

Appendix B.

**Multise Trail Existing
Conditions Technical
Memorandum**

MEMORANDUM

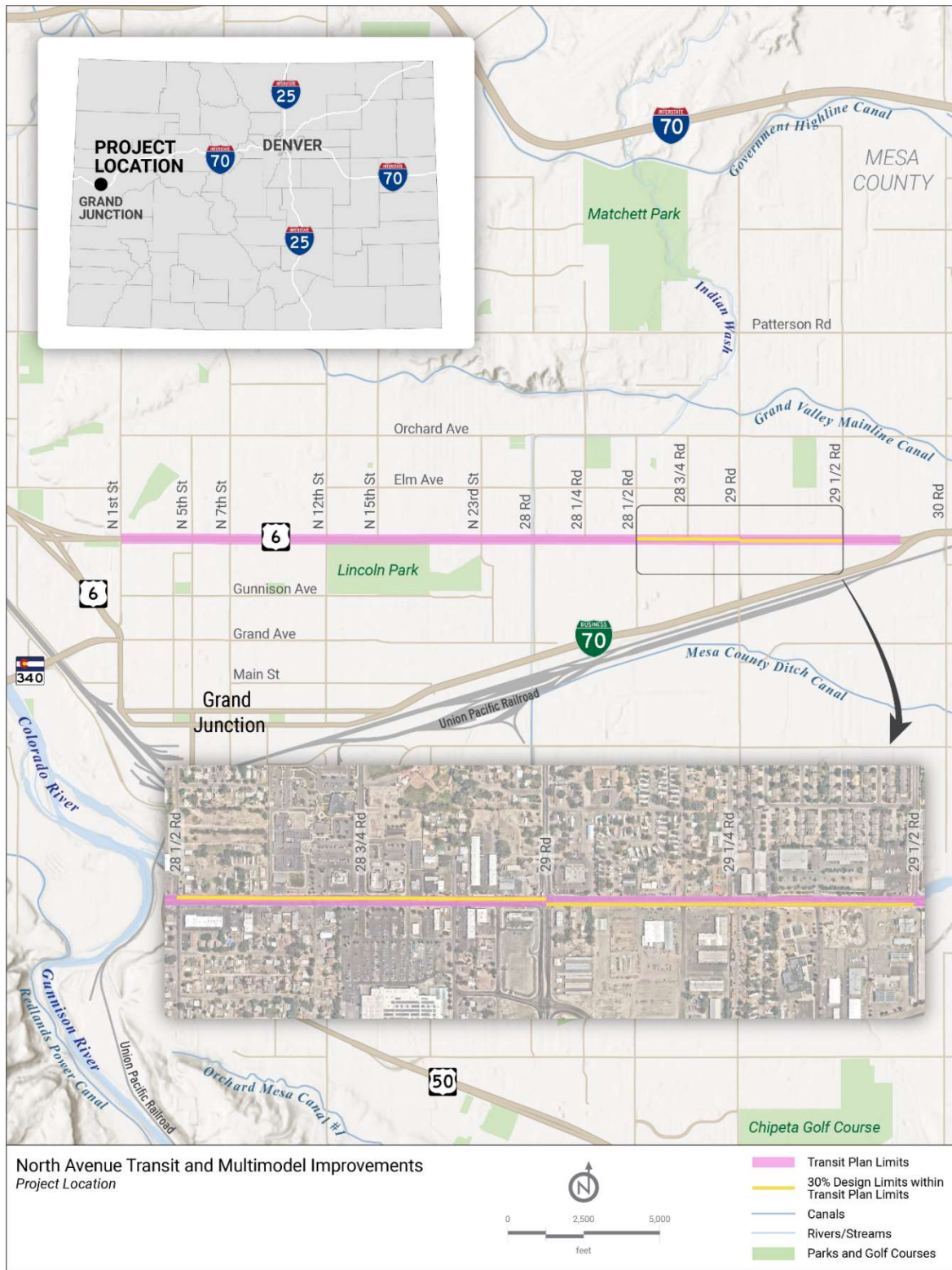
Project: North Avenue / US-6B Enhanced Transit Corridor Study
To: Mesa County
From: Muller Engineering
Date: June 28, 2022
Subject: Existing Conditions Technical Memorandum

INTRODUCTION

Mesa County is developing a comprehensive corridor plan for North Avenue / US 6B from 1st Street to I-70B to transform the corridor into an Enhanced Transit Corridor, with the underlying goals of improving the corridor into a multimodal facility that will enhance the transit experience, increase safety for pedestrians, bicyclist, and transit riders, spur economic development, and ensure North Avenue remains amenable to vehicular and freight traffic. This 3.75 mile stretch of North Avenue / US 6B is a state highway owned and operated by the Colorado Department of Transportation. It also serves as a major east/west commercial thoroughfare in the City of Grand Junction. North Avenue is surrounded by mixed density residential areas and has many significant locations along the corridor which draw a great amount of transit use.



Figure 1- North Avenue Transit Study Area Map



PURPOSE

The purpose of this Technical Memorandum is to identify and document existing conditions along the corridor that will create challenges and opportunities specifically when considering the addition of a separated multiuse path along both sides of the roadway. This will aid in the decision-making process when prioritizing the next multiuse path segment and future projects. Previously completed planning documents have identified the recommended proposed typical section (see Figure 2) which requires a total right-of-way width of 100 feet. The multiuse path portion requires 16 feet of width from the existing roadway curb which includes an 8 foot landscape area and an 8-foot sidewalk. This was used as a baseline for identifying constraints within this report. Observations from a site visit completed in November of 2021 are included.

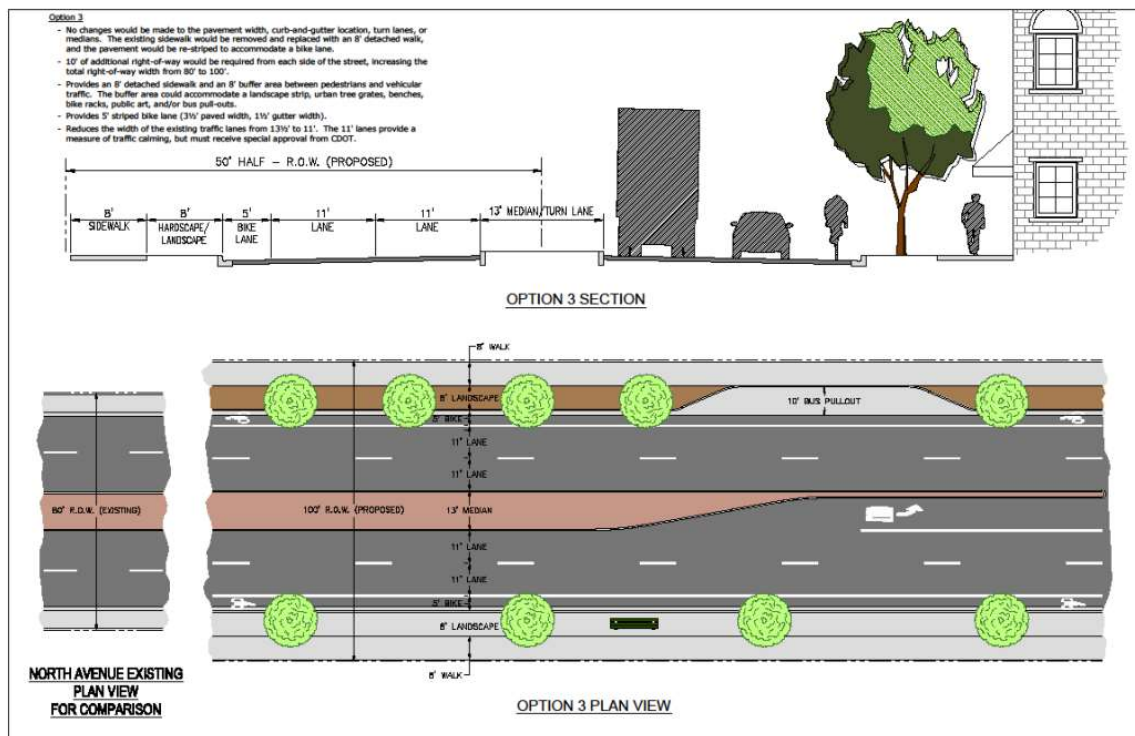


Figure 2 - 2011 North Avenue West Corridor Plan Recommended Typical Section

EXISTING CONDITIONS

As with most urban corridors, North Avenue has many constraints that tend to inhibit the ability to construct an 8 foot landscape strip and 8 foot detached sidewalk. These include limited right of way, off-street business parking, business accesses, commercial signing, and existing utilities. These topics are briefly summarized in the following sections. Constraints along the entire corridor are documented in more detail in the North Avenue Multiuse Path Concept and Existing Conditions Plans, which are 40-scale plan sheets that show the conceptual multiuse path as well as constraints.

