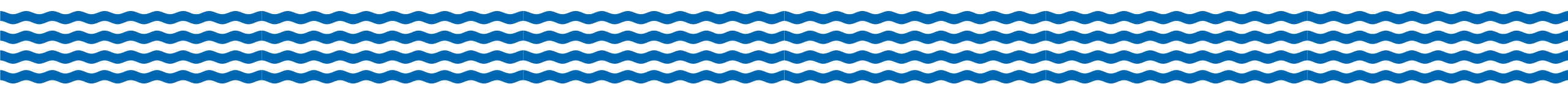
TOTAL PROPOSED NEW GREENSPACE
2,102 GSF

TOTAL PROPOSED NEW LANDSCAPING
8,234 GSF

41 TOTAL COMMUTER PARKING STALLS

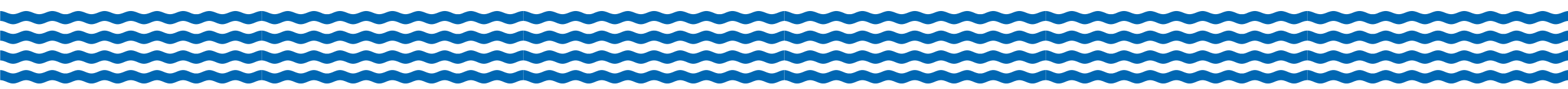
Project Cost Estimate

- City Council approval of the site concept is needed to proceed with design and develop of the Engineer's Cost Estimate.
- Once that is complete, staff will return to the City Council in Q2 2024 to review the project cost estimate and the reimbursement scenario under the Sound Transit Settlement Agreement.
- The City Council included \$500,000 in the 2023-2024 budget to repair and repurpose the former Tully's building as a satellite City facility. Those funds will be utilized for this project.



Project Cost Estimate

- Generally, the cost for surface parking lot construction only, based on current market conditions, is about \$4k to \$5k per stall.
- Additional project costs include demolition of the former Tully's building, removal of hardscapes, new site landscaping, stormwater treatment, utility connections, lighting, site amenities, and soft costs.
- Potential soil mitigation costs are currently unknown but will be funded under the terms of the BP/ARCO Settlement Agreement.



