

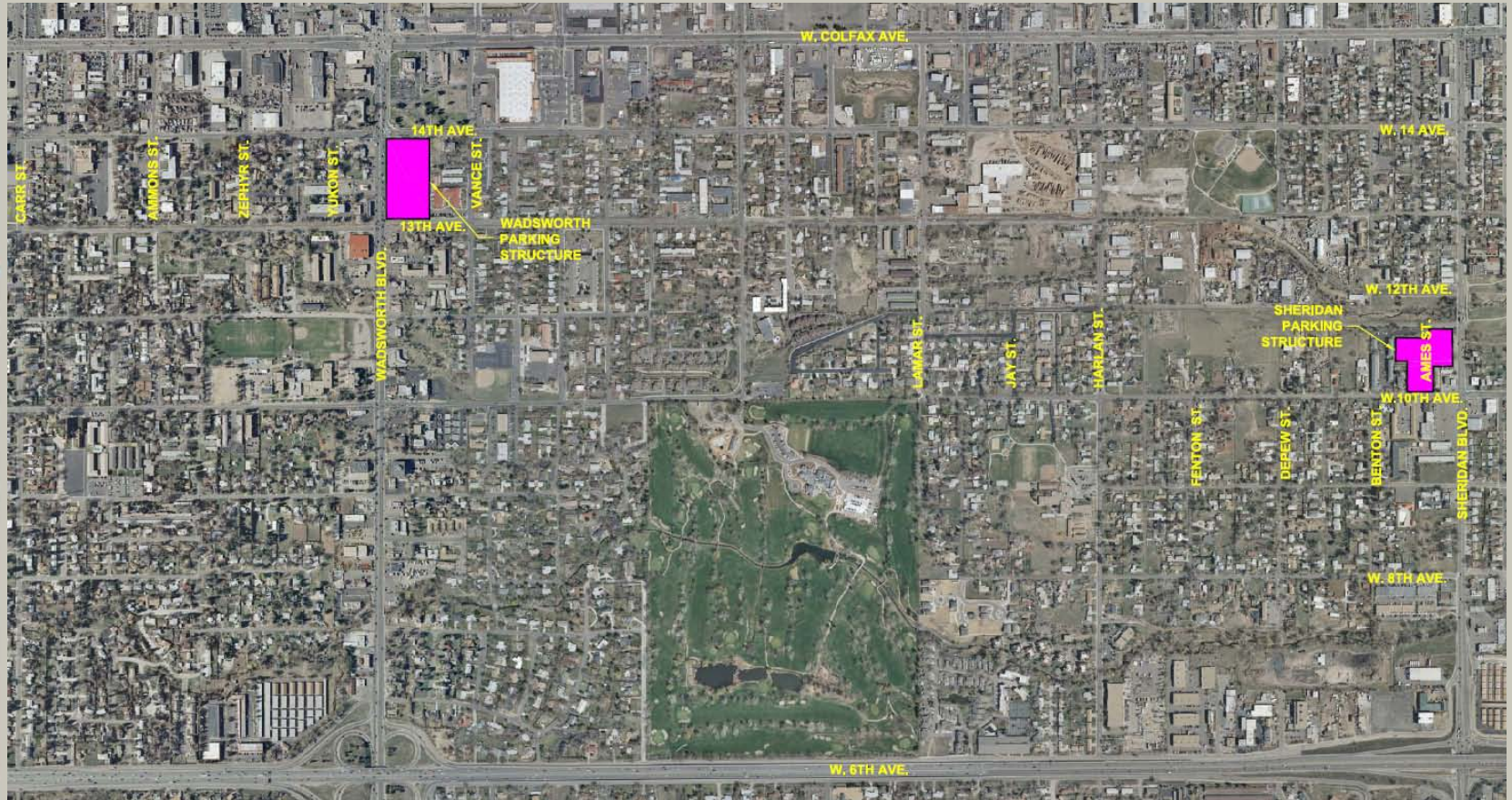
*WADSWORTH PARKING  
STRUCTURE*

*PUBLIC INFORMATION  
MEETING*

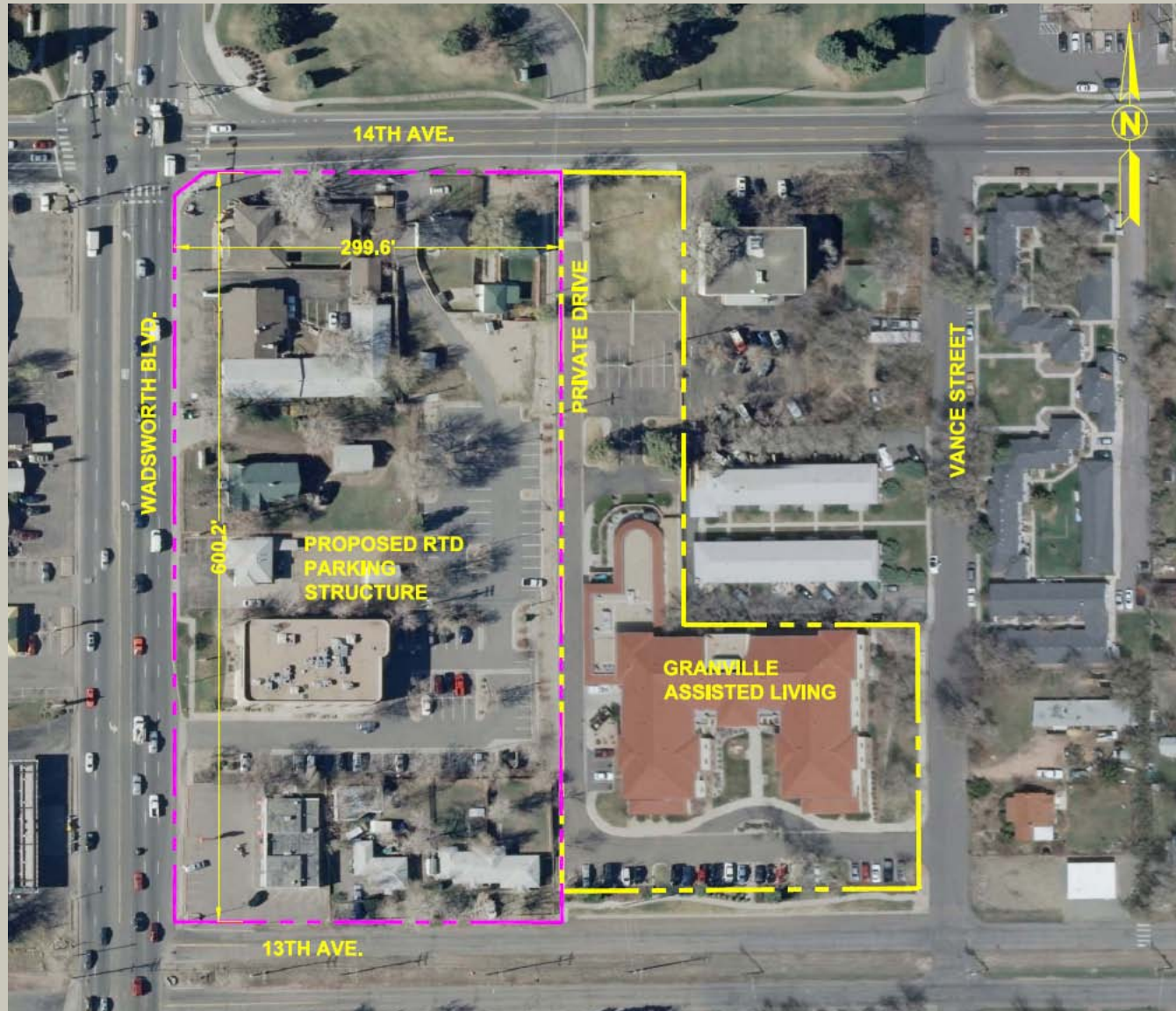
*July 1, 2010*

*6.00pm- 8.00pm*

# Wadsworth Parking Structure



# Wadsworth Parking Structure



## Project Elements

Structure and amenities include:

1. 4-story 1000-space parking garage
2. Bus stops along Wadsworth Blvd.
3. Drop-off/pick-up area within structure
4. Detention & water quality pond
5. Roadway improvements
6. Pedestrian plaza and urban site improvements (includes bike and scooter parking)
7. Ped Connection to West Corridor LRT station
8. Provisions for future solar panels & Plug-in Hybrid Electric Vehicles (PHEV)

## West Corridor Implementation Status

- Construction 39% complete
- Right-of-way acquisition 82% complete
- Acquisition of Vehicles 100% complete
- Final Design 100% complete

Overall West Corridor progress – 50% complete

# Wadsworth Parking Structure



West Corridor Environmental Impact Statement (EIS) completed with a Record of Decision in 2004.

Due to project changes, work was supplemented with an Environmental Assessment (EA) ending in a Finding of No Significant Impact in 2007.