SIDEWALK FACILITIES

North Avenue has existing sidewalks adjacent to roadway for approximately 80% of the study area. However, not all the sidewalk meets the recommended typical section or ADA standards. The existing sidewalks vary in width ranging from as narrow as 2.5 feet up to the preferred 8 feet. Approximately 25% of the corridor has existing 8 foot sidewalks. The landscape buffer is also not present for much of this constrained corridor. Sections of sidewalk have been updated as businesses have been redeveloped. A recent project constructed 8 foot sidewalks on both sides of North Avenue between 12th Street and 23rd Street. The largest section without existing sidewalk is on the east end of North Avenue between 29 Road and I-70 B. In this 0.75-mile section of North Avenue, approximately one mile of sidewalk is missing from both sides of the roadway. Another cluster of missing sidewalks is between 28 ½ Road and Harris Road where about 1/4 mile of sidewalk gaps remain.

North Avenue - Sidewalk Summary			
	Completed Sidewalk	Missing Sidewalk	Substandard Sidewalk
North Side	29% (5,300 LF)	23% (4,200 LF)	49% (9,100 LF)
South Side	23% (4,300 LF)	22% (4,100 LF)	55% (10,200 LF)

Table 1 - Sidewalk Facilities Summary

RIGHT-OF-WAY

Assessor level right-of-way line work was reviewed to understand the magnitude of impacts required for the recommended 16 feet needed behind the curb. To obtain 16 feet behind back of curb on both sides of the roadway, an estimated 130,600 square feet of property impacts would be necessary whether through acquisitions or permanent easements. This is likely an overestimate as some of the areas identified as a right-of-way impact have other physical constraints such as a building. Obtaining the full width of right-of-way at these locations is not feasible. A wider swath of right-of-way is needed where right turn lanes develop at intersections. For these areas it was decided that a 10 foot attached sidewalk was preferred. However, the corridor has existing conditions of both attached and detached sidewalk at turn lanes. The highest concentration of right of way impacts are between 1st Street and 12th Street.

North Avenue - Right of Way (ROW) Summary			
	Total New Sidewalk (LF)	Sidewalk Requiring ROW (LF)	% Sidewalk with ROW Impacts
North Side	13,011	9,594	74%
South Side	14,011	8,646	62%

Table 2 – Right of Way Impacts Summary

OFF-STREET PARKING

Many businesses have off-street parking immediately adjacent to North Avenue that will restrict opportunities for future 8 foot sidewalks. As shown in Figure 3 below, a substandard attached sidewalk exists with an already narrow drive aisle for the parking lot. This example represents one of the more challenging scenarios, where other parking opportunities are very limited for this business. Most other businesses have additional parking along the sides or back of the building, so parking impacts to the front may be less burdensome. From 1st Street to 12th Street there are twenty businesses that would have off-street parking impacts. Between 12th St and 28 1/2 Road there are no parking impacts and east of 28 1/2 Road there are ten businesses with off-street parking impacts.



Figure 3 – Off-Street Parking – East of 10th Street

BUSINESS ACCESSES

Business accesses are frequent along this corridor and present conflict points with sidewalk users. In total there are approximately 184 accesses along this corridor. Ten of these accesses do not appear to be in active use. Non active business accesses were characterized as having curb cuts but other obstructions such as parking or fences that appear to be blocking the access. See Figure 4 for an example of a non-active access. Additionally, some businesses have multiple accesses that could be consolidated. CDOT'S OTIS application designates North Avenue / US 6B as a Non-Rural Arterial (NR-B) highway except the eastern section from Morning Glory Lane to I-70B which is designated as a Non-Rural Regional Highway (NR-A). As stated in the CDOT Access Code for NR-A and NR-B category roadways, each adjacent parcel shall be granted one access if reasonable access cannot be obtained from the local street or road system and if it does not create safety or operational problems. There appears to be an opportunity to consolidate accesses at some locations so the corridor is more consistent with CDOT access code. This would reduce the number of potential conflict points with sidewalk users, improve sidewalk continuity, and decrease traffic interruptions on North Avenue.



Figure 4 - Business Access (Not Active)

UTILITIES

Surface utilities were observed through CDOT's OTIS Windshield App / Google Street View and from the site walk completed on November 17, 2021. There are over 170 potential utility conflict areas identified within the concept layout. This includes fire hydrants, street lighting, traffic signals & equipment, an irrigation ditch, overhead communications / electric, and manholes. The North Avenue signal project was incorporated to show the locations of new planned traffic signals and equipment.

Some of the notable utilities that are more than just spot locations include overhead utility lines and irrigation ditches. On the north side of North Avenue, overhead utilities start near Melody Lane and extend 4,800 feet to the east end of the study limits. On the south side of North Avenue, there is a short run of about 400 feet near 28 ¼ Rd and then they appear again for 3,700 feet from 29 Rd to the east end of the study limits. Many of the overhead poles are placed about 3 to 5 feet from back of curb, so they may not be in direct conflict if sidewalks are placed with the preferred 8 foot buffer area. The irrigation ditch extends about one mile on the south side of North Avenue from the west side of Harris Rd to I-70B and sporadically along the north side of North Avenue from the east side of 28 ½ Rd to I-70B. Portions of this ditch are subsurface but various concrete structures exist on the surface intermittently such as the open channel shown in Figure 5 below.



Figure 5 - Irrigation Ditch near 29 3/8 Road.

OTHER CONFLICTS

Other conflicts include items such as business signs, fences, benches, planters, buildings, and bus stop shelters. There are three direct conflicts with buildings which all occur between 8th Street and 11th Street. The path was not realigned around conflicts that had a revocable permit or a were future redevelopment opportunity (as noted on Concept Plans). See Figure 6 for an example of one of the building constraints. There are 115 total non-building conflicts (signs, fence, benches etc.) of which 76 are on the south side of North Avenue and 39 are on the north side of North Avenue. There are five total conflicts with existing bus stop shelters, two located on the south side of North Avenue between 5th Street and 9th Street and four located on both sides of North Avenue between 25th Street and Pear Road.



Figure 6 – La-Z-Boy Furniture Building near 9th Street

ENVIRONMENTAL CONSTRAINTS

The existing environmental conditions have been evaluated for the corridor. Biological, social, and cultural resources were considered for the environmental review. Resources that have potential constraints for the project are cultural (historic and archaeological), hazardous materials, and tree removals.

Cultural Resources

Historic and archaeological resources were evaluated through a desktop review for the corridor. The Grand Junction Memorial Gardens is a cemetery located on North Avenue. The Compass database search results did not indicate of any previous archaeological sites found, however CDOT's standards for notification of a finding should be followed during construction. Several types of historic resources were found present within the study area such as: residential and commercial properties, culverts, the road itself, potential streetcar lines, and improved natural drainages. The search of Mesa County Assessor's records indicated there are 92 parcels in the study area containing structures constructed in 1975 or prior (Attachment 1). There are 3 officially eligible or listed resources, 5 officially non-eligible resources, 1 linear resource, and 42 resources that have no official determination regarding their eligibility. The addresses to the officially eligible resources are:

- Martin's Mortuary- 550 North Ave, Grand Junction, CO
- Dan's Auto Sales-494 29 Road, Grand Junction, CO
- Lincoln Park-1240 Gunnison Ave, Grand Junction, CO
- US Highway 6-Segment
- Culvert 006B032900BL
- Indian Wash Natural Drainage: West of 28 Road
- Mesa County Ditch: SE corner of North Ave and 28 Road
- Streetcar Line: GJ & GRVRwy Co. Interurban Inbound and Outbound-Along N 12th Street, South of intersection with North Ave
- Streetcar Line: Fruit Belt Route-Along N 12th Street, north of intersection with North Ave

Hazardous Materials

Hazardous materials were identified through the Environmental Risk Information Services database query of the corridor. Properties with potential contamination sites were located that contain storage tanks, dry cleaning facilities, and mine tailings. A recommendation of a Project Specific Special Provision is included in Attachment 2 to properly handle any potential mine tailings encountered during construction of future potential projects.

