



Council Presentation

November 12, 2020

6:00 PM

**DOUGLAS TRANSIT SITE SELECTION
& ENVIRONMENTAL ANALYSIS STUDY**



Presentation Overview

- ▶ Project Purpose
- ▶ Study Work Plan
- ▶ Six Sites
- ▶ Evaluation Criteria
- ▶ Next Steps
- ▶ Questions / Discussion



Project Purpose

- ▶ Identify a preferred site (or sites) to accommodate:
 - ▶ Transit administrative office with customer service functions
 - ▶ Centralized transfer facility or transit center
 - ▶ Secured vehicle storage
- ▶ Conduct environmental clearance work necessary to be eligible for federal assistance for construction



Project Purpose

- ▶ Introduce Sites for consideration
- ▶ Opportunity for discussion & input
- ▶ *We are not seeking a specific recommendation today*



Study Work Plan

	Completed Tasks	2020		2021		
		Jun 2020 to Oct 2020	Nov	Dec	Jan	Feb
Project Kick-off						
Site Visit/Data Collection						
Public Involvement Plan						
List of Candidate Sites						
Current & Future Conditions Report						
TAC Meeting #1 - Existing Conditions		Oct 21				
Public Meeting #1 - Introduce Sites			Nov 12			
TAC Meeting #2 - Site Evaluation						
Preferred Site & Justification						
Public Meeting #2 - Preferred Alternative						
Public Input Summary						
Final Environmental Report						
Draft & Final Reports						
TAC Meeting #3 - Draft Final Report Review						
Submit Final Report						