Commitments from these efforts have been incorporated in the concept designs:

- "Right in/right out" garage access from Wadsworth
- Double left turn lanes from W/B 14<sup>th</sup> Avenue to S/B Wadsworth
- E/B right turn only lane from E/B 14<sup>th</sup> Avenue to parking garage
- On-street bus stops along Wadsworth between 13<sup>th</sup> and 14<sup>th</sup> Avenues

Public comments from the EIS, EA, West Corridor design public meetings and the Urban Design Committee reviewed and incorporated into the concept designs wherever possible.

## Main concerns:

- Ped, bike, and auto access into/out of parking structure
- Light pollution
- Plaza area for community events
- Incorporating design into the existing community setting
- Deterring graffiti (lighting, security, landscape screening)
- Incorporating sustainable features wherever possible

West Corridor design and construction began following environmental work. Parking structure conceptual layout was completed at that time and then removed from this process to:

- Allow time for a developer to come forward to meet Lakewood's zoning requirements (Transit Mixed Use)
- Save money by bidding these structures separately

Purpose of tonight's meeting is to review and discuss the initial concept designs for building the Wadsworth Parking Structure.

## Technical Elements

- Access
- Circulation (Vehicles & Pedestrians)
- Site Drainage
- Lighting (Safety and Security)
- Site Amenities (landscape, plaza, fascia treatments)

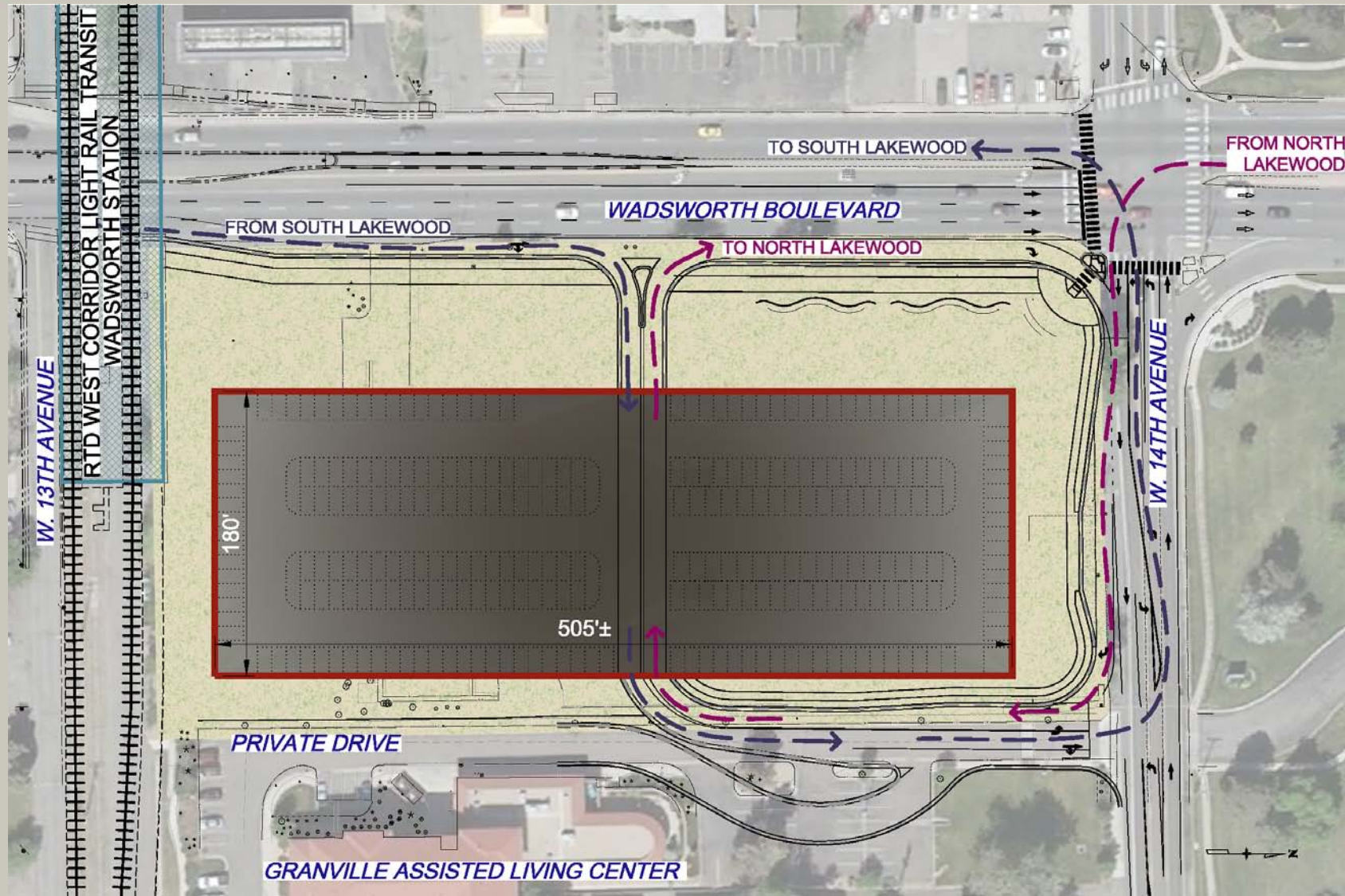
## Supporting Studies

- Traffic Impact
- Drainage & Water Quality
- Sustainability
- Geotechnical (Soil Investigation)
- Photometric (Lighting Analysis)
- Structural Selection