The database search identified 183 properties to have potential contamination. From that list, 39 leaking storage tank (LST) sites have documented soil and/or groundwater contamination and 21 properties were granted Tier I closure, apparently after initial site characterization investigations had been completed, which implies that soil contamination may have been limited to the former underground storage tank (UST) pit and/or dispensing islands and may not have extended to the North Avenue right-of-way (ROW) or off-site. However, the 12 LST sites which were granted Tier II or III closure were likely to have soil and groundwater contamination throughout the subsurface of the site and possibly off-site. These sites

required more extensive assessment investigations, monitoring, and possibly remediation until petroleum hydrocarbon concentrations in soil and groundwater were compliant with the site-specific Tier II or III cleanup levels developed in the Corrective Action Plan (CAP). These properties, which are listed below by address, are likely to have remnant soil and groundwater contamination, possibly in the North Avenue ROW:

- 101 North Avenue;
- 102 North Avenue;
- 604 North Avenue;
- 1015 North Avenue;
- 1750 North Avenue;
- 2050 North Avenue;
- 2122 North Avenue;
- 2830 North Avenue;
- 2878 North Avenue;
- 2903 North Avenue;
- 2914 North Avenue; and
- 2998 North Avenue.

CAPs are being implemented at four of the LST properties which indicates that soil and groundwater contamination is present and subject to remediation and/or monitoring until petroleum hydrocarbon concentrations have achieved Tier II levels. An additional two LST properties have open release incidents, which are presumably being investigated and will require a CAP. These properties, listed below, should also be considered likely to have remnant soil and groundwater contamination, possibly in the North Avenue ROW:

- 1105 N. 1st Street (CAP);
- 201 North Avenue (CAP);
- 410 North Avenue (Open Release Event);
- 459 North Avenue (CAP);
- 2847 North Avenue (CAP); and
- 2896 North Avenue (Open Release Event).

Of the four former or active dry-cleaning facilities identified, two have documented soil and groundwater contamination from chlorinated solvents and volatile organic compounds (VOCs) and have environmental restrictive covenants in place to prohibit groundwater use and prevent contact with contaminated soil. It is likely that soil and groundwater contamination extends into the North Avenue ROW at both of these sites, and CDOT will need to discuss access with the property owners or responsible parties. The addresses of these two dry-cleaning facilities are:

- 1251 North 3rd Street; and
- 2401 North Avenue.

Two other dry-cleaning facilities were listed in the database search as candidates for additional investigation to evaluate the likelihood of historic releases and subsurface contamination. The database does not indicate that soil and/or groundwater contamination has been detected. Therefore, these two properties should be considered to have the potential for contamination:

- 304 North Avenue; and
- 604 North Avenue.

Biological Resources

The project is located in the Shale Deserts and Sedimentary Basins Ecoregion in an entirely commercial or residential developed area. According to the National Wetlands Inventory Mapper, there are no wetlands or Waters of the US in the vicinity of the project study area. The USFWS IPaC System identified eight federally listed species (Gray Wolf, Bonytail fish, Colorado Pikeminnow, Humpback Chub, Razorback Sucker, Yellow-billed Cuckoo, Monarch Butterfly, and Colorado Hookless Cactus) with the potential to occur within the project area, but due to lack of habitat, it is not anticipated there would be an impact to any of the listed species.

Vegetation throughout the corridor generally consists of small shrubs, grasses, and landscaped areas. Two trees were identified as having a potential to be impacted during future construction projects. If tree removals are required for future construction projects, a date restriction will need to be followed according to the Migratory Birds Treaty Act to avoid impacts during nesting season.

ATTACHMENTS:

Historic Resources Report

Hazardous Materials Report

Historic Resources Existing Conditions

Historic resources are regarded as those man-made or designed buildings, structures, objects, districts, or sites that are fifty-years old or older and eligible to or listed in the National Register of Historic Places (NRHP). Under Section 106 of the National Historic Preservation Act of 1966 (NHPA), Federal agencies are required to consider the effects of their undertakings on historic resources. Potential Historic Resources along the project corridor were identified to assist in project planning efforts.

Relevant Documents/ Studies/ Plans

Office of Archaeology and Historic Preservation (OAHP) COMPASS database search results were reviewed to determine previously completed cultural resource surveys undertaken within the Historic Resources Study Area (HRSA), as reflected in Appendix A: *Compass Search Results*. CDOT'S OTIS application was consulted to identify any bridges and/or culverts that are of potential historic age that may be present within the project corridor. Those resources are represented in the table below. The map shown in Appendix B includes irrigation feature locations culled from referencing USGS topographic Maps of the area as well as Colorado Division of Water Resources (CDWR) Map Viewer.

Data Collected/ Methodology

Historic Resource Study Area

The HRSA consists of the general project study area and includes a nearly 4 mile-long segment of North Avenue/ US 6B in Grand Junction right-of-way (ROW) as well as a single parcel deep from the road right-of-way to both the north and south of the roadway. The segment of North Avenue/ US 6B extends from N 1st Street on the west to I-70B junction on the east. In the area between N 12th St and N 23rd St the HRSA is restricted to just the road ROW, as sidewalks were recently improved in that area and no work is anticipated within that portion.

A search of the OAHP COMPASS database was completed to identify previously surveyed historic resources within the HRSA (Appendix A: *COMPASS Search Results*). Mesa County Assessor's data was also analyzed for parcels located within the HRSA containing buildings or structures built in 1975 or before, which accounts for the projected construction date of 2025. It was noted, however, that the GIS data provided from Mesa County may not always match the data presented in the Mesa County Assessor's on-line database. Several instances were found where a parcel was assigned no construction date in the GIS database (indicating there is no building or structure on the property), however, a building is noted on the on-line database with a year built. Particular care and attention should be paid to the Assessor's search during future phases of the project to ensure that the most accurate date is included. CDOT's OTIS application was used to identify bridges and culverts in the HRSA built in 1975 or earlier. In addition, the locations of former streetcar lines were identified using the Historic Streetcars of Colorado Interactive

Map created by CDOT as there is the potential for buried streetcar lines to exist along former alignments. These former streetcar lines are also reflected in the map shown in Appendix B.

Finding/Results

Several types of historic resources are present in the HRSA, including but not limited to buildings- both residential and commercial, as well as structures such as culverts, the road itself which was determined official eligible the NRHP, potentially buried streetcar lines, and improved natural drainages. The search of the Mesa County Assessor’s records indicates there are 92 parcels in the HRSA containing buildings constructed in 1975 or earlier, with the earliest construction date of 1900. Parcels containing buildings or structures erected in 1975 or prior are shaded yellow on the map shown in Appendix B. The COMPASS search results are included in Appendix A and indicate that within the HRSA there are 3 officially eligible or listed resources, 5 officially not-eligible resources, 1 linear resource, and 42 resources that have no official determination regarding their eligibility.

Bridges/ Culverts

Structure Name	Structure Type	Year Built	Location
Culvert 006B032900BL	Culvert	1957	Carries Indian Wash just west of 28 Rd.

Ditches/ Irrigation

Feature Name	Site Number	Feature Type	Location	Evidence
Indian Wash	N/A	Improved Natural Drainage	West of 28 Rd.	Appears on Aerials/ Topo Maps/ CDWR Map Viewer
Mesa County Ditch	5ME.15094	Irrigation Ditch	SE corner of North Ave. and 28 Rd.	Likely Piped/ Relocated. Appears in 1964 TOPO map but never after. Not visible from current aerial

Streetcar Lines

Line Name	Year Built	Location
GJ & GRVRwy Co. Interurban Inbound	1909	Along N 12 th St., south of intersection with North Ave.
GJ & GRVRwy Co. Interurban Outbound	1909	Along N 12 th St., south of intersection with North Ave.
Fruit Belt Route	1910	Along N 12 th St., north of intersection with North Ave.

