

# Ukiah Transit Center Feasibility Study Administrative Draft



*Prepared for the*  
**Mendocino Council of Governments  
and Mendocino Transit Authority**



December 1, 2023



Prepared by LSC Transportation Consultants



# *Ukiah Transit Center Feasibility Study*

## *Administrative Draft*

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# TABLE OF CONTENTS

<i>CHAPTER</i>	<i>PAGE</i>
<b>Chapter 1: Introduction</b> .....	<b>1</b>
<b>Chapter 2: Existing Conditions</b> .....	<b>3</b>
Introduction .....	3
Existing/Future Population Characteristics .....	3
Existing Transit Services .....	4
Planned Future Transit Services .....	11
<b>Chapter 3: Stakeholder Input</b> .....	<b>13</b>
Stakeholder Workshop #1 .....	13
<b>Chapter 4: Zoning Regulations</b> .....	<b>15</b>
Zoning Regulations.....	15
<b>Chapter 5: Potential Transit Center Program and Site Locations</b> .....	<b>17</b>
Transit Center Program.....	17
Potential Site Locations.....	18
Activity Centers Served by Each Potential Site .....	24
<b>Chapter 6: Operating Cost Analysis and Conclusions</b> .....	<b>27</b>
Route Realignment Analysis.....	27
Travel Cost Analysis.....	34
Conclusions .....	35
<b>Chapter 7: Public Outreach</b> .....	<b>37</b>
Introduction .....	37
Online Community Survey .....	37
Pop-Up Outreach Event .....	38
Online Virtual Workshop.....	39
<b>Chapter 8: Potential Site Availability</b> .....	<b>41</b>
Introduction .....	41
Site Availability ..	41
Conclusion.....	42
<b>Chapter 9: Initial Site Layout Designs</b> .....	<b>43</b>
Introduction .....	43
Potential Site Layout Designs.....	43
Conclusions.....	46

<b>Chapter 10: Potential Site Scoring Analysis.....</b>	<b>49</b>
Introduction.....	49
Scoring Process .....	49
Scoring Analysis.....	51
<b>Chapter 11: Transit Center and Site Recommendation .....</b>	<b>53</b>
Introduction.....	53
Demonstrated Need for a Transit Center .....	53
Ukiah Transit Center Site Location.....	53
Ukiah Transit Center Program .....	55
Ukiah Transit Center Design .....	55
Ukiah Transit Center Budget.....	56
Implementation Plan.....	64
<b>Appendix A: Passenger Boarding And Alighting By Route And Stop</b>	
<b>Appendix B: Potential Ukiah Transit Center Site Overview</b>	
<b>Appendix C: Destination Distances</b>	
<b>Appendix D: Potential Ukiah Transit Center Site Operational Analysis</b>	
<b>Appendix E: Online Community Survey Results</b>	
<b>Appendix F: Relevant Planning Documents</b>	

## **LIST OF TABLES**

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<b>TABLES</b>	<b>PAGE</b>
Table 1: Historical and Projected Populations.....	3
Table 2: Current City of Ukiah and Mendocino County Transit Dependent Population .....	4
Table 3: MTA Ridership Performance by Route (FY 2017/18 – FY 2021/22) .....	7
Table 4: Average Weekday Total Boardings/Alightings by Stop – Routes 7, 9, and 20 .....	9
Table 5: Site Zoning Regulations .....	16
Table 6: Weekday Bus Activity at Pear Street Shopping Center .....	19
Table 7: MTA Transit Center Program and Space Requirements.....	20
Table 8: Potential Site Sizes Analysis .....	20
Table 9: Site Analysis Impact on Annual MTA Vehicle Miles and Hours .....	27
Table 10: MTA FY 2022-23 Operating Cost Model.....	34
Table 11: Potential Transit Center Site Annual Operations Cost Impacts.....	35
Table 12: Site Criteria and Scoring.....	49
Table 13: Site Criteria and Scoring.....	57

## **LIST OF FIGURES**

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<b>FIGURES</b>	<b>PAGE</b>
Figure 1: Population of Ukiah (Historical and Projected) .....	4
Figure 2: MTA Routes Serving Ukiah (Routes 7, 9, 20, 65, and 75).....	6

Figure 3: MTA Systemwide Passengers by Fiscal Year .....	7
Figure 4: Passenger Activity by Stop Heat Map .....	10
Figure 5: Potential Ukiah Transit Center Locations (Sites 1, 2, 3, 4, 5, and 8) .....	21
Figure 6: Potential Ukiah Transit Center Locations (Site 6).....	22
Figure 7: Activity Centers within ¼ and ½ Radius (Sites 1, 2, 3, 4, 5, and 8) .....	25
Figure 8: Activity Centers within ¼ and ½ Mile Radius (Site 6) .....	26
Figure 9: Route Realignment to Serve Site 1 (Mason St.) .....	28
Figure 10: Route Realignment to Serve Sites 2 and 3 (410 and 414 E. Perkins St.).....	29
Figure 11: Route Realignment to Serve Site 4 (Orchard Ave./Pear Tree Center) .....	30
Figure 12: Route Realignment to Serve Site 5 (Brush St. and Orchard Ave.).....	31
Figure 13: Route Realignment to Service Site 6 (Gobbi St. and Orchard Ave.).....	32
Figure 14: Route Realignment to Service Site 8 (N. Orchard Ave.) .....	33
Figure 15: Site 1 Mason St. Conceptual Layout .....	44
Figure 16: Site 3 414 E Perkins Conceptual Layout .....	45
Figure 17: Site 6 Orchard Ave/Gobbi St. Southeast Conceptual Layout .....	47
Figure 18: Site 8 N. Orchard Conceptual Layout .....	48
Figure 19: Parcel Size Site Layout .....	58
Figure 20: Program Site Design Lay Out .....	59
Figure 21: Entry Rendering .....	60
Figure 22: Transit Center Rendering.....	61
Figure 22: Transit Center Rendering (Looking Southeast) .....	62



Public transportation is an important service in the City of Ukiah (Ukiah) and Mendocino County. Transit services provide mobility to residents, including access to important educational, medical, recreational, social, and economic services. In addition to being important to the residential quality of life in Ukiah and beyond, public transit services assist in supporting educational programs, public and private employers, and social service programs throughout the region.

As the most populous city of the county, the City of Ukiah (Ukiah) provides a center for the region's medical, government, commercial, and educational services. The Mendocino Transit Authority (MTA) provides service throughout the county with connecting services in Ukiah. In addition, Greyhound, Amtrak Thruway and Lake Transit Authority routes all serve Ukiah, and new service provided by the Humboldt Transit Authority to Ukiah will soon start. As these services are currently not coordinated to connect in one single place, a transit center has been recommended in previous transit studies and plans within the region. A transit center can provide numerous benefits for local transit services, staff, and passengers including the following:

- To the passenger, a transit center can be a crucial link in the overall transit trip providing easy access, comfort and protection from the elements, a sense of security, pleasant surroundings, and a clear view of the approaching bus.
- To the transit service, a transit center can make the boarding and alighting process safer in terms of traffic and passenger safety, and more efficient by providing parking for a large number of buses at one time, thereby reducing delays. It can also provide a break facility for transit staff that improves their work environment.
- To the public, a transit center can improve the public perception of the transit program as it is visible "on the street" and part of the community 24/7. It can also serve as a hub for other alternative transportation modes, such as cycling, walking and micromobility.

To this end, a transit center that serves MTA and other regional routes, such as Greyhound and Amtrak, located within Ukiah has been in discussion since 1991. To further this effort, the Mendocino Council of Governments (MCOG) hired LSC Transportation Consultants (LSC) to conduct the Ukiah Transit Center Feasibility Study (Transit Center Study) for the MTA.

The Transit Center Study begins with a summary of the existing transportation conditions within the region including ridership levels, current transit routes, and future planned services. This is followed by stakeholder input, zoning regulations, and an overview of the transit center program and sites for consideration. Public outreach, site availability, and initial site layout design are then discussed. The Transit Center Study concludes with a scoring analysis, site recommendation, and plan chapter.

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**INTRODUCTION**

The City of Ukiah (Ukiah) is the largest city in Mendocino County and serves as the county seat. Ukiah is centrally located between the Mendocino Mountain Range to its west and Highway 101 to its east. The city is approximately 1 hour north of Santa Rosa and about 2 ½ hours from Sacramento and the Bay Area. Encompassing about 5 square miles, Ukiah serves as a regional hub for government, shopping, medical and education functions and features several attractions such as breweries, vineyards, and cultural events.

**EXISTING/FUTURE POPULATION CHARACTERISTICS**

The populations of both Ukiah and the County of Mendocino over the last several decades are presented in Table 1 and Figure 1. As shown, Ukiah’s population has steadily increased by 38 percent since 1980. This rate of growth has also been consistent for the entire county as well. The California Department of Finance also provides projected populations for California counties. According to their most recent data, they anticipate a slight decline (nearly 4 percent) in population for Mendocino County over the next two decades.

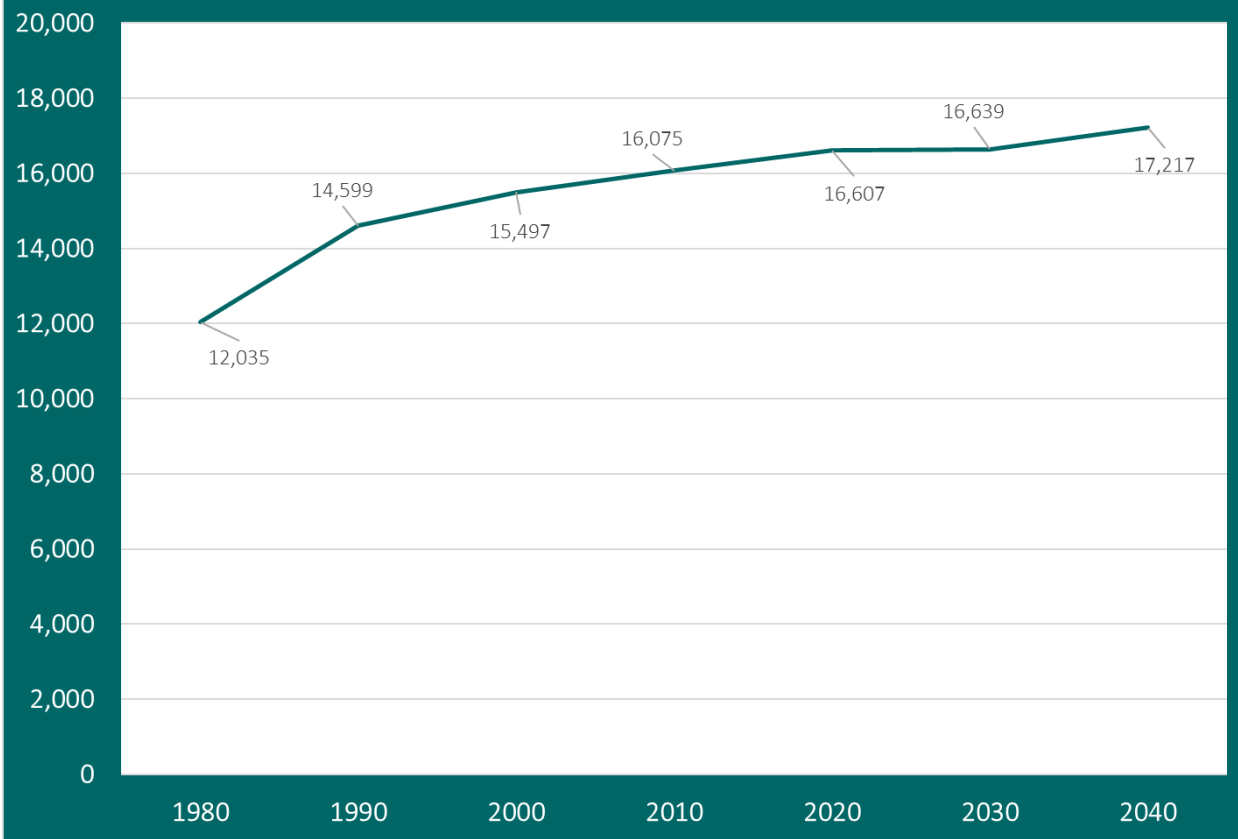
It is also useful to consider residents that have characteristics making them potentially more dependent on transit services. These “transit dependent” populations include those that may have a harder time travelling independently than the general public. Table 2 shows each type of transit dependent population by city and county. As shown, the following is true for the region:

- The largest transit dependent population in Ukiah are those ages 17 years and younger (27 percent), followed by people who are 65 years or older and those living with a disability, 16 percent each respectively.
- Ukiah’s population includes about 18 percent living below the poverty line.
- Almost all Ukiah households have a vehicle available for use, compared to 7 percent of households that do not have a vehicle within the entire county.

<b>Table 1: Historical and Projected Populations</b>							
	1980	1990	2000	2010	2020	Projected	
						2030	2040
City of Ukiah	12,035	14,599	15,497	16,075	16,607	16,639	17,217
Mendocino County	66,738	80,345	86,265	87,841	91,601	89,232	88,204

*Source: California Department of Finance, 2022*

**Figure 1: Population of Ukiah (Historical and Projected)**



**Table 2: Current City of Ukiah and Mendocino County Transit Dependent Population**

	Total Population	Under 18 Yrs Old	65 Yrs and Older	Living with Disabilities	Persons Living Below Poverty Status	Total Households	Zero Vehicle Households
City of Ukiah	16,224	4,416	2,589	2,622	2,922	7,188	47
<i>Percent of Total</i>		27%	16%	16%	18%	44%	1%
Mendocino County	91,534	19,252	20,497	18,061	14,295	34,273	2,384
<i>Percent of Total</i>		21%	22%	20%	16%	37%	7%

*Source: US Census Bureau, American Community Survey 2021*

## EXISTING TRANSIT SERVICES

Ukiah is served by several regional and local transit agencies. The following section discusses each of these services and their relationship to Ukiah and the greater Mendocino County region.

### Mendocino Transit Authority

Ukiah has been served by the Mendocino Transit Authority (MTA) since 1976. MTA provides nine routes throughout the county, five of which serve Ukiah. The following provides a discussion of MTA’s ridership,



hours, and miles served over the last several years. MTA fleet, existing bus stops, and major activity centers are then presented.

### ***MTA Ukiah Routes***

For the purpose of this study, with the intention of improving connections between Ukiah, Mendocino County, and to other major cities in the region, we will be focusing on MTA routes that serve Ukiah. The five major routes serving Ukiah are described below and shown in Figure 2.

- **Route 7 – Ukiah Jitney**: The Jitney provides service between north and south Ukiah making stops at Mendocino College, the Ukiah Theater, Mendocino Public Health, and the Ukiah Municipal Airport.
- **Route 9 – Ukiah Local**: The Local route provides service between 7:30 AM and 6:15 PM Monday through Friday and between 8:15 AM and 5:10 PM on Saturdays. Major stops along the Ukiah Local Route include Mendocino College, the Pear Tree Center, DMV, Walmart/Food Maxx, and the Community Clinic.
- **Route 20: Willits/Ukiah**: Route 20 provides service between Willits and Mendocino College in Ukiah between 6:00 AM and 5:45 PM Monday through Friday. Route 20 begins in Willits and serves the same stops as the Ukiah Local Route.
- **Route 65 – CC Rider**: The CC Rider provides regional service between Ft. Braggs, Willits, Ukiah, and Santa Rosa Monday through Saturday between 6:30 AM and 5:55 PM. Route 65 only deviates from US 101 to stop at the Pear Tree Center.
- **Route 75 – South Mendocino Coast / Ukiah**: Route 75 runs between Gualala, Boonville, and Ukiah. Stops in Ukiah include the Raleys, library, Costco, and the Walmart/Food Maxx stop.

### ***MTA Systemwide Ridership***

Systemwide ridership over the last five fiscal years is presented in Table 3 and Figure 3. As shown, ridership was steadily increasing until the Covid-19 pandemic hit in early 2020. By the end of FY 2020-21, ridership fell nearly 74 percent from pre-covid numbers. Since then, ridership has been slowly recovering. MTA is currently only carrying 63 percent of its pre-pandemic passenger volume with 101,842 passengers in FY 2021-22. When considering a new transit center in Ukiah, it bears noting that Ukiah-serving fixed routes carry 65,000 passengers – fully 77 percent -- of MTA's total fixed route ridership.

### ***Ridership by Route***

Table 3 shows annual ridership by route. The Ukiah Local (Route 9) has consistently been the busiest route of the entire system, serving 47 percent of the total systemwide passengers in FY 2022/2023. This is followed by the Willits/Ukiah route (Route 20) with nearly 18 percent of the total annual fixed route ridership. Route 7 (the Jitney) didn't run during FYs 2020-21 and 2021-22 but as it is currently running and serves Ukiah exclusively it is included as a part of our study.

Figure 2  
MTA Routes Serving Ukiah  
(Routes 7, 9, 20, 65, and 75)

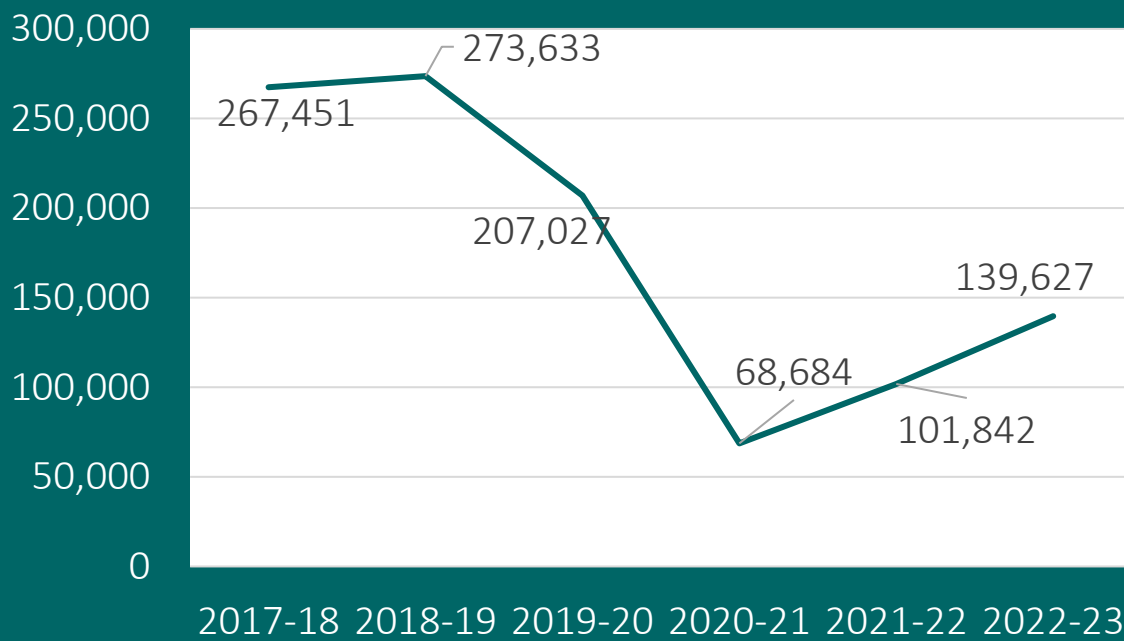


**Table 3: MTA Ridership Performance by Route (FY 2017/18 - FY 2022/23)**

Route	Annual Ridership (Passengers)					
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
1 - Willits Local	11,006	10,286	9,729	4,297	5,860	5,694
5 - Bragg About	18,267	17,416	13,238	5,712	5,153	8,086
7 - Jitney	2,640	3,537	921	0	0	0
8 - Ukiah Evening	8,124	12,510	9,170	0	0	0
9 - Ukiah Local	113,619	116,386	88,865	28,618	39,225	57,270
20 - Willits/Ukiah	31,731	30,958	25,292	8,255	14,930	18,196
60 - The Coaster	11,688	11,433	7,941	2,671	3,410	6,417
64 - Ukiah to Fort Bragg	4,867	4,646	3,360	0	0	0
65 - CC Rider/SPECIAL	12,560	11,367	9,410	0	5,553	9,051
65a - New Route	7,574	7,146	4,068	0	0	0
74 - Sat. Gualala to Ukiah	1,117	970	829	393	498	0
75 - Mon.-Fri. Gualala to Ukiah	8,515	7,547	6,113	2,864	4,807	6,261
95 - Pt Arena to Santa Rosa	5,258	4,911	3,456	1,001	2,453	3,789
97 - Redwood Coast Regional	3,235	3,065	2,118	0	1,850	2,555
<i>Fixed Route Subtotal</i>	<i>240,201</i>	<i>242,178</i>	<i>184,510</i>	<i>53,811</i>	<i>83,739</i>	<i>117,319</i>
Ukiah DAR	14,580	16,576	11,590	8,751	11,344	13,244
Fort Bragg DAR	12,670	14,879	10,927	6,122	6,759	9,064
<i>DAR Subtotal</i>	<i>27,250</i>	<i>31,455</i>	<i>22,517</i>	<i>14,873</i>	<i>18,103</i>	<i>22,308</i>
<b>Systemwide Ridership Total</b>	<b>267,451</b>	<b>273,633</b>	<b>207,027</b>	<b>68,684</b>	<b>101,842</b>	<b>139,627</b>

Source: MTA Ridership Performance by Route Board Approvals 2017-2023

**Figure 3: MTA Systemwide Passengers by Fiscal Year**



## ***Bus Stops and Transfer Points***

A major factor in the consideration of an official transit center is the consolidation of transfers between MTA routes and other transportation within the region. Currently, there are four major stops facilitating the transfer of passengers from one bus to another. The Pear Tree Center, Ukiah Library, Ukiah Airport, and Mendocino College currently serve as the major transfer points for transportation in the region. The following is a list of each transfer point and the buses that connect at each one:

- Pear Tree Center - MTA Routes 7, 9, and 65 connect with Amtrak and Lake Transit Authority (LTA) Route 7.
- Ukiah Library – MTA Routes 7, 9, 20, and 75.
- Ukiah Airport – MTA Routes 7 and 9 (Saturdays only) connect with LTA Route 7 and Greyhound.
- Mendocino College – MTA Routes 7, 9, and 20 connect with LTA Route 7 and Amtrak.

Of note, there is no single stop in Ukiah that is served by all MTA routes. Specifically, passengers making connections between Routes 65 and 75 must make an intermediate trip on Routes 7 or 9. When travel between rural towns and major activity centers becomes too cumbersome or lengthy, people are less likely to make their trip by transit. When considering current MTA routes, the lack of efficient connection between Route 75 and Route 65 poses the largest obstacle for those wanting to travel from parts Navarro River Junction and Boonville to Santa Rosa. A passenger currently needs to transfer twice, once at the library and again at the Pear Tree Center in order connect to and from Route 65.

Other areas of connectivity inefficiencies occur between MTA and both Amtrak and Greyhound as each service picks up at different locations within Ukiah. Amtrak currently connects with Routes 7, 9, and 20 at Mendocino College while Greyhound connects with Routes 7 and 9 (Route 9 on Saturdays only) at the Ukiah Airport. A connection between MTA Routes 20, 65 and 75 also requires an intermediate trip on Routes 7 or 9. With future inter-regional services being proposed between Humboldt County and Ukiah, a more centralized transit center would create greater efficiency for travelers making trips to Ukiah and beyond.

## ***Ridership by Stop***

During the week of December 19<sup>th</sup> - 23<sup>rd</sup>, 2022 boarding and alighting data was collected along Routes 7, 9, and 20 to better understand ridership patterns and volumes at existing stops. This information is summarized in Table 4 with more detailed tables by each route included under Appendix A. A heat map of passenger activity by stop is also shown in Figure 4. To consider proximity, we have included each potential transit center site being considered further below. As illustrated by Figure 4, there is the most passenger activity near the Ukiah Library and Pear Tree Shopping Center stops.