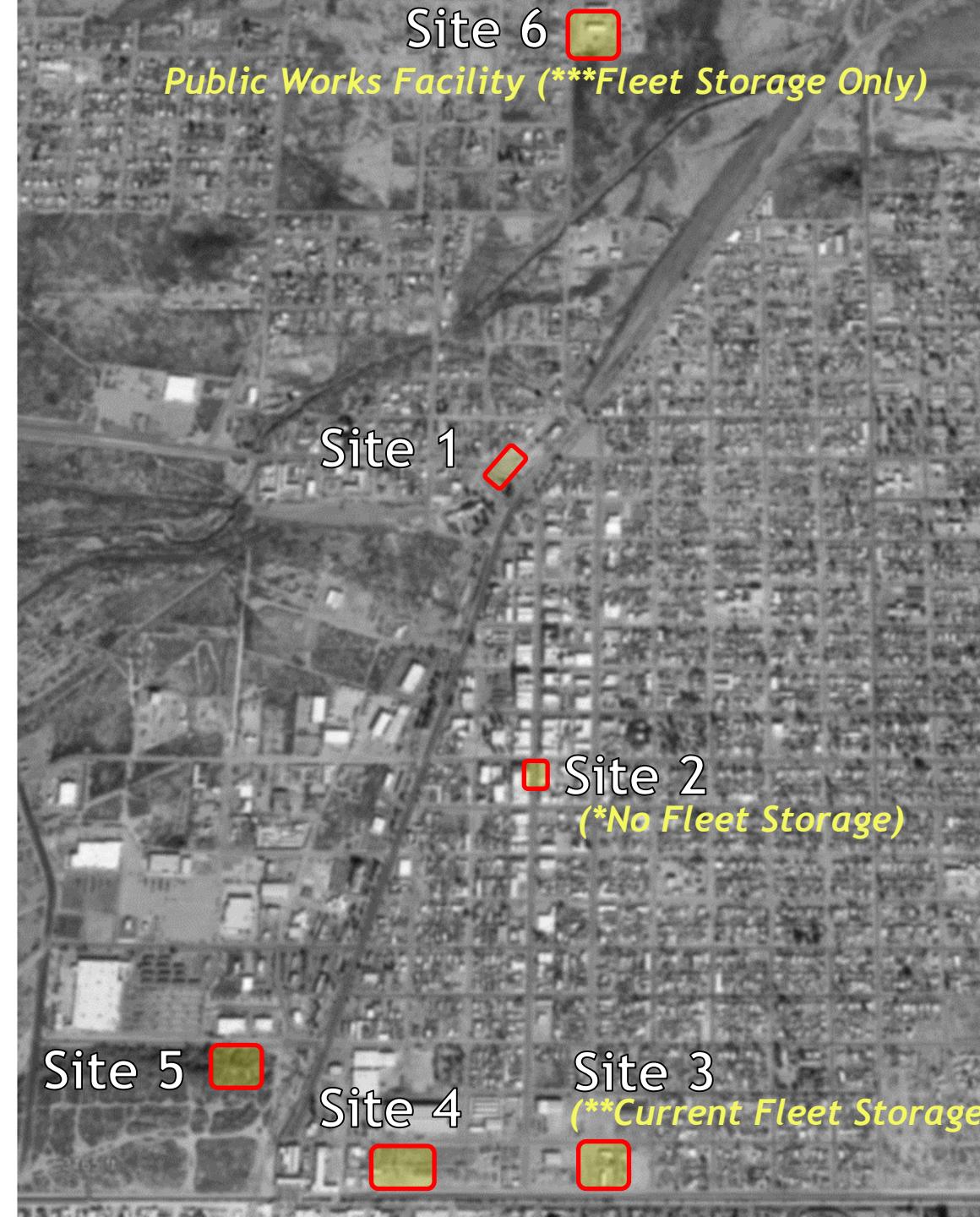
Candidate Sites

- ▶ Site 1 - Pan American Ave & G Ave
- ▶ Site 2 – 9th St. & G Ave. *
- ▶ Site 3 – 1st St & F Ave **
- ▶ Site 4 - 1st St & H Ave
- ▶ Site 5 – 3rd St & Chiricahua Ave
- ▶ Site 6 – Sulpher Springs & Lawrence ***