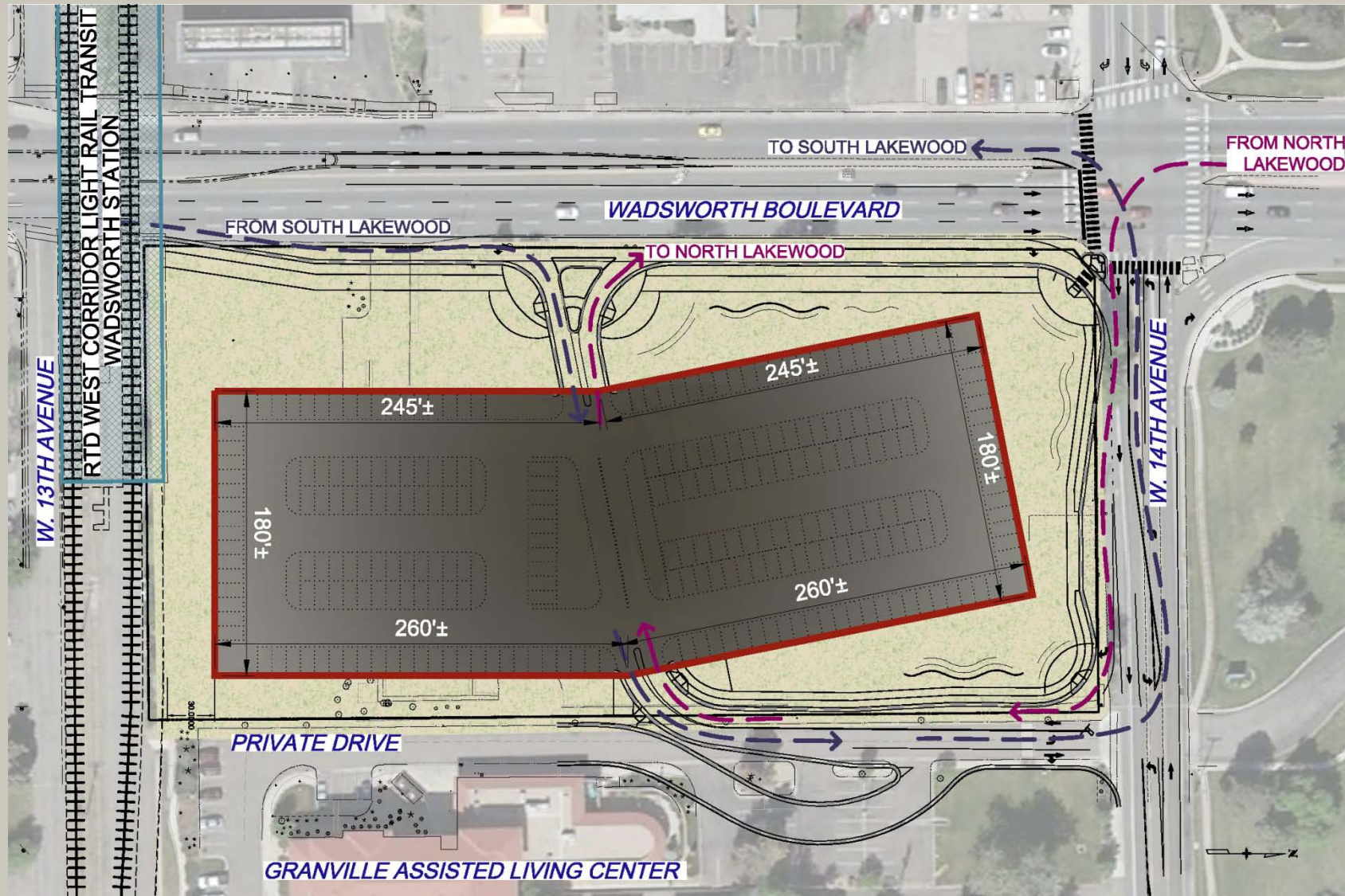
## Concept Progression

- 9 initial concepts were developed
  - Compared ramp, circulation & access options
- 3 concepts chosen for further evaluation based on Lakewood's Development Guideline Requirements
  - Base
  - Pivot
  - Offset