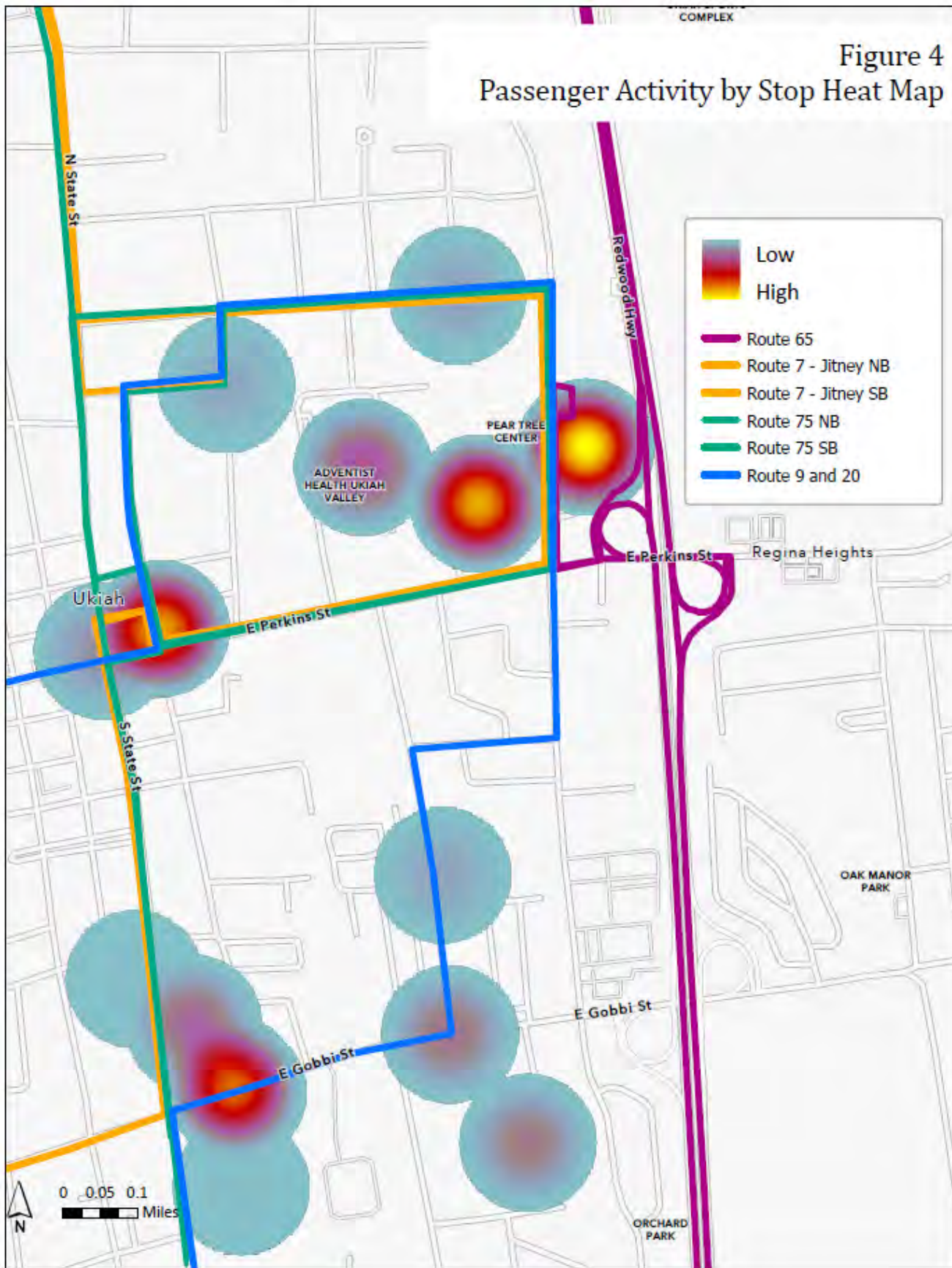
The most frequented stops included Mendocino College and Pear Tree Center, each of which had 13 percent or 70 daily passengers. This was followed by Walmart/Foodmaxx which sees about 9 percent or 52 daily passengers.

**Table 4: Average Weekday Total Boardings/Alightings by Stop - Routes 7, 9, and 20**

Stops	Route			Total	
	Route 7	Route 9	Route 20	#	%
Across from Club Calpella	0.0	0.0	6.7	7	1%
Across from Taylor's Tavern	0.0	0.0	0.0	0	0%
Adventist Health Ukiah Valley	0.0	11.3	0.0	11	2%
Alder Ln – Lumber Jacks	0.0	0.0	8.7	9	2%
Autumn Leaves	0.0	7.2	0.0	7	1%
Babcock Park	0.0	0.0	4.0	4	1%
Baughn & Cameron Manufactured Home Sales	0.2	2.8	0.0	3	1%
Bebop's Diner	0.0	0.9	0.0	1	0%
Bush St & Cypress Ave	0.0	6.2	0.0	6	1%
Bush St & Empire Dr	0.0	4.4	0.0	4	1%
Bush St & Low Gap Rd	0.0	13.4	0.0	13	2%
Clara Ave & Sidnie St	0.0	3.2	0.0	3	1%
Club Calpella	0.0	0.0	3.0	3	1%
Community Clinic	0.0	7.8	0.0	8	1%
Costco	0.0	3.7	0.0	4	1%
County General Services	0.0	1.8	0.0	2	0%
East and West Roads	0.0	0.0	1.3	1	0%
East Rd – Taylor's Tavern	0.0	0.0	0.7	1	0%
Express Mart	0.0	19.1	0.0	19	3%
Feedlot Ln & Bush St	0.0	18.1	0.0	18	3%
Forks	0.0	0.0	5.0	5	1%
Forks – Lightel's	0.0	0.0	5.7	6	1%
Frank Zeek School	0.0	3.7	0.0	4	1%
Gobbi St & Leslie St	0.0	7.8	0.0	8	1%
Gobbi St & Main St – Safeway	0.0	15.1	0.0	15	3%
Gobbi St & Main St – Yokayo Center	0.0	13.7	0.0	14	2%
Goodwill/Redwood Academy	0.8	0.2	0.0	1	0%
Grace Hudson School	0.0	6.4	0.0	6	1%
Gribaldo's	0.0	0.0	3.3	3	1%
Grocery Outlet	0.8	0.2	0.0	1	0%
Hillside Valley	0.0	7.5	0.0	7	1%
Hwy 101 & Baechtel Rd – Brown's Corner	0.0	0.0	12.3	12	2%
Hwy 101 at RR Xing – Earth Lab	0.0	0.0	3.0	3	1%
Integrated Service Center	0.0	0.0	4.3	4	1%
Jefferson Ln & State St	0.0	6.5	0.0	6	1%
Laws Ave & Dora St	0.0	9.2	0.0	9	2%
Leslie St - River Oak Charter School	0.0	1.2	0.0	1	0%
Mason St & Norton St	0.0	2.6	0.0	3	0%
Mendocino College	7.8	27.6	34.4	70	13%
Pacific Pride	0.0	1.6	0.0	2	0%
Pear Tree Center – JC Penney	0.2	37.2	0.0	37	7%
Pear Tree Center – Ross	0.0	32.2	0.0	32	6%
Plant Road & State St	0.2	3.5	0.0	4	1%
Plowshares	0.0	1.2	0.0	1	0%
Public Health Department	6.2	0.5	0.0	7	1%
Raley's	0.2	14.5	0.0	15	3%
Redwood Valley Center	0.0	0.0	3.0	3	1%
Ridgewood Summit	0.0	0.0	1.3	1	0%
River Oak Charter School	0.0	1.8	0.0	2	0%
S State @ Hastings	0.0	0.5	0.0	1	0%
S State @ Wabash	0.0	1.4	0.0	1	0%
State St & Blue Bonnet Dr	0.0	14.9	0.0	15	3%
State St & Cherry St – Ukiah Valley Lumber	0.0	14.7	0.0	15	3%
State St & Gobbi St – Safeway	0.6	8.2	0.0	9	2%
State St & Magnolia St	0.0	0.0	0.0	0	0%
State St & Wabash Ave	0.0	0.0	0.0	0	0%
Taco Bell	0.0	0.0	0.3	0	0%
U-Haul	0.0	0.0	0.0	0	0%
Ukiah High School	0.0	0.7	0.0	1	0%
Ukiah Junior Academy	0.0	0.9	0.0	1	0%
Ukiah Library	1.6	30.2	0.0	32	6%
Ukiah Municipal Airport	0.0	0.2	0.0	0	0%
Ukiah Theatre	0.0	0.5	0.0	1	0%
Waldorf School	0.0	0.0	1.3	1	0%
Walmart/FoodMaxx	0.0	51.8	0.0	52	9%
Walnut Village	0.0	3.3	0.0	3	1%
Washington Ave & Dora St	0.0	10.8	0.0	11	2%
West Rd & Hwy 101	0.0	0.0	6.3	6	1%



Figure 4  
 Passenger Activity by Stop Heat Map



## ***Fleet Inventory***

MTA has a fixed route fleet of 30 vehicles consisting of nine (9) 40' Gillig Clean Diesel buses, three Cummins Glaval, two IC Eaton Hybrid buses, twelve Glaval Gas vehicles, two Champions, one Diamond Lightning, and one Glaval VTM Hybrid. Over the next five fiscal years, MTA plans to buy ten Diamond Lightning buses to replace a majority of their Glaval Gas vehicles, three Glaval Cummins buses to replace existing models, and nine 35' Gillig All Electric buses to replace their existing clean diesel vehicles.

## **Other Regional Transportation Services**

There are several inter-regional routes serving Ukiah. The following is a brief discussion of these services and their routes as well as the places in which they connect with MTA routes.

### ***Lake Transit Authority***

The Lake Transit Authority (LTA) was established in 1996 through a Joint Powers Agreement between Lake County and the Cities of Clearlake and Lakeport to provide public transportation services for Lake County residents. LTA currently runs ten routes throughout Lake County serving the towns of Lakeport, Clearlake, Kelseyville, Cobb, and Middletown.

LTA Route 7 completes four roundtrips each weekday between Lakeport and Ukiah, via Robinson Rancheria and Upper Lake. LTA Route 7 runs from Lakeport north through Upper Lake and onwards to Ukiah making stops at Mendocino College, Pear Tree Center, Ukiah Valley Medical Center, and the Ukiah Airport. Depending on the stop, service times in Ukiah are around 9 AM, 1 PM, 4 PM and 7 PM.

### ***Amtrak Thruway***

Amtrak currently provides service from the Pear Tree Center at 11:10 AM and 2:05 PM southbound and 2:10 PM and 5:20 PM northbound, seven days a week. To the south, passengers may connect to either San Francisco or Sacramento using Amtrak with one connection in Martinez. To the north, service is provided as far as Arcata. Of note, trips may be made on this service between Ukiah and some other stops (including Martinez, Healdsburg, and Fortuna) without a rail leg of the journey, but not others (including Santa Rosa, Eureka, or Arcata).

### ***Greyhound***

Greyhound currently provides service from the Ukiah Airport southbound to the Bay area at 12:40 PM and northbound to Eureka/Arcata at 4:00 PM, on most days of the week in a variable fashion. One may directly connect to either San Francisco or Sacramento with a 3.5-hour bus ride.

## **PLANNED FUTURE TRANSIT SERVICES**

### **Humboldt Transit Authority**

The Humboldt Transit Authority (HTA) was established in 1975 by a joint-powers agreement between the County of Humboldt and the Cities of Arcata, Eureka, Fortuna, Rio Dell, and Trinidad. HTA operates most of the intercity public transit services across Humboldt County, providing connectivity between the communities and amenities along the US 101 corridor as well as service along CA 299 between Arcata and

Willow Creek. HTA is also responsible for overseeing and operating local fixed route service within the City of Eureka via the Eureka Transit Service (ETS).

According to a press release posted by HTA in July 2022, a recent \$38.7 million grant has been awarded to HTA to operate an inter-regional hydrogen fuel cell bus service running from Eureka to Ukiah, making stops in Fortuna, Rio Dell, Garberville, Leggett, Laytonville, and Willits. This service would be operated by HTA and be named the Redwood Coast Express (RCX). According to more recent correspondence with HTA staff, the service is expected to begin in 2024. The service would run once per day, Monday through Friday with an expected annual ridership of about 2,250 passengers serving Ukiah in the southbound and northbound direction. A transit center in Ukiah would further support and facilitate those hoping to travel onward to Santa Rosa, Sacramento, or the Bay Area.



A transit center should first and foremost serve to be an efficient and convenient place for different transit services to connect. It should also be an informative, safe, and comfortable place for passengers to wait for and transfer between various transit services.

Early in the study process the LSC team met with MCOG, MTA, and other local stakeholders for a kick-off meeting and workshop to discuss possible transit center program needs and locations. The following provides a brief description of these expressed needs.

### **STAKEHOLDER WORKSHOP #1**

On December 7th, 2022, thirteen local stakeholders met with LSC to discuss possible transit center needs and locations. The workshop included representatives from MCOG, MTA, the City of Ukiah Planning Department, Ukiah Public Works, and the Mendocino County Planning and Transportation Departments. The workshop began with a brief presentation of various types of transit centers spanning from fully indoor, climate controlled, spaces to fully outdoor transit centers. Various transit center benefits such as passenger and staff comfort, improved visibility of transit services, and safety were also discussed, followed by the fact that MTA currently does not have one consolidated transfer point between its own routes and regional services such as LTA, Greyhound, and Amtrak.

The second half of the workshop built off the kick-off meeting in identifying key desired features for the transit center. The following is a list of characteristics the client and stakeholder group would like to consider in the planning of a new Ukiah Transit Center:

- Access to the Great Redwood Trail.
- Facilitate connections to all regional services (LTA, Greyhound, Amtrak, and possibly HTA).
- Be located near housing, medical services, and shopping.
- Be consistent with Ukiah’s newly adopted Mobility Element.
- Provide adequate bus capacity for peak bus volume (planning outwards of 20 years).
- Include some personal and staff vehicle parking with a few EV chargers.
- Consider space for electric scooters and/or bicycles.
- Provide driver/staff facilities (restroom and vending machine at the very least and maybe a small break room).
- Include a large shelter for passengers (most likely open-air and not climate controlled)

Using this initial feedback, LSC has provided a potential program for consideration in our site size and cost analysis, as discussed in the following chapters.

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## **ZONING REGULATIONS**

Determining whether or not a transit center is an appropriate land use for a particular site is essential in considering different potential sites. Table 5 provides a brief overview of each potential site and its corresponding zoning district. As shown, the five sites to be discussed under Chapter 5 fall within the following three zoning ordinances:

- The **Community Commercial Zoning District (C1)** provides a broad range of commercial land use opportunities along the primary transportation corridors within the City. It is intended to promote and provide flexibility for commercial development, to encourage the establishment of community-wide commercial-serving land uses and provide opportunities to integrate multiple-family housing and mixed-use projects. The Community Commercial (C-1) Zoning District is consistent with the commercial general plan land use designation. Building heights up to 50 feet are allowed in this district with building front setbacks of 5 feet at a minimum with no rear or side setbacks required unless the property is adjacent a residential land use.
- The **Heavy Commercial Zoning District (C2)** provides opportunity for commercial service, wholesale activities, auto repair shops, agricultural supply stores, and other activities which are generally inappropriate in areas developed with professional offices and retail stores. The Heavy Commercial Zone also encourages the integration of multiple-family housing. The Heavy Commercial (C-2) Zoning District is consistent with the commercial (C) general plan land use designation. Building heights up to 50 feet are allowed in this district with building front setbacks of 5 feet at a minimum with no rear or side setbacks required unless the property is adjacent to residential land use.
- The **Urban Center (UC) Zone** allows for higher density residential and mixed-use buildings that may accommodate retail, office, services, local and regional civic uses, and residential uses. This zone has a tight network of streets with wide sidewalks, regularly spaced street tree planting, and buildings set close to lot frontages. Building heights and setbacks within this zoning district is dependent on the type of structure being proposed and its location in relation to other buildings.

## **2040 General Plan Land Use and Planning**

On December 7, 2022, the City Council adopted the 2040 General Plan. Specifically, the 2040 General Plan divided the existing commercial land use designation into more detailed designations: Downtown Core, Highway Commercial, Community Commercial, and Neighborhood Commercial. Four of the five sites are located within these commercial designations. Each of these designations allow high impact uses like transportation services.

## **OTHER RELEVANT PLANNING DOCUMENTS**

In addition to the above findings, a detailed summary of other relevant planning documents is included under Appendix B.

**Table 5: Site Zoning Regulations**

	Site 1 - Mason St.	Sites 2: E. Perkins St. West (Old Wendys)	Site 3 - 414 E. Perkins St. East (Old Savings Bank)	Site 4: Orchard Ave (Pear Tree Center)	Site 5: N. Orchard Ave. & Brush St.	Site 6: S. Orchard Ave. & Gobbi St. (Southwest)	Site 7: S. Orchard Ave. & Gobbi St. (Southeast)	Site 8: N Orchard Ave. & Clara Ave. (North of Kohls)
Address	N/A	410 East Perkins Street	414 East Perkins Street	437 and 205 N. Orchard Avenue	595 Brush Street	N/A	701 South Orchard Avenue	North Orchard Avenue
APN(s)	002-151-10; 002-193-44	002-200-36	002-200-35	002-200-39; 002-370-25	002-101-28	003-582-38; 003-181-01	003-181-01	002-030-15
Zoning	C2 - Heavy Commercial	UC - Urban Center	UC - Urban Center	C1 - Community Commercial	C2 - Heavy Commercial	C1 - Community Commercial	C1 - Community Commercial	C2 - Heavy Commercial
2040 General Plan	Community Commercial	Downtown Core	Downtown Core	Community Commercial	Highway Commercial	Highway and Community Commercial	Highway and Community Commercial	Highway Commercial
Allowed/Permitted: Transportation Services	Yes	Yes	Yes	Yes with Major or Minor Use Permit	Yes	Yes with Major or Minor Use Permit	Yes with Major or Minor Use Permit	Yes

Source: City of Ukiah Zoning Ordinance

## POTENTIAL TRANSIT CENTER PROGRAM AND SITE LOCATIONS

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This chapter first presents a discussion of the potential program for a transit center in Ukiah, including an evaluation of the number of bus bays, the types of building amenities, the size of the facility and number of parking spaces. A list of potential site locations is then presented, and an initial review of the sites is provided.

### TRANSIT CENTER PROGRAM

A development program for the transit center has been prepared based on discussions with MCOG, MTA, and Ukiah City staff, an evaluation of the existing and recent (pre-pandemic) MTA service and ridership data, a review of growth in the Ukiah and Mendocino County area, and a comparison of transit centers that have proven effective and efficient in similar sized communities and transit systems.

The following characteristics have been indicated as desired and needed for a future transit center to accommodate service and ridership growth. The following describes what could potentially be included in the new transit center:

- A small climate-controlled building accessed only by MTA staff with the following features:
  - One (1) small rest space.
  - One (1) restroom.
  - Vending machine for snacks/drinks.
  - Closet for janitorial supplies, with space for electronics.
- Transit Vehicle bays as follows:
  - At least four (4) bus bays accommodating 40' buses for current MTA service. Note that any future increase in the frequency of service on the MTA routes would not increase the number of buses onsite at any one time. Given the limited extent of Ukiah and the modest future population growth, it is concluded that additional routes (such as serving new neighborhoods) that would add an additional bus is unlikely to occur.
  - At least two (2) bus bays accommodating a 45' bus Intercity Greyhound, Amtrak, Lake Transit, and HTA's future RCX service.
- Solar panels
- Electric vehicle chargers (private automobile)
- Electric Vehicle charging stations for buses.
- Bike parking and/or lockers (4 bicycle racks, 2 per rack).
- Security (lighting and potential camera surveillance).
- Between 15-20 parking spaces (for staff and potential park and ride)
- Small covered outdoor area with passenger standing and sitting space.
- Real-time transit information displays.

While several types of transit centers were initially discussed for Ukiah, the most favorable design was a structure that is simple, with a small indoor space for driver and staff use only, and an open but covered outdoor waiting space for passengers. This will reduce long-term building maintenance costs and security issues. Considering the relatively mild climate in Ukiah, an indoor climate-controlled waiting area was not deemed to be necessary.

According to the *Transit Capacity and Quality of Service Manual*, 3<sup>rd</sup> Edition (TCRP, 2017) (p 4-4) 7 to 10 square feet per standing waiting passenger is recommended for a transit facility. Sitting passengers require approximately 20 square feet per passenger. Assuming that half are standing and half are sitting this indicates that the provision of approximately 1,200 square feet of waiting area should be considered for a future transit center.

Table 6 provides an overview of average daily bus activity arriving at the current Pear Tree Center stop. As shown, peak bus activity occurs during the late afternoon hour between 3:15 PM and 4:15 PM with nine buses serving the stop. During the hour, the maximum number of buses that arrive within a 15-minute period is four (between 3:00 PM and 3:15 PM). For this reason, we will assume that four bus bays for MTA routes will be necessary at a minimum with the addition of two bays available for other regional providers such as Greyhound, Amtrak, LTA, or HTA, summing to a total of six bus bays.

### **Program Size Requirements**

Table 7 illustrates a general estimate for what total lot size is needed to accommodate the transit center characteristics discussed above. As shown, at a minimum the site will require around 1,180 square feet for a staff break room, 17,645 square feet for the bus bays, 1,602 square feet for the passenger waiting area, and 3,060 square feet for parking. With an extra 5,940 square feet for landscape a total of 29,357 square feet, or 0.7 acres, of land is needed at a minimum for a potential transit center.

As shown in Table 8, Site 3 (Orchard Avenue/Pear Tree Center) does not currently meet the necessary site requirements at a minimum. Further, Site 2 (410 E. Perkins Street), Site 3 (414 E. Perkins Street), and Site 6 (S. Orchard Avenue and Gobbi Street (Southwest)) are also on the smaller side but could potentially accommodate a transit center.

### **POTENTIAL SITE LOCATIONS**

The five locations shown in Figures 5 and 6 were identified in the early stages of the study by MCOG, City of Ukiah, and MTA staff. Each potential location is described below, while Appendix C provides additional details on each site.

#### **Site 1: Mason Street between Norton Street and Perkins Street**

Site 1 is located along Mason Street between Norton Street and E. Perkins Street (APNs: 002-151-10 and 002-193-44) directly adjacent to the Rail Trail. The site is flat, undeveloped, and currently being used as a surface parking area for nearby businesses. Adjacent land uses include residential single-family homes and small office buildings to the west, a large commercial building to the south, and the Adventist Health Ukiah Valley to the east.

The site is within the C2 (Heavy Commercial) zoning district of Ukiah and as such, a transit center would be an allowed permitted use while also being in line with the 2040 General Plan Community Commercial designation. It is potentially large enough to accommodate a southbound bus aisle (as well as northbound bus bays along Mason Street), allowing for bi-directional access and egress.

**Table 6: Weekday Bus Activity at Pear Tree Shopping Center**

*Assuming All Routes Revised to Serve Transit Center*

15-Minute Time Period		Number of Buses at Potential Transfer Center by Route													Total #		
		7- Jitney		9 - Local		65-CC Rider		75-Gualala/ Ukiah/ Ft. Bragg		Lake Transit Route 7		Greyhound (1)	Amtrak Thruway	HTA RCX (2)			
		NB	SB	NB	SB	NB	SB	NB	SB	WB	EB						
6:15 AM	6:29 AM	1															1
6:30 AM	6:44 AM																0
6:45 AM	6:59 AM																0
7:00 AM	7:14 AM			1													1
7:15 AM	7:29 AM																0
7:30 AM	7:44 AM																0
7:45 AM	7:59 AM			1	1												2
8:00 AM	8:14 AM																0
8:15 AM	8:29 AM																0
8:30 AM	8:44 AM				1												1
8:45 AM	8:59 AM			1												1	2
9:00 AM	9:14 AM					1	1			1							3
9:15 AM	9:29 AM			1		1											2
9:30 AM	9:44 AM																0
9:45 AM	9:59 AM			1	1						1						3
10:00 AM	10:14 AM																0
10:15 AM	10:29 AM			1	1												2
10:30 AM	10:44 AM																0
10:45 AM	10:59 AM			1	1												2
11:00 AM	11:14 AM													1			2
11:15 AM	11:29 AM			1											1		1
11:30 AM	11:44 AM																0
11:45 AM	11:59 AM			1	1												2
12:00 PM	12:14 PM																0
12:15 PM	12:29 PM			1	1												2
12:30 PM	12:44 PM																0
12:45 PM	12:59 PM			1	1												2
1:00 PM	1:14 PM										1						1
1:15 PM	1:29 PM			1	1												2
1:30 PM	1:44 PM																0
1:45 PM	1:59 PM			1	1												2
2:00 PM	2:14 PM											1					3
2:15 PM	2:29 PM			1	1									1		1	2
2:30 PM	2:44 PM																0
2:45 PM	2:59 PM			1	1				1								3
3:00 PM	3:14 PM																0
3:15 PM	3:29 PM			1	1	1	1										4
3:30 PM	3:44 PM					1											1
3:45 PM	3:59 PM			1	1												2
4:00 PM	4:14 PM										1	1					2
4:15 PM	4:29 PM			1	1												2
4:30 PM	4:44 PM																0
4:45 PM	4:59 PM			1	1												2
5:00 PM	5:14 PM																0
5:15 PM	5:29 PM			1	1												2
5:30 PM	5:44 PM																0
5:45 PM	5:59 PM				1												1
6:00 PM	6:14 PM																0
6:15 PM	6:29 PM										1						1
6:30 PM	6:44 PM																0
6:45 PM	6:59 PM																0
7:00 PM	7:14 PM											1					1
7:15 PM	7:29 PM																0
<b>Total Weekday Daily</b>		<b>1</b>	<b>0</b>	<b>20</b>	<b>18</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>59</b>	
<b>Total in AM Peak Hour</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>6</b>	
<b>Total in PM Peak Hour</b>		<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	

Note 1: Greyhound does not currently serve Pear Tree Center but assuming they moved their pick up location to the new transit center, it would arrive once daily between 11am and 12 pm.

Note 2: Humboldt Transit Authority (HTA) does not currently serve Ukiah. This Table assumes twice daily service via the Redwood Coast Express (RCX).

