

Transportation Gateway Project

Update: February, 2016



CONSTRUCTION NOITICE: S. 216TH STREET (24TH AVENUE S. TO SR 99)

The Des Moines City Council authorized award of a \$3.4 million construction contract to SCI Infrastructure, LLC, on January 21, 2016, to construct this final segment of the Transportation Gateway Project. The construction phase is supported by funding from the Washington State Transportation Improvement Board (TIB) and the Freight Mobility Investment Board (FMSIB).

It is anticipated that construction will begin by mid-March, 2016 and be completed by the end of the year. The roadway will be widened to match recent improvements on S. 216th St and 24th Avenue S. While this is a relatively short ¼ mile segment, the construction will be disruptive given high traffic volumes, commercial driveway access, and work adjacent to the SR 99 intersection (Pacific Highway S). Traffic is also expected to be increasing with opening of new businesses in the Des Moines Creek Business Park. Accesses to all businesses and residences will remain open during construction and the contractor has been directed to maintain safe pedestrian and ADA accesses.

Improvements will be similar to S 216th Street Segment 2 (banners, underground street and pedestrian LED lighting, and signage) with emphasis on wider, ADA accessible sidewalks as well as urban design elements that will be pedestrian scaled including sail features, led lighting and rest nodes. The roadway will be widened providing an additional travel lane in each direction as well as improved bicycle lanes. An east bound to west bound U turn pocket at SR 99 will provide safer business access to the adjacent shopping center complex (Safeway, etc).

Weekly construction meetings will be held to keep the City informed on progress and as well as a look ahead schedule. The City has formed a construction management team who will keep individuals and businesses informed as well as work with the contractor to minimize disruptions as much as possible. Construction notices will be updated on this website and via email to individuals upon request. Concerns or issues related to construction can be addressed to the City's construction management team via CIP Project Manager, Scott Romano, Sromano@desmoineswa.gov, or by contacting the City's resident construction engineer, Mike MayFarth at mikem@kpg.com or calling (253) 307-9808.

Your patience is deeply appreciated for the safety of construction workers and others traveling this busy corridor.



*S 216th Street Segment 1-A (unimproved)
East from 24th Ave S toward SR 99*

TRANSPORTATION GATEWAY PROJECT OVERVIEW AND ECONOMIC DEVELOPMENT STATUS

Planning for the economic redevelopment of North Central Des Moines is rapidly coming to fruition as the City partnered with the local community as well as local, regional, state and federal agencies to develop the transportation infrastructure that will support significant growth of employment and businesses. The Transportation Gateway project is situated to support the evolving regional center serving SeaTac Airport.

This infrastructure includes development of complete streets that have amenities to support multiple modes of pedestrian, bicycle, transit and vehicular travel. Where needed, water and sewer utilities were improved, and power/communication lines undergrounded, to provide the needed capacity to support economic growth of the city. A brief update on the transportation system and land use activities follow.

Transportation

The preliminary design of the project, 2009, called for arterial widening and improvements to S. 216th Street between I-5 and 19th Avenue S as well as 24th Avenue S north of S. 216th St. Given funding constraints and uncertainties regarding SR 509 and widening of the I-5 overpass, the improvements carried forward in final design were limited to those segments west of SR 99.

The three arterial segments advanced into construction include S 216th Street Segment 1-A between 24th Avenue S and Pacific Highway South; S 216th Street Segment 2 between 18th Avenue S and 24th Avenue S and 24th Avenue S between S 208th St and S 216th St.

Within the foreseeable future, 24th Avenue S will be extended to S 200th Street by the City of SeaTac (Connecting 28th/24th Avenue S) funded and scheduled to be under construction in 2016. When completed in 2017, these improvements will transform these principal arterials into major transportation corridors linking SeaTac Airport and I -5 South via SR 509 (Phase I funded, 2015)

Land Use

The City of Des Moines Comprehensive Plan incorporated transportation capacity improvements to support growth and development of properties in the vicinity of the Transportation Gateway Project. A centerpiece to the Comprehensive Plan is the development of the Port of Seattle's 87 acre Des Moines Creek Business Park. Under lease to Panattoni Development Company, the master plan is rapidly being implemented. Note that 24th Ave South fronts the property on the east and S. 216th St fronts on the south.