28 ½ Road to 29 ½ Road

The construction of the proposed multimodal path along North Ave./ US 6B will be approached in various phases, with the preliminary phase focusing on the area from 28 ½ Rd. to 29 ½ Rd. The following resources were identified between 28 ½ Rd. and 29 ½ Rd. during the data collection effort. The Mesa County Assessor’s Search includes only those buildings or structures constructed in 1975 or earlier.

COMPASS Search Results

- Note: The given address on several of the site forms for these properties is located outside of the HRSA or does not appear in the Mesa County Assessor's records, however, the mapping provided by SHPO places them within the HRSA. In an effort to be as inclusive as possible, all resources located within the HRSA as indicated in the SHPO GIS files are included in the table below.

<u>Site ID</u>	<u>Site Name</u>	<u>Address</u>	<u>Assessment</u>	<u>Assessment Date</u>	<u>Notes</u>
5ME.1899	DAN'S AUTO SALES	494 29 RD., GRAND JUNCTION, CO 81504, Mesa	106 - Officially eligible	8/19/05	Address does not appear in Assessor's on-line database
5ME.12922.4	US HIGHWAY 6 - SEGMENT	N/A	Supports Eligibility of Entire Linear Resource	6/14/21	N/A
5ME.8836		489 HARRIS RD., GRAND JUNCTION, 81501, Mesa	N/A	N/A	Address is outside of HRSA
5ME.8837		492 HARRIS RD., GRAND JUNCTION, 81501, Mesa	N/A	N/A	Address is outside of HRSA
5ME.8838		2873 NORTH AVE., GRAND JUNCTION, 81501, Mesa	N/A	N/A	Address does not appear in Assessor's on-line database
5ME.8847		496 1/2 MELODY LANE, GRAND JUNCTION, 81501, Mesa	N/A	N/A	Assessor's provides year built of 1983
5ME.1898		2905 NORTH AVE., Mesa	N/A	N/A	Address does not appear in Assessor's database

Mesa County Assessor's Search- (North Side of North Avenue/ US 6B)

<u>Address</u>	<u>Year Built</u>
2854 North Ave.	1945
2856 North Ave.	1938
2858 North Ave.	1956
2860 North Ave.	1956
2860 ½ North Ave.	1964
515 28 ¾ Rd.	1943
2882 North Ave.	1969
2888 North Ave.	1965
2910 North Ave.	1969

2914 North Ave.	1943
2916 North Ave.	1946
2920 North Ave.	1945
2922 North Ave.	1945
2924 North Ave.	1954

Mesa County Assessor's Search- (South Side of North Avenue/ US 6B)

<u>Address</u>	<u>Year Built</u>
2863 North Ave.	1947
2863 ½ North Ave.	1948
2871 North Ave.	1972
2887 North Ave.	1963
2909 North Ave.	1960
2925 North Ave.	1955
2931 North Ave.	1969

Future Actions

Any future phases should take these identified resources into account during the planning stages in order to avoid and/ or minimize any potential adverse effect, both direct or indirect, to any potentially historic resource. Previously surveyed resources or properties containing buildings or structures that were constructed in 1975 or earlier where any work or easements (temporary or permanent) will occur will need to be documented on the appropriate OAH survey forms. Given the discrepancies between the Mesa County GIS data and the Mesa County Assessor's on-line database, a close search of the Mesa County Assessor's on-line database should be completed prior to future phases to ensure no potentially historic properties are omitted from the Section 106 review. Additionally, if any resources will be subject to any indirect effects, including visual changes, they will also require documentation. The eligibility of and effects to any of those resources will require consultation with the SHPO. If adverse effects are determined, then mitigation will be required, which can lengthen the Section 106 compliance process. Additionally, if the proposed construction within the HRSA is extended to occur beyond 2025, then an updated search of the Mesa County Assessor's records will be required to capture any buildings or structures that have since become 50 years old. Similarly, an updated search of the COMPASS database should be completed prior to subsequent phases to ensure any newly recorded resources are accounted for and redundancy of efforts are eliminated.

Attachments:

Appendix A: Compass Search Results

Appendix B: North Avenue Transit and Multimodal Improvements Historic Resources

COMPASS Search Results

* There is a backlog of information to be entered in the COMPASS database. As a result, the entries below may not be reflective and additional resources that have been recorded may not appear below.

Officially Eligible/ Listed Resources

<u>Site ID</u>	<u>Site Name</u>	<u>Address</u>
5ME.14917	MARTIN'S MORTUARY	550 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.1899	DAN'S AUTO SALES	494 29 RD., GRAND JUNCTION, CO 81504, Mesa
5ME.20046	LINCOLN PARK	1240 GUNNISON AVE, GRAND JUNCTION, CO

Officially Not Eligible

<u>Site ID</u>	<u>Site Name</u>	<u>Address</u>
5ME.13849	N/A	508 29 RD., GRAND JUNCTION, CO, Mesa
5ME.13850	STONE RESIDENCE	508 1/2 29 RD., GRAND JUNCTION, CO, Mesa
5ME.15076	29 ROAD MINI STORAGE	492 29 RD., GRAND JUNCTION, CO, Mesa>490 29 RD., GRAND JUNCTION, CO
5ME.15090	WAGNER EQUIPMENT RENTAL	2882 I-70B, GRAND JUNCTION, CO, Mesa>2882 I 70 BUSINESS LOOP, GRAND JUNCTION, CO
5ME.17745	GRAND JUNCTION VETERANS MEDICAL CENTER	NORTH AVE., GRAND JUNCTION, CO 81501, Mesa

Linear Resources- Supporting and Non-Supporting

<u>Site ID</u>	<u>Site Name</u>	<u>Address</u>
5ME.12922.4	US HIGHWAY 6 - SEGMENT	N/A

Field Determinations/ No Determination

<u>Site ID</u>	<u>Site Name</u>	<u>Address</u>
5ME.14570	CASTER RESIDENCE	1121 HOUSTON, GRAND JUNCTION, CO, Mesa
5ME.14914	HARBERT LUMBER	240 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14915	FABRICARE SERVICES	304 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14916	CURNOW'S FROZEN FOOD LOCKERS ~ QUALITY MEAT CO. ~ QUALITY MEAT MARKET	340 NORTH AVE., GRAND JUNCTION, CO, Mesa

5ME.14918	CALSO SERVICE STATION AND OIL ~ EXPRESS DRY CLEANING AND LAUNDRY	604 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.14919	BARBOUR'S MONEY SAVER GROCER ~ WALLICK & VOLK MORTGAGE LENDING	616 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.14920		754 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14921	RUSS VACUUM, VACUUM DOCTOR	768 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14922		902 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14923	BUDGET FRAMER	940 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14924	JAROS HARDWARE ~ THE BIKE SHOP ~ CUSTOM AUTO RESOURCES	950 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14925		1002 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14926	THE OPTICAL CENTER	1316 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.14927	BLACK CARRIAGE FURNITURE	1340 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14928	KARATE	1420 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14930	FAR EAST	1530 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.14931	EARL'S HOUSE OF SPIRITS LIQUOR	1550 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14932	FRONTIER MOTOR LODGE	1940 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.14933	SAN JUAN MOTEL ~ IPSWICH INN	2222 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.14934	EL PALOMINO HOTEL	2400 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.1872		2950 NORTH AVE., FRUITVALE, Mesa
5ME.1873		2938 NORTH AVE., FRUITVALE, Mesa
5ME.1883		530 29 1/2 RD., FRUITVALE, Mesa
5ME.1898		2905 NORTH AVE., Mesa
5ME.8292	CARTER OIL COMPANY ~ GRAND MESA AUTO SALES	657 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8332	THE HOUSE AT 342 BELFORD AVE.	342 BELFORD AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8333	THE HOUSE AT 410 BELFORD AVE.	410 BELFORD AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8357	THE HOUSE AT 316 NORTH AVE. ~ SANTY RESIDENCE	315 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8392	HARRY AND EMMA JENS HOUSE	629 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8427	THE BUILDING AT 1025 N. 4TH ST. ~ MESA COUNTY FARM BUREAU	1025 N. 4TH ST., GRAND JUNCTION, CO 81501
5ME.8428	THE HOUSE AT 350 BELFORD AVENUE ~ TOLMAN RESIDENCE	350 BELFORD AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8429	ANDREW HALLIGAN HOUSE ~ WEST RESIDENCE	310 BELFORD AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8430	BOB'S CAR WASH	441 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa

5ME.8431	ROY P. BREWER HOUSE	545 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8458	RIVIERA MOTEL	125 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8459	LAZY J MOTEL	333 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8460	SILVER SPUR MOTEL	555 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8461	LITTLE VILLA MOTEL	609 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8836		489 HARRIS RD., GRAND JUNCTION, 81501, Mesa
5ME.8837		492 HARRIS RD., GRAND JUNCTION, 81501, Mesa
5ME.8838		2873 NORTH AVE., GRAND JUNCTION, 81501, Mesa
5ME.8847		496 1/2 MELODY LANE, GRAND JUNCTION, 81501, Mesa

Previously Completed Surveys

<u>Survey ID</u>	<u>Name</u>
ME.CH.R13	HISTORIC RESOURCES SURVEY REPORT 29 ROAD PHASE II GRAND JUNCTION, COLORADO (STM M555-016)
ME.CH.R21	HISTORIC RESOURCES SURVEY REPORT 29 ROAD & I-70B INTERCHANGE, GRAND JUNCTION, COLORADO
ME.CSU.R1	HISTORIC STRUCTURES OF GRAND JUNCTION, A SURVEY
ME.DA.R1	A HISTORICAL AND ARCHITECTURAL INVENTORY OF THE GRAND JUNCTION VETERANS AFFAIRS MEDICAL CENTER, MESA COUNTY, COLORADO
ME.LG.R6	CENTRAL MESA COUNTY AND COLLBRAN, DE BEQUE, FRUITA AND PALISADE: HISTORIC STRUCTURE INVENTORY
ME.R.R18	CLASS III CULTURAL RESOURCES SURVEY OF THE GRAND VALLEY UNIT, STAGE TWO, MESA COUNTY, COLORADO
ME.SHF.R1	GRAND JUNCTION HISTORIC RESOURCES SURVEY, PHASE II (SHF PROJECT 95-01-57)

e of the most recent determinations

Assessment

**Assessment
Date**

106 - Officially eligible	6/14/2021
106 - Officially eligible	8/19/2005
106 - Officially eligible	11/17/2014

Assessment

**Assessment
Date**

Officially not eligible	1/17/2003
Officially not eligible	1/17/2003
Officially not eligible	8/19/2005
Officially not eligible	8/19/2005
Officially not eligible	10/26/2010

Assessment

**Assessment
Date**

Supports Eligibility of Entire Linear Resource	6/14/2021
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Assessment

**Assessment
Date**

No assessment given on form	01/28/1980
Field eligible/ Field not eligible	3/2005
Field eligible/ Field not eligible	3/2005
Field eligible/ Field not eligible	3/2005

Field not eligible	05/31/1996
Field not eligible	05/31/1996
Field not eligible	05/31/1996
Field not eligible	05/31/1996
Field not eligible	05/31/1996
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A

<u>Authoring Institution</u>	<u>Date</u>
Colorado Department of Transportation	6/26/2003
Hermesen Consultants	6/20/2007
Grand Junction Downtown Development Authority	4/16/2004
Department of Veterans Affairs	12/17/2010
Western Heritage Conservation, Inc.	8/14/2002
Colorado State University Anthropology	2/3/2003
Museums of Western Colorado	6/7/2004

COLORADO DEPARTMENT OF TRANSPORTATION INITIAL SITE ASSESSMENT (ISA)	Region: 3 Route ID:	Project No.: Project Code (SA#):
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Project Description

Project Name: North Avenue/US 6B Enhanced Transit Corridor Study		
Milepost Begin:	Milepost End:	County: Mesa
Location: North Avenue from N. 1st east to N. 30th/I-70B in Grand Junction		
Main Project Elements:		

Project Features (Check if applies)

<input type="checkbox"/> Structure Acquisition	<input checked="" type="checkbox"/> Structure Modification	<input type="checkbox"/> Structure Demolition
<input type="checkbox"/> New ROW	<input type="checkbox"/> Easements	<input type="checkbox"/> Utility Relocation
<input type="checkbox"/> Excavation/Drilling	Disturbance depth (if known): ft	<input type="checkbox"/> Dewatering
Gw Anticipated: No	Depth to gw (if known): >10ft	Gw flow direction (if known):

Records Review & Interview(s)

The following records/sources were used in this assessment ('No' is implied if unchecked):

ASTM Standard Environmental Record Sources OPS CDPHE CDOT Internal Database Date:
 ASTM Standard Search Radii or Modified Search Radii:
 Previous Environmental Reports/CDOT Files:
 Other Files/Databases (Assessor, Fire dept., Building, Planning, etc.):

Topographic Map(s) Current – date: Historic – year(s):
Aerial Photograph(s) Current – date: **2021** Historic – year(s):

Sanborn Map(s) – year(s):
 Local Street Directories – year(s):

Historic Land use(s) within the project area (if known): **Commercial and residential**

Interviews (Names/Title/Date/Comments):

Site Reconnaissance & Description

Visual inspection conducted Inspection Date: **June 13 and 14, 2022**
If 'No' document the reason:

Project area and land use(s) description:
The subject area includes north and south ROWs along North Avenue, with primarily commercial land use on both sides of North Avenue, with small sections of residential (mobile home parks).

Industrial Light Industrial Commercial Residential Agricultural Undeveloped Other: **Mesa State University, VA Hospital, Lincoln Park (municipal), US Postal Service, mobile home sites.**

Adjacent land use(s) description:
The surrounding area is primarily commercial with residential neighborhoods to the north and south.

Industrial Light Industrial Commercial Residential Agricultural Undeveloped Other:

Potential Environmental Concerns on the immediate project area or directly adjacent to it

(Select from dropdown menu – Yes, No, Expected, or Unknown)

Potential Environmental Concern	Project Area	Adjacent Area	Potential Environmental Concern	Project Area	Adjacent Area
Evidence of underground tanks (pipes, vents, fill caps, etc.)	Yes	Yes	Protected/fenced/placarded area(s)	No	No
Aboveground storage tank(s)	No	No	Liquid waste (pits, ponds, etc.)	No	No
Monitoring/water well(s)	Yes	Yes	Oil sheen (soil/water)	Yes	Yes
Electrical/transformer Equipment	No	No	Oil/gas well(s)	No	no
Cistern(s), sump(s) drain(s)	No	Unknown	Mine tailings/waste	Yes	Yes

Potential Environmental Concerns on the immediate project area or directly adjacent to it

(Select from dropdown menu – Yes, No, Expected, or Unknown)

Potential Environmental Concern	Project Area	Adjacent Area	Potential Environmental Concern	Project Area	Adjacent Area
Barrel(s), drum(s), container(s)	No	Yes	Painted/preserved material(s)	No	No
Stockpile, surface trash, debris	No	No	Odor	No	No
Exposed/buried landfill	No	No	Chemical storage	No	No
Batteries	No	No	Suspect asbestos containing material	No	No
Surface staining	No	No	Suspected methamphetamine lab	No	No
Stressed vegetation	No	No			

Findings/Conclusions:

Are known hazardous or other waste sites on or adjacent to the project area, which may affect the project? **No**
 Explain:

Recommendations:

Materials Management Plan Force Account Modified CDOT Specification(s) Additional Assessment/Investigation*
 Explain: **Potential for soil material to be impacted by petroleum hydrocarbons, dry cleaning solvents, and uranium mill tailings.**

*Additional work must be approved by CDOT.

Attachments:

<input checked="" type="checkbox"/> Environmental Database Map	
<input type="checkbox"/> Modified CDOT Specification(s)	
<input type="checkbox"/> General Plan Note(s)	
<input type="checkbox"/> Maps & Figures	
<input type="checkbox"/> Agency File Data	
Photographs	Photo of sump and drums
Database evaluation; narrative	Summary of potentially impacted properties along the subject corridor.