* *No fleet storage at this site*

** *Current fleet storage facility*

*** *Fleet storage only at this site*



Site 1

Pan American Ave & G Ave

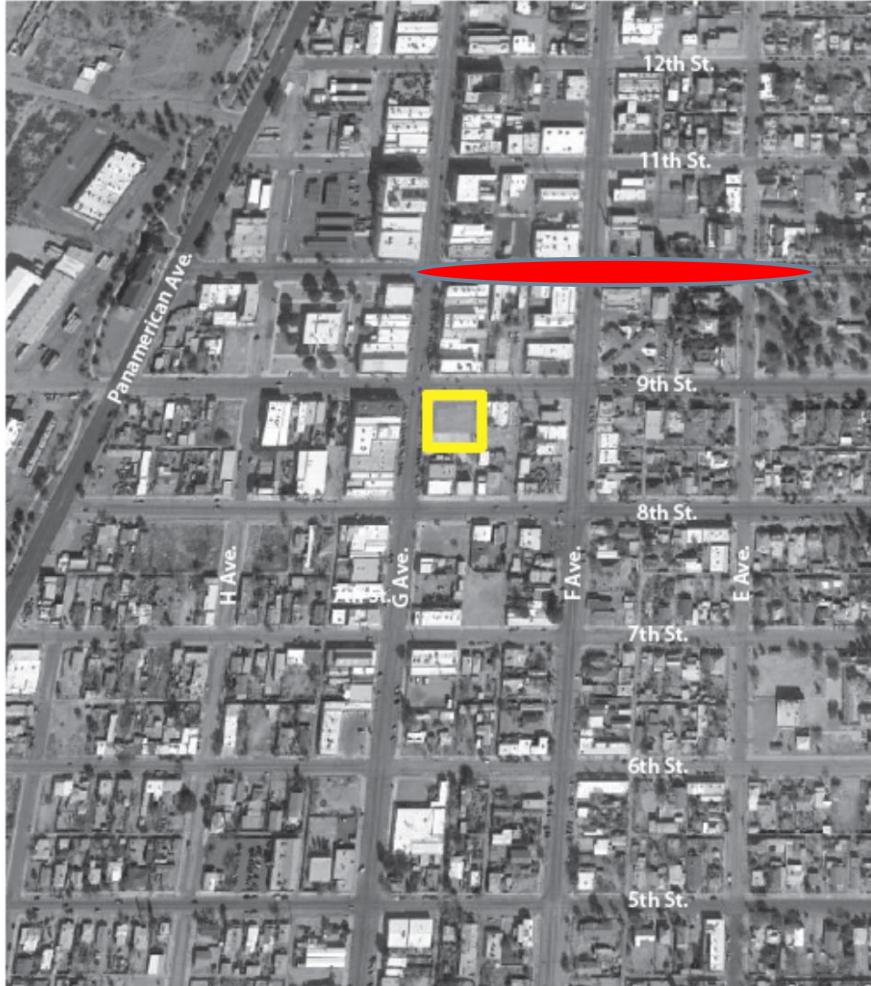


Site Ownership	Parcel Number(s)	Site Size
Heater Investments Inc.	408-23-029D	1.37 acres
Adjacent Streets and Classification		
<ul style="list-style-type: none">• G Avenue – Principal Arterial (which is also AZ 80)• Pan American Avenue – Minor Arterial (north of 16th St.), Principal Arterial (South of 16th St.)• Sulphur Springs Street – Local Road		
Sidewalk Network within 1/4-mile		
There is an existing sidewalk along the entire perimeter of the site. The sidewalk network continues at least 1/4 of a mile from the site.		
Location Context		
Located on a hard corner of an arterial to arterial intersection, this site is adjacent to neighborhood residential, commercial and institutional uses.		
Overlay Designation	Existing Zoning	
Not applicable	General Commercial	
Existing Use		
The site is vacant.		
Assessed Value		
\$ 63,162 Land	\$ 2,241 Improvements	

- ▶ **Size for: transit building & fleet storage**
- **Safety Concern: 16th St. / Pan American Ave collisions**
- **Safety Concern: Leaking Underground Storage Tank**

Site 2

9th St & G Avenue



Site Ownership	Parcel Number(s)	Site Size
Cho, Steve Jae and Jin Joo Monge America R	409-07-007 and 409-07-008 409-07-009	.46 acres .16 acres
Adjacent Streets and Classification		
<ul style="list-style-type: none">• G Street – Minor Arterial• 9th Street – Minor Collector		
Sidewalk Network within 1/4-mile		
This downtown location has a consistent sidewalk network within 1/4-mile.		
Location Context		
Located on a hard corner in the downtown commercial district in the heart of the downtown commercial district.		
Overlay Designation	Existing Zoning	
<ul style="list-style-type: none">• Mixed Use Infill Development• Historic District	General Commercial	
Existing Use		
The site is vacant with the presence of concrete foundations from previous buildings. A small portion of the site is used to store vehicles/trailers.		
Assessed Value		
\$86,656 Land	\$0 Improvements	

- ▶ **Size for: transit building only**
- ▶ **Safety Concern: none adjacent to site**
- ▶ **Other: concentration of collisions on 10th St.**

Site 3

1st St & F Ave – Existing fleet storage site



Site Ownership	Parcel Number(s)	Site Size
City of Douglas	409-13-170, 409-13-180 and 409-13-190	2.55 acres
Adjacent Streets and Classification		
<ul style="list-style-type: none">• 1st Street – Major Collector• F Avenue – Local Road• E Avenue – Local Road• International Avenue – Local Road		
Sidewalk Network within 1/4-mile		
Only 1 st Street between E and G Avenues has continuous sidewalks. Sidewalk network is inconsistent within a 1/4-mile.		
Location Context		
Located adjacent to industrial and residential land uses, just north of the border.		
Overlay Designation	Existing Zoning	
Not applicable	Light Industrial	
Existing Use		
The west portion of the property includes a vacant group home, parking for transit vehicles and an inaccessible warehouse building securing a former tunnel shaft. The east portion of the property is vacant and being used for vehicle and onsite storage.		
Assessed Value		
\$289,400 Land	\$120,449 Improvements	