Peak Hour

**Table 7: MTA Transit Center Program and Space Requirements**

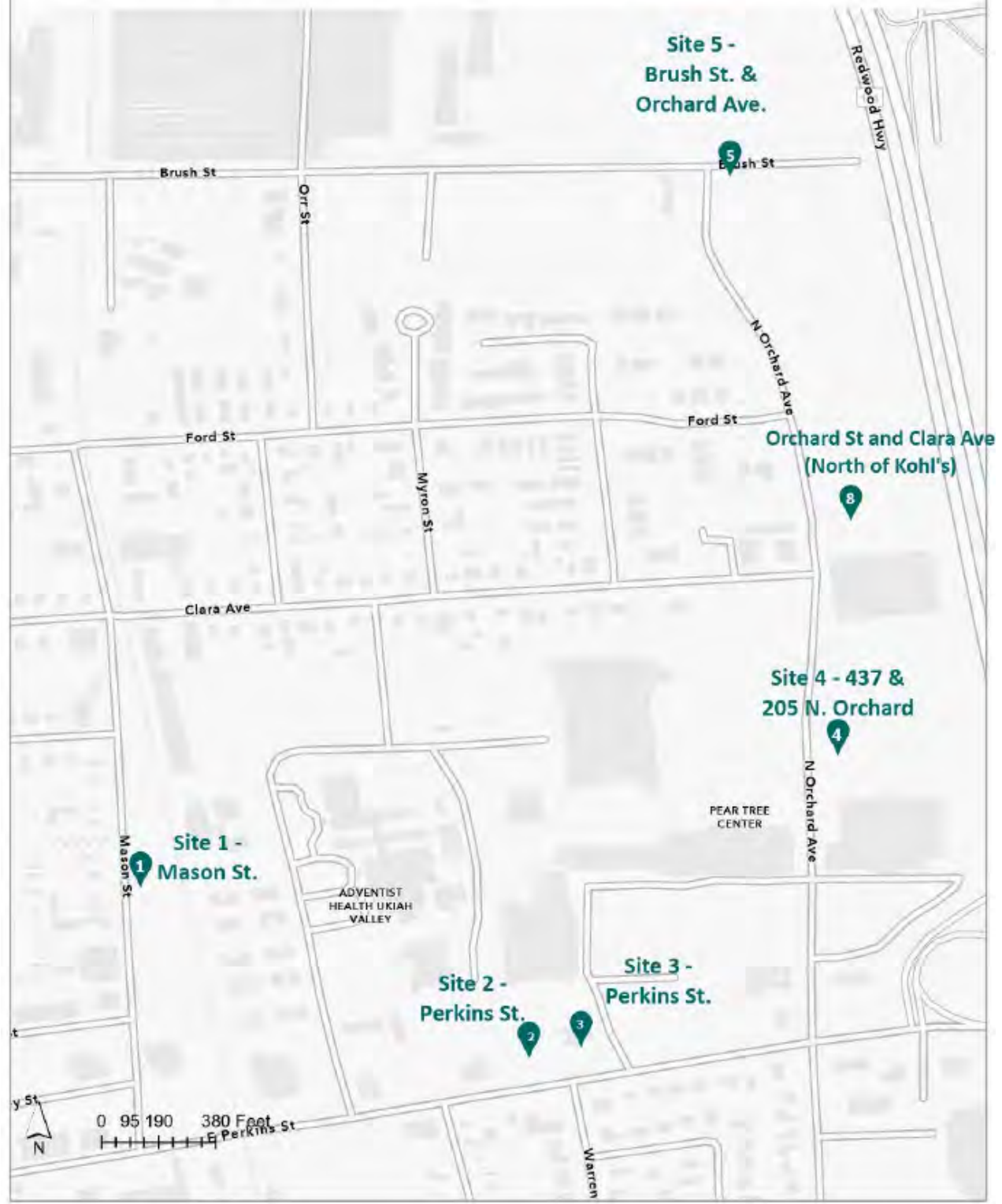
Program Element	Standard Sq.Ft. per	# of Units	Sq. Ft.	
<b>Staff Facility/Utility Space</b>				
Driver Break Room	600		600	
Entrance			80	
Staff Restroom (1)	250	1	250	
Mechanical / Service Space	64		64	
Janitor Closet	36		36	
<i>Circulation and Utilities (15 percent)</i>			150	
<b>Admin and Operations Total</b>			<b>1,180</b>	<b>Sq. Ft.</b>
<b>Bus and Passenger Needs</b>				
<u>Bus Parking Bays</u>				
40' Gillig	2,400	4	9,600	
45' Gillig	2,600	2	5,200	
Dial a ride Van	625	1	625	
<i>Bus Circulation (15 percent)</i>			2,220	
<b>Total Bus Bay Req.</b>			<b>17,645</b>	<b>Sq. Ft.</b>
<u>Outdoor Passenger Waiting Area</u>				
Outdoor Covered Seating	20	40	800	
Outdoor Open Seating	20	20	400	
Public Art	150	1	150	
Bicycle/Scooter Parking (2 per rack)	72	4	72	
<i>Passenger Circulation (15%)</i>	-	60	180	
<b>Outdoor Passenger Waiting Area</b>			<b>1,602</b>	<b>Sq. Ft.</b>
<b>Total Building Program</b>			<b>19,247</b>	<b>Sq. Ft.</b>
<b>Personal Auto Parking</b>				
Operations/Service Vehicle	180	2	360	
Visitors (15)	180	15	2,700	
<b>Auto Parking</b>		<b>17</b>	<b>3,060</b>	<b>Sq. Ft.</b>
<b>Total Site Development Program</b>			<b>23,487</b>	<b>Sq. Ft.</b>
Landscaping Area, Setbacks (25%)			5,870	
<b>TOTAL <u>MINIMUM</u> SITE AREA REQUIRED</b>			<b>29,357</b>	<b>Sq. Ft.</b>
			<b>0.7</b>	<b>Acres</b>

**Table 8: Potential Site Size Analysis**

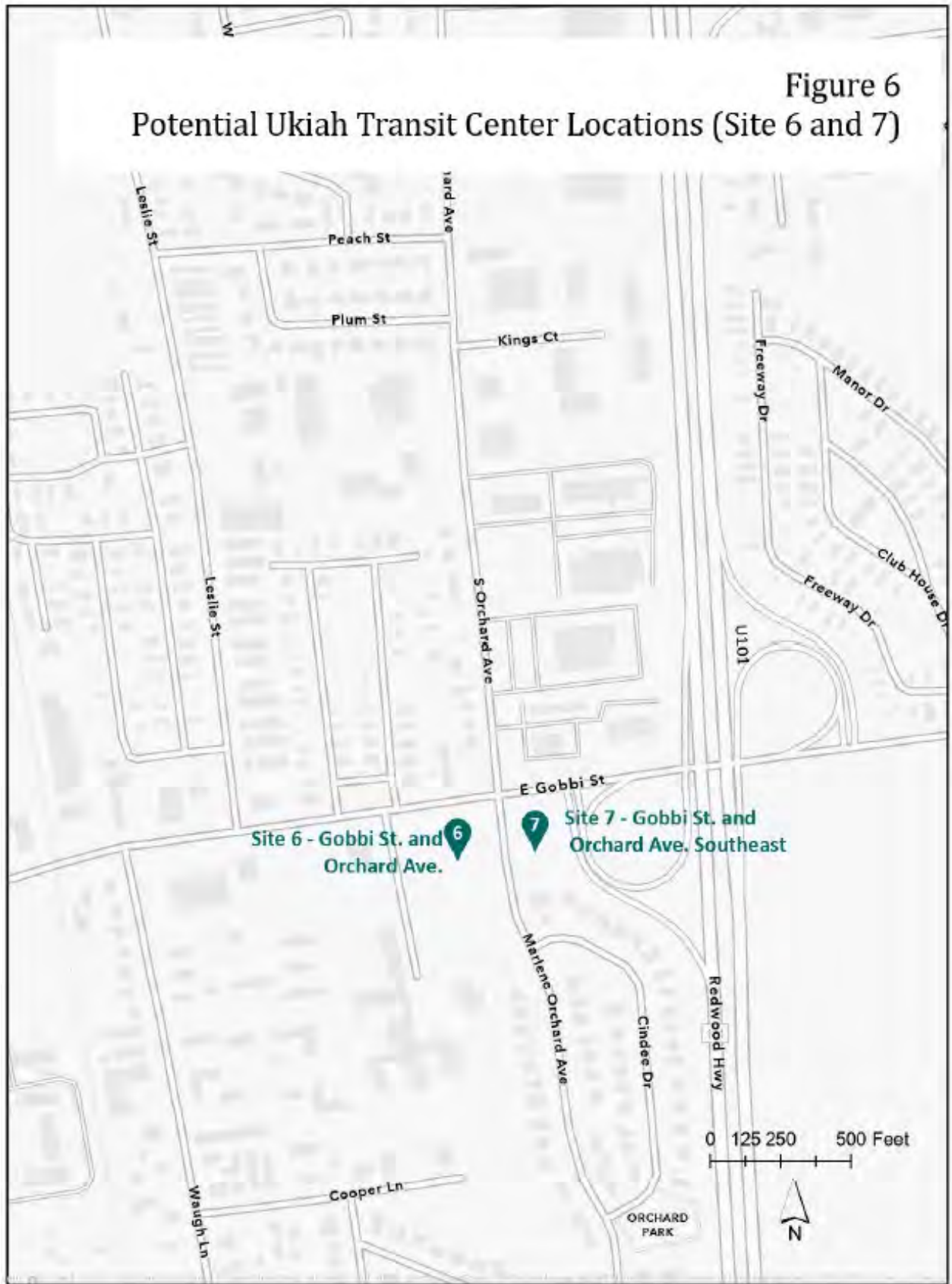
Site	Site Size	Meets Minimum Size?
Site 1: Mason St.	2.5 acres	Yes
Site 2: 410 E. Perkins St.	0.8 acres	Yes
Site 3: 414 E. Perkins St.	0.7 acres	Yes
Site 4: N. Orchard Ave. (Pear Tree Center)	0.5 acres	No
Site 5: N. Orchard Ave. & Brush St.	1.4 acres	Yes
Site 6: S. Orchard Ave.. & Gobbi St. Southwest	0.9 acres	Yes
Site 7: S. Orchard Ave.. & Gobbi St. Southeast	0.7 acres	Yes
Site 8: N. Orchard Ave.& Clara Ave. (North of Kohls)	1.63 acres	Yes



**Figure 5**  
**Potential Ukiah Transit Center Locations (Sites 1, 2, 3, 4, 5 and 8)**



**Figure 6**  
**Potential Ukiah Transit Center Locations (Site 6 and 7)**



### **Sites 2 and 3: 410 and 414 East Perkins Street (Old Wendy's and Saving Bank lots)**

Sites 2 and 3 are located along the north side of East Perkins Street between Orchard Avenue and Mason Street. Site 2, located at 410 East Perkins Street, was previously a Wendy's but is currently empty and unused with a building pad and surface parking lot. Site 3 is located at 414 East Perkins. It currently has an older closed structure on it that used to serve as a bank. Just directly north of the site is a Lucky's grocery store and other large commercial stores, to the west is the Adventist Health Ukiah Valley medical facility, to the east is a Chipotle and other fast-food establishments, and to the south is a mix of small office buildings and residential single-family homes.

These sites are within the UC (Urban Center) zoning district of Ukiah and as such, a transit center would be an allowed permitted use while also being in line with the 2040 General Plan Downtown Core designation. One key factor is that traffic volumes on East Perkins Street are too high to consistently provide the opportunity for buses to make a southbound left turn onto East Perkins Street eastbound. Buses departing from a transit center at either Sites 2 or 3 would need to exit to the north and use the circulation drive around the exterior of the Pear Tree Center to Orchard Avenue.

### **Site 4: Orchard Avenue (Between Kohls and JC Penney Parking Lots)**

Site 4 is located on Orchard Avenue in the parking lot just north of JC Penney adjacent to several other small restaurants. The site is currently being used as a transit stop with one small temporary shelter. This site is flat and largely undeveloped as it currently serves as a surface parking lot. The surrounding uses include primarily big box commercial stores such as JC Penney, Kohls, Big 5 Sporting Goods, as well as fast food restaurants such as McDonalds and Chipotle.

The site is within the C1 (Community Commercial) zoning district of Ukiah and as such, a transit center would be an allowed permitted use with a major or minor use permit while also being in line with the 2040 General Plan Community Commercial designation.

### **Site 5: Brush Street and Orchard Avenue**

Site 5 is located at the intersection of Brush Street and Orchard Avenue. The site is flat, undeveloped, and located near a mix of medium and high-density housing to the west of the site. The area north and south of the site are undeveloped parcels as well.

The site is within the C2 (Heavy Commercial) zoning district of Ukiah and, as such, a transit center would be an allowed permitted use while also being in line with the 2040 General Plan Community Commercial designation.

### **Site 6: Orchard Avenue and Gobbi Street (Southwest Corner Lot)**

Site 6 is located on the southwest corner of Gobbi Street and Orchard Avenue. The site is flat and undeveloped with residential single-family housing to the north, a mix of multifamily apartment style housing to the west, an electric telecommunications facility directly to the south, and an empty lot and US 101 freeway on ramp to the east. There are also several churches and religious gathering places in the near proximity.

The site is within the C1 (Community Commercial) zoning district of Ukiah and as such, a transit center would be an allowed permitted use with a major or minor use permit while also being in line with the 2040 General Plan Highway and Community Commercial designations.

### **Site 7: Gobbi Street and Orchard (Southeast)**

Site 7 is located on the southeast corner of Gobbi Street and Orchard Avenue. The site is fairly flat with a small structure on the southeast end of the parcel. It is located directly east across Orchard Avenue from Site 6 and has many of the same adjacent land uses.

The site is within the C1 (Community Commercial) zoning district of Ukiah and as such, a transit center would be an allowed permitted use with a major or minor use permit while also being in line with the 2040 General Plan Highway and Community Commercial designations.

### **Site 8: Orchard Avenue (North of Kohls)**

Site 8 is located on the parcel just north of Kohls on North Orchard Avenue. It is a large site (approximately 1.6 acres) and is adjacent to three vacant lots to its north, Kohls to the south, US 101 to the east, and residential apartments to the west across Orchard Avenue. Other uses in the area include large commercial businesses such as Home Depot and JC Penny.

The site is within the C2 (Heavy Commercial) zoning district of Ukiah and, as such, a transit center would be an allowed permitted use while also being in line with the 2040 General Plan Community Commercial designation.

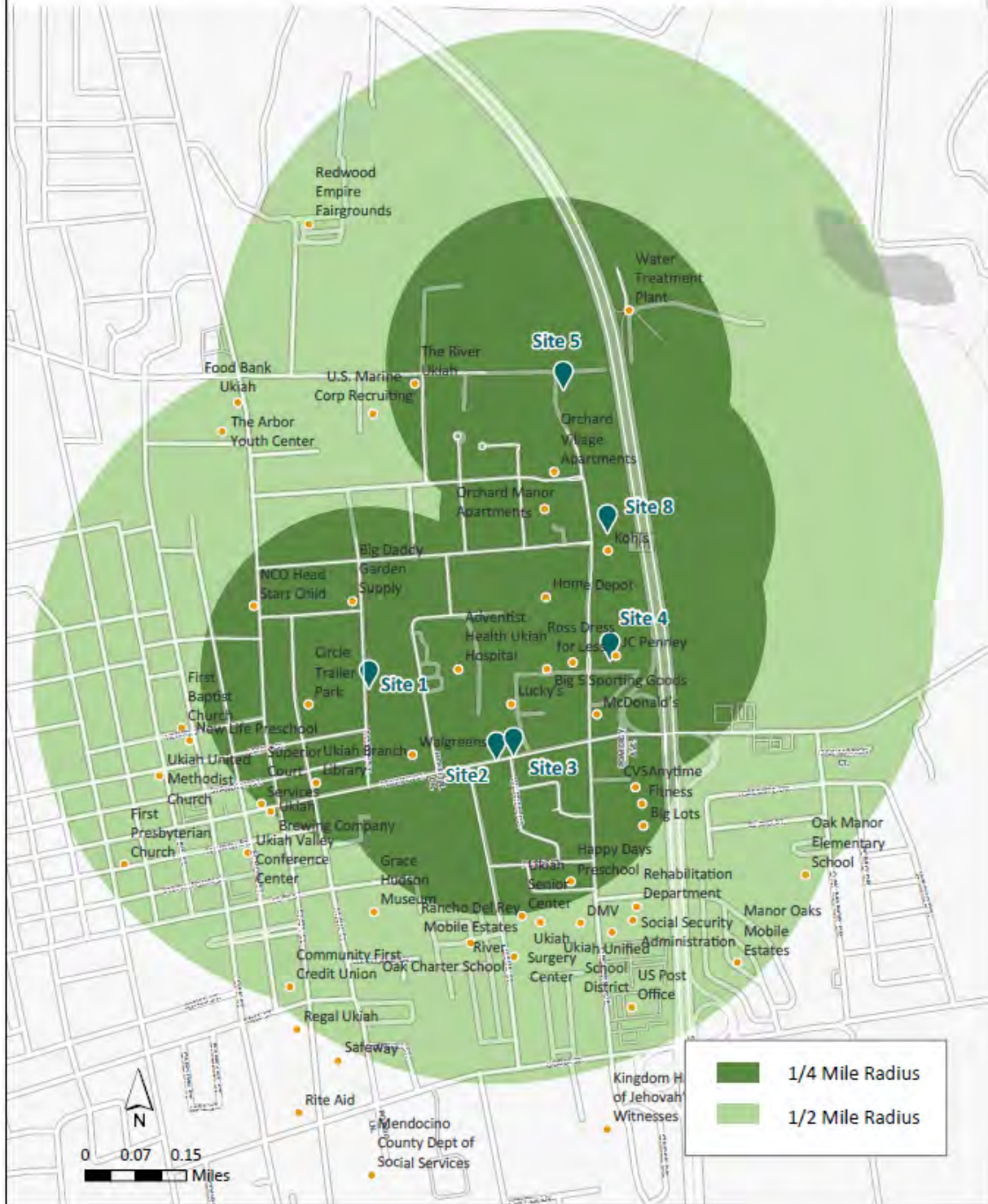
## **ACTIVITY CENTERS SERVED BY EACH POTENTIAL SITE**

One factor in considering the relative benefits of various transit center sites is the activity centers that are within a convenient walking distance of the center. A transit center served by all routes will be the most convenient location to access via transit within Ukiah. As such, locating the center to serve the greatest number of transit trip destinations is an important consideration. For purposes of this review, a distance of ¼ mile (roughly a five-minute walk) and ½ mile (roughly a ten-minute walk) were reviewed.

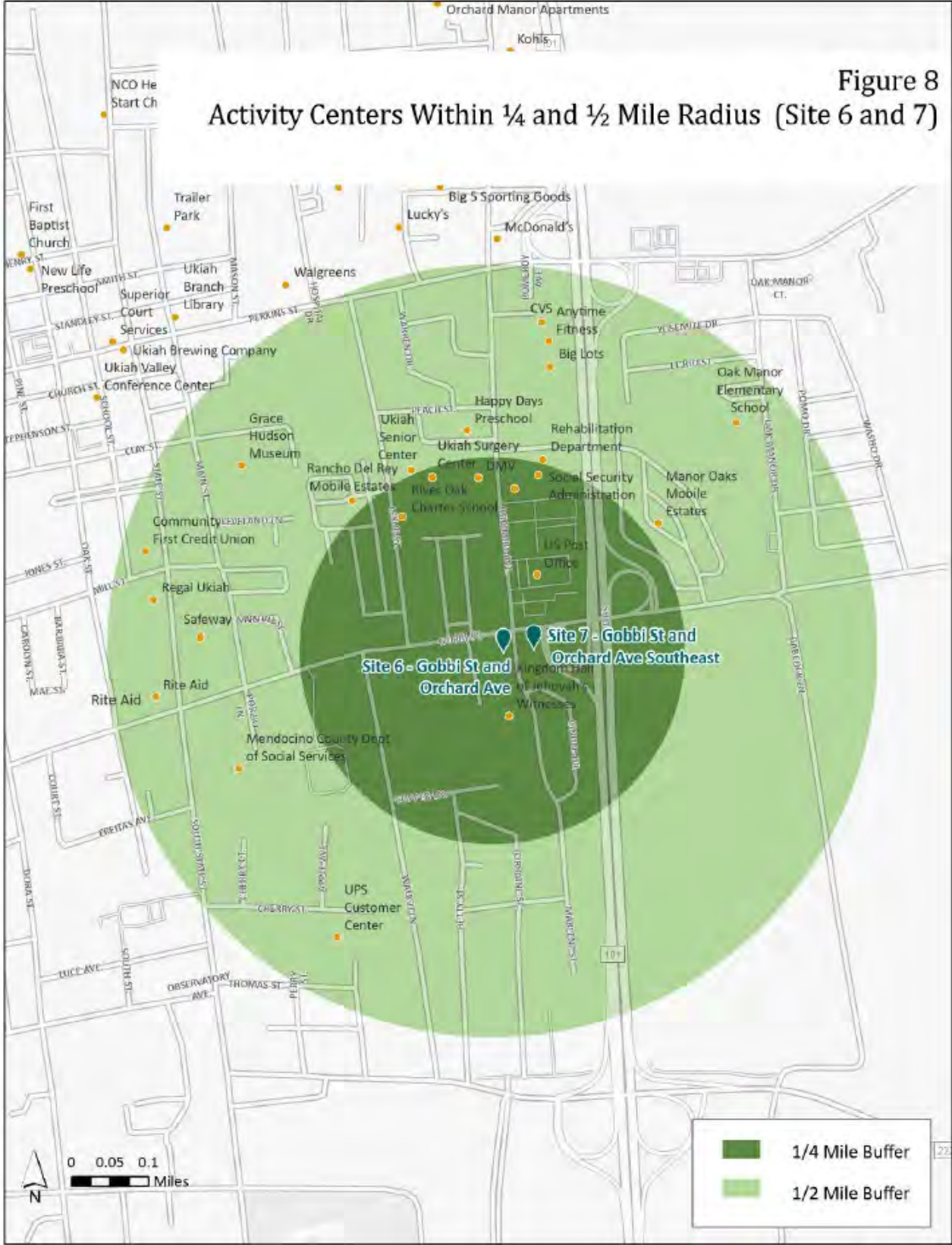
Figures 7 and 8 depict popular destinations within a ¼ mile and ½ mile walking distance from each site. As demonstrated, Sites 2 and 3, and 4 have the most retail, commercial, and restaurant establishments in close proximity. Site 1 has fewer destinations (though it is close to the downtown activity centers), followed by Site 6 and finally Site 5. A complete detailed list of site-adjacent destinations for each site are included under Appendix D.



Figure 7  
 Activity Centers Within ¼ and ½ Mile Radius (Sites 1, 2, 3, 4, 5 and 8)



**Figure 8**  
**Activity Centers Within 1/4 and 1/2 Mile Radius (Site 6 and 7)**



## OPERATING COST ANALYSIS AND CONCLUSIONS

An important factor to consider when evaluating potential transit center sites is the impact on transit operating costs due to the need to extend routes (and running times) to serve a center. As a recurring ongoing cost, additional operating costs can add up over a long period.

### ROUTE REALIGNMENT ANALYSIS

Using mapping software and the existing MTA schedule, possible route realignments were defined to serve each potential transit center site, as shown in Figures 9 through 13. The routes were developed to serve existing stops as well as the potential transit center site and were also developed in consideration of traffic limitations (such as the difficulty in making left turns onto busy roadways without a signal).

In comparing each potential new route against the existing route, the change in distance in miles and hours of travel were calculated. Route realignments that would add no more than 2 minutes per run were considered to not change overall service schedules (or vehicle-hours) on Routes 7, 9 and 20, while additional schedule time was included for those adding 3 or more minutes per run. No reduction in schedule time was assumed on these routes associated with a reduction in route length. These factors are summarized by route and site in Table 9.

Routes	Potential Transit Center Sites													
	Site 1: Mason St.		Site 2: E. Perkins St. West (Old Wendys)		Site 3: E. Perkins St. East (Old Savings Bank)		Site 4: N. Orchard Ave. (Pear Tree Center)		Site 5: N. Orchard Ave. & Brush St.		Site 6: S. Orchard Ave. & Gobbi St. (Southwest)		Site 8: N. Orchard Ave. (North of Kohls)	
	Miles	Hours	Miles	Hours	Miles	Hours	Miles	Hours	Miles	Hours	Miles	Hours	Miles	Hours
7 - Jitney (NB)	360	0	1,720	143	1,720	143	1,040	87	1,620	135	940	78	1,620	135
7 - Jitney (SB)							910	76			910	76		
9 and 20 (NB)			3,968	331	3,968	331	-7,510	0	10,380	865	3,953	76	6,614	551
9 and 20 (SB)	-132	0	3,937	328	3,937	328								
65 - CC Rider (SB)			392	1	392	1			-1,362	-5	21	0	-1,362	-5
66 - CC Rider (NB)	186	1	390	1	390	1	227	1	-325	-1	-141	0	-1,702	-6
75 - South Coast/Ukiah (NB)	175	1	468	2	468	2	408	1	592	2	242	1	592	2
75 - South Coast/Ukiah (SB)	-257	-1	66	0	66	0	148	0	-30	0	263	1	-30	0
<b>Total</b>	<b>332</b>	<b>0</b>	<b>10,942</b>	<b>806</b>	<b>10,942</b>	<b>806</b>	<b>-4,778</b>	<b>165</b>	<b>10,874</b>	<b>996</b>	<b>6,187</b>	<b>231</b>	<b>5,732</b>	<b>678</b>

As shown, impacts by site varied greatly. Site 4 would reduce annual service quantities by 4,778 vehicle-miles and 165 vehicle-hours. On the other extreme, Sites 2 and 3 would increase service by 10,552 vehicle-miles and 805 vehicle-hours. As illustrated in Figure 10, Sites 2 and 3 had the most added miles and hours due to their access limitations onto Perkins Street and the need to circle north through Pear Tree Center and east over to Orchard Avenue. Sites 5 and 6 would both increase service quantities substantially. Site 4 would reduce vehicle miles but result in a relatively small increase in vehicle-hours.



