

# MONTGOMERY AWARDS

Excellence in Planning and Design

2017 Award Winner

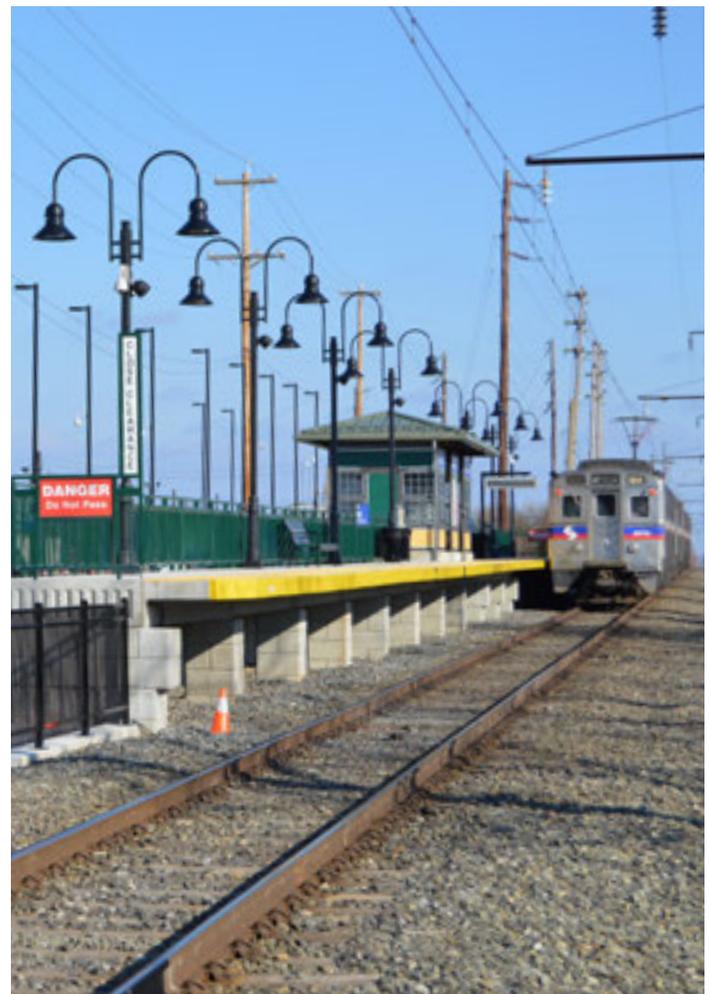
*Celebrating*

**50** years

## SEPTA Lansdale Parking Garage & 9th Street Station

Lansdale Borough

SEPTA's Lansdale Parking Garage and 9th Street Station earned a 2017 Montgomery Award for successful collaboration, significant expansion of transit facilities, and positive community reinvestment. These transit improvements have contributed to the economic growth of the borough and have been integral in helping to achieve Lansdale's redevelopment vision. SEPTA efficiently accelerated these two parking expansion projects through construction to reduce the impact on SEPTA customers and support the schedule for transit-oriented mixed-use development (TOD) projects on adjacent sites.





## Lansdale Parking Garage

### Vision

Lansdale Borough envisions revitalizing its downtown by building a transit-oriented mixed-use development (TOD) on the municipally owned Madison Parking Lot, located across from the Lansdale Train Station. Because SEPTA customers were using this lot, SEPTA needed to create a parking solution to accommodate more than 100 customers and plan for future increases in ridership. Since 1991, ridership has grown by 51 percent on the Lansdale line. SEPTA proposed constructing a new parking garage with a pedestrian overpass to carry pedestrians over the rail tracks into the TOD development. This parking facility would accommodate commuters during weekday peak times and patrons of the TOD project during evenings and weekends. This project, which received significant public support, has become an integral part of the borough's revitalization strategy that is rooted in smart growth planning principles.

### Collaboration

The accelerated construction schedule of the parking garage was the result of coordination between SEPTA, PennDOT, Lansdale Borough, and Lansdale's TOD developer. Early collaboration allowed the design team to identify and resolve issues and to coordinate construction, which ultimately led to the decision to advance the parking garage construction prior to the TOD project. This \$42.1 million project began construction in summer 2015 and was completed in spring 2017.