- ▶ **Size for: transit building, fleet storage, on-site transit center**
- ▶ **Safety Concern: none near site**
- ▶ **Other: City-owned property**

Site 4

1st St & H Ave

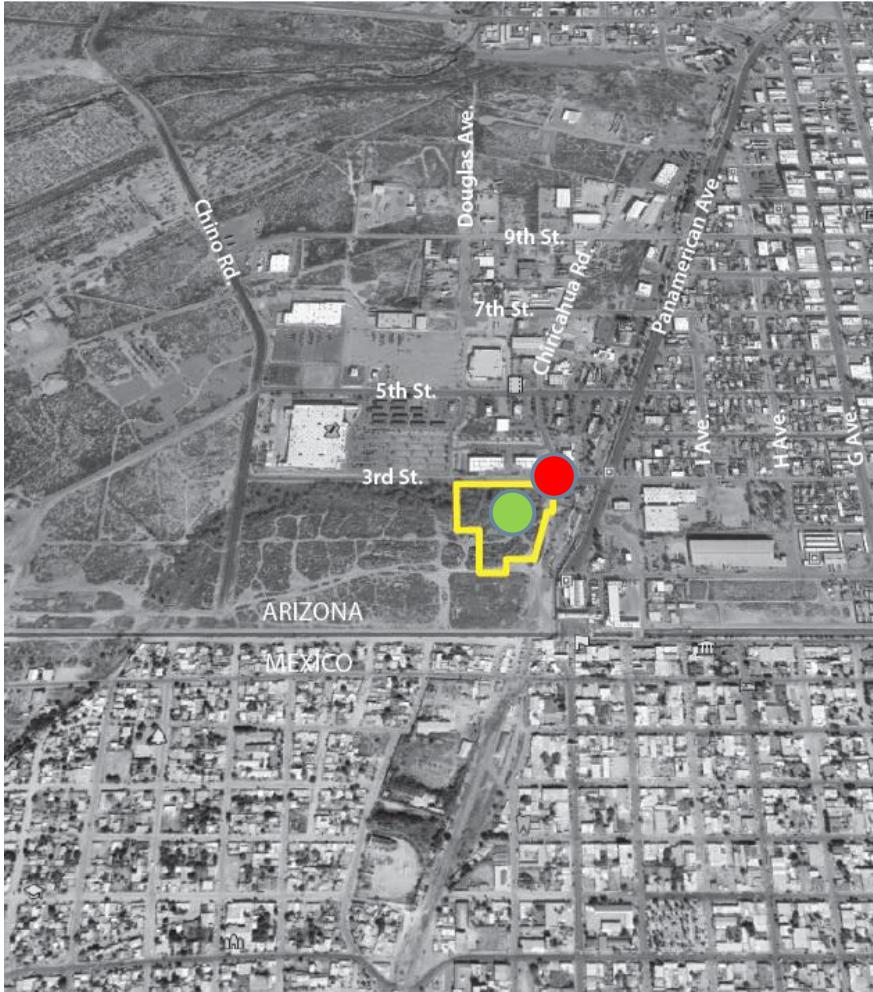


Site Ownership	Parcel Number(s)	Site Size
Ronald & Rona Family Trust	409-10-011	1.3 acres
Ronald & Rona Family Trust	409-10-010	1.3 acres
Julia C Cota-Almedia	409-09-006	.49 acres
Adjacent Streets and Classification		
<ul style="list-style-type: none">1st Street – Major CollectorInternational Avenue – Local Road		
Sidewalk Network within 1/4-mile		
The south side of 1 st street has a sidewalk. The sidewalk network is inconsistent within a 1/4-mile.		
Location Context		
Industrial and commercial area near the Port of Entry.		
Overlay Designation	Existing Zoning	
Not applicable	General Commercial	
Existing Use		
The site is vacant.		
Assessed Value		
\$91,732 Land	\$0 Improvements	