Completed by (Name and Title): **Keith S. Pollman, Senior Hydrogeologist**

Signature:  Date: **June 30, 2022** Revised (if necessary):

CDOT Environmental Project Manager Approval: _____ Date:

NORTH AVENUE (U.S. 6) TRANSIT STUDY FROM N. 1ST STREET TO I-70B ENVIRONMENTAL

DATABASE SUMMARY

The Environmental Database Report provided by Environmental Risk Information Services dated May 25, 2022, identified 183 different properties within the study area surrounding North Avenue. Bronco evaluated each property with regard to location, the nature of the associated environmental issues (e.g., petroleum hydrocarbon contamination in subsurface), and regulatory status (i.e., ongoing release investigation, or closed release event(s)). Bronco identified 43 properties that could potentially have affected subsurface soil and/or groundwater in the project area. Thirty-nine properties are former or current petroleum underground storage tank (UST) sites that have also been identified as leaking storage tank (LST) sites. All release incidents at 34 of these properties have been closed with residual contamination remaining in soil and/or groundwater at concentrations compliant with the CDLE-OPS Tier I RBSLs and Colorado Groundwater Quality Standards or Tier II and Tier III site-specific standards. Corrective Action Plans (CAPs) are being implemented to remediate soil and/or groundwater contamination at four of the storage tank sites, and an additional two properties have open release events which are presumably being remediated. The four non-storage tank properties identified by Bronco are all former or active dry-cleaning facilities. Two of these facilities have documented soil and groundwater contamination and restrictive environmental covenants have been imposed to limit or prohibit excavation and groundwater use to prevent exposure to contamination. Additional investigation has been recommended to determine whether the other two dry-cleaning facilities have affected the subsurface.

The Environmental Database report does not include site-specific data on Uranium Mill Tailings Remedial Action (UMTRA) sites, although uranium mill tailings were commonly used as fill on private properties and for utility corridors underlying the streets within the commercial district where the project is located. Without conducting additional site-specific research, it should be assumed that uranium mill tailings are present throughout the project area.

The 43 identified properties are summarized below and presented by location from west to east along the North Avenue corridor. Additional database and agency research to determine the extent and nature of contamination at each of the properties identified or to refine the areas of potential concern within each property that could impact construction activities was not completed as part of the Initial Site Assessment. Therefore, the health and safety protocols during construction should consider each property as potentially having soil and/or groundwater contamination and should require PPE and air monitoring as appropriate. It should be noted that 7 of the properties identified are located along the extent of North Avenue between 12th Street and 23rd Street for which the pedestrian walkway has already been constructed. These properties were determined to be located outside of the scope of the project, but descriptions have been included in this report as contamination may have spread to neighboring properties and utility corridors.



A site reconnaissance was performed on June 13th and 14th, 2022, to observe properties within the project area. Monitoring wells were observed within the right-of-way (ROW) on several properties as noted below. One possible sump that was not included in the database search was observed in the site reconnaissance at 756 North Ave.

North Avenue North Side

1105 North 1st Street: Former Amoco #3029; now Car-tunes Auto Sales. On RCRA Non Gen, UST, LST, and LUST TRUST databases. Event #1710 remains open. A Corrective Action Plan is being implemented and an active remediation system was observed onsite suggesting soil and groundwater contamination are present. The property is located on the northwest corner of 1st Street and North Avenue, which is adjacent to the project area; however, contamination may have traveled to neighboring properties.

102 North Avenue: Former Waldens Texaco; GoFer Foods 1st Street; now a vape store (Discontent). On FINDS/FRS, UST, LST, and LUST TRUST databases. Event #8820 granted Tier III closure 7/19/16. Low-concentration soil and groundwater contamination remain onsite. Monitoring wells were observed onsite with two wells potentially located within the ROW (~10 feet from North Avenue). It is unknown if the wells are associated with former onsite spills or the Former Amoco (1105 North 1st Street).

1251 North 3rd Street: *[1.5 blocks North of project area.]* Holiday Cleaners. On RCRA Non Gen, RCRA CORRACTS, Covenants, and Federal and State Drycleaners databases. Documented soil and groundwater contamination with chlorinated solvents and breakdown products. Remediation may be ongoing. Restrictive covenants limit excavation and prohibit groundwater use on the property. This property is located approximately 1.5 blocks north of North Avenue, but groundwater contamination may extend south to the project area.

304 North Avenue: Fabricare Corner Cleaners. On CERCLIS, RCRA Non Gen, and Federal and State Drycleaners databases. CERCLIS database listing indicates the property should be evaluated as a potential hazardous waste site; however, no releases from the dry-cleaning operations have been reported. Potential for soil and groundwater contamination (chlorinated solvents) from dry-cleaning operations. Monitoring wells were observed onsite and across 3rd street on the neighboring property (CPS Distributers, 240 North Ave.). Monitoring wells appear to be north of the ROW (>10 feet from North Avenue).

410 North Avenue: Formerly Gay Johnson's; now GCR Tires & Service. On LST database. Event #9177 remains open. Remnant low-concentration soil and groundwater contamination. A remediation trench with wells extends east to west along the north parking lot and north along the west side of the building. Trench and wells are located ~10 feet north of North Avenue and may be within the ROW.

460 North Avenue: Formerly Olson Lumber Yard (northern parcel) and Olson Travel Office (southern parcel); now The Salon Professional Academy. On FINDS/FRS, RCRA Non Gen, UST, and



LST databases. Events #6418 and #6419 closed 8/12/03 (Tier I closure). Possible remnant low-concentration soil and groundwater contamination.

604 North Avenue: North Avenue Cleaners (Lot 1) and former UST site (Lot 2); now Zuma Hair Studio. On CERCLIS, FINDS/FRS, RCRA Non Gen, UST, LST, and Federal and State Drycleaners databases. Events #8525 and #12485 closed 2/22/18 (Tier II closure). CERCLIS database listing indicates the property should be evaluated as a potential hazardous waste site; however, no releases from the dry-cleaning operations have been reported. Possible remnant low-concentration soil and groundwater contamination from petroleum hydrocarbons. Potential for soil and groundwater contamination (chlorinated solvents) from dry-cleaning operations. Monitoring wells were observed within 10 feet of North Avenue on Lot 2.

756 North Ave: A possible sump or utility box was identified during the site reconnaissance in front of The Fishin Hole adjacent to the ROW. The content or purpose was not identified at the time of the site walk. Bronco recommends investigating the construction and use of this underground feature prior to any excavation work, and/or using caution when exposing soils. Air monitoring and, possibly, sampling should be conducted if staining or odors are observed during construction. A photo of the possible sump has been included in this report for reference.

874 North Avenue: Formerly Sherwin Williams; now a vape store. On UST and LST databases. Release event #217 closed 8/5/96 (Tier I closure). Possible remnant low-concentration soil contamination.

912 North Avenue: Former gas station and print shop; now Roper Music (vacant). On UST, LST, and SPILLS databases. Release events #12059 closed 8/11/16 (Tier I closure). SPILLS database listing documents a report from 1992 that chemicals being used in printing operations were being illegally dumped (location not given). Possible remnant low-concentration soil contamination.

1210 North Avenue: Formerly Dollar Rent A Car, Chevron #70312; now T-Mobile. On UST, LST, and LUST TRUST databases. Release events #1886 and #10606 closed 9/25/96 and 11/24/10, respectively (Tier I closure). Possible remnant low-concentration soil contamination.

1520 North Avenue: Former gas station. On LST database. Release event #13182 closed (Tier I) 10/9/19. Possible remnant low-concentration soil and groundwater contamination.

1750 North Avenue: Former Ray's Texaco and U-Haul and Go-Fer Foods 18th Street, currently Big Dog Dish. On FINDS/FRS, UST, LST, and LUST TRUST databases. Release events #11424 and #12187 closed 1/20/16, and 12/15/14, respectively. Tier II closure for Event #11424. Possible remnant low-concentration soil and groundwater contamination.

2050 North Avenue: Former Stop N Save, now JJ's Auto Detailing. On SPILLS, LST, and LUST TRUST databases. Release event #900, #9412, and #9966 closed 1/30/98, 9/19/16, and 12/5/05, respectively. Tier II closure for Event #9412. Possible remnant low-concentration soil and groundwater contamination.