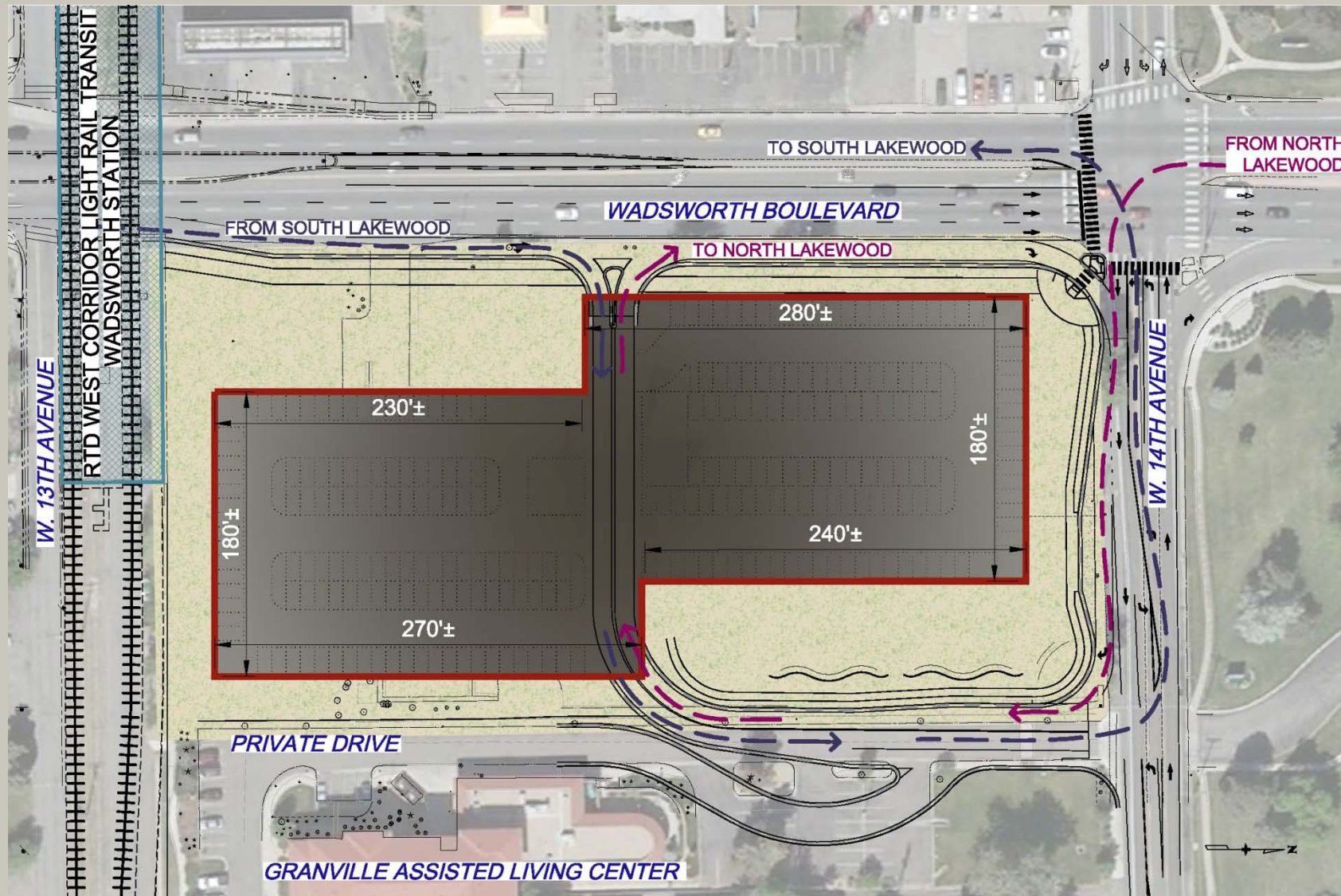
# Concept Alternative - "Base"



# Concept Alternative - "Pivot"



# Concept Alternative - "Offset"



# *Notable Advantages & Weaknesses of Concept Alternatives*



## “Base”

- + Constructability
- + Internal Circulation
- + Lower Cost
- Basic “Box”
- Minimal Conformance to TMU Guidelines