- ▶ **Size for: transit building, fleet storage & on-site transit center**
- **Safety Concern: concentration of collisions near Port of Entry / 1st St**

Site 5

3rd St & Chiricahua Rd



Site Ownership	Parcel Number(s)	Site Size
City of Douglas Borane, Ronald J & Rona	409-09-066E, 409-09-067, 409-09-068B 409-09-066B, 409-09-066C	3.94 acres 1.78
Adjacent Streets and Classification		
<ul style="list-style-type: none">3rd St – Minor ArterialChiricahua Rd – Local Road		
Sidewalk Network within 1/4-mile		
There are sidewalks on the north side of 3 rd St. There are some sidewalk gaps on Chiricahua Rd.		
Location Context		
Adjacent to commercial shopping area and Port of Entry.		
Overlay Designation	Existing Zoning	
Not applicable	Light Industrial	
Existing Use		
Vacant parcels		
Assessed Value		
\$121,769 Land (City of Douglas) \$56,813 Land (Borane, Ronald J & Rona)	\$0 Improvements	

- ▶ **Size for: transit building & fleet storage**
- **Safety Concern: Need for signalized intersection for bus access**
- **Environmental remediation is ongoing**

Site 6

5th St & Douglas Ave – City Maintenance and Public Works Yard



Site Ownership	Parcel Number(s)	Site Size
City of Douglas	408-21-002B	10.0 acres
Adjacent Streets and Classification		
• Sulphur Springs Road – Local Road		
Sidewalk Network within ¼-mile		
There are no sidewalks within the ¼-mile area.		
Location Context		
Rural area with a mix of large lot residential and light industrial uses.		
Overlay Designation	Existing Zoning	
Not applicable	Light Industrial	
Existing Use		
City of Douglas vehicle maintenance facility and public works yard.		
Assessed Value		
\$422,754 Land	\$224,453 Improvements	

- ▶ Fleet storage only
- ▶ Environmental review is ongoing

Evaluation Criteria

- ▶ Several evaluation criteria addressing:
 - ▶ Land use compatibility & enhancement
 - ▶ Transportation accessibility & safety
 - ▶ Costs
 - ▶ Environmental factors
 - ▶ Ability to accommodate future growth



Evaluation Criteria

- ▶ Conformance with General Plan land use designation
- ▶ Proximity of administrative building to key community destinations
- ▶ Supports downtown revitalization and beautification
- ▶ Proximity to residential uses
- ▶ Suitability for storage of fleet vehicles

- ▶ Direct access to arterial or collector roadways
- ▶ Proximity to transit service
- ▶ Accessibility and safety of the site (Sidewalks, ADA, Lighting)

- ▶ Planning level cost estimate for site acquisition
- ▶ Difficulty and cost of structural remodeling (if necessary)

- ▶ Difficulty of site clearance (if necessary)
- ▶ Ease of obtaining ownership or long-term lease
- ▶ Ease of NEPA Environmental Clearance

