



RE: FNBR – Orchard Mesa 0311
DATE: January 21, 2005

2775 ACRIN AVE.

Grand Junction Community Development
250 North 5th Street
Grand Junction, CO 81501

ATT: Eric Hahn

SUBJECT: TEDS Exception for 1st National Bank of the Rockies
at Meridian Park Subdivision on Orchard Mesa

Dear Eric:

On behalf of our client, First National Bank of the Rockies, we are requesting a TEDS exception for this Project.

Proposed Exception - We are requesting an exception from City Standards which require up to (6) 'queued' or waiting vehicles at each drive-up lane for outside teller service. Our research indicates that this number of vehicles is in excess of what is actually required for a typical Branch Bank Facility. In respect to this request, our office conducted on-site surveys of (5) area Branch Banking Facilities. The results of our survey shows that a maximum of 2.5 'queued' vehicles on an average is appropriate with the typical number of waiting vehicles rarely being more than (2) at any time. The results of that study are attached to support this exception request.

Alternatives Considered – Reduction in the number of Drive-up Teller Windows was considered, but it was felt that this would increase traffic congestion through the queuing area.

Proposed Design – The proposed design is to provide for (4) Drive-up Teller Windows (1 being a ATM) with a one-way loop road around the proposed building. Each Teller Window will be able to queue (2) cars together. The loop road will be able to queue (9+) additional cars. Proposed site plan is attached in the Appendix.

Impacts of Change – No impacts are expected with the proposed design for this site.

We would appreciate your consideration of our request in a timely manner, and are available to respond to any other data required in support of this exception.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert D. Rowlands".

Robert D. Rowlands, Architect
RR/sds

Attachment

DESIGN EXCEPTION #DE 4-05

To: Mark Relph, Public Works & Utilities Department
Bob Blanchard, Community Development Department
Jim Bright, Grand Junction Fire Department

From: Tim Moore, Public Works Manager

Copy to: Eric Hahn, Development Engineer

Date: February 9, 2005

RE: Access Serving Off-Street Parking Areas – 1st National bank of the Rockies

DESCRIPTION OF THE SITUATION

The applicant proposes to construct a branch bank at Meridian Park Subdivision on Orchard Mesa. Their plan accommodates two vehicles at each of four windows plus nine more in the approach lane. TEDS requires a minimum of six spaces per window.

Applicant requests an exception to the second table in Section 4.2.5.1, *Access Serving Off-street Parking Areas*, which requires minimum vehicle storage for various types of drive-up facilities.

The applicant surveyed five other branch bank facilities in the area during the peak PM hour and found that no more than three spaces per window were ever used at any of these facilities

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

This reduced storage creates the potential for waiting bank customers to backup into the rest of the bank's parking lot. Data indicates that this will not be the case. In any event, it will not compromise safety on City streets.

2. Have other alternatives been considered that would meet the standard?

The applicant has considered the other available options including reducing the number of windows. This would only seem to increase the potential queue length because the same amount of customers will have fewer windows to serve them.

3. Has the proposed design been used in other areas?

Yes, the new branch bank at Redlands Marketplace was granted a similar TEDS Exception in July of 2002. Additionally, lesser requirements were approved for the new Alpine bank and the Weststar bank.

4. Will the exception require CDOT or FHWA coordination?

No.

5. Is this a one-time exception or a manual revision?

If this exception is approved, we should consider revising the TEDS to allow this reduced storage at any branch banking facility.

Staff Recommendation

Staff recommends approval of this Design Exception to the second table in Section 4.2.5.1 to allow reduced vehicle storage at this branch bank drive-up facility. I would also recommend that the standard be adjusted to require a minimum of three spaces per window at branch banking facilities.

Recommended by: _____

Tim Moore

Approved as Requested:

Denied: _____

Dated: _____

2/9/05

[Signature]

Randy Blanchard

[Signature]

VE#4-05 1st National Bank Rockies 2-9-05

February 16, 2005

Robert D. Rowlands
Design Specialties
Architects and Planners
917 Main Street
Grand Junction, CO 81501

Re: Design Exception #DE4-05 – Access Serving Off-Street Parking Areas

Dear Mr. Rowlands:

Please find attached the committee's decision for the above referenced request. This design exception has been approved as requested. You may use this decision to proceed through the development review process for this exception.

If you have any questions concerning this decision, please feel free to contact the Development Engineer in charge of your project or Tim Moore, Public Works Manager at (970) 244-1557.