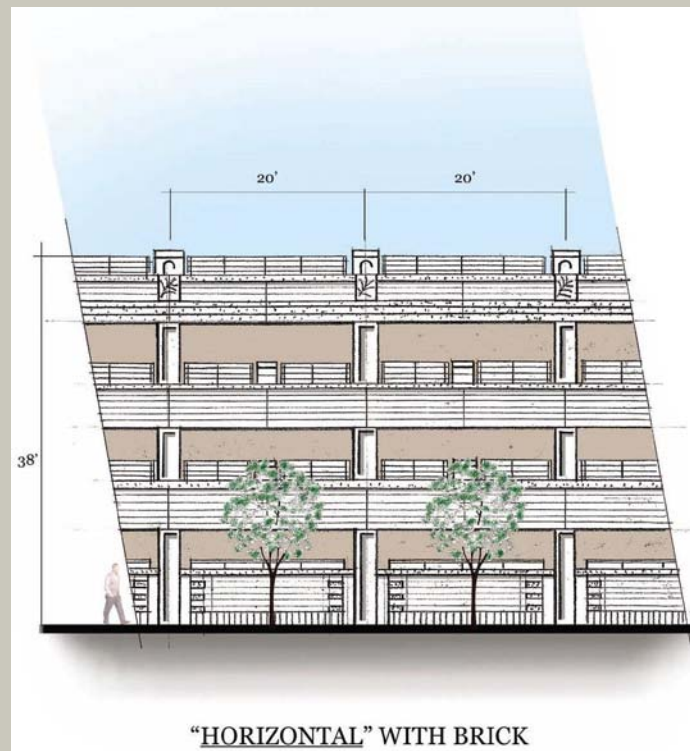
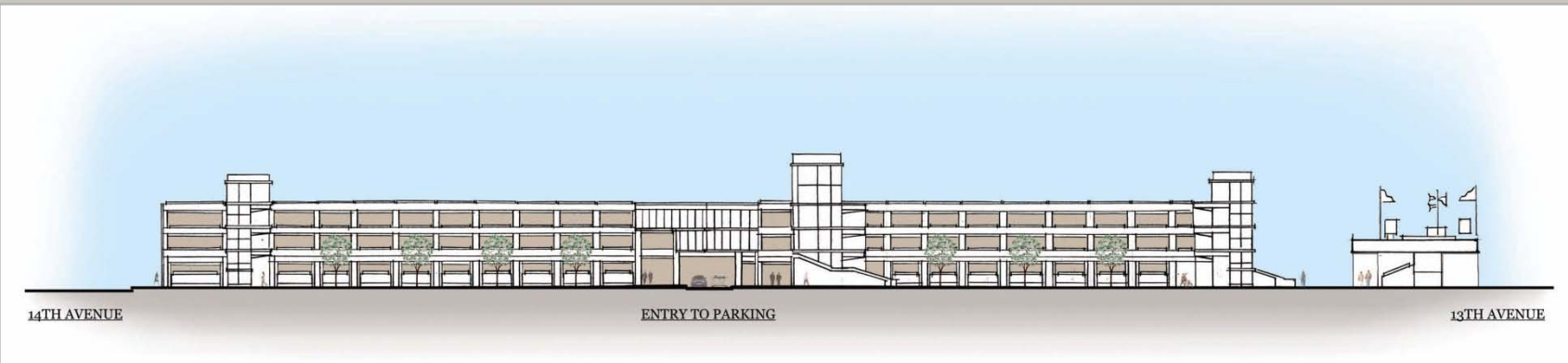
## “Pivot”

- + Architectural Form
- + Internal Circulation
- + Greater Respect to TMU
- Constructability
- Smaller area for drainage