- ▶ Ability to accommodate growth and future conditions

**Land Use
Compatibility
and
Enhancement**

**Transportation
Accessibility and
Safety**

Costs

**Environmental
Factors**

**Ability to
Accommodate
Future Growth**

Next Steps

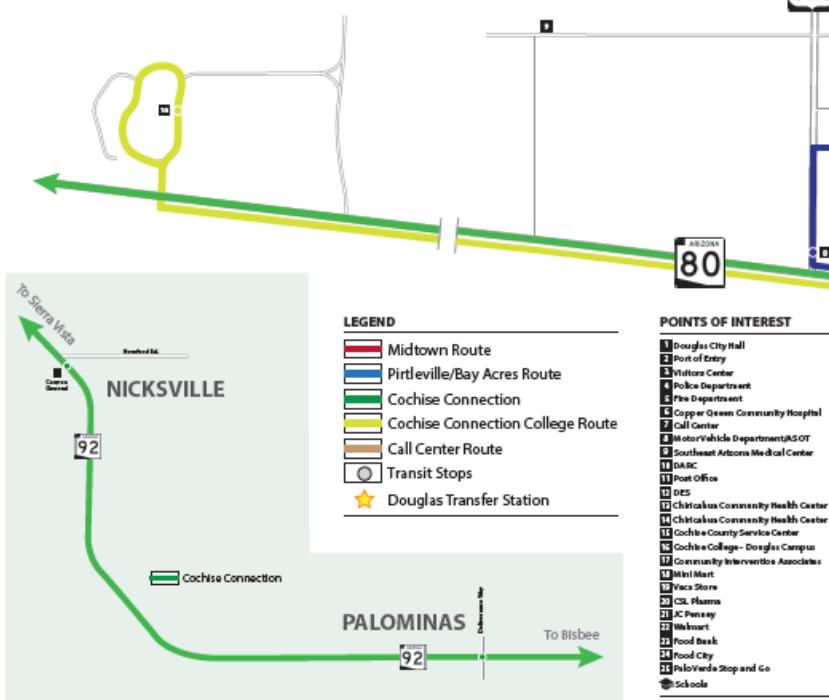
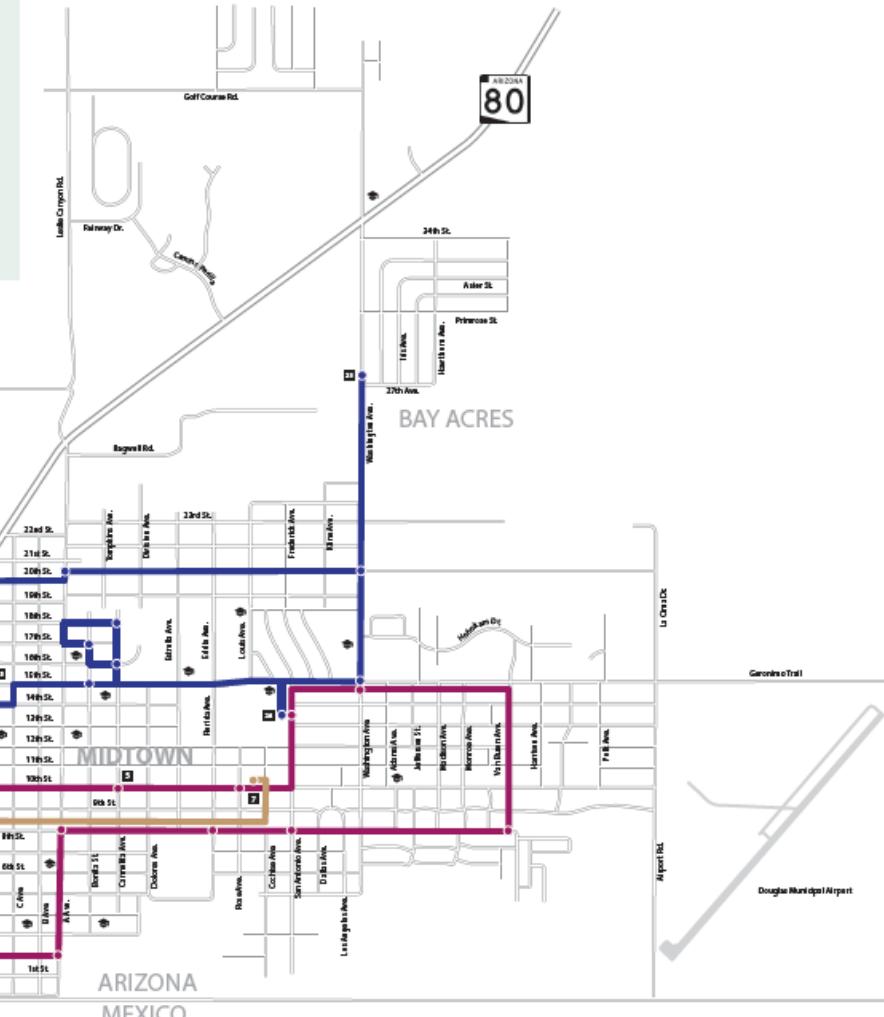
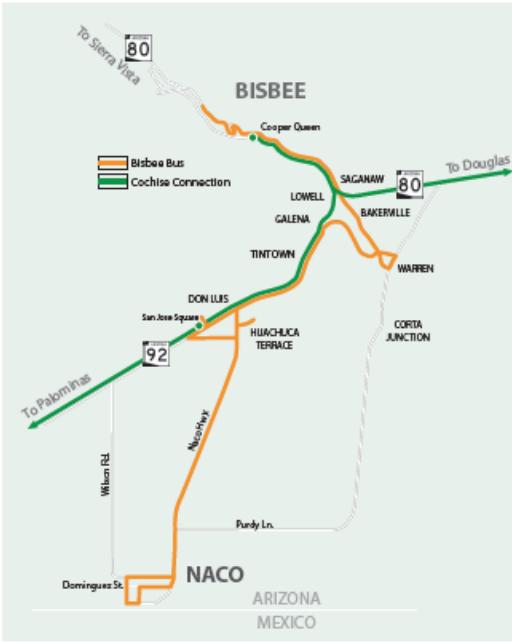
- ▶ **TAC Meeting #2 - December 2020**
 - ▶ Site scoring with insight of public input
 - ▶ Documentation of a preferred site or sites
- ▶ **Public Meeting #2 - January or February 2021**
 - ▶ Present the preferred site or sites for additional review and comment