2122 North Avenue: Former Ed Eisenhower Dodge, currently Auto Mart. On FINDS/FRS, UST, and LST databases. Release event #839 closed 3/30/99 (Tier II closure). Possible remnant low-concentration soil and groundwater contamination.

2260 North Avenue: [NW corner of 23rd Street and North Avenue] Former Steve's Amoco and Big Willy's Auto Repair Sinclair, currently Banister Automotive. On FINDS/FRS, UST, and LST databases. Release events #1416 and #12291 closed 10/20/97 and 5/2/17, respectively. Both were Tier I closures. Possible remnant low-concentration soil contamination. Test wells on property, no monitoring wells observed east of 23rd Street or south of North Avenue.

2830 North Avenue: Former King Soopers City Market, now Startek. On LST and LUST TRUST databases. Release events #10263 and #11435 closed 7/8/09 and 8/16/11, respectively. Both were Tier II closures. Possible remnant low-concentration soil and groundwater contamination.

2850 North Avenue: Maxim Motors. On UST, LST, and Delisted LST databases. Events #23, #8903, and #11180 closed 4/8/97, 4/10/18, and 6/29/10 (Tier I closures). Possible remnant low-concentration soil contamination.

2870 North Avenue: Galligan property; now Texas Roadhouse. On UST and LST databases. Event #337 closed 7/14/97. Possible remnant low-concentration soil contamination.

2878 North Avenue: Formerly Guyton's Fun Junction; now Del Taco. On UST, LST, and LUST TRUST databases. Event #9832 closed 7/27/07. Tier II closure. Possible remnant low-concentration soil and groundwater contamination.

2896 North Avenue: Formerly Pester Marketing Alta Convenience #6151; now active Shell station. On ERNS, FINDS/FRS, HMIRS, UST, LST, and SPILLS databases. Events #1110 and #8702 were closed 6/19/02 (Tier II closure). Event #12534 remains open. ERNS, SPILLS, and HMIRS listings document a 360-gallon gasoline spill that occurred in 2001. Several monitoring wells are located on the property. Active UST pit is located approximately 20 feet north of the ROW, on the southwest portion of the property. Remnant low-concentration soil and groundwater contamination is likely.

2908 North Avenue: Bencor/North LP mobile home village. On UST and LST databases. Event #9940 closed 1/19/06 (Tier I closure). Possible remnant low-concentration soil contamination.

2914 North Avenue: Former gas station; now Dare to Care auto repair. On UST, LST, and LUST TRUST databases. Event #10214 closed 11/19/10 (Tier II closure). Possible remnant low-concentration soil and groundwater contamination. Lot could not be observed due to density of parked vehicles. Drums (suspected motor oil, antifreeze, fluids) are stored behind the building within a fenced area (photo attached).



2926 North Avenue: Formerly Plateau #145, MAACO Auto Painting; now Caliber Collision. On FINDS/FRS, UST, and LST databases. Event #1047 was closed 3/26/97. Possible remnant low-concentration soil contamination.

2950 North Avenue: Former Family Fun Arcade; now Armantrout Auto Sales. On UST and LST databases. Event #3738 closed 12/9/91 (Tier I closure). Possible remnant low-concentration soil contamination.

2998 North Avenue: Alta Convenience #6125 (Conoco). On UST, LST, and LUST TRUST databases. Active gas station. Event #3044 closed 11/3/20 (Tier II closure); Event #13897 remains open. A Corrective Action Plan is being implemented, suggesting soil and groundwater contamination are present. Active remediation system on site. Source area appears to be the UST pit to the east of the building. Monitoring wells are present throughout the property with one monitoring well being located within the ROW adjacent to the sidewalk on the south edge of the property.

North Avenue South Side

101 North Avenue: Former 1st & North Texaco; now Midas Muffler & Brake. On FINDS/FRS, UST, LST, and LUST TRUST databases. Event #5712 closed 2/24/14 (Tier II closure). Monitoring wells were observed in the parking lot south of the ROW. Possible remnant low-concentration soil and groundwater contamination.

201 North Avenue: Stinker #323 (Sinclair). On FINDS/FRS, UST, LST, and LUST TRUST databases. Event #6570 closed 8/2/00; Event #13475 remains open. A Corrective Action Plan is being implemented, suggesting soil and groundwater contamination are present. UST pits are located on the south side of the building. One monitoring well was observed within 5 feet of the ROW.

345 North Avenue: Formerly 4th & North Texaco; now Valley Auto. On UST, LST, and LUST TRUST databases. Event #2534 remains open. Former UST pit is located on the south side of the office and is under remediation. Remnant low-concentration soil and groundwater contamination are likely.

459 North Avenue: Formerly Countryside Convenience Store; now Smiles 4 Kids Children's Dentistry. On UST and LST databases. Release event #1170 remains open. A Corrective Action Plan is being implemented and several monitoring wells are present onsite and in the ROW to the east across 5th street (505-525 North Avenue), suggesting soil and groundwater contamination are present.

747 North Avenue: Formerly A World of Tile; now vacant (?). On AST and LST databases. Release event #9847 closed 11/28/05 (Tier I closure). Possible remnant low-concentration soil contamination.



1015 North Avenue: Formerly Diamond Shamrock; now Columbine Caregivers. On FINDS/FRS, UST, and LST databases. Active gas station. Release event #9646 closed 1/19/07 (Tier II closure). Possible remnant low-concentration soil and groundwater contamination.

2121 North Avenue: VA Medical Center. On RCRA VSQG, FINDS/FRS, AST, UST, LST and HIST MILTS databases. Release events #3105, #11342, #11572, and #12542 closed 8/5/96, 2/3/11, 1/31/12, and 7/14/16, respectively. All were Tier I closures. Possible remnant low-concentration soil contamination from petroleum hydrocarbons. Also, possible uranium mill tailings site.

2301 North Avenue: Former Chevron; currently a restaurant (Los Alazanes). On LST database. Event #1533 closed 9/20/95. Possible remnant low-concentration soil contamination.

2401 North Avenue: Former AAA Martinizing Drycleaners, now Big Lots. On AUL, RCRA CORRACTS, RCRA Controls, and Federal and State Drycleaners databases. Documented soil and groundwater contamination with chlorinated solvents and breakdown products. Assessment and remediation complete. Restrictive covenants limit excavation and prohibit groundwater use. Property is located in a strip mall approximately 350 feet south of the project area. No monitoring wells were identified during the site reconnaissance.

2809 North Avenue: Walmart, located approximately 500 feet south of the project area. On RCRA VSQG, UST, and LST databases. Event #3956 closed 2/14/91. Possible remnant low-concentration soil and groundwater contamination.

2823 North Avenue: Former Kathy's Kar Wash; currently an apartment building. On UST and LST databases. Event #8142 closed 4/30/02 (Tier I closure). Possible remnant low-concentration soil contamination.

2833 North Avenue: Former Bradley Petroleum; property has been redeveloped to a Sonic. On UST and LST databases. Event #5384 closed 2/26/98. Possible remnant low-concentration soil contamination.

2847 North Avenue: C & F Food Store #9 (Conoco). Active gas station. On UST, LST, and LUST TRUST databases. Release event #1666 closed 6/18/98; release event #13490 remains open. Corrective Action Plan is being implemented, and wells are present near or within the ROW, suggesting soil and groundwater contamination are present.

2857 North Avenue: Grease Monkey. On AST, UST, LST, and SPILLS databases. Event #1554 closed 7/17/95 (Tier I closure). SPILLS listing documents incident when radiator fluid containing antifreeze was dumped onto the paved area behind the building. Possible remnant low-concentration soil contamination.

2903 North Avenue: Stinker #322 (Sinclair). On FINDS/FRS, UST, and LST databases. Events #7953 and #11426 were closed 8/3/11, and event #13474 was closed 2/25/20 (Tier II closure). The property has been demolished, currently has an open excavation, and is undergoing



redevelopment. No odor from the excavation was apparent from outside the construction fence. Possible remnant low-concentration soil and groundwater contamination.

2949 North Avenue: U-Haul of North Avenue #56. On AST, UST, and LST databases. Event #4096 closed 2/27/96. Possible remnant low-concentration soil and groundwater contamination.