The City Council, after public hearing, approved a revised master plan for the Des Moines Creek Business Park on January 21, 2016. Phases of the project are shown on the following graphic as accompanied by brief description of phases.

- Phase I (approx. 536,000 sq. ft. - Industrial) is substantially complete (Feb, 2016).

Des Moines Creek Business Park



Panattoni Master Plan, 2016



*Panattoni Phase I Industrial Buildings, approx. 536,000 sq ft
Scheduled Occupancy: February, 2016*

and,

Des Moines Creek Business Park



Phase II: Office Building



*Panattoni Phase II Office Building, approx 300,000 sq ft, (1600 employees)
Scheduled Occupancy 2018*

Phase III Industrial (approx. 490,000 sq. ft. -) includes two large buildings similar to Phase I. The improvements are scheduled to be complete by the end of 2016. In total, the more than 1.3 million sq. ft. of non-residential building space will employ approximately 2000 people.

Other property owners in the area have vetted plans for underutilized commercial acreage located east of the business park.

The Sound Transit Angle Lake light rail station (S. 200th Street) is scheduled to open in 2016. A 1050 stall park and ride lot is planned to serve the station and the City of SeaTac has a comprehensive plan supporting transit oriented development around the station supported by extension of 28th/24th Avenue S. to be completed in 2017.

COMPLETED TRANSPORTATION GATEWAY PROJECT IMPROVEMENTS (February 2016)

24th Ave South Improvements (S. 208th St. to S. 216th St.):

Construction created a principal arterial with 4 thru lanes, a center dual

left turn lane, bicycle lanes, sidewalks with landscaping, underground power/communications, new LED street lights, underground stormwater detention, and landscaped center medians. The project is in the closeout stage. As previously mentioned, extension of the roadway from S 208th St. to S 200th St. by the City of SeaTac is expected to be under construction in 2016.



*24th Avenue S (S 216th St to S 208th St)
North towards S 208th St – Substantially Complete*

S 216th Street, Segment 2 Improvements (18th Ave. S. to 24th Ave. S.):

The improvements created a 5 lane roadway, including a center turn lane, bicycle lanes, curb, gutter, sidewalks, street trees and planter strips, bus stops with solar shelter lighting, pedestrian and LED roadway illumination, underground storm water treatment, a surface pond stormwater detention system, underground utilities and other urban design elements. A new traffic signal was installed at 20th Avenue S where the roadway will transition west into a 3 lane roadway including center turn lane, bicycle lanes, sidewalks, storm drainage, underground utilities and other related improvements. The 24th Avenue S intersection was widened to accommodate the 24th Avenue S improvements (S 216th St to S 208th St) to the north and future widening of S 216th Street Segment 1-A (24th Avenue S to SR 99) to the east. South of S 216th St at

24th Avenue S construction included sidewalks, bicycle lanes and a traffic calming median depicting transition to a collector street.



*S 216th Street Segment 2
West from 24th Ave S - Complete*

BACKGROUND

Design: The City of Des Moines initiated design of improvements to S 216th Street (I-5 to 18th Avenue S and 24th Avenue S) (S 216th Street to 24th Avenue South) in the Spring of 2009 to widen these roadways to accommodate multiple modes of travel (pedestrians, bicycles, transit, automobiles, & trucks) as well as accommodate future growth as reflected in the City's comprehensive plan and zoning.

Final design consolidated the Transportation Gateway Project into three arterial segments:

- S 216th Street Segment 1A, between SR 99 and 24th Avenue S
- S 216th Street Segment 2, including 24th Avenue South to 18th Avenue South; and
- 24th Avenue South between S 208th Street and S 216th Street

Widening S 216th Street, Segment 1-B, between I-5 and Pacific Highway S was included in the design report, but work will be deferred until SR

509 advances involving potential bridge replacement over I-5. More project detail regarding the design and public involvement process can be found in the web archives.