Questions / Discussion

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Consultant Project Manager
(480) 659-4250
mjames@civtech.com



Back-up Slides



Public Involvement Plan

- ▶ An inclusive plan that includes:
 - ▶ Coordination between the City, CivTech, and ADOT
 - ▶ Engages a Project Management Team & TAC
 - ▶ Inform evaluation criteria
 - ▶ Participate in site evaluation and selection
 - ▶ Meaningful engagement with the community and stakeholders
 - ▶ Federal responsibilities (NEPA, Title VI, and EJ)

Public Involvement Plan

- ▶ **Title VI emphasizes:**
 - ▶ No person on the grounds of race, color or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination
 - ▶ Ongoing and proactive public involvement at all stages of planning and project development
 - ▶ Special consideration to reaching and involving traditionally underserved populations
 - ▶ Minority, low-income, people with disabilities, and LEP

Public Involvement Plan

► Environmental Justice:

- Federal Action to Address Environmental Justice
- Fair treatment and meaningful involvement of all people
 - Minority & low income populations

	Douglas	Cochise County
Total Population	16,193	125,922
Minority (%)	84.5%	45.2%
Below the poverty level (%)	29.3%	15.1%
Median Household Income	\$34,154	\$48,649
Source: U.S. Census Bureau, 2019		

Technical Advisory Committee

- ▶ Chris Vertrees, SEAGO
- ▶ Connie Gastelum, SEAGO
- ▶ Jessica Urrea, SEAGO
- ▶ Michael Peluso, Bullhead City
- ▶ Aubree Perry, ADOT
- ▶ Gary Clark, DARC
- ▶ Alejandra Gonzalez, CSL Plasma
- ▶ Luis Pedroza, City of Douglas
- ▶ Humberto Rivera, City of Douglas
- ▶ Cynthia Acuna-Robles, City of Douglas
- ▶ Councilmember Baldenegro, City of Douglas