



Council Presentation

April 14, 2021

6:00 PM

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



Presentation Overview

- ▶ Project Purpose
- ▶ Study Process
- ▶ Meeting Objectives:
 - ▶ Present Preferred Site: Admin. Office
 - ▶ Seek comments: Vehicle Storage Sites
- ▶ Questions / Discussion / Next Steps



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



Study Process

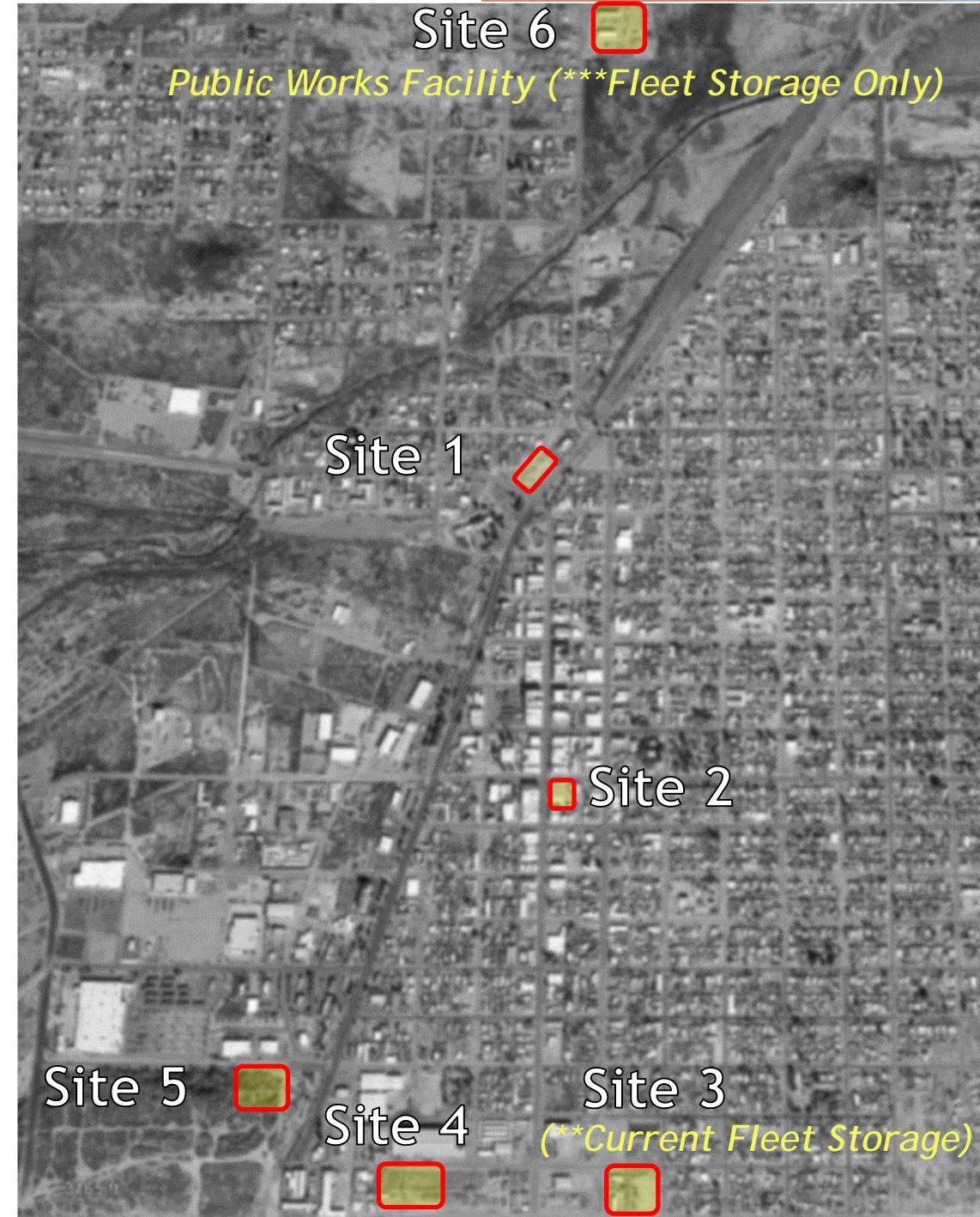
	Completed Tasks Jun 2020 to March 2021	2021		
		Apr	May	Jun
Project Kick-off	<div style="width: 10%;"></div>			
Site Visit/Data Collection	<div style="width: 10%;"></div>			
Public Involvement Plan	<div style="width: 10%;"></div>			
List of Candidate Sites	<div style="width: 30%;"></div>			
Current & Future Conditions Report	<div style="width: 20%;"></div>			
TAC Meeting #1 - Existing Conditions		Oct 21		
Public Meeting #1 - Introduce Sites		Nov 12		
TAC Meeting #2 - Site Evaluation		Dec 10		
Preferred Site & Justification				
Public Meeting #2 - Preferred Alternative			Apr 14	
Public Input Summary				
Final Environmental Report				
Draft & Final Reports				
TAC Meeting #3 - Draft Final Report Review				
Submit Final Report				★

Preferred Site: Transit Administrative Office

- ▶ **Site 2 – 9th St. & G Ave.**

Vehicle Storage Sites
for consideration and comment:

- ▶ **Site 3 – 1st St & F Ave**
- ▶ **Site 6 – Sulpher Springs & Lawrence**



Site 2 - Transit Administration Office (Recommended)

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	

- ▶ Privately owned property
- ▶ Located in a high activity areas near service destinations
- ▶ Contributes to downtown activation and activity
- ▶ Supported by business outreach

Site 3 - Vehicle Storage (For consideration and input)

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	

- ▶ City owned property
- ▶ West side: existing buildings / onsite constraints
- ▶ East side: large storage site, if developed would require street closures

Site 6 - Vehicle Storage (For consideration and input)

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 1/4-mile		
There are no sidewalks within the 1/4-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	



- ▶ City owned property
- ▶ Has existing security / fencing
- ▶ Proximity to maintenance operations

Questions / Discussion / Next Steps

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