



CHAPTER VII

Final Site Selection

As mentioned previously, due to changes in recent months, the priority of this project changed dramatically. The focus shifted to one based upon finding a suitable location for a transfer facility that could possibly house the administration of GVT, which includes RTPO functions relevant to transit. Given extraneous circumstances, the focus of selecting a site to house a transfer facility was deemed critical to the operations of GVT.

FINAL TRANSFER/OPERATIONS SITE

The final transfer/administration site was selected by the RTPO. This site is located at the corner of South 5th Street and South Avenue. Figure VII-1 presents an aerial view of this site. This site is rather small; however, it can accommodate up to eight buses on-site with access from South Avenue. Figure VII-2 presents a conceptual site layout of the area. Several iterations of the concept were done to ensure the site could be developed as anticipated. At this time, based upon parcel size and dimensions, it appears that the site could function as a transfer point; however, the question remains as to specific design of an administration building and parking area. That will need to be completed by a certified architect.

As shown, a small two-story office building could be situated on the east side of the site with limited parking for employees. Circulation for buses is shown in Figure VII-2. Additional buses could use South Avenue, given that it currently has pullouts constructed.

Additional Information

Traffic Impact

Several additional steps were needed to complete this work. First, Grand Junction Traffic Engineering requested an initial trip generation analysis as part of approving this location. This Trip Generation analysis was completed as part of this project and is presented in Appendix C.

Environmental Assessment

Additionally, as part of the overall planning process, if GVT or the RTPO wishes to use FTA funds for the development of this parcel, an initial Environmental Analysis is needed. A Categorical Exclusion, Environmental Analysis is being completed as part of this project. Currently, the site identified has environmental problems which are being mitigated through the City of Grand Junction and the State of Colorado. Once this mitigation and report is submitted, a Categorical Exclusion will be submitted, along with this planning document to the FTA.

Funding

As part of the process, the RTPO had submitted a request for funds through Senate Bill 1 Funding—a Colorado process in which grant applications are accepted for capital projects. As part of this process, the Grand Valley area was selected to receive funds to develop a transfer and administration facility. Appendix D presents the application and letters of support for the funding application. In addition, GVT may require the use of FTA Section 5309 funds through the development of this site.

Additional Considerations

While the preferred site undergoes environmental mitigation and final approval, it should be mentioned that several additional properties that were evaluated but not available for purchase through the course of this study, have since become available for acquisition. If, for any reason, the preferred site cannot be used as a transfer point, these additional sites would have to go through a precursory evaluation to determine if any other extraneous factors would change the ranking of the sites. Those sites *would not* have to go back through the full planning

process, but general evaluations would need to be made by an advisory committee to determine the sites' suitability given current circumstances.