## “Offset”

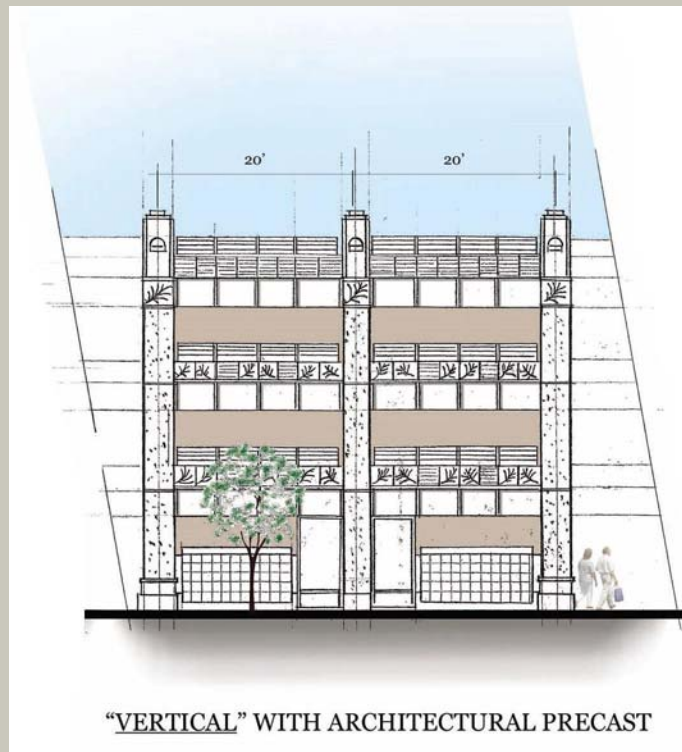
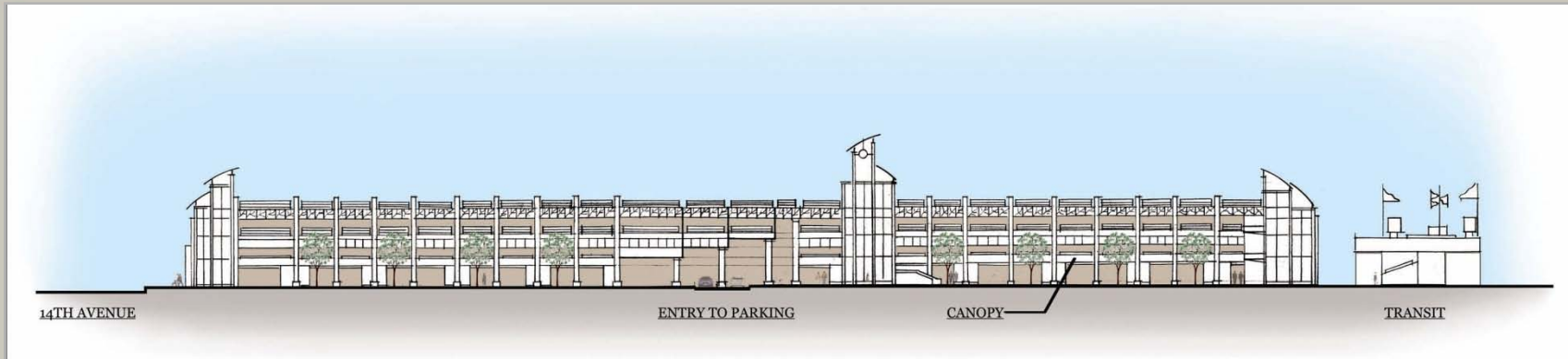
- + Architectural Form
- + Parking Spaces
- + Greater Respect to TMU
- Constructability
- Internal Circulation