### Design

The new, precast concrete 4-level parking structure contains 680 spaces, increasing parking at the station by 398 spaces. This project also included improvements to the station's main street entrance, surface parking lots, and the construction of a pedestrian overpass. The design of the parking garage and pedestrian overpass complements the historic Lansdale Station, reflects the borough's railroad and industrial heritage, and blends with the surrounding community. This attractive garage features a brick façade, architecture details including interesting openings and archways, an appealing cornice, and a prominent stairway and elevator tower. Parking spaces are electronically monitored to provide customers with space availability information at the garage entrance. The elevator lobbies include real-time train schedule information and decorative walls that highlight native plants. Designed with elements that resemble a trestle bridge, the new pedestrian overpass connects to the planned Madison lot TOD. A unique feature of the overpass is a stairway and elevator tower with a visually striking contemporary design. The parking garage and surface parking lots were designed to meet the sustainable standards of the Green Parking Council including stormwater best management practices. The Green Garage Certification also ensures materials are locally sourced and that the garage will be energy efficient. Other elements include bicycle facilities, designated parking for fuel-efficient vehicles, electric vehicle charging spaces, and a complimentary tire inflation station. The project anticipates receiving bronze certification through Parksmart.





## 9th Street Station

### Vision

For the first time in nearly 20 years, SEPTA opened a new regional rail station. The 9th Street Station, located between the Lansdale Station and Fortuna Station on the Lansdale/Doylestown Regional Rail Line, opened on November 15, 2015. While this project was initially constructed to offset the temporary loss of parking due to the construction of the new Lansdale Parking Garage, SEPTA and the borough carefully planned the location and design of the new station realizing new infrastructure and access to transit can be a catalyst for future economic development, adding to the borough's revitalization vision.

### Collaboration

This successful project was the result of an effective public-private partnership between SEPTA, Lansdale Borough, Lansdale Parking Authority, and Stoltz Property Management Group. SEPTA constructed the new station, the parking authority owns and manages the parking areas, the borough and the parking authority coordinated the extension of 9th Street to control traffic flow, and Stoltz Property Management Group, the owners of the adjacent vacant 100-acre property, contributed in the revitalization effort by planning a future mixed-use TOD development on its site. Working with its partners, SEPTA was able to enhance rail service in Montgomery County.



### Design

SEPTA carefully considered the design of the new station and constructed a context-sensitive station that creates a sense of place for the community. SEPTA worked closely with stakeholders and residents to ensure the new station would fit into the surrounding neighborhood, addressing station design, traffic, stormwater, and landscaping. Using in-house engineering and construction services, SEPTA accelerated the design and construction of the \$3.8 million station, completing the project in 18 months. The station includes an attractive steel entrance canopy, a paved plaza, sidewalks, accessible high-level platforms, heated waiting shelter, benches, trash receptacles, wayfinding signage, LED lighting, covered bicycle shelter, landscaping, and stormwater management. SEPTA took great care to implement sustainable and green elements, incorporating four bioretention areas planted with native vegetation. The project also included the extension of 9th Street to Kenilworth Avenue, the installation of a new signal crossing at 9th Street, and a 78-space parking lot.



These important transportation projects, which will bring economic development and job creation to Lansdale, are an asset to the community and the entire county. They represent a significant regional investment, achieve the major goals of Montco 2040, and will be a catalyst for transformation.

## SEPTA Lansdale Parking Garage

### Location

101 West Main Street  
Lansdale Borough  
Montgomery County

### Project Data

#### Land Use

Parking Garage (895 total parking spaces)

#### Tract Area

9.7 acres

#### Zoning

B-2 Business

#### Building Area

51,400 square feet

### Owner/Developer

Southeastern Pennsylvania Transportation Authority (SEPTA)  
1234 Market Street  
Philadelphia, PA 19107

### Engineer/Landscape Architect

HNTB Corporation  
1650 Arch Street, Suite 1700  
Philadelphia, PA 19103

### Architect

Sowinski Sullivan Architects  
336 South 16th Street  
Philadelphia, PA 19102

### Contractor

E.R. Stuebner Construction Inc.  
227 Blair Avenue  
Reading, PA 19601

## 9th Street Station

### Location

141 West 9th Street  
Lansdale Borough  
Montgomery County

### Project Data

#### Land Use

Transportation - Train Station

#### Tract Area

2.12 acres

#### Zoning

Industrial

#### Parking

78 parking spaces

### Owner/Developer/Engineer/Architect

Southeastern Pennsylvania Transportation Authority (SEPTA)  
1234 Market Street  
Philadelphia, PA 19107

### Key Features

- Transportation improvements
- Architectural design
- Collaborative efforts
- Economic impacts
- Site planning
- Innovative stormwater management
- Sustainability

The annual Montgomery Awards recognize the best in planning, design, and advocacy in Montgomery County, Pennsylvania.

The program acknowledges the high-quality work and commitment of communities, organizations, and professionals.

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