Sincerely,



Sandi Nimon,
Sr. Administrative Assistant

Xc: Eric Hahn, Development Engineer (244-1443)

APPENDIX

QUEUING STUDY OF GRAND JUNCTION BRANCH BANKS

INTRODUCTION: The Grand Junction Standards state that banks with drive-up teller lanes are required to accommodate a minimum of six queued or 'waiting' vehicles at a time in each lane. The site for the proposed 1ST National Bank of the Rockies Branch facility at Safeway Center has space limitations, which do not accommodate this large number of vehicles within the property limitations.

PURPOSE: The purpose of this Study is to determine the queues at similar branch banks in the Grand Junction area in order to mitigate the required queue lengths. The study will show that branch banks with drive-up teller lanes do not generate sufficient vehicle traffic to justify the queuing requirements as identified in the City of Grand Junction Standards.

PROCEDURES AND FINDINGS:

Design Specialists completed an on site analysis of 5 branch bank facilities of approximately the same size and in the same geographical area as the proposed 1ST National Bank of the Rockies branch bank. The facilities analyzed are:

- Alpine Bank – 709 Horizon Drive
- Alpine Bank – 2424 F. Road (at Mesa Mall)
- Bank of Grand Jct. – Broadway and Redlands Pkwy.
- 1ST National Bank of Rockies – 2452 Hwy. 6 & 50
- Weststar Bank– 2448 F. Road (at Mesa Mall)

The banks were analyzed on the first Friday of the month, June 7, 2002, from 4:00 p.m. to 6:00 p.m. in the afternoon. This time period is recognized as the busiest period for the facilities. Each of the banks had a person counting the queues for each of the drive-up teller windows. The peak number of queued vehicles in each lane was recorded in 5-minute increments. A summary of the results of the data collected is found in Table A. Using the collected data, a summary of observations can be found in Table B. The raw data can be found in the Appendix.

CONCLUSION: Standards for a minimum of 6 queued vehicles is in excess of what is actually observed at the branch bank facilities. Branch banks can be designed to accommodate queuing equal to approximately 2 – 2 1/2 vehicles for each lane at any given time.

TABLE A
SUMMARY OF RESULTS
Average Queue / Aisle / 5 Minute Intervals

	Aisle 1	Aisle 2	Aisle 3	Aisle 4	Aisle 5
Alpine Bank 709 Horizon Drive	1.04	0.75	0.54	0.125	0.66
Alpine Bank 2424 F. Road	1.04	0.79	0.54	0.66	-
Bank of Grand Junction, Broadway	0.50	0.33	0.125	0.083	-
1 ST National Bank 2452 Hwy. 6 & 50	0.16	0.75	0.58	0.41	0
Weststar Bank 2448 F. Road	0.16	0.04	0	-	-
Average – all drive-ups per Aisle / 5 min. intervals	0.58	0.53	0.357	0.319	0.33

TABLE B
SUMMARY OF OBSERVATIONS

- 9 times out of 120 / 5-minute intervals did all aisles become occupied.
- 22 times out of 120 / 5-minute intervals did 2 cars queue the same aisle.
- 1 time out of 120 / 5-minute intervals did 3 cars queue the same aisle (this was to use the ATM machine).
- The average queue for all aisles for all drive-ups were a high of 0.58 cars to a low of 0.319 cars.
- 27 times out of 120 / 5-minute intervals did all aisles become unoccupied.
- In all cases, where the aisles extended out from the building, the maximum number of queues occurred at the drive-up window closest to the building and descended in numbers the further away the aisles were (exception – the ATM machine use in the furthestmost aisle).
- As can be seen in table A, the average queue in each lane was less than one vehicle.



