

# East King Street Parking Garage

City of Lancaster, Lancaster County, Pennsylvania



## Project Description:

Lancaster Parking Authority has expanded its facilities with a new six-story parking garage located on the 100 block of East King Street in Lancaster City. Several small buildings and a surface parking area were removed to provide space for the new garage. Significant site remediation was necessary to remove asbestos, contaminated soils/groundwater and remove underground storage tanks, all of which previously served the existing commercial laundry facility at the site. Other restrictions at the site included limited space between the new garage and the existing buildings, which involved complicated design processes to accommodate the adjacent stone foundations of these buildings. A new traffic signal was required, with re-timing of nearby traffic signals to accommodate the increased traffic at Mifflin and Lime Streets for primary garage exiting.

The new garage provides space for 466 vehicles, as well as a surface parking area for approximately 39 additional vehicles. The façade of the new parking garage was designed in context with the surrounding neighborhood's architectural detailing and required approval by the Lancaster Historic Commission. Retail spaces were provided along King Street surrounding the entry to/exit from the garage.

ELA also provided services as the Owners Project Manager for design and construction of the project, with Multiple Prime Contracts and a very aggressive construction schedule.

## Client / Contact

Lancaster Parking Authority  
Tom Matthews, Executive Director



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## Professional Services Provided

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- Athletic Fields
- Bid Phase Administration
- Comprehensive Plan / Study
- Construction Administration
- Construction Documents
- Construction Management
- DCNR Grant
- Erosion & Sedimentation Control
- Feasibility Study
- General Structures (design)
- General Structures (repairs)
- GIS Consulting
- Highway Occupancy Permitting
- Hydraulic Study
- Inspections / Observations
- Land Development Plan
- Master Planning
- Miscellaneous Permits
- Miscellaneous Study
- Ordinance Reviews
- Plan Review
- Planning Module
- Playground Design
- Potable Water Design
- Recreation Study
- Retaining Wall Design
- Roadway Improvements
- Sanitary Sewer Design
- Signal Permitting
- Sketch Plans
- Stormwater Improvements
- Stormwater Management
- Subdivision
- Topographic Survey & Boundary
- Traffic Impact Study
- Water Distribution Design
- Wetlands
- Zoning

*Exploring Possibilities....*

*...Finding Solutions*