# Wadsworth Parking Structure

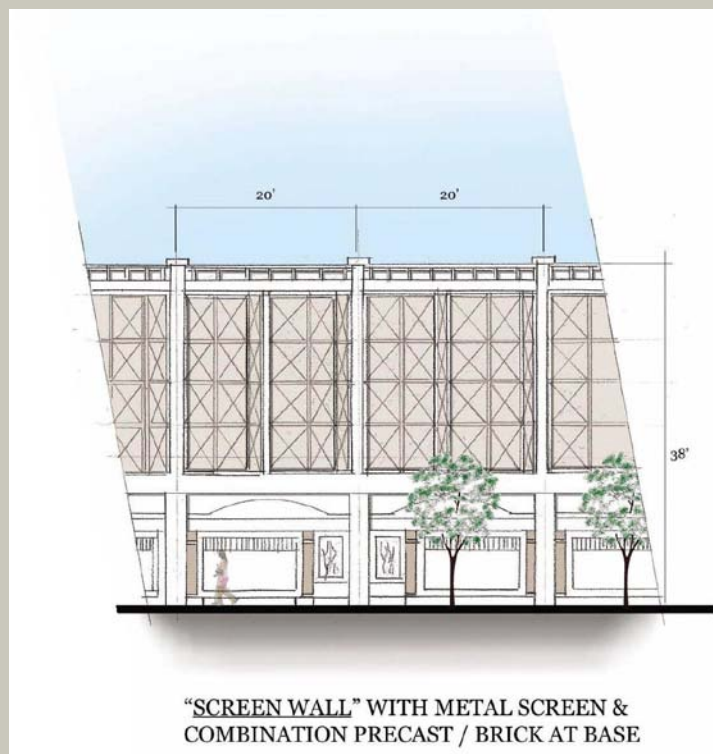


"HORIZONTAL" WITH BRICK

# Wadsworth Parking Structure



# Wadsworth Parking Structure



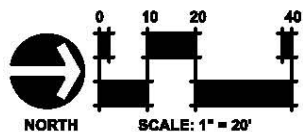
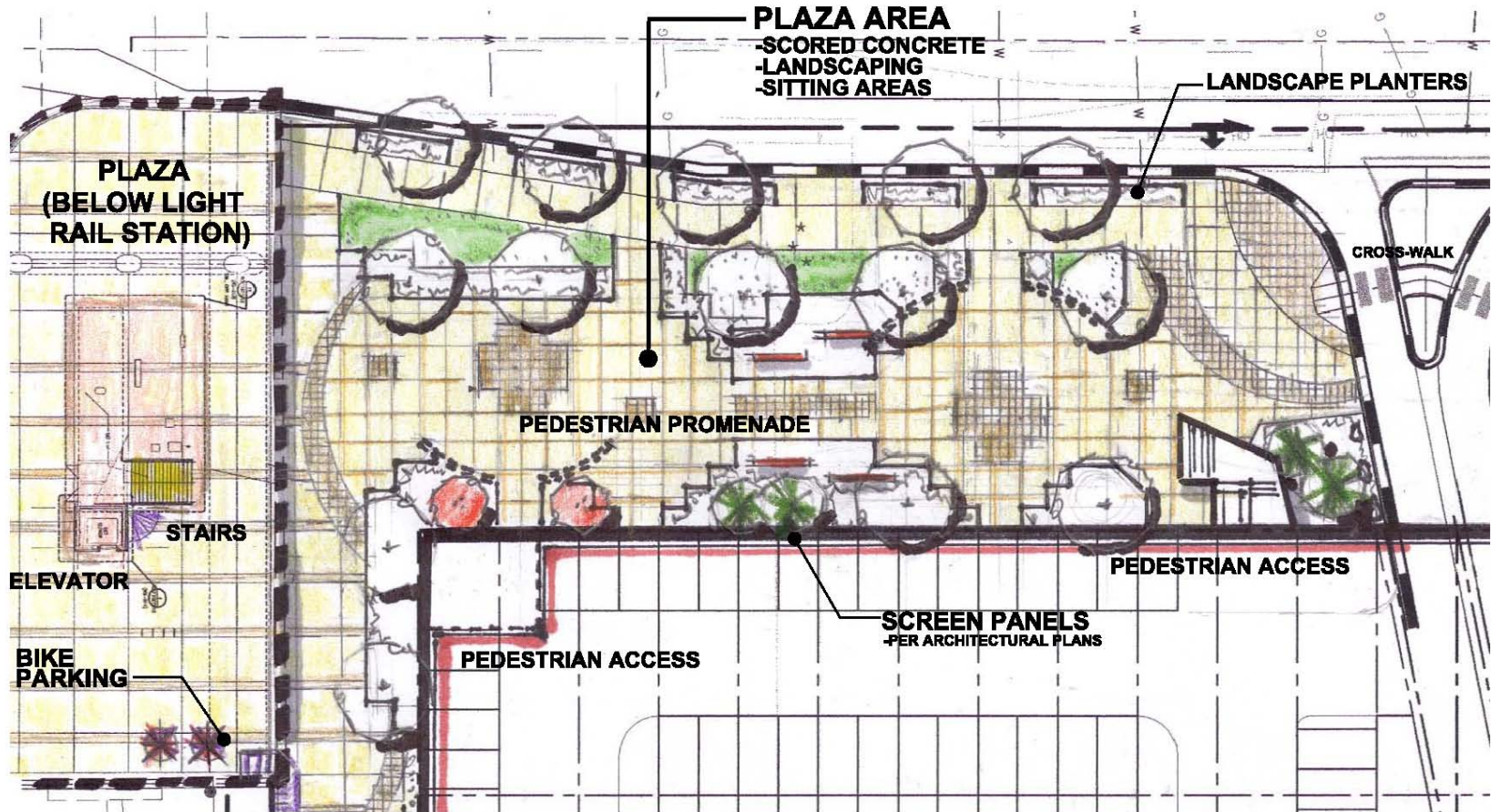
# Landscape / Urban Design Elements



Graphic provided for space planning illustrative purposes only.

# Landscape / Urban Design

## Plaza Area Detail



## Next Steps

- Determine Preferred Concept – mid-July 2010
  - Stakeholder group – City of Lakewood, RTD
- Start Preliminary Engineering – late July 2010
- City's Site Planning Approval Process – Fall 2010
- Issue Final Design RFP - 4<sup>th</sup> QTR 2010
- Construction completion – early 2<sup>nd</sup> QTR 2013
- West Corridor opening – May 2013

## Questions and Answers

For more information,

- call Mike Turner at 303-299-2787

or

- e-mail [westcorridor@rtd-fastracks.com](mailto:westcorridor@rtd-fastracks.com)