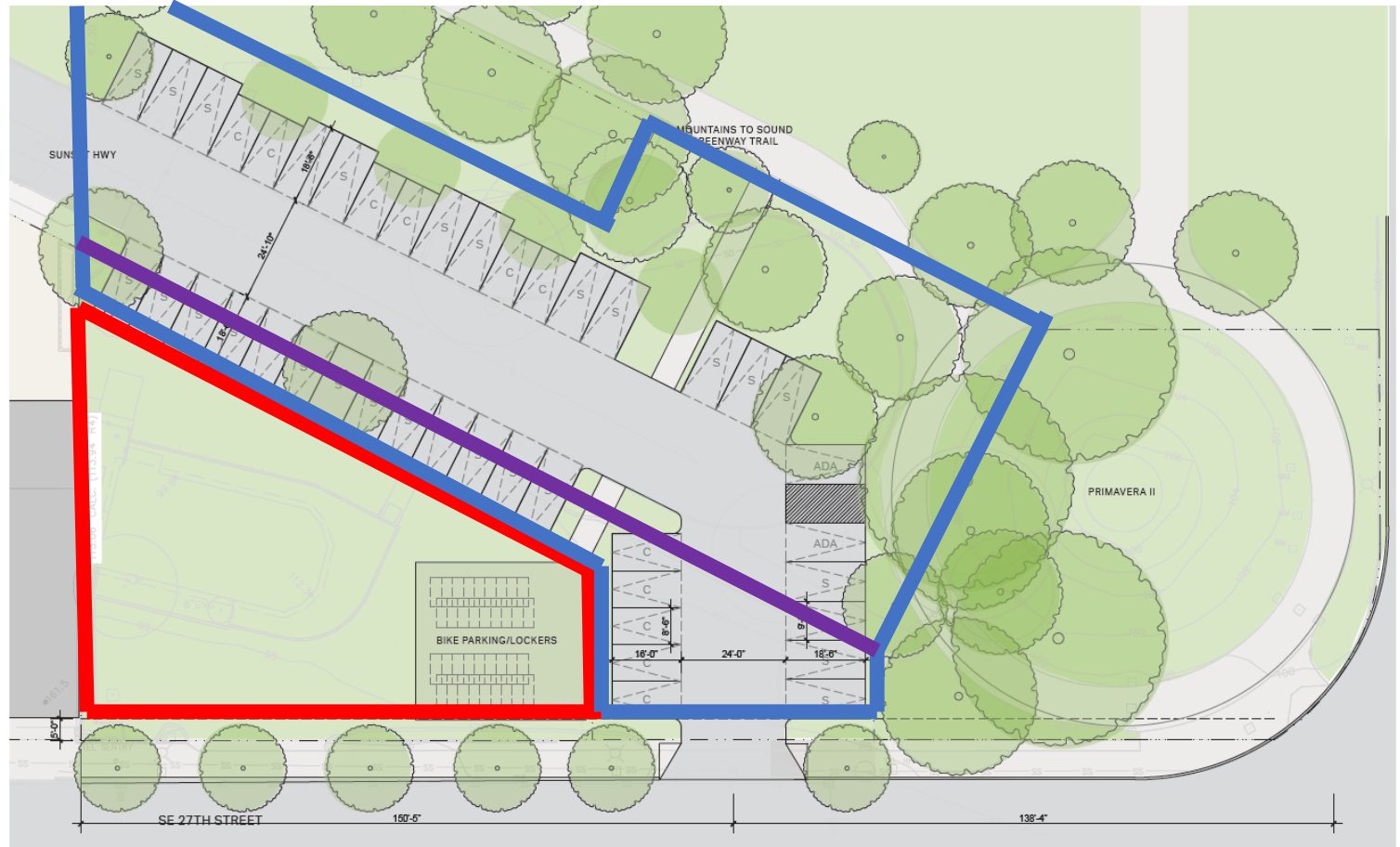
Parking Enforcement

- The former Tully's Property (red outline) is private property, even though it is owned by the City.
- Police cannot enforce on private property.
- Parcel A-1 is ROW, so police can enforce on this parcel (blue shape).
- Contract with a private parking management firm needed to enforce parking in former Tully's site (red shape)



Parking Enforcement

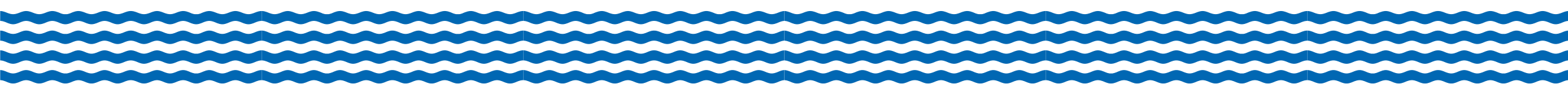
- City staff recommend converting areas of the proposed Commuter Parking Project lot designated for vehicle access and parking to ROW (blue) to allow enforcement to be performed by MIPD.
- Area below purple line to blue line is rough outline of property proposed to be converted to ROW (~4,000 GSF)



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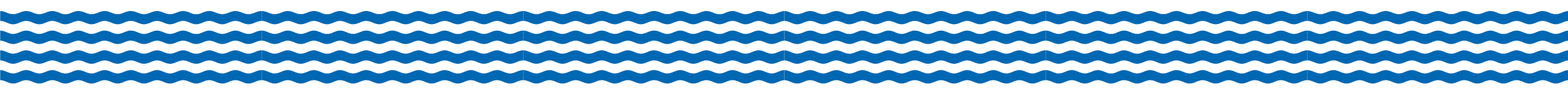
Parking Enforcement

- Upon receiving City Council approval for the Commuter Parking Project site concept, Staff will also prepare the materials necessary to dedicate certain parking lot areas as ROW, as previously discussed.
- This work item is also anticipated for Q2 2024.



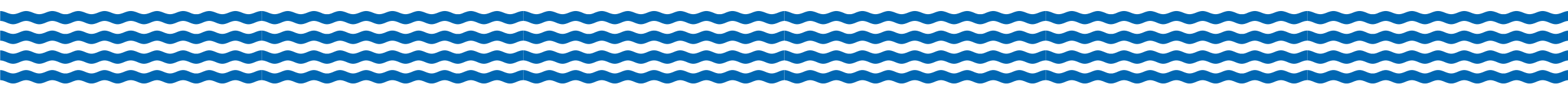
Next Steps

- Staff is looking for Council motion to approve the site concept for the Town Center Long-Term Regional Transit Commuter Parking Project and direct the City Manager to proceed with design.
- Upon approval staff will proceed with design and prepare the Engineer's Cost Estimate.
- Staff anticipates returning to the City Council in Q2 2024 to review project costs and the City's anticipated reimbursement under the 49/51 Settlement Agreement cost share.
- Project bidding is anticipated in Q3/Q4 of 2024, with construction to immediately follow.



Next Steps

- Staff will begin work on drafting parking regulations and the enforcement policy needed to operationalize the new Commuter Parking facility, including code amendments. This work is anticipated for Q3/Q4 2024.
- Finally, the City Manager recommends the City Council name this public property. This too will be undertaken in Q3/Q4 2024.



Questions?