Figure 9  
Route Realignment to Serve Site 1 ( Mason St.)

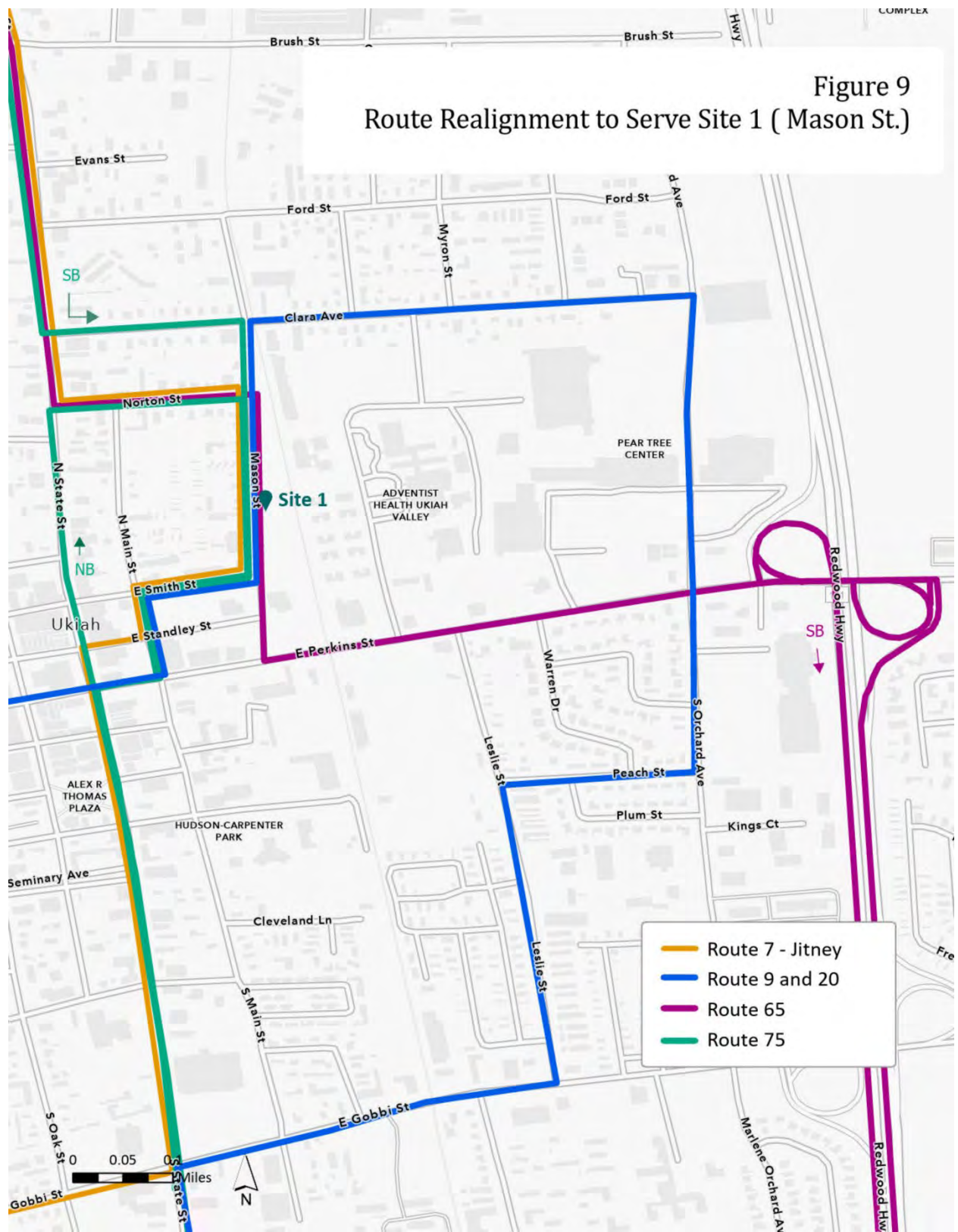




Figure 10  
Route Realignment to Serve Site 2 and 3 (410 and 414 E Perkins St)



Figure 11  
Route Realignment to Serve Site 4 (Orchard St/Pear Tree Center)

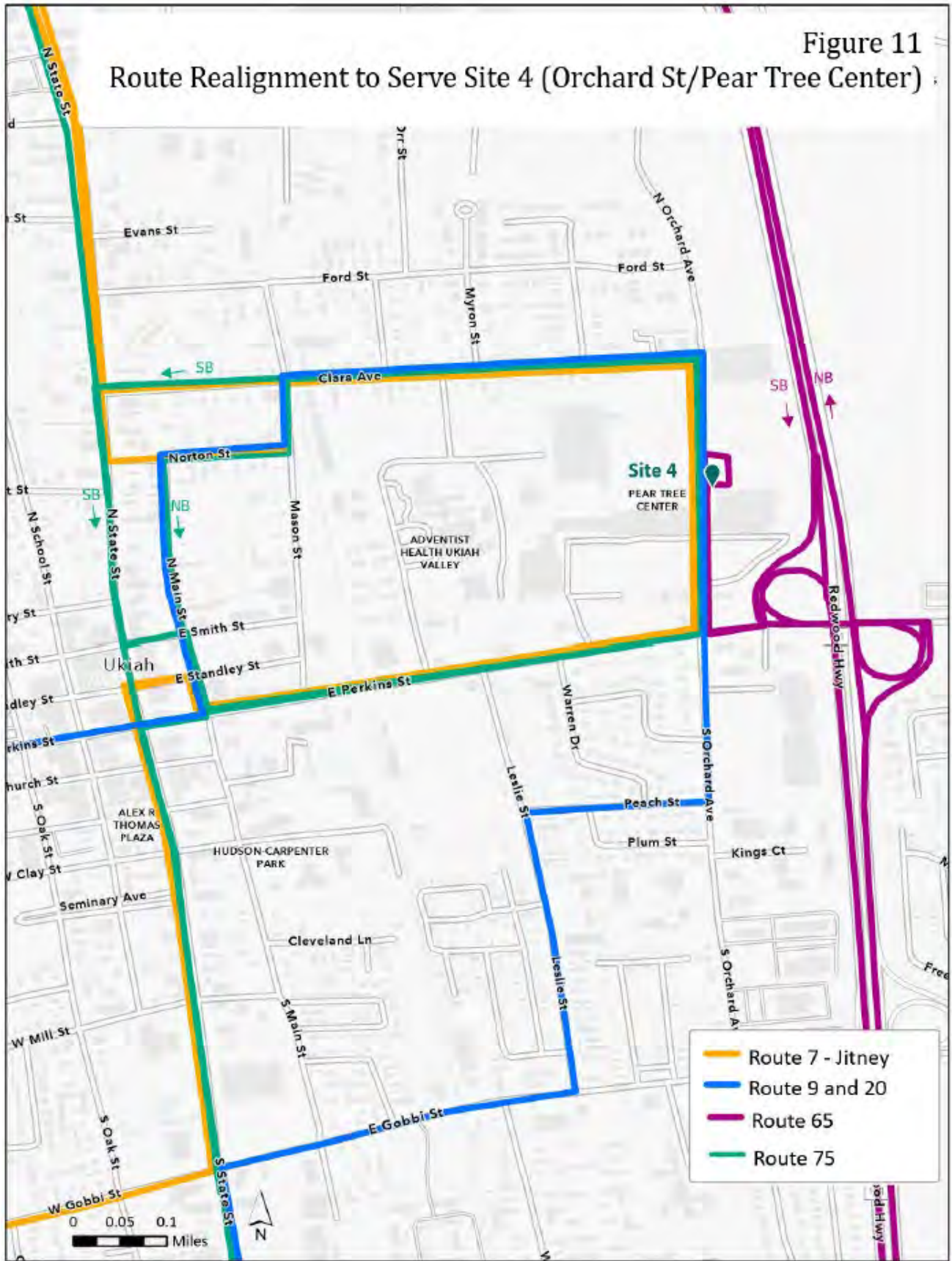




Figure 11  
Route Realignment to Serve Site 4 (Orchard Ave./Pear Tree Center)

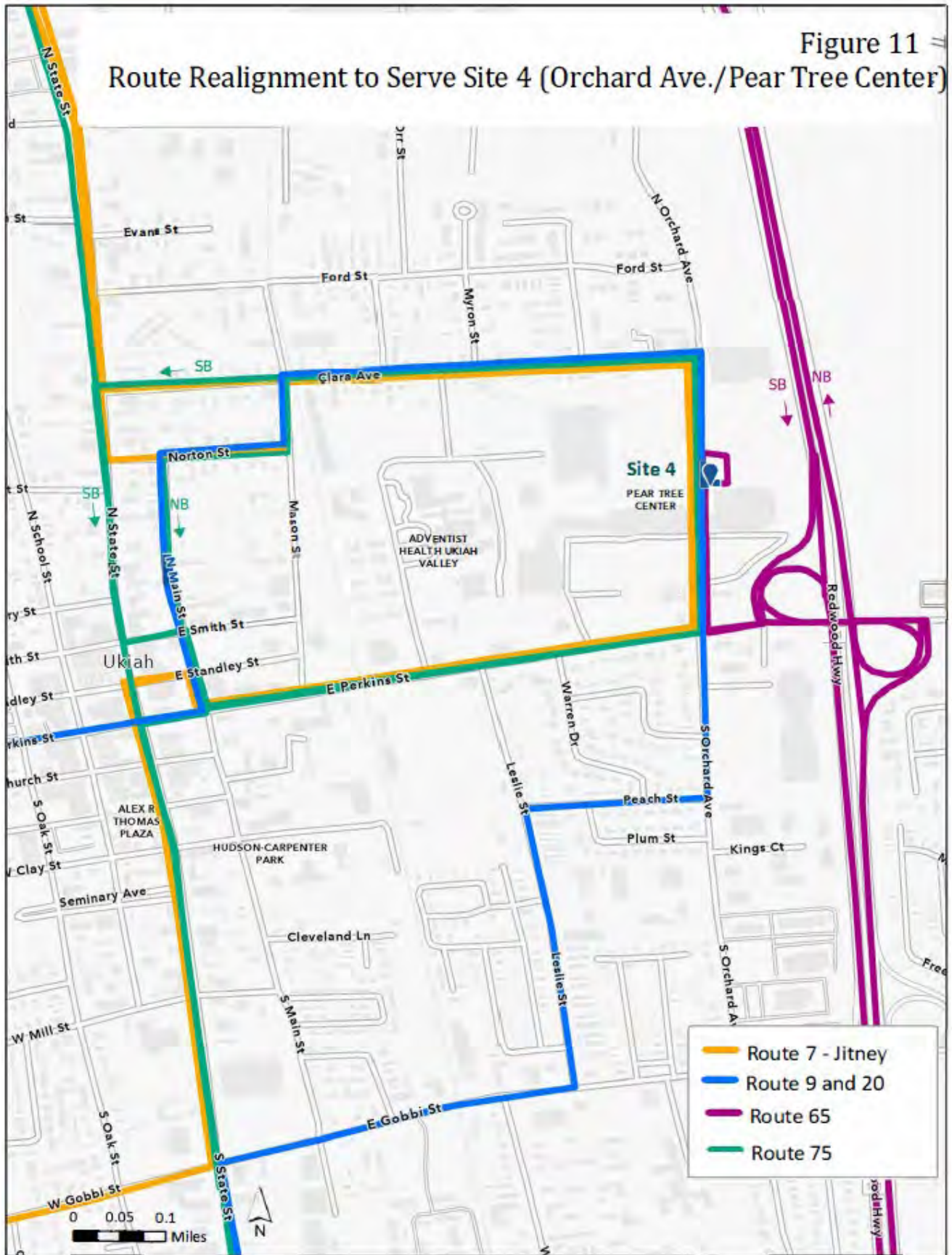


Figure 13  
Route Realignment to Serve Site 6 (Gobbi St. and Orchard St.)

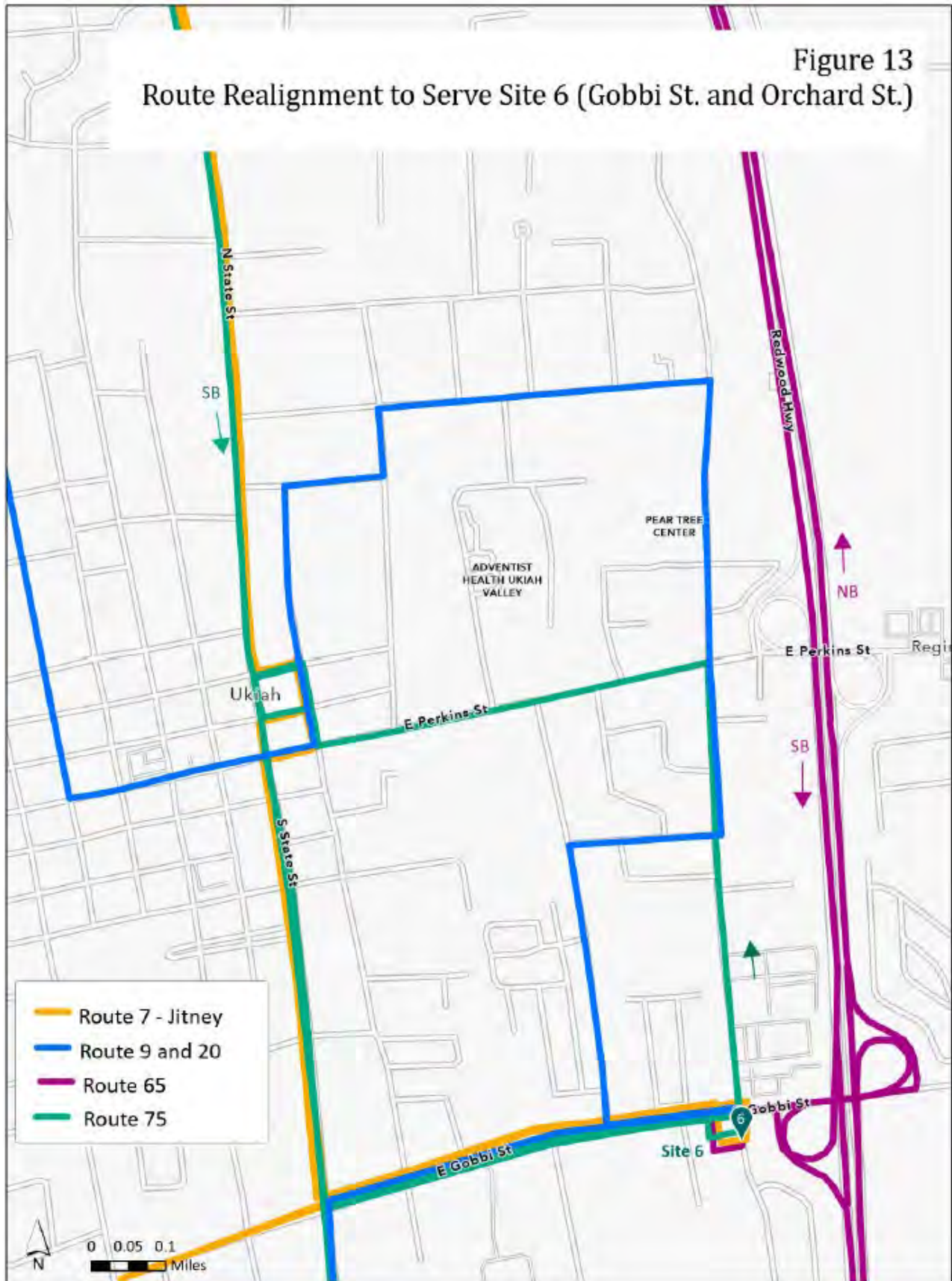
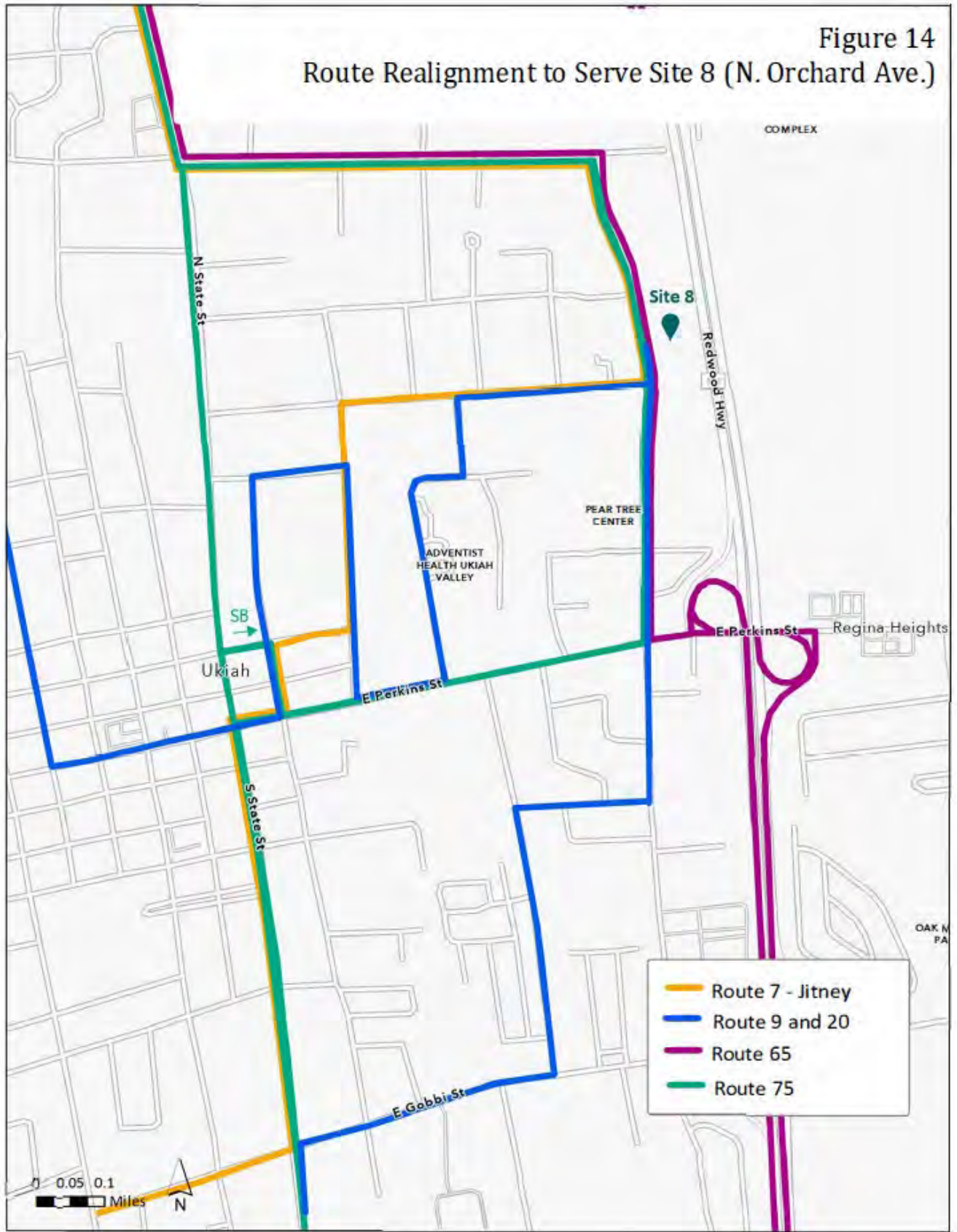




Figure 14  
Route Realignment to Serve Site 8 (N. Orchard Ave.)



Finally, Site 1 would have a very small increase in vehicle-miles but no increase in vehicle-hours. Lastly, Site 8 had similar route adjustments to Site 5, however, it is more easily served by Routes 9 and 20. With a total addition of 5,732 miles and 678 hours of operating time, it is the second least operationally impactful site in the analysis after the existing Pear Tree Center (Site 4). More detailed tables showing additional miles and minutes added to each route for each site are included under Appendix E. This information has been used below in calculating potential costs associated with each transit center site as it relates to hours and miles of added (or subtracted) service.

## TRAVEL COST ANALYSIS

The final approved MTA budget for FY 2022-23 was used in creating the cost model presented in Table 10. Specific costs were allocated into three types of costs: those that vary by vehicle-hour (such as driver wages), those that vary by vehicle-miles (such as fuel) and fixed costs that do not vary with service levels (such as administrative wages). Using the resulting allocated cost per vehicle-hour (\$74.68) and vehicle-mile (\$2.52) we were able to predict the potential operational cost or savings that would occur at each transit center each site, as shown in Table 11.

<b>Table 10: MTA FY 2022-23 Operating Cost Model</b>				
<b>Expense Category</b>	<b>FY 2022-23 Cost</b>	<b>Variable</b>		
		<b>Hours</b>	<b>Miles</b>	<b>Fixed</b>
Wages (Drivers, Operators, Dispatch)	\$1,888,549	\$1,888,549		
Wages (Facilities, Maintenance)	\$510,946		\$510,946	
Wages (Administrative)	\$765,808			\$765,808
Benefits	\$1,673,791	\$998,652	\$270,185	\$404,954
Vehicle Maintenance/Fuel/Oil/Tires/Parts	\$863,250		\$863,250	
Legal Council/Marketing/Security Systems Etc	\$487,100			\$487,100
Office Supplies/Computer Programs	\$81,500			\$81,500
Utilities/Rentals/Lease	\$127,000			\$127,000
Insurance	\$365,000			\$365,000
Taxes/Miscellaneous	\$99,800			\$99,800
<i>Total Budget (FY 2022-2023)</i>	<i>\$6,862,744</i>	<i>\$2,887,201</i>	<i>\$1,644,381</i>	<i>\$2,331,162</i>
	<b>FY 2022-23 Service Quantity</b>	<b>38,662</b>	<b>652,823</b>	
	<b>Cost Per Unit By Variable Cost (Cost Model)</b>	<b>\$74.68</b>	<b>\$2.52</b>	

Table 11 indicates that Site 2 and 3 (E. Perkins Street West and East) would have the greatest annual operational cost at an additional \$86,700 per year, followed by Site 4 at Brush Street and Orchard Avenue (\$68,100 per year). Site 3 (Orchard Avenue) would have the lowest annual cost impact of \$300, while Site 1 (Mason Street) would only increase costs by \$900 per year.

**Table 11: Potential Transit Center Site Annual Operations Cost Impacts**

Potential Site	Change in Annual Service Quantity		Total
	Hours	Miles	
Site 1: Mason St.	26	837	\$900
Site 2: E. Perkins St West (Old Wendys)	60,207	27,562	\$87,800
Site 3: E. Perkins St East (Old Savings Bank)	60,207	27,562	\$87,800
Site 4: N. Orchard Ave. (Pear Tree Center)	12,330	-12,034	\$300
Site 5: N. Orchard Ave. & Brush St.	74,401	27,390	\$101,800
Site 6: S. Orchard Ave. & Gobbi St. (Southwest)	17,272	15,584	\$32,900
Site 8: N. Orchard Ave. & Clara Ave. (North of Kohls)	50,621	14,438	\$65,100

## CONCLUSIONS

The following provides an overview of the key findings from previous chapters:

- Key transit dependent populations within Mendocino County include seniors (22 percent), youth (21 percent), and those living with disabilities (20 percent).
- MTA ridership is recovering from its FY 2020-21 pandemic decline (up 48 percent in FY 2021-22).
- All five possible sites allow transit centers as an allowed or permitted land use.
- A possible transit center would require at least 0.7 acres (at a minimum) to meet program and current bus service requirements.
- Site 3 does not currently meet the necessary sizing requirement. Due to Site 3’s size limitations, it will be eliminated from further analysis.
- Of the remaining sites, Sites 2 and 3 provide the greatest accessibility to nearby activity centers, followed by Site 1, then Site 6. Site 5 provides relatively little accessibility.
- Of the remaining sites, Site 1 (Mason Street) projected the least expensive annual operating costs of all possible sites (nearly 99 percent less than the most expensive site).

Chapters 7 through 10, provide a summary of public engagement, additional site analysis, site design, and scoring criteria by site.