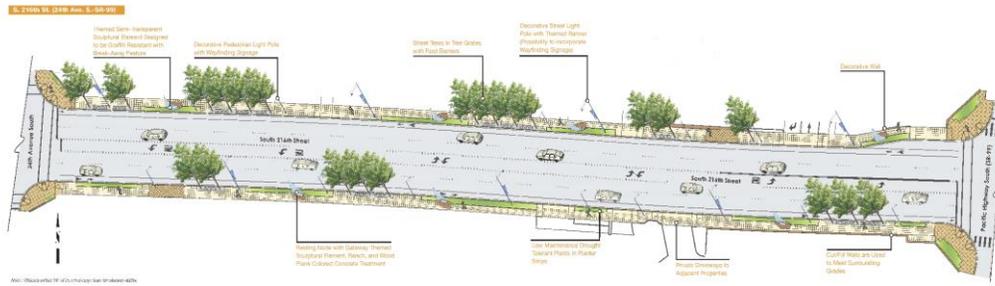


<p>S 216th Street Segment 2 18th Ave S to 24th Ave S (Inc. 24th/216th Intersection)</p>	<p>S 216th Street Segment 1-A 24th Ave S to Pac Highway (SR99)</p>	<p>S 216th Street Segment 1-B Pac Highway to I-5 (Future Phase w/SR509)</p>
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City of Des Moines
Transportation Gateway Project

S 216th Street Segment 1-A (24th Avenue S to SR 99) - Under Construction: Below is a graphic characterization of the S 216th Street improvements. Monument signs will depict this gateway to the City including sail features on the SE corner with Pacific Highway S. The project extends the retail and pedestrian oriented streetscape components of Pacific Highway S towards the transportation gateway and downtown Des Moines. It provides needed roadway capacity to for aviation support industries that will rely on the 24th/28th Avenue S corridor connection to SeaTac Airport to be completed in 2016. A U-turn pocket is provided to maintain safe eastbound access to local businesses.



S 216th Street Segment 1-A Concept



*Transportation Gateway Entrance
S 216th Street and Pacific Highway S (SR 99)*

FUNDING AND SCHEDULE:

Design for the Transportation Gateway Project originally was funded, in part, with a loan from the Washington State Public Works Trust Board as well as development fees and arterial road funds as approved in the City of Des Moines Capital Improvement Program. As part of a development agreement with the Port of Seattle (Port), the Port provided roadway frontage improvement funds (\$6 million) to support development Des

Moines Creek Business Park and the Transportation Gateway project. Total estimated costs for the three project segments, including pre design, design, right-of-way, construction and construction engineering is about \$25 million (2015 budget). The entire project is scheduled to be substantially complete as early as year-end, 2016 or early 2017.

- S 216th Street Segment 2 (18th Avenue S to and including the 24th Avenue S intersection - \$8.5 Million) In addition to the Port of Seattle agreement, the Washington State Transportation Improvement Board (TIB) authorized \$3.7 million in grant funds for S 216th Street Segment #2 construction including revisions to the 24th Avenue South Intersection. Highline Water District funded replacement of a 12" water main through the 24th Avenue South intersection. King County Metro contributed funds for bus stop improvements including provisions for solar lighting of bus shelters. Utilities contributed a fair share of the undergrounding costs. The project was completed in December, 2013 and has been closed out
- 24th Avenue South (S 216th St to S 208th St - \$8.8 Million) The Federal Highway Administration awarded a \$3.0 million grant for work on 24th Avenue South as part of a larger project connecting 24th/28th Avenue S to S 200th Street. Agreements with the Port of Seattle, the Highline Water District, developer contributions and city funds secured the necessary financing for construction. Midway Sewer District filled a gap in their network. Work is substantially complete.
- S 216th Street Segment 1-A (24th Avenue S to SR 99 –\$7.5 million). As noted herein, a construction contract has been awarded. Construction funding includes up to an \$892,000 commitment from the Washington State Freight Mobility Board (FMSIB). The Washington State TIB committed up to \$2.8 million for construction.

Segment 1B, preliminary planning is complete enough to integrate roadway widening improvements into potential projects as land uses change in the corridor. The project is included as an unfunded element of the City's Transportation Improvement Program,

Questions: Persons with questions or comments are urged to contact Len Madsen, Special Transportation Project Manager at lmadsen@desmoineswa.gov; (206). 870 6525.. Refer to Transportation Gateway Web Archives for more information.