2977 North Avenue: Former Fruitvale Texaco; GoFer Foods #20; now a vape store. On FINDS/FRS, UST, TANKS, and LST databases. Events #4882 and #11688 closed 3/8/93 and 10/19/12, respectively (Tier I closure). Possible remnant low-concentration soil contamination.

2991 North Avenue: Diamond Vogel Paint Center. On LST database. Event #2865 closed 7/27/98. Possible remnant low-concentration soil contamination.

CONCLUSIONS

All 39 LST sites listed above have documented soil and/or groundwater contamination. 21 properties were granted Tier I closure, apparently after initial site characterization investigations had been completed, which implies that soil contamination may have been limited to the former UST pit and/or dispensing islands and may not have extended to the North Avenue ROW or off-site. However, the 12 LST sites which were granted Tier II or III closure were likely to have soil and groundwater contamination throughout the subsurface of the site and possibly off-site. These sites required more extensive assessment investigations, monitoring, and possibly remediation until petroleum hydrocarbon concentrations in soil and groundwater were compliant with the site-specific Tier II or III cleanup levels developed in the Corrective Action Plan. These 12 sites, listed below by address, are likely to have remnant soil and groundwater contamination, possibly in the North Avenue ROW:

- 101 North Avenue;
- 102 North Avenue;
- 604 North Avenue;
- 1015 North Avenue;
- 1750 North Avenue¹;
- 2050 North Avenue¹;
- 2122 North Avenue¹;
- 2830 North Avenue;
- 2878 North Avenue;
- 2903 North Avenue;
- 2914 North Avenue; and
- 2998 North Avenue.

1



Corrective Action Plans are being implemented at four of the LST properties, indicating that soil and groundwater contamination are present and subject to remediation and/or monitoring until petroleum hydrocarbon concentrations have achieved Tier II (or III) levels. An additional two LST properties have open release incidents, which are presumably being investigated and will require a Corrective Action Plan. These properties, listed below, and neighboring properties, should also be considered likely to have remnant soil and groundwater contamination, possibly in the North Avenue ROW:

- 1105 N. 1st Street (CAP);
- 201 North Avenue (CAP);
- 410 North Avenue (Open Release Event);
- 459 North Avenue (CAP);
- 2847 North Avenue (CAP); and
- 2896 North Avenue (Open Release Event).

Of the four former or active dry-cleaning facilities identified, two have documented soil and groundwater contamination from chlorinated solvents and volatile organic compounds (VOCs) and have environmental restrictive covenants in place to prohibit groundwater use and manage contact with contaminated soil. It is likely that soil and groundwater contamination extends into the North Avenue ROW at both of these sites. Mesa County and CDOT will likely need to establish access, health and safety, materials management protocols with the property owners/responsible parties and CDPHE before work can begin. The addresses of these two facilities are:

- 1251 North 3rd Street; and
- 2401 North Avenue.

Two other dry-cleaning facilities were listed in the database search as candidates for additional investigation to evaluate the likelihood of historic releases and subsurface contamination. The database does not indicate that soil and/or groundwater contamination has been detected. Therefore, these two properties should be considered to have the potential for contamination:

- 304 North Avenue; and
- 604 North Avenue.

RECOMMENDATIONS

At this time excavation past 2 feet below grade is not expected during this project. It is unlikely therefore that petroleum hydrocarbons, volatile organic compounds, or dry-cleaning chemicals will be encountered in the ROW at these depths. However, Bronco recommends preparing a Materials Management Plan to establish protocols for personal protection, excavation, containment, and disposal if contaminated soils are encountered. Level D personal protective equipment is recommended throughout the project area with the understanding that the



protection level may be upgraded as necessary. In the event it is determined that excavation depths will exceed 2 feet, modified CDOT standards pertaining to soil and groundwater contamination may be required. In the event that odors or staining are detected during construction, Health Safety and Environmental personal should be contacted to perform air monitoring and testing as needed and more health and safety protocols may become warranted.

As there is a high likelihood that uranium mill tailings could be encountered at shallow depths and within the utility corridors underlying the ROW, Bronco recommends applying Section 250 (Environmental, Health and Safety Management) of the CDOT Standard Specifications, which will include preparing an expanded Health and Safety Plan and site-specific Materials Management Plan specifying radiological surveying, materials handling and disposal, and other requirements to ensure the safety of the workers and the public.



**ATTACHMENT 1
PHOTOGRAPHS**

Photos 1&2. Potential sump located curbside at 756 North Ave, (The Fishin Hole).

1.



2.



Photos 3&4. Drums located in back of lot at 2914 North Avenue, Dare to Care auto repair.

3.



4.



ATTACHMENT 2
REVISED ENVIRONMENTAL STANDARD 250



1
REVISION OF SECTION 250
ENVIRONMENTAL, HEALTH AND SAFETY MANAGEMENT

Section 250 of the Standard Specifications is hereby revised for this project as follows: Subsection

250.01 shall include the following:

This project may involve work with radioactive soils associated with Uranium Mine Tailings Act (UMTRA) Supplemental Standards Sites. Uranium tailings have been identified in the area and may be present on the project location. The Contractor shall review and abide by the “Uranium Mill Tailings Management Plan- for Managing Uranium Mill Tailings Encountered During Construction Activities in Western Colorado” (CDPHE, 2001). A copy of this plan is available from the Project Engineer.

The Contractor shall be responsible for identification of contaminated materials, worker health and safety, materials management, and if needed, disposal according to state and federal regulations. The Contractor’s Monitoring Technician (MT) shall be on site as necessary throughout the excavation to ensure the safety of workers and proper management of potentially contaminated materials, as detailed in the CDOT Standard Specification 250.03(b). The MT’s daily monitoring diary shall be submitted to Catherine Venting (CDOT Environmental) at the completion of the project for reporting to Colorado Department of Public Health and Environment (CDPHE).

Subsection 250.03 shall include the following:

In addition to the required Health and Safety Plan, as specified in 250.03(c), the Contractor shall provide a site specific Materials Management Plan (MMP). It will detail radiological survey methods, construction methods, and special handling requirements to minimize dust and erosion; and if required it will specify stockpile, transportation, and disposal methods for encountered contaminants. The MMP shall provide specific details regarding the methods, logistics, and timing of environmental monitoring and survey activities for excavation activities. The plan shall identify the Contractor’s representative responsible for environmental compliance and include a contingency plan for addressing unanticipated conditions. The locations of contaminants and avoidance measures shall also be included in the plan. The MMP and the HASP shall be submitted either prior to, or at the Pre-Construction Conference for review and approval by CDOT Environmental.

Subsection 250.05 (b) shall include the following:

Gamma detections at or above 20 μ R/H shall be considered contaminated with radioactive tailings. Over excavation of tailings shall be avoided at all times therefore only equipment appropriate for the job size will be permitted. The MT shall visibly mark contaminated areas (e.g. spray paint) for the machine operator, as needed. Uncontaminated material shall be segregated and stockpiled separately from contaminated material. Stockpiled material shall be fenced from public access and fully encapsulated. Radioactive tailings shall be re-buried in the same location from which they were removed as soon as possible with a minimum cover of 6- inches of non-radioactive soil. Over excavation of uncontaminated material to accommodate tailings burial will be paid for as **Pay Item #203 Unclassified Excavation**. Workers and equipment shall be decontaminated and frisked according to the CDPHE management plan. If on-site replacement of tailings is not feasible, off-site disposal of radioactive tailings shall be coordinated with Mr. Mike Cosby, CDPHE Environmental Protection Specialist (Phone #: 970 248-7171) and approved by the Project Engineer. Work shall cease when the MT or Project Engineer determines that the procedures are not or cannot be followed (e.g. high winds or worker non-cooperation).



Subsection 250.10 shall include the following:

The cost of the Materials Management Plan will be included in the lump sum of the Environmental Health and Safety Management Pay Item. The management, transport, and disposal of radioactive tailings outside the project area in lieu of stockpile and re-burial shall be paid for under the Materials Handling (Stockpile) unit bid price.

PAY ITEM PAY UNIT

Environmental Health and Safety Management Plan	Lump
Sum Monitoring Technician	Hour
Materials Handling (Stockpile)	Cubic Yard