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## **INTRODUCTION**

During the week of April 17<sup>th</sup>, 2023 LSC Consultants led an outreach effort within the community. The public outreach methods included a project website, virtual workshop, online community survey, and pop-up events:

- The project website at [www.mendocinocog.org/ukiah-transit-center](http://www.mendocinocog.org/ukiah-transit-center) serves as a single, one stop location for all items related to the project. This website was printed on flyers and distributed to stakeholders to visit and share.
- The virtual workshop was hosted on YouTube (48 views) for the community to view at their own convenience.
- The community online survey was advertised in Mendofever, Mendovoice, and the Willits Weekly. It was also shared through Mendocino College and other stakeholder email lists.
- Lastly, two separate pop-up outreach events were hosted on Friday, April 21<sup>st</sup> at the current Pear Tree Center bus stop and Saturday April 22<sup>nd</sup> at the Ukiah Farmers Market. At these tabling events, the public learned more about the current study, explored potential sites, and was encouraged to participate in the community survey (either by filling out a hard copy or scanning the QR code to take it online).

Full summaries of the input and feedback received through each of these outreach efforts are described in more detail below.

## **ONLINE COMMUNITY SURVEY**

An online community survey was made available from April through May of 2023 to gather feedback from Mendocino County residents on what they prefer and suggest regarding a future MTA Transit Center in Ukiah. The community survey was available to all residents no matter how often they ride transit. It is important for input to be collected from both transit riders and non-riders because the final facility will be a public amenity representing the entire community. Once built, the MTA Transit Center should enhance the travel experience of transit users while simultaneously enhancing community pride and supporting further economic development.

The online survey was made using Survey Monkey and consisted of a simple introduction with 12 questions in multiple choice, short-answer, or comment format. Survey logic was used so that only questions relevant to each specific respondent were asked. In all, 140 people completed the survey, with 137 people answering in English and 3 answering in Spanish. Some people did not answer every question, therefore the number of answers per question varies. A detailed analysis of the survey responses is included under Appendix E. The following includes a brief summary of these findings:

- 75 percent of survey participants were between the ages of 25 years old and 64 years old, followed by 23 percent who were aged 65 and older.

- Over half (63 percent) of respondents live in Ukiah, followed by 15 percent living in Willits, and 5 percent living in Fort Bragg. Those who responded “other” included residents of Sonoma, Lake, and Humboldt Counties.
- More than half (64 percent) of participants do not use MTA services. Of the 36 percent (50 respondents) who do use MTA services, Route 9 was the most frequently used route, followed by Route 20, and Route 65.
- When asked about what types of amenities were desired, 87 percent of survey participants requested sheltered waiting areas, followed by benches (75 percent), information kiosks (64 percent), and lighting features (63 percent). Of those who replied earlier in the survey that they do not currently ride MTA, sheltered waiting areas, benches, bike racks and lighting features were most preferred.
- When asked whether participants supported the concept of an MTA Transit Center in Ukiah, 75 percent “strongly support” the idea, followed by 17 percent who indicated “somewhat support”.
- Regarding factors to be considered in evaluating transit center locations, access to local services was indicated as most important (32 percent), followed by improving transit connections (27 percent), and safety and security (25 percent).

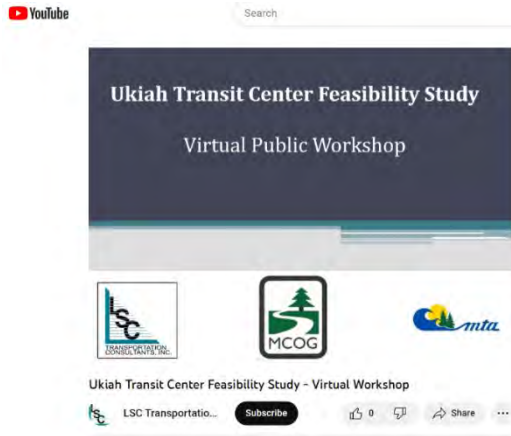
## POP-UP OUTREACH EVENT

Two LSC Transportation Consultant staff members hosted onsite informational sessions to raise awareness around the Transit Center project and encourage participation in our online survey. These occurred on April 21<sup>st</sup> at Pear Tree Center between 12pm-4pm and at the downtown Ukiah Farmers Market between 9am-12pm on April 22<sup>nd</sup>. The booth featured potential transit center sites, asking the



public to participate in selecting their favorite locations. The booth also featured various types of transit center design examples from other similar regions. The public was generally supportive and interested in seeing a transit center be built in Ukiah. Many people took mini flyers with them to take the online survey later, while a few decided to fill out the paper surveys available on site.





## ONLINE VIRTUAL WORKSHOP

The virtual workshop was hosted on YouTube and shared through the project website and emails to stakeholders. The virtual workshop featured a brief overview of the project including the definition of a transit center, what they can do for a community and the transit service, as well as various amenities that can be included. It received 48 views over the course of the project.

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**INTRODUCTION**

As discussed in previous chapters, a total of eight potential sites (Sites 1 through 8) were initially identified. Over the course of the study, several attempts were made to contact each potential site owner to inquire about the site's availability for purchase. This chapter details the availability of each site previously discussed, as well as the removal of specific sites as a result of these discussions.

**SITE AVAILABILITY**

Several attempts were made to contact each landowner for the sites below. As a result of this outreach and their subsequent interviews, or lack thereof, the following was discovered:

- **Site 1 – Mason Street** (APNs 002-151-10 & 002-193-44): Site 1 is owned by the Great Redwood Trail Agency. The interview revealed that the site would potentially be available through a lease agreement. For this reason, the site will move forward with further consideration.
- **Site 2 – E. Perkins Street East** (Old Wendy's) (APN 002-200-36): This site is owned privately. Several attempts were made to reach the owner with no response.
- **Site 3 – E. Perkins Street West (Old Savings Bank)** (APN 002-200-35): Site 3 is owned privately. As part of a discussion, the owner confirmed that this property was available for purchase at a cost of \$950,000.
- **Site 4 – Orchard Avenue. (Pear Tree Center)** (APNs 002-200-39 & 002-370-25): The owner of this site did not respond to our requests for interview. Further, the property manager of the Pear Tree Center confirmed that it would be highly unlikely that either of the property owners would be willing to accommodate the loss of parking that would be needed for a transit center.
- **Site 5 – Orchard Avenue and Brush Street** (APN 002-200-39): An interview with Site 5's property owner revealed many potential parcels available in this area. In addition to the site originally identified earlier in the study, the three parcels just south of the property are also currently available for purchase. After considering these additional sites, LSC determined that a transit center would be better suited for the southernmost parcel along Orchard Avenue just north of Kohls (APN 002-030-15). For this reason, Site 5 was removed from further consideration.
- **Site 6 – Orchard Avenue and Gobbi Street (Southwest)** The realtor representative of this site was contacted. At that time, it was discovered that this site was no longer available for purchase.
- **Site 7 - Orchard Avenue and Gobbi Street (Southeast):** This property was actively for sale and being managed by the same realtor overseeing Site 6.
- **Site 8 – Orchard Avenue and Clara Avenue (North of Kohls):** This property was actively for sale and being managed by the same realtor overseeing Site 5.

## **CONCLUSIONS**

As Sites 2, 4, and 6 were unavailable for lease or purchase at the time of this study they were not considered further in the study. As Site 5 was determined to be less desirable than Site 8, it was also taken out of consideration. As a result, Sites 1, 3, 7, and 8 were carried forward to the next phase of the study, as discussed in Chapter 9.

## **INTRODUCTION**

The following chapter depicts potential site layout designs to determine whether or not the size, shape, and access of the sites are in fact feasible for the level of service the Ukiah Transit Center would need to provide for transit services, pedestrians, and cyclists, as well as potential park and ride parking.

## **POTENTIAL SITE LAYOUT DESIGNS**

To gain a better understanding of each site's feasibility, preliminary site plans were prepared for Sites 1, 3, 7, and 8 as shown in Figures 15 through 18. As shown, each site has a unique design that takes into consideration its overall size, shape, and primary access points. Each site is further described below.

### **Site 1 - Mason Street (Great Redwood Trail)**

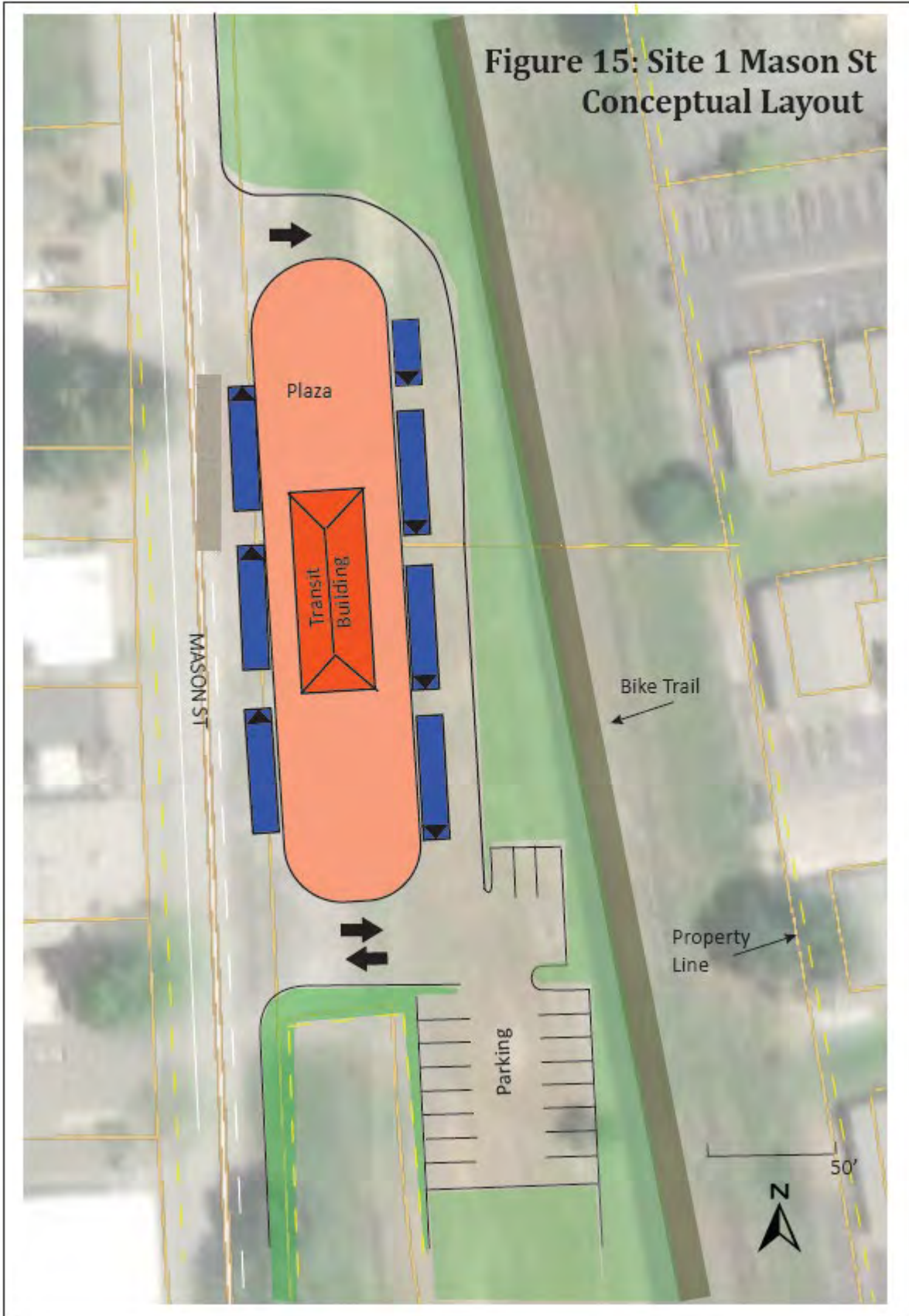
Figure 15 depicts an interior island design (within the bus bays) running north and south adjacent to Mason Street. Northbound buses could use the lanes on the west side of the island, while both northbound and southbound buses could access the transit center at the north end of the site, allowing each bus to pull through and back around the island. The island would feature pull up bus stops for six full size fixed route buses with an additional space for a dial a ride bus. The transit center shelter would be in the center of the island.

This layout has the advantage of allowing passengers to transfer between buses with a relatively short walking distance and without the need to cross an active travel lane, which is particularly beneficial for persons with disabilities. It also allows the transit center building to be conveniently close to all of the bus bays, providing passengers with a more comfortable waiting experience. In addition to the immediate transit center area, there would be access to the Great Redwood Trail and 19 parking spaces in the southeast portion of the parcel.

### **Site 3 - 414 East Perkins Street (Old Savings Bank)**

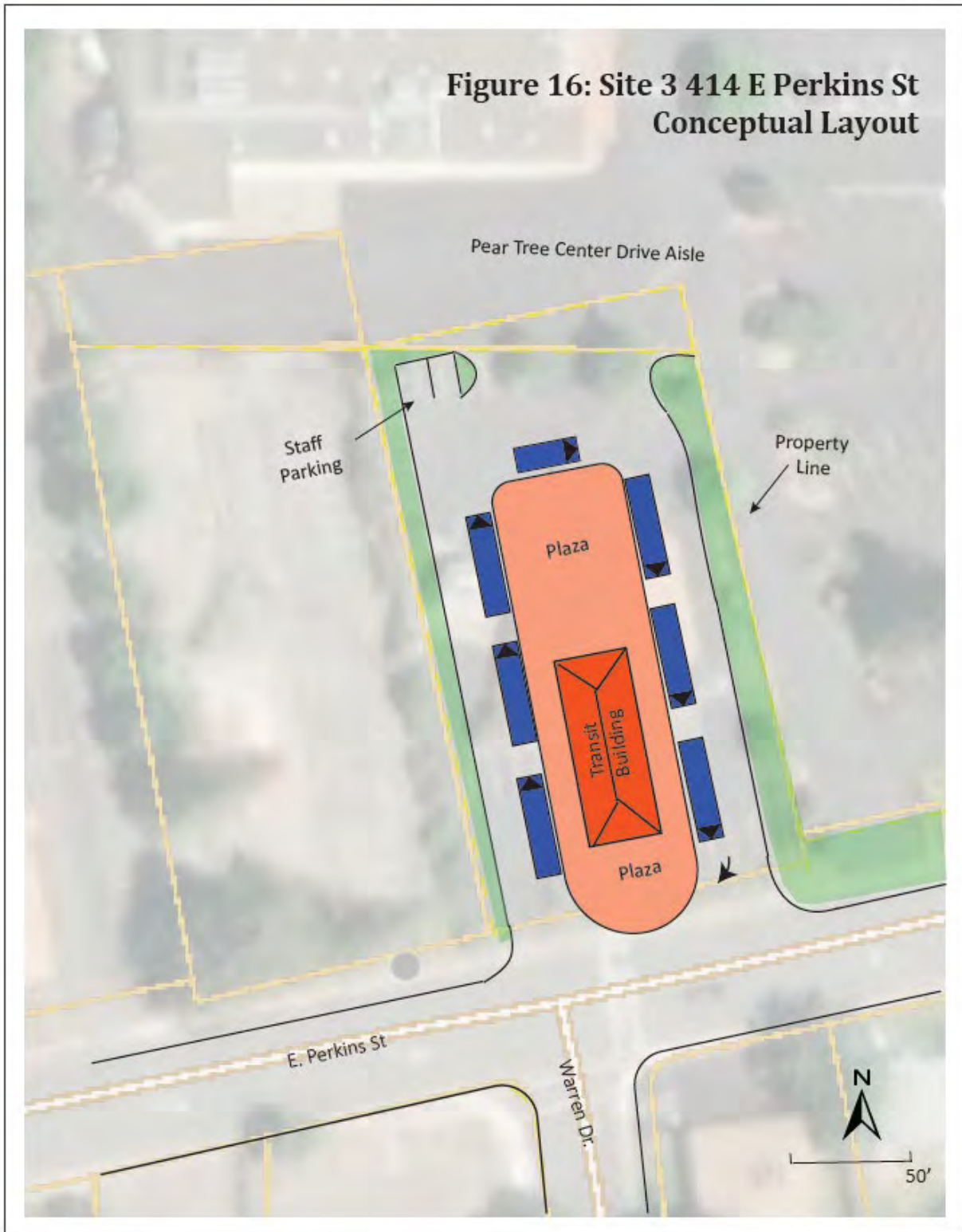
Figure 16 illustrates a similar island design to Site 1 with a center island design. Bus entry would occur exclusively from Perkins Street. However, as the existing left turn onto Perkins Street is not always possible, buses could be routed to either exit out onto Perkins (with a right turn) or circle back behind Lucky's and adjacent businesses to the north of the site. As shown, the site is constrained by its narrow shape, leaving little to no space for additional parking. With this in mind, this site is only feasible if a shared parking agreement can be reached with the adjacent Pear Tree Center landowners.

Figure 15: Site 1 Mason St  
Conceptual Layout





**Figure 16: Site 3 414 E Perkins St  
Conceptual Layout**



### **Site 7 – Gobbi Street and Orchard Avenue (Southeast Corner)**

A layout design is presented in Figure 17. As illustrated, the site is smaller than other considered sites. As a result, only four buses are able to pull into the transit center with an additional two buses pulling into off-street pull outs. In addition to the main transit center shelter, additional smaller shelters could be added to the street stops. Major drawbacks to this site include its overall lack of parking spaces, no real proximity to transit generators, and its inability to accommodate all buses off the street.

The fact that some transferring passengers would need to cross the bus travel lane is also a detriment. Finally, long-term plans call for a roundabout at the Gobbi/Orchard intersection, which would require land from the northwest corner of this parcel and further constrain a transit center design.

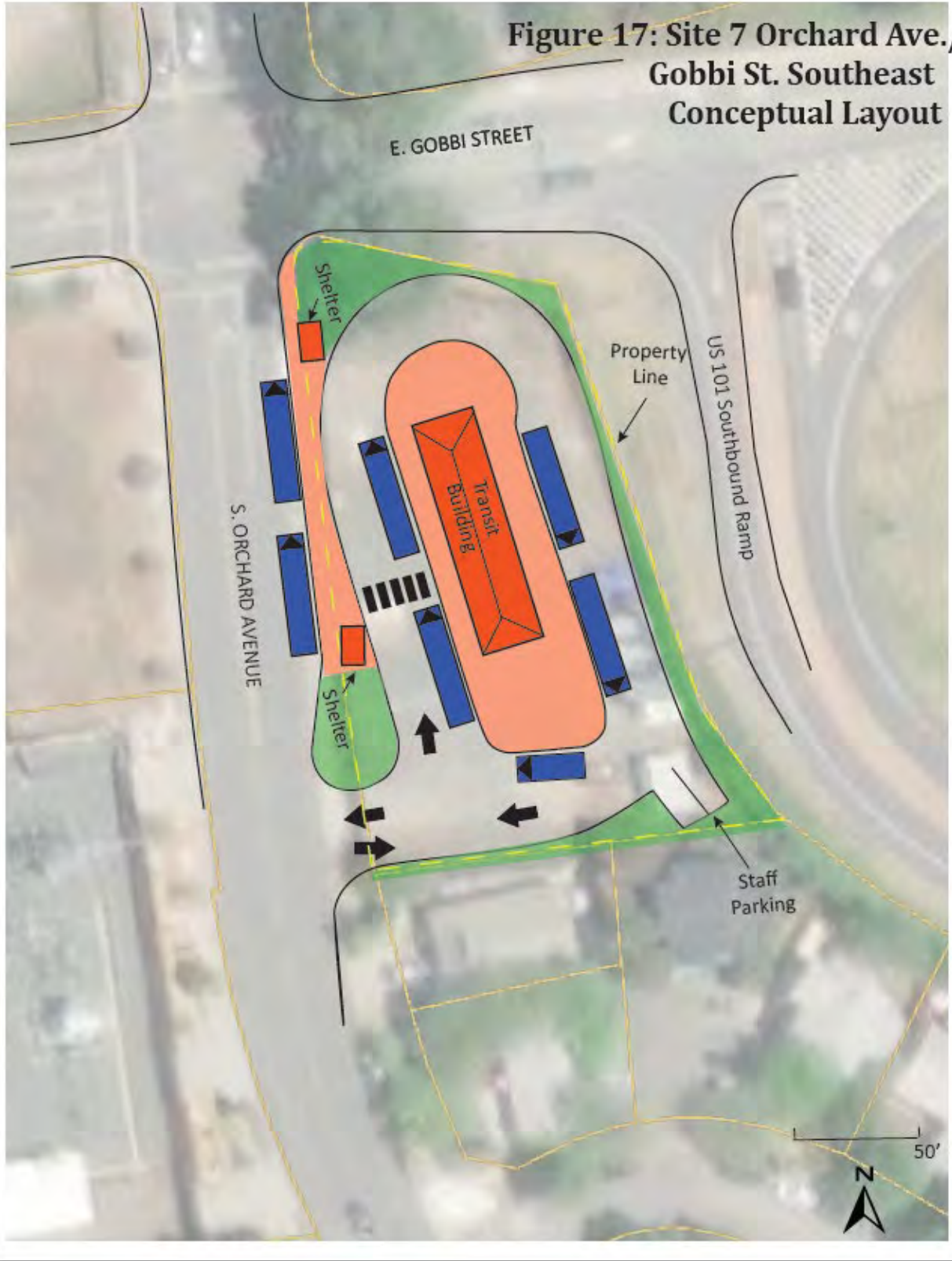
### **Site 8 – North Orchard Avenue (North of Kohl’s)**

Figure 18 depicts a possible transit center layout for the parcel on the east side of North Orchard Avenue just to the north of Kohl’s. This also provides a center island design. All traffic would enter at the northern side of the east-west transit plaza, with autos restricted to accessing the parking lot and buses circulating clockwise around the transit plaza. Buses would exit onto North Orchard Avenue on the south side of the transit plaza while autos would exit on the north side. A total of 48 parking spaces could be provided on this site.

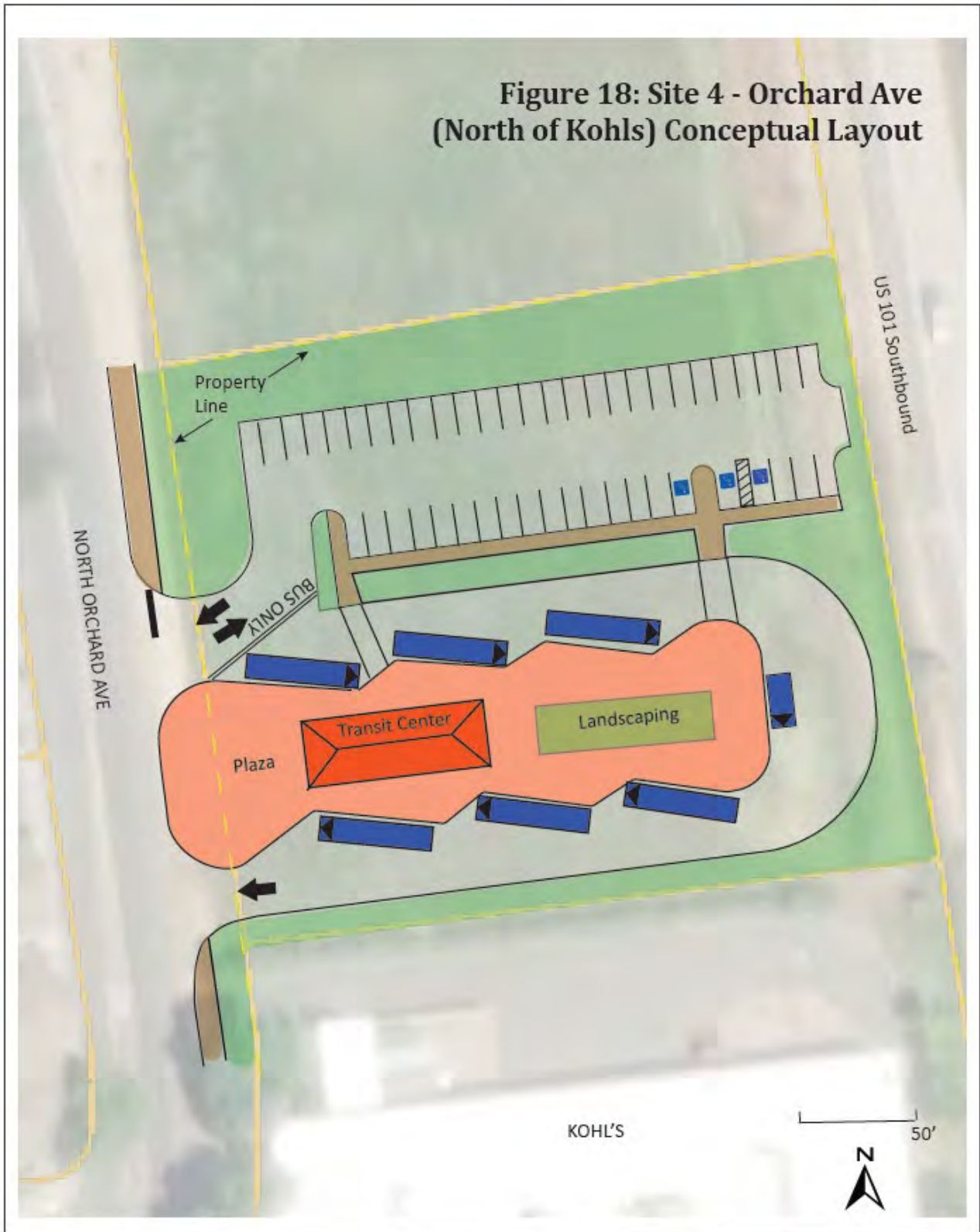
## **CONCLUSIONS**

Through this design process it was determined that, while Site 7 is available for purchase, its constrained size does not allow any park and ride parking and imposes other design limitations. For these reasons, only Sites 1, 3, and 8 will be evaluated further in the following chapter’s ranking analysis.