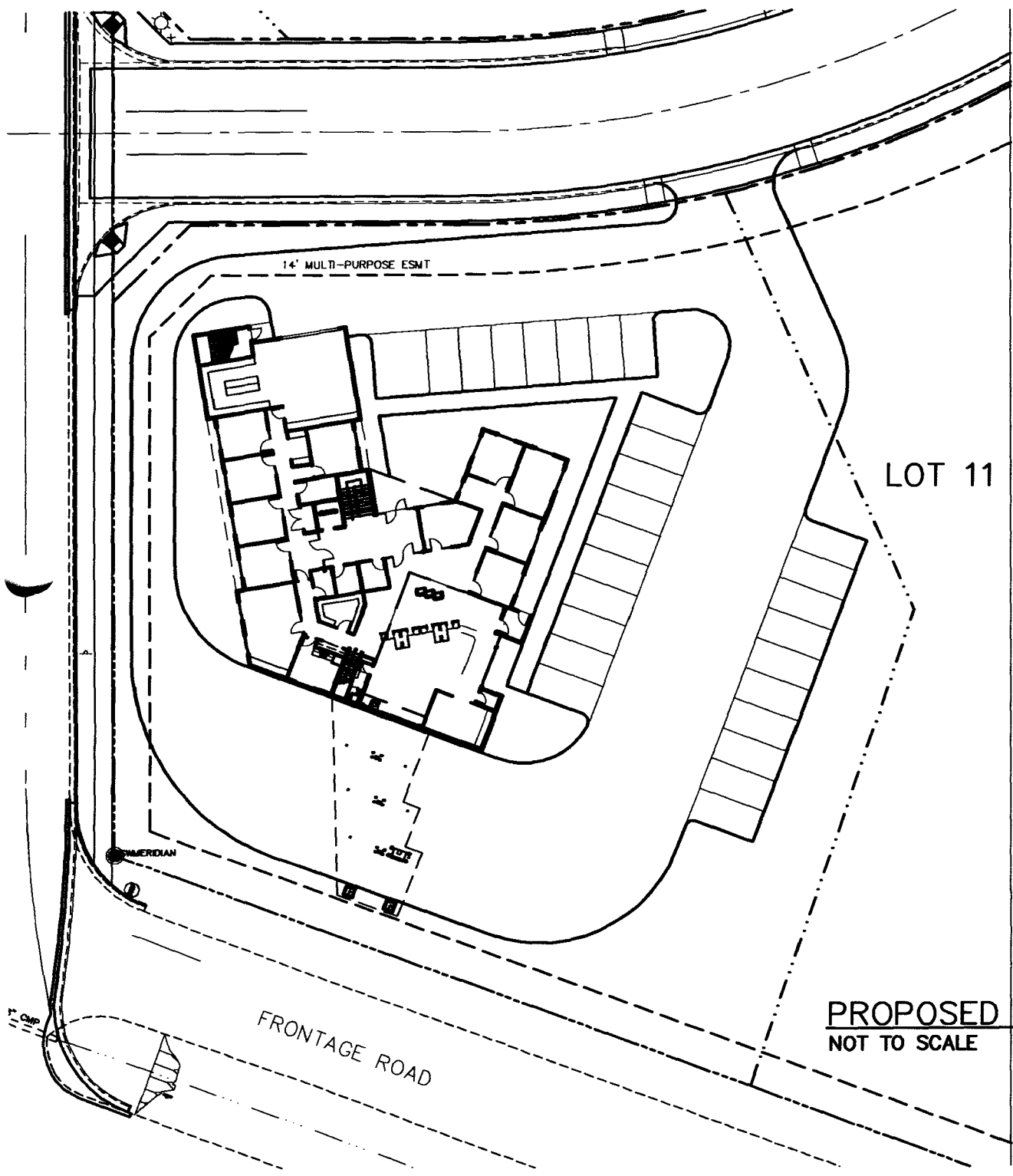
14' MULTI-PURPOSE ESMT

LOT 11

MERIDIAN

FRONTAGE ROAD

PROPOSED SITE PLAN
NOT TO SCALE



MEMORANDUM

TO: TIM MOORE
FROM: ERIC HAHN
SUBJECT: TEDS EXCEPTION REQUEST FOR 2775 ACRIN AVE. – DATED 1/21/05
DATE: 2/2/2005
CC: NONE

TIM:

The following summarizes my review of this TEDS Exception request:

- If granted, will the exception compromise safety?
 - o No. (Assuming that the attached queuing study is accurate.)
- Have other alternatives been considered that would meet current standards?
 - o Yes. The number of drive-thru windows could be reduced to match the queuing length available, but this would probably be counter-productive since the wait time would be longer, thereby increasing the queuing length.
- Has the proposed design been used in other areas?
 - o Yes. It is my understanding that Rick Dorris processed a similar or identical request recently, and that it was approved.
- Will the exception require CDOT or FHWA coordination?
 - o No.
- Is this a one-time exception based upon unique circumstances – location, topography, traffic flow, etc?
 - o No.
- If not a one-time exception, is manual revision needed?
 - o Probably. As stated above, I believe a similar request was recently approved. I think that these exception requests indicate that the drive-through stacking requirements in TEDS relative to banks should be reviewed and probably amended.