Figure 17: Site 7 Orchard Ave./  
Gobbi St. Southeast  
Conceptual Layout



**Figure 18: Site 4 - Orchard Ave  
(North of Kohls) Conceptual Layout**





## POTENTIAL SITE SCORING ANALYSIS

### INTRODUCTION

To determine a method in ranking each potential transit site location, a set of scoring criteria was created and agreed upon between MCOG and MTA staff. This chapter defines each criteria category, followed by the results of each site's scoring process.

### SCORING PROCESS

The scoring process included a set of two screening criteria and eight different scoring criteria categories. The two screening criteria are (1) a site must be available for either purchase or lease and (2) the site must have the capacity (or potential capacity) to service existing and future transit services within the region, including public park and ride parking. As Site 6 does not meet this second screening criteria, it is dropped from further analysis. The scoring process applied to the remaining sites consists of assessing each site for each of eight criteria. As some criteria are more important in the assessment than others, MTA and MCOG staff were surveyed to identify a factored weight (between 0 and 1) for each category. Each site was then scored for each category, on a scale of 1 (very poor) to 5 (very good), based on the consultant's evaluation and reviewed by staff. Multiplying each score by the weight of each criterion and summing over all of the criteria yields a total score for each site, with a higher score indicating an overall better option (based on quantitative factors). The individual criteria are further discussed below and shown in Table 12.

**Table 12: Site Criteria and Scoring**  
*Scoring (1 = Very Poor to 5 = Very Good)*

	Factor Weight (0 to 1)	Site 1 Mason St. (Great Redwood Trail)	Site 3 E. Perkins St. East (Savings Bank)	Site 8 N. Orchard Ave. & Clara Ave. (North of Kohl's)
Site Availability (Screening)	-	Yes	Yes	Yes
Site Capacity (Screening)	-	Yes	Yes	Yes
Impact on Travel Time & Operating Cost:	0.75	5	2	4
Ridership Experience/Safety	1.00	5	3	5
Convenience to Transit Generators	0.95	3	5	4
Land Use Compatibility	0.65	3	5	4
Multimodal Improvement Capability	0.80	5	2	4
Potential for Future Growth	0.53	4	2	5
Parking Impact to Adjacent Parcels	0.29	1	2	5
Relative Construction Cost	0.40	5	3	5
<b>Total Weighted Score</b>		<b>21.9</b>	<b>16.9</b>	<b>23.7</b>

### **Impact on Operating Costs**

Impact on operating costs considers the analysis discussed earlier in this study. It reflects operational costs generated by additional annual vehicle hours and miles necessary for each route to serve Sites 1, 3, and 8. As discussed in Chapter 6, Site 3 had the greatest impact on annual operational costs at nearly \$88,000 due to its need to route buses out of direction. For this reason, its score was lowest of the three sites, followed by Site 8 (4), and Site 1 (5) with the lowest operational cost impact of the three. It was determined that this category would be weighted 0.75.

### **Ridership Experience/Safety**

Ridership experience and safety considers the passengers experience riding the routes as well as their experience going to and from, as well as being at, the transit center site. In this category, Site 3 scored lowest due to concerns about passenger access to and from the site as it is located on a busy street with driveway access to and from the Pear Tree Center. From the rider's experience, this option also requires some routes to leave the site north, circling around and behind the Lucky's and other Pear Tree Center retail stores. Both Sites 1 and 8 were considered safe access sites with no major driveway crossings, equipped with sidewalks, and conveniently located along existing routes, making for a less disruptive ridership experience. It should be noted that ridership safety was ranked highest of all categories weighted at a full 1.0.

### **Convenience to Transit Generators**

Convenience to transit generators considers a site's proximity to employment, retail, restaurants, and other high-potential transit destinations. With this in mind, Site 3 scored highest with a 5, followed by Site 8 (4). Site 1 scored the lowest (3) due to its location and distance to other major destinations. Convenience to transit generators was the second most important criteria after ridership experience and safety with a weight of 0.95.

### **Land Use Compatibility**

Land use compatibility considers the development of a transit center as it relates to adjacent zoning and land uses. Due to its proximity to high volume retail and restaurant uses, Site 3 scored highest (5) of the three sites. Site 8 scored slightly less (4) because while it is also close to high volume land uses, it would also be located across the street from a multifamily residential apartment complex, which can sometimes be considered a less desirable adjacent land use to some. Other residents may also enjoy ease of access to public transit. Site 1 received the lowest score (3) due to its location in a primarily residential neighborhood with some small offices surrounding the site.

### **Multimodal Improvement Capability**

Multimodal improvement capability considers the site's opportunity for growth and development when it comes to bicycle, pedestrian, and other forms of alternative mobility infrastructure. Site 1 scored the highest in this category due to its proximity to the Great Redwood Trail. As the area adjacent to Site 8 is currently undeveloped, it received the second highest score (4) due to its potential for additional bike lanes and sidewalk improvement and connectivity. Site 3 scored the lowest (2) due to its location along Perkins Street with no room for additional bicycle or pedestrian infrastructure.



### **Potential for Future Growth**

The potential for future growth considers a site's ability to accommodate increasing transit services operating within Mendocino County, and with it, additional buses, and passengers. Site 3 scored lowest (2) due to its current size. As it is already limited in size (bound by Pear Tree Center) there would be no room for potential growth. Site 1 received a higher score (4) due to some additional space that could be made available north of the proposed site. Site 8 was given the highest score (5) as the adjacent parcels north of the proposed site are currently undeveloped and available for purchase, and as the site parcel provides some additional opportunity for future modifications.

### **Parking Impact to Adjacent Parcels**

Parking impact to adjacent parcels was considered for each site. Site 8 received the highest score (5) due to its ability to accommodate park and ride parking with a site design that is not taking away existing parking, nor competing with parking need for adjacent land uses. Site 3 received a low score of 2 due to its need for additional parking from the adjacent Pear Tree Center. Lastly, Site 1 scored lowest at a 1 as the site currently serves as an overflow surface parking lot for adjacent buildings. While this existing parking could be relocated to the north, it would require a longer walk for existing site users.

### **Relative Construction Cost**

Relative construction costs considered existing utilities and other potential development costs associated with the site. Due to the existing structure on Site 3, as well as existing transformers that would need to be relocated, it received a score of 3. As both Sites 1 and 8 are currently undeveloped, with no existing structures or major utilities, they both were given a score of 5.

## **SCORING ANALYSIS**

With the above categories in consideration, each site was given an overall weighted score. As shown in Table 1, Site 8 received the highest score (23.7), followed by Site 1 (21.9). Site 3 received a lower score of 16.9.

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## TRANSIT CENTER PLAN AND SITE RECOMMENDATION

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### INTRODUCTION

As discussed in previous chapters of this Transit Center Study, there is a demonstrated need for a transit center in Ukiah based on its lack of a centralized transit transfer location within the county. This notion is further supported by Ukiah’s concentration of young, senior, and/or disabled populations. As a potential solution to these challenges, the following Chapter includes the recommended site location, final proposed program, and implementation plan for a Ukiah Transit Center.

### DEMONSTRATED NEED FOR A TRANSIT CENTER

As detailed in Chapter 2, MTA does not currently have one coordinated transit stop that serves and connects all MTA routes within Mendocino County. Currently, there are four major stops facilitating the transfer of passengers from one bus to another. The Pear Tree Center, Ukiah Library, Ukiah Airport, and Mendocino College currently serve as the major transfer points for transportation in the region. The following is a list of each transfer point and the buses that connect at each one:

- Pear Tree Center - MTA Routes 7, 9, and 65 connect with Amtrak and Lake Transit Authority (LTA) Route 7.
- Ukiah Library – MTA Routes 7, 9, 20, and 75.
- Ukiah Airport – MTA Routes 7 and 9 (Saturdays only) connect with LTA Route 7 and Greyhound.
- Mendocino College – MTA Routes 7, 9, and 20 connect with LTA Route 7 and Amtrak.

The objective of this project is to provide one single location for transfers between MTA local routes and accommodate a connecting point between local routes and regional/intercity services (including new HTA service). Other key benefits of a transit center include:

- Providing a facility for transit operational needs, informational services, and a driver break room.
- Allocating parking for park-and-ride as well as electric vehicle charging.
- Improving public perception of MTA as it is visible “on the street” and part of the community 24/7.
- Creating a hub for other alternative transportation modes, such as cycling, walking, and micromobility.

### UKIAH TRANSIT CENTER SITE LOCATION

Based on the information presented in previous chapters, as well as the public outreach, site layout designs, and scoring analysis, Site 8 has the highest overall potential for the development of a transit center, followed by Site 1. While Site 3 is also a possibility, it would only work if an agreement can be reached with nearby landowners for shared parking. Given the many factors considered, Site 8 is recommended as the preferred site for a Transit Center in Ukiah. In particular, Site 8 provides adequate

land to fully accommodate the required site needs and potential future growth, is close to commercial destinations, and has convenient access for intercity services.

Site 8 is located on the flat, undeveloped parcel just north of Kohls on North Orchard Avenue. It is a large site (approximately 1.6 acres) and is adjacent to three vacant lots to its north, Kohls to the south, US 101 to the east, and residential apartments to the west across Orchard Avenue. Its closest cross streets include Clara Avenue to the south and Brush Street to the north. Other land uses in the area include large commercial businesses such as Home Depot and JC Penney.

The site is within the C2 (Heavy Commercial) zoning district of Ukiah and, as such, a transit center would be an allowed permitted use while also being in line with the 2040 General Plan Community Commercial designation. It is currently owned by Mike Johnson and is available for purchase.

Other key benefits of this site are as follows:

- It is close to key commercial uses, improving local and regional access to shopping opportunities within a convenient walking distance.
- It has good convenient access from US 101 for regional transit services along the North Coast and to/from Lake County and other areas of Mendocino County. The route from US 101 along East Perkins Street and North Orchard Avenue south of the site minimizes the impacts of larger buses on residents.
- It has good pedestrian access with sidewalks in all directions, as well as good bicycle access via Clara Avenue to the rail trail.
- The undeveloped lots to the north provide the opportunity for future transit-oriented development.
- The site's visibility from US 101 will increase public awareness of transit opportunities.
- The size of the site provides future flexibility to accommodate future changes like possible charging infrastructure.

### **Transit Access**

The predominant access route for transit vehicles to/from the site (including all intercity buses) will be along North Orchard Avenue between Site 8 and East Perkins Street. As a commercial arterial street with 44 feet of pavement width, this roadway can well accommodate the transit vehicle movements. As is occurring today, one route will likely use Clara Avenue to the west of the site connecting the transit center with an existing stop at the hospital. In the future, development along Brush Street may warrant one route accessing the site via Brush Street and North Orchard Avenue to the north of the site.

### **Non-Motorized Accessibility**

The section of North Orchard near Site 8 is identified in the *City of Ukiah Safe Routes to School Plan*. Both the 2017 *Mendocino Active Transportation Plan* and the 2016 *Ukiah Bicycle and Pedestrian Master Plan* identified the existing Class II bike lane along Orchard Avenue between Clara Avenue and Perkins Street. The 2016 *Ukiah Bicycle and Pedestrian Master Plan* went on to propose the continuation of a Class II bike path north along Orchard Avenue towards Brush Street. These plans also both recognize the lack of

connecting sidewalks and crosswalks within this segment of Orchard Avenue. Ultimately the development of these parcels could further support strengthened connectivity between the Pear Tree Center and the growth of residential and commercial development to occur along Brush Street in the future.

## **UKIAH TRANSIT CENTER PROGRAM**

As discussed in previous chapters, the following characteristics have been indicated as desired and needed for a future transit center to accommodate service and ridership growth. The following describes what could potentially be included in the new transit center:

- A small climate-controlled building accessed only by MTA staff with the following features:
  - One (1) small rest space.
  - One (1) restroom.
  - Vending machine for snacks/drinks.
  - Closet for janitorial supplies, with space for electronics.
- Transit Vehicle bays as follows:
  - At least four (4) bus bays accommodating 40' buses for current MTA service. Note that any future increase in the frequency of service on the MTA routes would not increase the number of buses onsite at any one time. Given the limited extent of Ukiah and the modest future population growth, it is concluded that additional routes (such as serving new neighborhoods) that would add an additional bus is unlikely to occur.
  - At least two (2) bus bays accommodating a 45' bus Intercity Greyhound, Amtrak, Lake Transit, and HTA's future RCX service.
- Solar panels
- Electric vehicle chargers (private automobile)
- Electric Vehicle charging stations for buses.
- Bike parking and/or lockers (4 bicycle racks, 2 per rack).
- Security (lighting and potential camera surveillance).
- Between 15-20 parking spaces (for staff and potential park and ride)
- Small covered outdoor area with passenger standing and sitting space.
- Real-time transit information displays.

More information regarding the transit center program and characteristics is provided in Chapter 5.

## **UKIAH TRANSIT CENTER DESIGN**

A recommended site layout is shown in Figures 19 and 20. As shown, all vehicles would enter via a two-way driveway in the center of the site. Auto drivers would then turn left to access the parking lot (with charging stations). Buses would process straight and circulate clockwise around a central transit plaza, before existing at a one-way westbound driveway at the south end of the street frontage. Sidewalks and bike lanes would be provided along North Orchard Avenues. Figure 20 details key site characteristics including 5 bus bays, one van bay, 48 parking spaces (5 of which are designated for electric vehicle

charging), bicycle racks and lockers, an outdoor covered passenger waiting area, an indoor breakroom and restroom for drivers/staff, and several landscaped areas with passenger seating.

Figures 21 through 23 give a more detailed perspective of what it may look like to physically be in the space featuring viewpoints looking northeast at the site (Figure 21), looking northeast at the transit center building (Figure 22), and looking southeast at the site towards Kohls (Figure 23). Additional renderings are included under Appendix G.

## **UKIAH TRANSIT CENTER BUDGET**

Table 13 illustrates a high-level summary of development costs by category, including the land acquisition as well as site design and development costs. The costs of purchasing the proposed Site 8, when considering a purchase price of \$20 per square foot, is approximately \$1.4 million. As shown, paving and other roadway costs are by far the greatest site development cost at \$2,379,400, followed by planting and landscaping (\$454,500). Including a contingency factor of 15 percent as well as development costs, the total cost estimate is \$6,250,600 in current dollars. Factoring for 4 percent annual inflation, costs for a 2027 acquisition and construction year is \$7,110,000.



**Table 13: Transit Center Cost Estimate**

Item	Quantity	Units	Unit Price	Subtotal	Total Estimate
<b>Site Preparation</b>					\$91,600
Mobilization and Demobilization	1	EA	\$50,000	\$50,000	
Erosion and Sediment Control	1	EA	\$5,000	\$5,000	
Construction Staking / Survey	1	EA	\$10,000	\$10,000	
Temporary Fence	1100	LF	\$6.00	\$6,600	
QA/Materials Testing	1	EA	\$20,000	\$20,000	
<b>Pavement, Ramps, Curbs</b>					\$2,379,400
Concrete	2633	SF	\$10.00	\$26,330	
Asphalt	328595	SF	\$6.00	\$1,971,570	
Unit Pavers (Plaza Area)	12233	SF	\$20.00	\$244,660	
Curb & Gutter	1974	LF	\$45.00	\$88,830	
Concrete ADA Ramp	10	EA	\$4,800	\$48,000	
<b>Steps, Site Walls, Embankments</b>					\$30,000
Seat Wall	238	LF	\$80.00	\$19,040	
Monument Signage Wall	88	LF	\$125	\$11,000	
<b>Site Furniture</b>					\$67,300
EV Charging Station	5	EA	\$10,000	\$50,000	
Security Camera	2	EA	\$2,200	\$4,400	
Bike Rack	2	EA	\$400	\$800	
Bench (With Back)	4	EA	\$2,240	\$8,960	
Bench (No Back)	2	EA	\$1,545	\$3,090	
<b>Site Lighting</b>					\$164,600
Light Pole	17	EA	\$7,500	\$127,500	
Bollard Path Light	10	EA	\$1,550	\$15,500	
Tree Downlight	12	EA	\$1,500	\$18,000	
Seatwall Lighting (Strip LED)	238	LF	\$15.00	\$3,570	
<b>Planting and Landscape</b>					\$454,500
Trees (2" to 2.5" Caliper)	21	EA	\$600	\$12,600	
Grass & Shrub Area	28082	SF	\$10.00	\$280,820	
Irrigation	28082	SF	\$2.00	\$56,164	
Planting Soils	211	CY	\$80.00	\$16,880	
Fine Grading	28082	SF	\$1.00	\$28,082	
Boulder	10	EA	\$6,000	\$60,000	
<b>Transit Center Building</b>	750	SF	\$660	\$495,000	
<b>Signing &amp; Striping</b>					\$26,000
Monument Sign	2	LS	\$4,000	\$8,000	
Misc Signs	10	LS	\$650	\$6,500	
Crosswalk Markings	1000	SF	\$5.50	\$5,500	
Pavement Markings	1000	LF	\$6.00	\$6,000	
<b>Transit Center Site Utilities</b>					\$200,000
<b>Total Construction Cost</b>					<b>\$3,413,400</b>
<b>Contingency (15%)</b>					\$512,000
<b>Subtotal</b>					\$3,925,400
<b>Design &amp; Engineering (15%)</b>					\$512,000
<b>Construction Management/Oversight (10%)</b>					\$392,500
<b>Project Administration (5%)</b>					\$19,600
<b>TOTAL DEVELOPMENT COSTS</b>					<b>\$4,849,500</b>
<b>Land Acquisition</b>					
Land Value	1.63	Acre	\$871,200	\$1,420,100	
Closing Costs (5%)				\$71,000	
Appraisal	1	EA		\$10,000	
<b>TOTAL ESTIMATE - 2024</b>					<b>\$6,350,600</b>
<b>2024 to 2027 Escalation Factor - 3 years at 4% per year</b>					<b>1.12</b>
<b>TOTAL ORDER OF MAGNITUDE ESTIMATE - 2027</b>					<b>\$7,110,000</b>

**Figure 19**  
**Parcel Size Site Layout**



**Figure 20**  
**Program Site Design Layout**





**Figure 21**  
**Entry Rendering**



**Figure 22**  
**Transit Center Rendering**





**Figure 23**  
**Transit Center Rendering**





## **Potential Funding Sources**

The MTA is encouraged to seek opportunities for funding the purchase of land and the costs of site development as described above. The following describes each of these potential funding opportunities to be explored.

### ***FTA Section 5311 Public Transportation for Rural Areas***

Federal transit funding for rural areas (population of less than 50,000) is currently provided through the FTA Section 5311 Nonurbanized Area Formula Program. In California, an 11.47 percent local match is required for capital projects and a 44.67 percent match for operating expenditures. These funds, administered by Caltrans, are segmented into “apportioned” and “discretionary” programs. The bulk of the funds are apportioned directly to rural counties based on population levels. The remaining funds are distributed by Caltrans on a discretionary basis and are typically used for capital purposes. This could include transfer hub facilities.

### ***FTA 5339 Bus and Bus Facilities Grants***

Eligible activities include capital projects to replace, rehabilitate and purchase buses, vans, and related equipment, and to construct bus-related facilities, including technological changes or innovations to modify low or no emission vehicles or facilities.

### ***State Transportation Improvement Program (STIP)***

The STIP is a staged, multi-year, statewide intermodal program of transportation projects, consistent with the statewide transportation plan and planning processes as well as metropolitan plans, transportation improvement programs (TIPs), and planning processes. The STIP must be developed in cooperation with the metropolitan planning organizations (MPOs), public transit providers, and any Regional Transportation Planning Organizations (RTPO) in the state and must be compatible with the TIPs for the state's metropolitan areas. Although primarily used for roadway projects, STIP funds derived from sales tax revenues on diesel fuel can be used to construct transit facilities.

### ***SB 125 TIRCP Funding***

California Senate Bill (SB) 125 (Chapter 54, Statutes of 2023) guides the distribution of \$4 billion in statewide General Fund through the Transit and Intercity Rail Capital Program on a population-based formula to regional transportation planning agencies, which will have the flexibility to use the money to fund transit operations or capital improvements. The transportation budget trailer bill also establishes the \$1.1 billion Zero-Emission Transit Capital Program to be allocated to regional transportation planning agencies on a population-based formula and another formula based on revenues to fund zero-emission transit equipment and operations.

## **IMPLEMENTATION PLAN**

Upon accepting this Transit Center Study, it is recommended that MTA pursue funding through each of the state and federal funding cycles described above. With this timeline in mind, the following implementation schedule is recommended.

- 2024: Acceptance of Ukiah Transit Center Feasibility Study
- 2024: Begin grant writing and submissions.
- 2025: Grant Allocation
- 2026: Complete site purchase
- 2026: Permitting and Design
- 2027: Construct Transit Center
- 2028-2029: Begin operations and transit service to Ukiah Transit Site

*Appendix A*

**PASSENGER BOARDING AND ALIGHTING BY ROUTE AND STOP**

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**Table A.1: Mendocino Transit Authority Route 7: Ukiah Jitney**

	Monday	Tuesday	Wednesday	Thursday	Friday	Total Ridership for the Week	Percent of Total	Average Daily Ridership
	12/19/2022	12/20/2022	12/21/2022	12/22/2022	12/23/2022			
<b>Northbound Weekday</b>								
Plant Road & State St	0	0	1	0	0	1	2.0%	0.2
Ukiah Junior Academy	0	0	0	0	0	0	0.0%	0.0
State St & Blue Bonnet Dr	0	0	0	0	0	0	0.0%	0.0
Ukiah Municipal Airport	0	0	0	0	0	0	0.0%	0.0
Across from Public Health Dept	3	6	3	3	0	15	29.4%	3.0
Gobbi St & Main St – Yokayo Center	0	0	0	0	0	0	0.0%	0.0
Autumn Leaves	0	0	0	0	0	0	0.0%	0.0
State St & Gobbi St – Safeway	1	0	2	0	0	3	5.9%	0.6
Pear Tree Center – JC Penney	0	0	0	0	1	1	2.0%	0.2
Adventist Health Ukiah Valley	0	0	0	0	0	0	0.0%	0.0
Mason St & Norton St	0	0	0	0	0	0	0.0%	0.0
Ukiah Library	2	0	1	2	0	5	9.8%	1.0
Goodwill/Redwood Academy	0	2	1	1	0	4	7.8%	0.8
Grocery Outlet	2	1	0	1	0	4	7.8%	0.8
Raley's	1	0	0	0	0	1	2.0%	0.2
Pacific Pride	0	0	0	0	0	0	0.0%	0.0
Mendocino College	9	5	1	2	0	17	33.3%	3.4
<b>Total Northbound PAX</b>	<b>18</b>	<b>14</b>	<b>9</b>	<b>9</b>	<b>1</b>	<b>51</b>	<b>100.0%</b>	<b>10.2</b>
<b>Southbound Weekday</b>								
Mendocino College	4	4	6	4	4	22	52.4%	4.4
Baughn & Cameron Manufactured Home Sales	0	1	0	0	0	1	2.4%	0.2
U-Haul	0	0	0	0	0	0	0.0%	0.0
State St & Magnolia St	0	0	0	0	0	0	0.0%	0.0
Ukiah Library	0	1	2	0	0	3	7.1%	0.6
Ukiah Theatre	0	0	0	0	0	0	0.0%	0.0
Public Health Department	4	4	0	4	4	16	38.1%	3.2
Bebop's Diner	0	0	0	0	0	0	0.0%	0.0
State St & Wabash Ave	0	0	0	0	0	0	0.0%	0.0
Ukiah Municipal Airport	0	0	0	0	0	0	0.0%	0.0
Grace Hudson School	0	0	0	0	0	0	0.0%	0.0
Hillside Valley	0	0	0	0	0	0	0.0%	0.0
Ukiah Junior Academy	0	0	0	0	0	0	0.0%	0.0
Plant Road & State St	0	0	0	0	0	0	0.0%	0.0
<b>Total Southbound PAX</b>	<b>8</b>	<b>10</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>42</b>	<b>100.0%</b>	<b>8.4</b>
<b>Total Route 7 PAX</b>	<b>26</b>	<b>24</b>	<b>17</b>	<b>17</b>	<b>9</b>	<b>93</b>		<b>18.6</b>
<i>Source: LSC Transportation Consultants</i>								

**Table A.2: Mendocino Transit Authority Route 9: Ukiah Local**

	Monday 12/19/2022	Tuesday 12/20/2022	Wednesday 12/21/2022	Thursday 12/22/2022	Friday 12/23/2022	Saturday 12/24/2022	Total Ridership for the Week	Percent of Total	Average Daily Ridership
<b>Northbound Weekday</b>									
Plant Road & State St	1	3	2	2	2	1	11	0.9%	1.8
State St & Blue Bonnet Dr	19	11	14	12	14	15	85	6.9%	14.2
Jefferson Ln & State St	10	7	3	8	5	4	37	3.0%	6.2
Community Clinic	6	1	4	8	0	0	19	1.5%	3.2
Laws Ave & Dora St	4	7	2	3	9	0	25	2.0%	4.2
Plowshares	0	2	0	0	0	0	2	0.2%	0.3
S State @ Wabash	6	1	1	0	0	0	8	0.6%	1.3
S State @ Hastings	0	0	0	0	0	3	3	0.2%	0.5
Washington Ave & Dora St	6	9	8	6	5	2	36	2.9%	6.0
Costco	6	0	1	0	1	0	8	0.6%	1.3
Walmart/FoodMaxx	29	29	32	24	31	8	153	12.4%	25.5
State St & Cherry St – Ukiah Valley Lumber	7	24	11	21	19	2	84	6.8%	14.0
Gobbi St & Main St – Yokayo Center	18	28	8	8	8	8	78	6.3%	13.0
Leslie St - River Oak Charter School	3	0	3	0	1	0	7	0.6%	1.2
Autumn Leaves	8	6	10	12	5	0	41	3.3%	6.8
State St & Gobbi St – Safeway	11	9	5	13	9	0	47	3.8%	7.8
Pear Tree Center – JC Penney	32	50	43	29	38	20	212	17.2%	35.3
Adventist Health Ukiah Valley	6	5	5	9	5	0	30	2.4%	5.0
Mason St & Norton St	1	3	4	4	1	2	15	1.2%	2.5
Ukiah Library	23	9	21	17	11	7	88	7.1%	14.7
Bush St & Cypress St	5	11	0	0	1	0	17	1.4%	2.8
Bush St & Low Gap Rd	12	1	13	3	2	1	32	2.6%	5.3
Goodwill/Redwood Academy	1	0	0	0	0	0	1	0.1%	0.2
County General Services	1	2	0	0	0	0	3	0.2%	0.5
Walnut Village	3	5	2	5	3	1	19	1.5%	3.2
Ukiah High School	2	0	1	0	0	0	3	0.2%	0.5
Grocery Outlet	1	0	0	0	0	0	1	0.1%	0.2
Bush St & Empire Dr	0	2	1	0	1	0	4	0.3%	0.7
Feedlot Ln & Bush St	4	9	8	5	16	0	42	3.4%	7.0
Raley's	3	3	3	12	2	15	38	3.1%	6.3
Pacific Pride	4	3	1	1	0	0	9	0.7%	1.5
Mendocino College	22	16	10	15	11	1	75	6.1%	12.5
<b>Total Northbound PAX</b>	<b>254</b>	<b>256</b>	<b>216</b>	<b>217</b>	<b>200</b>	<b>90</b>	<b>1233</b>	<b>100.0%</b>	<b>205.5</b>
<b>Southbound Weekday</b>									
Mendocino College	16	23	14	15	13	0	81	6.7%	13.5
Baughn & Cameron Manufactured Home Sales	3	7	2	2	2	0	16	1.3%	2.7
Raley's	4	1	6	11	9	13	44	3.6%	7.3
Feedlot Ln & Bush St	11	13	14	9	10	3	60	4.9%	10.0
Bush St & Empire Dr	4	7	2	3	5	0	21	1.7%	3.5
Frank Zeek School	3	5	6	2	2	3	21	1.7%	3.5
County General Services	1	0	6	0	0	0	7	0.6%	1.2
Ukiah High School – Tennis Court	0	0	0	1	0	0	1	0.1%	0.2
Bush St & Low Gap Rd	12	5	13	5	5	4	44	3.6%	7.3
Bush St & Cypress Ave	6	5	5	1	1	0	18	1.5%	3.0
Ukiah Library	23	16	18	9	12	5	83	6.8%	13.8
Adventist Health Ukiah Valley	7	6	8	7	3	3	34	2.8%	5.7
Clara Ave & Sidnie St	4	6	0	0	3	5	18	1.5%	3.0
Pear Tree Center – Ross	30	36	28	37	34	16	181	14.9%	30.2
Ukiah Theatre	2	0	0	0	1	0	3	0.2%	0.5
River Oak Charter School	3	2	1	4	0	0	10	0.8%	1.7
Gobbi St & Leslie St	5	5	12	4	16	2	44	3.6%	7.3
Gobbi St & Main St – Safeway	16	18	12	18	20	1	85	7.0%	14.2
Express Mart	28	17	14	26	17	5	107	8.8%	17.8
Walmart/FoodMaxx	34	19	24	35	17	11	140	11.5%	23.3
Costco	7	4	0	0	1	1	13	1.1%	2.2
Public Health Department	0	0	3	0	0	0	3	0.2%	0.5
Washington Ave & Dora St	7	8	2	3	4	1	25	2.1%	4.2
Plowshares	2	3	0	0	0	0	5	0.4%	0.8
Bebop's Diner	3	0	0	2	0	0	5	0.4%	0.8
Community Clinic	10	3	1	9	2	0	25	2.1%	4.2
Laws Ave & Dora St	1	9	1	11	3	2	27	2.2%	4.5
Ukiah Municipal Airport	0	1	0	0	0	0	1	0.1%	0.2
Grace Hudson School (St State St at Jefferson)	4	4	10	6	8	4	36	3.0%	6.0
Hillside Valley	10	8	6	8	6	4	42	3.5%	7.0
Ukiah Junior Academy	5	0	0	0	0	0	5	0.4%	0.8
Plant Road & State St	1	1	3	1	3	0	9	0.7%	1.5
<b>Total Southbound Pax</b>	<b>262</b>	<b>232</b>	<b>211</b>	<b>229</b>	<b>197</b>	<b>83</b>	<b>1214</b>	<b>100.0%</b>	<b>202.3</b>
<b>Total Route 9 PAX</b>	<b>516</b>	<b>488</b>	<b>427</b>	<b>446</b>	<b>397</b>	<b>173</b>	<b>2447</b>		<b>407.8</b>
<i>Source: LSC Transportation Consultants</i>									

**Table A.3: Mendocino Transit Authority Route 20: Willits/Ukiah**

	Monday 12/19/2022	Tuesday 12/20/2022	Wednesday 12/21/2022	Thursday 12/22/2022	Friday 12/23/2022	Total Ridership for the Week	Percent of Total	Average Daily Ridership
<b>Northbound Weekday</b>								
Mendocino College	15	7	4	8	9	43	23.1%	8.6
Pacific Pride	0	0	0	0	0	0	0.0%	0
Forks – Lightel’s	10	5	0	1	1	17	9.1%	3.4
Club Calpella	4	2	2	1	0	9	4.8%	1.8
Waldorf School	0	0	2	0	0	2	1.1%	0.4
East Rd – Taylor’s Tavern	1	0	0	1	0	2	1.1%	0.4
Redwood Valley Center	0	1	1	0	0	2	1.1%	0.4
East and West Roads	0	0	0	3	0	3	1.6%	0.6
West Rd & Hwy 101	3	3	0	2	0	8	4.3%	1.6
Ridgewood Summit	0	1	0	0	1	2	1.1%	0.4
Hwy 101 & Baechtel Rd – Brown’s Corner	12	7	5	10	3	37	19.9%	7.4
Gribaldo’s	2	4	2	0	2	10	5.4%	2
Hwy 101 at RR Xing – Earth Lab	3	1	1	1	3	9	4.8%	1.8
Willits Post Office	11	2	1	3	2	19	10.2%	3.8
Willits City Hall	5	1	0	0	1	7	3.8%	1.4
Mendocino College Willits Campus	1	1	1	1	2	6	3.2%	1.2
Integrated Service Center	4	4	0	2	0	10	5.4%	2
<b>Total Northbound PAX</b>	<b>71</b>	<b>39</b>	<b>19</b>	<b>33</b>	<b>24</b>	<b>186</b>	<b>100.0%</b>	<b>37.2</b>
<b>Southbound Weekday</b>								
Integrated Service Center	0	0	0	2	1	3	1.6%	0.6
Mendocino College Willits Campus	10	1	0	0	0	11	5.9%	2.2
Willits City Park	0	0	0	1	0	1	0.5%	0.2
Across from Willits Post Office	1	3	2	2	4	12	6.5%	2.4
Babcock Park	3	1	2	1	5	12	6.5%	2.4
Taco Bell	0	0	1	0	0	1	0.5%	0.2
Alder Ln – Lumber Jacks	1	7	4	6	8	26	14.1%	5.2
Ridgewood Summit	0	0	0	1	1	2	1.1%	0.4
West Rd & Hwy 101	4	3	2	2	0	11	5.9%	2.2
East and West Roads	0	0	0	1	0	1	0.5%	0.2
Redwood Valley Center	1	0	4	1	1	7	3.8%	1.4
Across from Taylor’s Tavern	0	0	1	0	0	1	0.5%	0.2
Waldorf School	0	0	1	1	0	2	1.1%	0.4
Across from Club Calpella	8	6	2	1	3	20	10.8%	4
Forks	3	3	3	2	4	15	8.1%	3
Mendocino College	7	2	19	13	19	60	32.4%	12
<b>Total Southbound PAX</b>	<b>38</b>	<b>26</b>	<b>41</b>	<b>34</b>	<b>46</b>	<b>185</b>	<b>100.0%</b>	<b>37</b>
<b>Total Route 20 PAX</b>	<b>109</b>	<b>65</b>	<b>60</b>	<b>67</b>	<b>70</b>	<b>371</b>		<b>74.2</b>

Source: LSC Transportation Consultants



*Appendix B*

**RELEVANT PLANNING DOCUMENTS**

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## **RELEVANT PLANNING DOCUMENTS**

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There have been several recent transportation planning studies in Mendocino County and Ukiah that are relevant to the current Transit Center Feasibility Study. These plans, many of which have been overseen by both the City of Ukiah and MCOG, are briefly summarized below.

### **REGIONAL TRANSPORTATION PLAN AND ACTIVE TRANSPORTATION PLAN (2022)**

As Mendocino County's Regional Transportation Planning Agency (RTPA), MCOG is required to develop a long-range *Regional Transportation Plan* (RTP) every four years in order to qualify for federal and state transportation funding. The most recent update to Mendocino County's RTP was completed in 2022 in tandem with an update to the county's Active Transportation Plan (ATP). The RTP discusses the condition of state highways, local roads, public transit, tribal transportation, and aviation within Mendocino County, and then identifies goals and projects for each sector. The ATP chapter outlines projects that will encourage greater rates of walking and bicycling across Mendocino County.

While the plan outlines numerous short- and long-range roadway, vehicle, bicycle, and pedestrian improvements for the region, the Public Transit Service Element is the most pertinent to this Feasibility Study. The Public Transit Service Element provides an overview of MTA's services, their current needs assessment process, and a series of recommended short-range and long-range projects. Amongst the short-range projects identified, a Transit Hub Location Plan was described, which is now being completed through this Feasibility Study. Another short-range project identified and now in its early stages was to update the Mendocino Transit Authority (MTA) Short Range Transit Development Plan, discussed further later in this chapter. Other short-range projects included implementing a pilot rural mobility project, continuously improving bus stops according to the Bus Stop Review Study, revamping MTA's solar canopy, and acquiring replacement vehicles for the transit fleet. The only long-range project described was to design and construct a new administration and operations building for MTA.

### **CITY OF UKIAH 2040 GENERAL PLAN (2022)**

The *City of Ukiah 2040 General Plan* is a long-range planning document that provides direction regarding future development and city projects based on the community's values. The *2040 General Plan* establishes goals, policies, and implementation programs for issues related to land use, economic development, mobility, sustainability, agriculture, and housing, among other topics. Many sections of the report have the potential to influence transit and this Feasibility Study, however the section most relevant to this report is the Mobility Element.

One of the overall goals of the *2040 General Plan* is to support policies and projects which will ultimately provide Ukiah with a strong network of multimodal transportation infrastructure. The Mobility Element describes the current transportation network in Ukiah as well as travel patterns across the city, and then describes the principles which will guide the development of the planned street and transportation network. Goals presented in the Mobility Element that are relevant to the Transit Center Feasibility Study

include reducing vehicle miles traveled (VMT) by residents, requiring new development to include transit facilities, supporting funding and incentives to increase transit ridership, and supporting the development of the Ukiah Transit Center. The *2040 General Plan* recommends that the site for the Ukiah Transit Center be located nearby retail and other commercial services.

### **CALIFORNIA INTERCITY BUS STUDY (2022)**

The *California Intercity Bus Study* (CIBS) is an ongoing effort to design and implement a coordinated intercity bus network throughout the state. The CIBS network would increase transportation access, improve the experience of passengers using public transit for longer trips, and reduce auto congestion. The CIBS network would be comprised of multiple regional networks designed based on stakeholder input, network analysis, and Caltrans capacity. Ukiah would be included as a stop in the North Coast network and would be a major stop for passengers traveling east to access the rest of the Statewide network. If implemented, the CIBS would result in 120 new miles of bus routes in the North Coast region, providing residents with greater access to transit. The CIBS is relevant to this Feasibility Study because the Ukiah Transit Center would need to accommodate the extra vehicles operating the CIBS services.

In July 2022, the Steer Group (Steer) presented their evaluation of the potential CIBS network. Steer, a consulting firm specializing on issues relevant to cities, transportation, and infrastructure, used the business case approach to analyze benefits and drawbacks of the project. They conducted a high-level assessment of ridership and costs for each corridor of the CIBS network based on different capture rates of possible passengers. Then, Steer evaluated the CIBS network through strategic, economic, financial, and implementation lenses. Steer found that the CIBS network would increase equity and benefit the environment, but that it would have to capture 10 to 12 percent of possible riders in order for the benefits to exceed the costs over a 10-year operating period. Steer recommended that Caltrans focus on managing the CIBS network and contract out operations and fleet management responsibilities. Steer also recommended that Caltrans optimize the services after conducting more analyses on potential ridership; for instance, the CIBS recommended that service between Ukiah and Marysville operate on 2-hour frequency, however if ridership is lower than expected this route would not perform well and Caltrans would need to reduce the service frequency.

### **MENDOCINO COUNTY ZERO EMISSION VEHICLE (ZEV) AND ALTERNATIVE FUELS READINESS PLAN UPDATE (2019)**

MCOG, anticipating the growth of the zero-emissions vehicle (ZEV) industry and the future need for changing infrastructure, completed the original *Mendocino County ZEV Regional Readiness Plan* (*ZEV Readiness Plan*) in 2013. The *ZEV Readiness Plan* presented a strategy for implementing a countywide network of publicly accessible charging stations. In 2015, MCOG completed the *ZEV Readiness Plan Phase 2 – Feasibility Report*, which consisted of evaluations of potential sites for charging stations and described recent public outreach. MCOG undertook another update to the *ZEV Readiness Plan* in 2019. This most recent *ZEV Readiness Plan Update* (2019) includes a framework to guide the implementation of ZEV-related infrastructure within the context of other regional planning efforts related to alternative fuels.

Regarding alternative fuels and transit, the *ZEV Readiness Plan Update* reviewed the *North Coast and Upstate Fuel Cell Vehicle Readiness Project*, which outlined pathways for eight northern California counties, including Mendocino County, to introduce hydrogen fuel cell vehicles. At the end of the study, MCOG staff made recommendations for how to deploy hydrogen fuel cell technology in the county. They found that hydrogen fuel cell technology offers near-term potential for public and private transit operators in Mendocino County, but not for use by the general public. Given this potential, this Feasibility Study should consider the incorporation of hydrogen fueling infrastructure at possible project sites

The *ZEV Readiness Plan Update* recommends Mendocino County to continue to adopt ZEV-supportive policies and regulations, an example being to electrify transit fleets. The California Air Resources Board's (CARB) Innovative Clean Transit (ICT) regulation now requires public transit agencies to gradually transition their vehicle fleets to 100 percent ZEVs. Small transit agencies such as MTA are required to have a ZEV Rollout Plan approved by July 1, 2023. The ICT Regulation will then require that 25 percent of buses purchased by small transit agencies are ZEVs by 2026 and that 100 percent of bus purchases are ZEVs by 2029. MTA has already begun to procure ZEVs in advance of the regulatory requirements.

The *ZEV Readiness Plan Update* also describes an example building code for ZEV charging. One of the requirements of this code would be for new transit projects to service 2 percent of the total parking spaces with ZEV infrastructure. If this code was implemented, it would impact the design of the future Ukiah Transit Center.

### **UKIAH BICYCLE AND PEDESTRIAN MASTER PLAN (2015)**

The Ukiah Bicycle and Pedestrian Master Plan (BPMP) encourages increased rates of bicycling and walking within the City of Ukiah by identifying projects that will enhance the bicycle and pedestrian network. The BPMP describes existing facilities for bicyclists and pedestrians, analyzes where bicycle and pedestrian alterations are most needed in Ukiah, and then presents recommended projects, implementation guidelines, and potential funding sources. Many transit passengers either bicycle or walk for their first/last mile of their journeys, therefore bicycle and pedestrian networks in Ukiah would likely make it easier for people to access transit routes.

The BPMP policies most relevant to this Feasibility Study are to encourage the installation of short- and long-term bicycle parking infrastructure at transit stations and to provide crosswalks near transit stations. Other BPMP objectives related to public transit include increasing connectivity between residential areas and transit services through additional bicycle and pedestrian amenities, designating State Street and other local streets as transit/bicycle corridors, working with the MTA to provide bike racks for buses, and promoting the development of "Complete Streets," or roadways designed to be safe for all roadway users.

### **MENDOCINO TRANSIT AUTHORITY SHORT RANGE TRANSIT DEVELOPMENT PLAN (2012)**

A Short Range Transit Development Plan (SRTDP) provides a 5-year service, capital, and financial plan to improve transit services so they better meet the needs of local residents while remaining cost effective. The last SRTDP developed for the MTA was completed in March 2012 and provided a plan through 2016.

Updating the SRTDP was identified in the RTP (described above) as a short-range project to be completed by 2023. MTA began the process of updating the SRTDP in December 2022, and the new plan is expected to be completed in early 2024.

While most of the recommendations made in the previous SRTDP are no longer relevant to this Feasibility Study, policies and objectives that were featured which still pertain to this report include promoting coordination with other intercounty and intercity transportation services, maximizing service availability and convenience, maximizing operating efficiency, and procuring ZEVs. The SRTDP also outlined MTA's commitment to designing and constructing sustainable facilities that incorporate alternative fueling technologies and contribute to the agency eventually being carbon neutral. These policies will be reflected in the eventual site recommendation and proposed design for the new Ukiah Transit Center.

## **2023 LAKE COUNTY TRANSIT DEVELOPMENT PLAN**

Lake County borders Mendocino County to the east. The Lake Transit Authority (LTA) is the sole public transit provider in Lake County, offering local, intercity, and intercounty fixed route services as well as paratransit services. LTA's Route 7 is a fixed route that operates between Lakeport and Ukiah, completing four roundtrips daily. In Ukiah, the LTA bus stops at Mendocino College, the Pear Tree Center, and the Airport. LTA passengers can transfer to MTA for free within the MTA bus fare zone where the passenger transfers, and MTA passengers can transfer to LTA for a \$1.00 discount from normal fares. Also operating in Lake County, the non-profit organization Lake Links provides non-emergency medical transportation through its Medi-Links program to out-of-county destinations, including Ukiah, Santa Rosa, and Willits. Medi-Links is operated by the same agency contracted to operate LTA services.

The Lake Area Planning Council retained LSC Transportation Consultants, Inc. to prepare an update to the Transit Development Plan (TDP) for both LTA and Lake Links. The TDP is a short-range planning document, like a SRTDP, that consists of service, capital, and financial plans for LTA and service alternatives for Lake Links. Service alternatives were developed based on operations data, transit demand, and public input.

Throughout public outreach for the TDP, a number of people requested more transit services to Mendocino County to attend medical appointments, go shopping, and for other personal business. Based on this feedback, there were two alternatives evaluated during the development of the TDP that would either modify or increase LTA's services to Mendocino County: alter the Route 7 schedule to be earlier in the day and begin a new intercity service to Santa Rosa by extending either LTA's Route 7 or Route 3, the intercounty service to Calistoga in Napa County. Neither of these alternatives were recommended for inclusion in the final TDP, however, so for the time being LTA's services to Mendocino County will remain unchanged. A final plan is set to be adopted in March 2023.

While the Lake County TDP did not evaluate potential schedule changes that would result from the construction of a new Transit Center in Ukiah, LTA will likely need to modify its Route 7 service to serve the proposed transit center location identified in this Feasibility Study. The Transit Center would serve as a new transfer point for LTA passengers to MTA as well as Greyhound and Amtrak, improving the rider experience for passengers traveling between Lake and Mendocino Counties and making it easier for LTA passengers to access transportation south to the Bay Area.

**POTENTIAL UKIAH TRANSIT CENTER SITE OVERVIEW**

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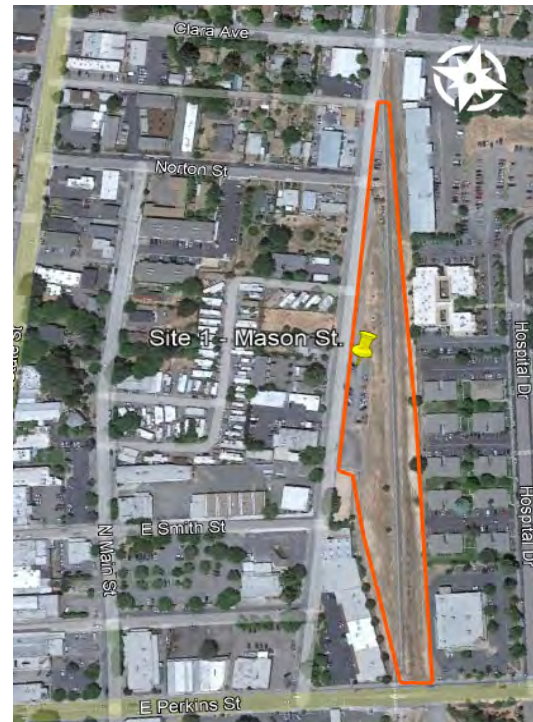
## Site 1: Mason Street

### Site Information

Location	Mason Street
APN	002-151-10; 002-193-44
Size	2.48 acres
Zoning	C2 - Heavy Commercial
Allowable Land Uses	Wholesale activities, auto repair shops, agricultural supply stores, and other activities which are generally inappropriate in areas developed with professional offices and retail stores
Physical Site Characteristics	Site is level with no major trees. Currently serving as a small surface parking lot for nearby businesses

### Other Notes

Access Issues	No issue present.
Adjacent Land Uses	Small office buildings, hospital, larger commercial, and residential
Environmental Issues	None Identified.



**Sites 2 and 3 (Formerly Sites 2A and 2B): 410 & 414 E. Perkins Street**

1.48

**Site Information**

Location 410 & 420 East Perkins Street  
 APN 002-200-36; 002-200-35  
 Size 1.4 acres (2A - 0.80 acres, 2B- 0.68 acres)  
 Zoning UC - Urban Center

**Allowable Land Uses**

Higher density residential and mixed-use buildings that may accommodate retail, office, services, local and regional civic uses, and residential uses

**Physical Site Characteristics**

Site 2A was previously used as a Wendy's that burned down several years ago. It currently consists of an open surface parking lot with a building pad that was the foundation of the original structure. Site 2B is similarly sized with an existing structure that used to serve as a bank with a surface parking lot surrounding.

**Other Notes**

The site has decent access heading west on Perkins Street. However, turn left to head east on Perkins would be impossible. Therefore it would be recommended that the buses loop would be behind the Pear Tree Mall stores directly to the north of the site.

**Adjacent Land Uses**

Large commercial stores (Lucky's, Ross, Big 5) to the north, small business offices to the south and west, a hospital to the northwest. A larger surface parking lot is located directly east of the sites.

**Environmental Issues**

None Identified.





## Site 4 (Formerly Site 3) : Orchard Ave. (Pear Tree Center)

### Site Information

Location	437 and 205 N. Orchard Avenue
APN	002-200-39; 002-370-25
Size	The whole parcel is 5.6 acres while the area for transit center is closer to 0.5 acres.
Zoning	C1 - Community Commercial
Allowable Land Uses	Commercial land use opportunities along the primary transportation corridors within the City
Physical Site Characteristics	Site is currently serving as a parking lot and temporary transit stop.

### Other Notes

Access Issues	No issue present.
Adjacent Land Uses	Large commercial (JC Penny) and smaller retail and food/beverage businesses.



## Site 5 (formerly Site 4): Brush and Orchard Street

### Site Information

Location	595 Brush Street
APN	
Size	1.4 acres
Zoning	C2 - Heavy Commercial
Allowable Land Uses	Wholesale activities, auto repair shops, agricultural supply stores, and other activities which are generally inappropriate in areas developed with professional offices and retail stores
Physical Site Characteristics	Site is level with no trees and completely undeveloped..

### Other Notes

Access Issues	No issue present.
Adjacent Land Uses	US 101 directly east, vacant land to the north, west, and south.



## Site 6 (Formerly Site 5): Orchard Ave. & Gobbi St.

### Site Information

Location	Corner of Gobbi and Orchard Streets
APN	003-582-38; 003-181-01
Size	0.9 acres
Zoning	C1 - Heavy Commercial
Allowable Land Uses	Commercial land use opportunities along the primary transportation corridors within the City
Physical Site Characteristics	Site is currently undeveloped.

### Other Notes

Access Issues	No issue present.
Adjacent Land Uses	Vacant lot and US 101 on-ramp to the east, residential to the north, moderate density residential to the west, and electrical transformer to the south



*Appendix D*

**DESTINATION DISTANCES**

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## DESTINATIONS WITHIN ¼ - AND ½ - MILE DISTANCES FOR EACH POTENTIAL TRANSIT CENTER SITE

### Site 1: Mason St.

#### .25 Mile Radius

- Big Daddy Garden Supply
- The River Ukiah - Church
- Home Depot
- Adventist Health Ukiah Hospital
- Big 5 Sporting Goods - Pear Tree Center
- Ross Dress for Less - Pear Tree Center
- Lucky Grocery Store - Pear Tree Center
- Walgreens
- Happy Days Preschool
- Ukiah Senior Center
- Ukiah Surgery Center
- River Oak Charter School
- Ukiah Branch Library
- Circle Trailer Park
- NCO Head Start Child Development Program
- Ukiah Brewing Company
- Superior Court Services

#### .5 Mile Radius

- C&M Self Storage
- Orchard Village Apartments
- Orchard Manor Apartments
- Big Daddy Garden Supply
- U.S. Marine Corp Recruiting
- The River Ukiah
- The Arbor Youth Center
- Food Bank Ukiah
- Kohls
- Home Depot
- Ross Dress for Less - Pear Tree Center
- Big 5 Sporting Goods - Pear Tree Center
- Lucky Grocery Store - Pear Tree Center
- Adventist Health Ukiah Hospital
- Chipotle
- McDonald's
- DMV Ukiah
- CVS Pharmacy
- Anytime Fitness
- Walgreens
- Happy Days Preschool
- Ukiah Senior Center
- Ukiah Surgery Center
- River Oak Charter School
- Rancho Del Rey Mobile Estates
- Grace Hudson Museum & Sun House
- Community First Credit Union
- Ukiah Branch Library
- Circle Trailer Park
- NCO Head Start Child Development Program
- Ukiah Valley Conference Center
- Ukiah Brewing Company
- Superior Court Services
- First Presbyterian Church
- Ukiah United Methodist Church
- First Baptist Church
- New Life Preschool

## Site 2A / Site 2B – E. Perkins St.

### .25 Mile Radius

- Home Depot
- Ross Dress for Less Pear Tree Center
- Lucky Grocery Store Pear Tree Center
- Big 5 Sporting Goods Pear Tree Center
- JC Penney
- CVS
- McDonalds
- Chipotle
- Anytime Fitness
- Denny's
- Happy Days Preschool
- Adventist Health Ukiah Hospital
- Walgreens

### .5 Mile Radius

- Orchard Village Apartments
- Orchard Manor Apartments
- Big Daddy Garden Supply
- Starbucks
- Kohls
- Home Depot
- Ross Dress for Less - Pear Tree Center
- Big 5 Sporting Goods - Pear Tree Center
- Lucky Grocery Store - Pear Tree Center
- Oak Manor Elementary School
- Manor Oaks Mobile Estates
- Rehabilitation Department
- US Social Security Administration
- Ukiah Unified School District
- United States Postal Service
- Chipotle
- McDonald's
- DMV Registration
- CVS Pharmacy
- Anytime Fitness
- Walgreens
- Adventist Health Ukiah Hospital
- Happy Days Preschool
- Ukiah Senior Center
- Ukiah Surgery Center
- River Oak Charter School
- Rancho Del Rey Mobile Estates
- Grace Hudson Museum & Sun House
- Community First Credit Union
- Ukiah Branch Library
- Circle Trailer Park
- NCO Head Start Child Development Program
- Ukiah Valley Conference Center
- Ukiah Brewing Company
- Ukiah United Methodist Church
- First Baptist Church
- New Life Preschool

## Site 3: Orchard St (Pear Tree Center)

### .25 Mile Radius

- Kohls
- Orchard Village
- Orchard Manor Apartments
- Starbucks
- Denny's
- CVS Pharmacy
- McDonald's
- JCPenney's
- Home Depot
- Ross Dress for Less - Pear Tree Center
- Lucky- Pear Tree Center
- Big 5 Sporting Goods- Pear Tree Center
- Adventist Health Ukiah Hospital

#### .5 Mile Radius

- Kohls
- Orchard Village
- Orchard Manor
- Ukiah Water Treatment Plant
- Ukiah Sports Complex
- Starbucks
- New Life Community Church
- Oak Manor Elementary School
- Manor Oaks Mobile Estates
- JCPenney's
- Ross Dress for Less - Pear Tree Center
- Lucky- Pear Tree Center
- Big 5 Sporting Goods- Pear Tree Center
- McDonalds
- Chipotle
- Denny's
- CVS
- Anytime Fitness
- Rehabilitation Department
- US Social Security Administration
- Ukiah Unified School District
- Ukiah DMV
- Ukiah Surgery Center
- Bartlett Hall at the Ukiah Senior Center
- Walgreens
- Adventist Health Ukiah Hospital
- Big Daddy Garden Supply
- Us Marine Corps Recruiting
- The River Ukiah (church)
- C&M Self Storage

#### **Site 4: Brush St. and Orchard St.**

##### .25 Miles

- Ukiah Water Treatment Plant
- Ukiah Sports Complex
- Orchard Village
- Orchard Manor Apartments
- The River Ukiah (Church)
- C&M Self Storage

##### .5 Miles

- Ukiah Water Treatment Plant
- Ukiah Sports Complex
- Kohls
- JCPenney's
- Home Depot
- Ross Dress for Less - Pear Tree Center
- Lucky- Pear Tree Center
- Big 5 Sporting Goods- Pear Tree Center
- Adventist Health Ukiah Hospital
- Big Daddy Garden Supply
- Food Bank Ukiah
- Redwood Empire Fairgrounds
- The River Ukiah (Church)
- C&M Self Storage
- Orchard Village
- Orchard Manor Apartments

#### **Site 5: Gobbi St. and Orchard St.**

##### .25 Mile Radius

- Ukiah DMV
- Ukiah Unified School District
- Ukiah Social Security Administration
- US Post Office
- River Oak Charter School
- Ukiah Senior Center
- Ukiah DMV

### .5 Mile Radius

- US Post Office
- Ukiah Unified School District
- US Social Security Administration
- Rehabilitation Department
- Big Lots
- CVS
- Anytime Fitness
- Denny's
- Oak Manor Elementary School
- Manor Oaks Mobile Estates
- Cherry Street Mini Storage
- UPS Customer Center
- Kingdom Hall of Jehovah's Witnesses
- Mendocino County Department of Social Services
- Safeway
- Rite Aid
- Regal Ukiah (Cinema)
- Grace Hudson Museum

**POTENTIAL UKIAH TRANSIT CENTER SITE OPERATIONAL ANALYSIS**

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**Table E.1: Site 1 - Mason Street Operational Analysis**

Route	Length in Study Area (miles)		Change in Vehicle Service Quantities per		# of runs per day (NB+SB)		Daily Change in Service Quantity Vehicle				Annual Change in Service Quantity	
	Current Route	Route to Serve	Miles	Min.	Wkday	Sat.	Weekday		Saturday		Miles	Hours
							Miles	Min.	Miles	Min.		
7 - Jitney	1.64	1.82	0.18	1	8	0	1.44	0	0	0	360	0
9 & 20	3.25	3.24	-0.01	0	50	13	-0.5	0	-0.13	0	-132	0
65 - CC Rider (SB)	3.32	3.5	0.18	1	4	0	0.72	3.6	0	0	186	1
65 - CC Rider (NB)	3.57	3.63	0.06	0	4	1	0.24	1.2	0.06	0.3	65	0
75 - South Coast/Ukiah (NB)	1.55	2.13	0.58	3	1	1	0.58	2.9	0.58	2.9	175	1
75 - South Coast/Ukiah (SB)	3.1	2.25	-0.85	-4	1	1	-0.85	-4.25	-0.85	-4.25	-257	-1

Change in vehicle service minutes of 2 min. or less can be accommodated in current service running time on Routes 7, 9, and 20.  
All changes in vehicle service miles and minutes will be counted for routes 65 and 75.

**Table E.2: Sites 2 and 3 - 410 & 414 Perkins St. Operational Analysis**

Route	Length in Study Area (miles)		Change in Vehicle Service Quantities per run		# of runs per day (NB+SB)		Daily Change in Service Quantity Vehicle				Annual Change in Service Quantity Vehicle	
	Current Route	Route to Serve	Miles	Min.	Wkday	Sat.	Weekday		Saturday		Miles	Hours
							Miles	Min.	Miles	Min.		
7 - Jitney	1.64	2.5	0.86	4	8	0	6.88	34.4	0	0	1,720	143
9 & 20 NB	3.25	3.85	0.60	3	25	7	15	75	4.2	21	3,968	331
9 & 20 SB	3.25	3.85	0.60	3	25	6	15	75	3.6	18	3,937	328
65 - CC Rider SB	3.32	3.7	0.38	2	4	0	1.52	7.6	0	0	392	1
65 - CC Rider NB	3.57	3.93	0.36	2	4	1	1.44	7.2	0.36	1.8	390	1
75 - South Coast/Ukiah (NB)	1.55	3.1	1.55	8	1	1	1.55	7.75	1.55	7.75	468	2
75 - South Coast/Ukiah (SB)	3.1	3.32	0.22	1	1	1	0.22	1.1	0.22	1.1	66	0

Change in vehicle service minutes of 2 min. or less can be accommodated in current service running time on Routes 7, 9, and 20.  
All changes in vehicle service miles and minutes will be counted for routes 65 and 75.

**Table E.3: Site 4 - Orchard Ave. (Pear Tree Center) Operational Analysis**

Route	Length in Study Area (miles)		Change in Vehicle Service Quantities per Run		# of runs per day (NB+SB)		Daily Change in Service Quantity Vehicle				Annual Change in Service Quantity Vehicle	
	Current Route	Route to Serve Site	Miles	Min.	Wkday	Sat.	Weekday		Saturday		Miles	Hours
							Miles	Min.	Miles	Min.		
7 - Jitney NB	1.64	2.68	1.0	5	4	0	4.16	20.8	0	0	1,040	87
7 - Jitney SB	1.64	2.55	0.9	5	4	0	3.64	18.2	0	0	910	76
9 & 20	3.25	2.68	-0.6	-3	50	13	-28.5	0	-7.41	0	-7,510	0
65 - CC Rider (SB)	3.32	3.54	0	1	4	0	0.88	0	0	0	227	1
65 - CC Rider (NB)	3.57	3.57	0	0	4	1	0	0	0	0	0	0
75 - South Coast/Ukiah (NB)	1.55	2.9	1	7	1	1	1.35	6.75	1.35	6.75	408	1
75 - South Coast/Ukiah (SB)	3.1	3.59	0	2	1	1	0.49	2.45	0.49	2.45	148	0

Change in vehicle service minutes of 2 min. or less can be accommodated in current service running time on Routes 7, 9, and 20. No reduction in service time was made for reductions in travel time.  
All changes in vehicle service miles and minutes will be counted for routes 65 and 75.



**Table E.4: Site 5 - Orchard Ave. and Brush. Operational Analysis**

Route	Length in Study Area (miles)		Change in Vehicle Service Quantities per run		# of runs per day (NB+SB)		Daily Change in Service Quantity Vehicle				in Service Quantity Vehicle	
	Current Route	Route to Serve Site	Miles	Min.	Wkday	Sat.	Weekday		Saturday		Miles	Hours
							Miles	Min.	Miles	Min.		
7 - Jitney	1.64	2.45	0.81	4	8	0	6.48	32.4	0	0	1,620	135
9 and 20	3.25	4.27	1.02	5	38	13	38.76	193.8	13.26	66.3	10,380	865
65 - CC Rider (SB)	3.32	2	-1.32	-7	4	0	-5.28	-26.4	0	0	-1,362	-5
65 - CC Rider (NB)	3.57	2	-1.57	-8	4	1	-6.28	-31.4	-1.57	-7.85	-1,702	-6
75 - South Coast/Ukiah (NB)	1.55	3.51	1.96	10	1	1	1.96	9.8	1.96	9.8	592	2
75 - South Coast/Ukiah (SB)	3.1	3	-0.10	-1	1	1	-0.1	-0.5	-0.1	-0.5	-30	0

*Change in vehicle service minutes of 2 min. or less can be accommodated in current service running time on Routes 7, 9, and 20.  
All changes in vehicle service miles and minutes will be counted for routes 65 and 75.*

**Table E.5: Site 6 - Orchard Ave. and Gobbi St. (Southwest) Operational Analysis**

Route	Length in Study Area (miles)		Change in Vehicle Service Quantities per run		# of runs per day (NB+SB)		Daily Change in Service Quantity Vehicle				Annual Change in Service Quantity Vehicle	
	Current Route	Route to Serve Site	Miles	Min.	Wkday	Sat.	Weekday		Saturday		Miles	Hours
							Miles	Min.	Miles	Min.		
7 - Jitney (NB)	1.64	2.58	0.94	5	4	0	3.76	18.8	0	0	940	78
7 - Jitney (SB)	1.64	2.55	0.91	5	4	0	3.64	18.2	0	0	910	76
9 and 20	3.25	3.55	0.30	2	50	13	15	75	3.9	19.5	3,953	329
65 - CC Rider (SB)	3.17	3.19	0.02	0	4	0	0.08	0.4	0	0	21	0
65 - CC Rider (NB)	3.57	3.44	-0.13	-1	4	1	-0.52	-2.6	-0.13	-0.65	-141	0
75 - South Coast/Ukiah (NB)	1.55	2.35	0.80	4	1	1	0.8	4	0.8	4	242	1
75 - South Coast/Ukiah (SB)	3.1	3.97	0.87	4	1	1	0.87	4.35	0.87	4.35	263	1

*Change in vehicle service minutes of 2 min. or less can be accommodated in current service running time on Routes 7, 9, and 20.  
All changes in vehicle service miles and minutes will be counted for routes 65 and 75.*

**Table E.6: Site 8 - North Orchard Ave. Operational Analysis**

Route	Length in Study Area (miles)		Change in Vehicle Service Quantities per run		# of runs per day (NB+SB)		Daily Change in Service Quantity Vehicle				Annual Change in Service Quantity Vehicle	
	Current Route	Route to Serve Site	Miles	Min.	Wkday	Sat.	Weekday		Saturday		Miles	Hours
							Miles	Min.	Miles	Min.		
7 - Jitney	1.64	2.45	0.81	4	8	0	6.48	32.4	0	0	1,620	135
9 and 20	3.25	3.9	0.65	3	38	13	24.7	123.5	8.45	42.25	6,614	551
65 - CC Rider (SB)	3.32	2	-1.32	-7	4	0	-5.28	-26.4	0	0	-1,362	-5
65 - CC Rider (NB)	3.57	2	-1.57	-8	4	1	-6.28	-31.4	-1.57	-7.85	-1,702	-6
75 - South Coast/Ukiah (NB)	1.55	3.51	1.96	10	1	1	1.96	9.8	1.96	9.8	592	2
75 - South Coast/Ukiah (SB)	3.1	3	-0.10	-1	1	1	-0.1	-0.5	-0.1	-0.5	-30	0

*Change in vehicle service minutes of 2 min. or less can be accommodated in current service running time on Routes 7, 9, and 20.  
All changes in vehicle service miles and minutes will be counted for routes 65 and 75.*

*Appendix F*

**ONLINE COMMUNITY SURVEY RESULTS**

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## **ONLINE COMMUNITY SURVEY RESULTS**

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### **INTRODUCTION**

An online community survey was made available between April and May, 2023 to gather feedback from Mendocino County residents on what they prefer and suggest regarding a future MTA Transit Center in Ukiah. The community survey was available to all residents no matter how often they ride transit. It is important for input to be collected from both transit riders and non-riders because the final facility will be a public amenity representing the entire community. Once built, the MTA Transit Center should enhance the travel experience of transit users while simultaneously enhancing community pride and supporting further economic development.

The community survey was distributed by emailing Mendocino County stakeholders, who in turn distributed the survey to their own networks, primarily via email and social media posts. MCOG and the MTA also posted the survey information to their websites. The community online survey was advertised in Mendofever, Mendovoice, and the Willits Weekly. It was also shared through Mendocino College email blasts.

The online survey was made using Survey Monkey and consisted of a simple introduction with 12 questions in multiple choice, short-answer, or comment format. Survey logic was used so that only questions relevant to each specific respondent were asked. In all, 140 people completed the survey, with 137 people answering in English and 3 answering in Spanish. Some people did not answer every question, therefore the number of answers per question varies. This Appendix presents the detailed online community survey results, and key takeaways are summarized in the main text.

### **RESULTS BY QUESTION**

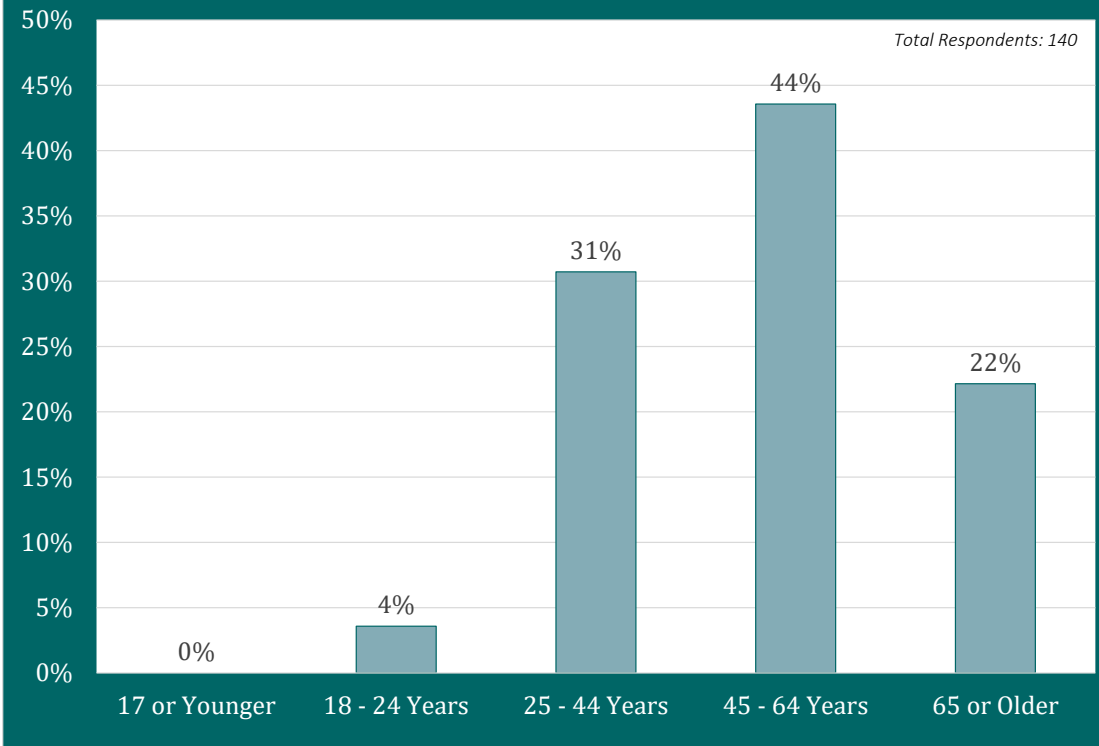
#### **Q1. Age of Survey Participants (140 Responses)**

Most of the survey respondents are adults of traditional working age, with 31 percent reporting to be 25 to 44 years old and 44 percent reporting to be 45 to 64 years old (Figure E-1). About one fifth of the respondents are senior adults aged 65 or older (22 percent). No children answered the survey.

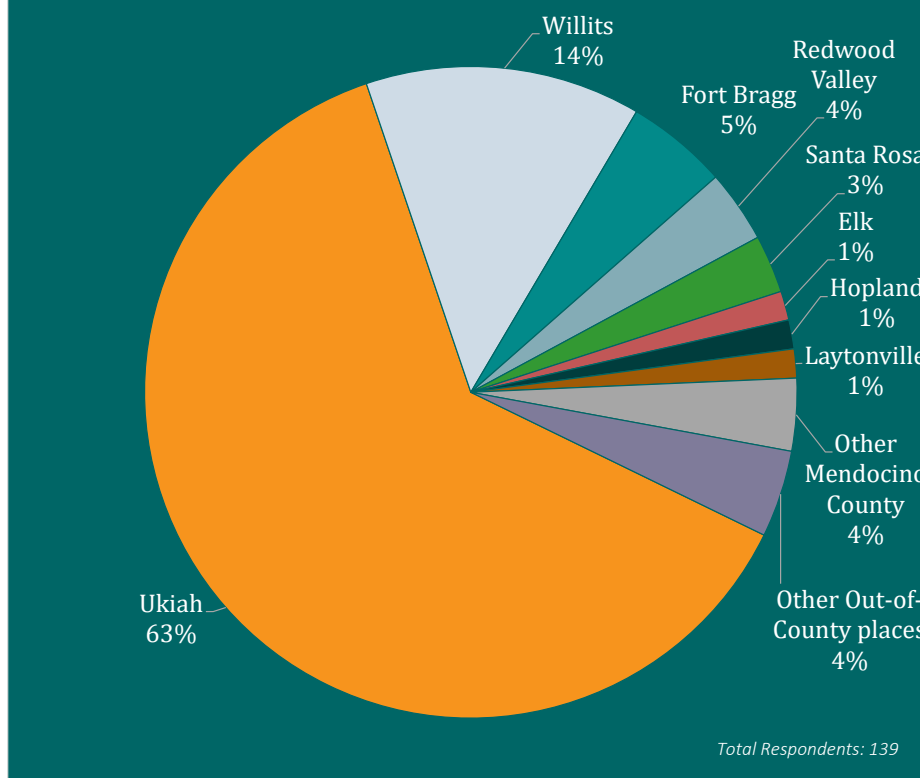
#### **Q2. Home Community of Survey Participants (139 Responses)**

The communities where the survey participants primarily reside were determined based on zip code information. As seen in Figure E-2, the majority of people who completed the survey are Ukiah residents (63 percent). This is the group that would also be the most likely to be impacted by the construction of a new transit center in Ukiah. The next most common home communities were Willits (14 percent), Fort Bragg (5 percent) and Redwood Valley (4 percent). The survey respondents who live outside of Mendocino County primarily reside in Sonoma, Lake, or Humboldt Counties.

**Figure E-1: Age of Survey Participants**

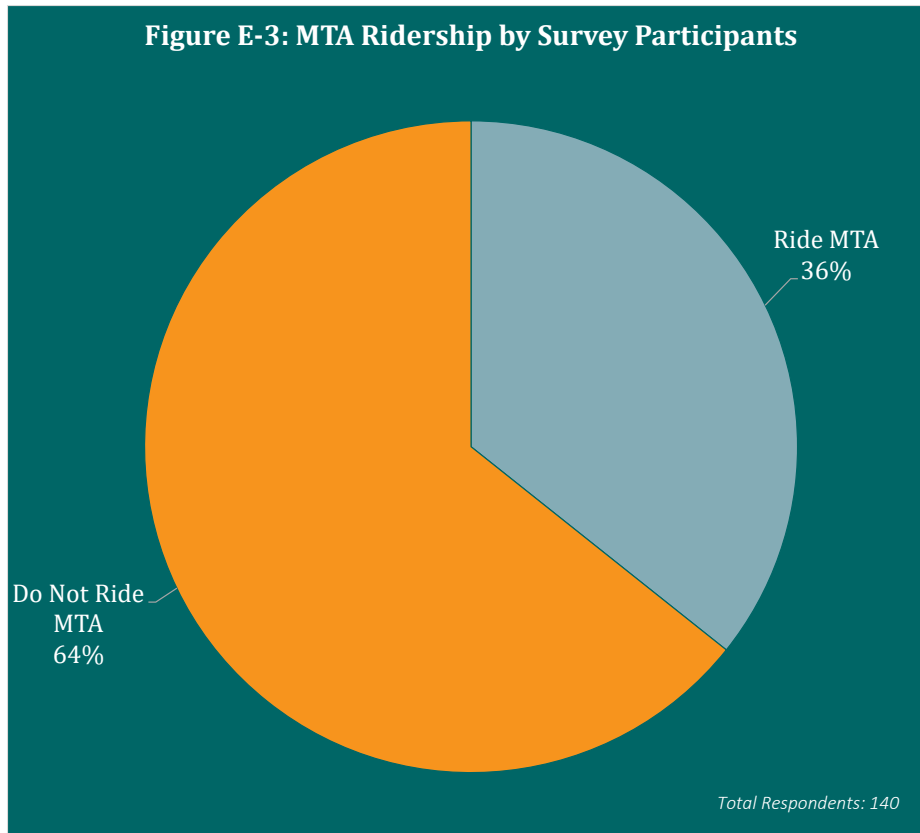


**Figure E-2: Home Community of Survey Participants**



### **Q3. MTA Ridership by Survey Participants (140 Responses)**

Approximately one third of the survey participants utilize the MTA's services, while the remaining two thirds either do not use MTA, have not used MTA recently, or use MTA infrequently (Figure E-3). This data indicates that the online community survey results describe the ideas, values, and concerns of both transit riders and non-riders alike.



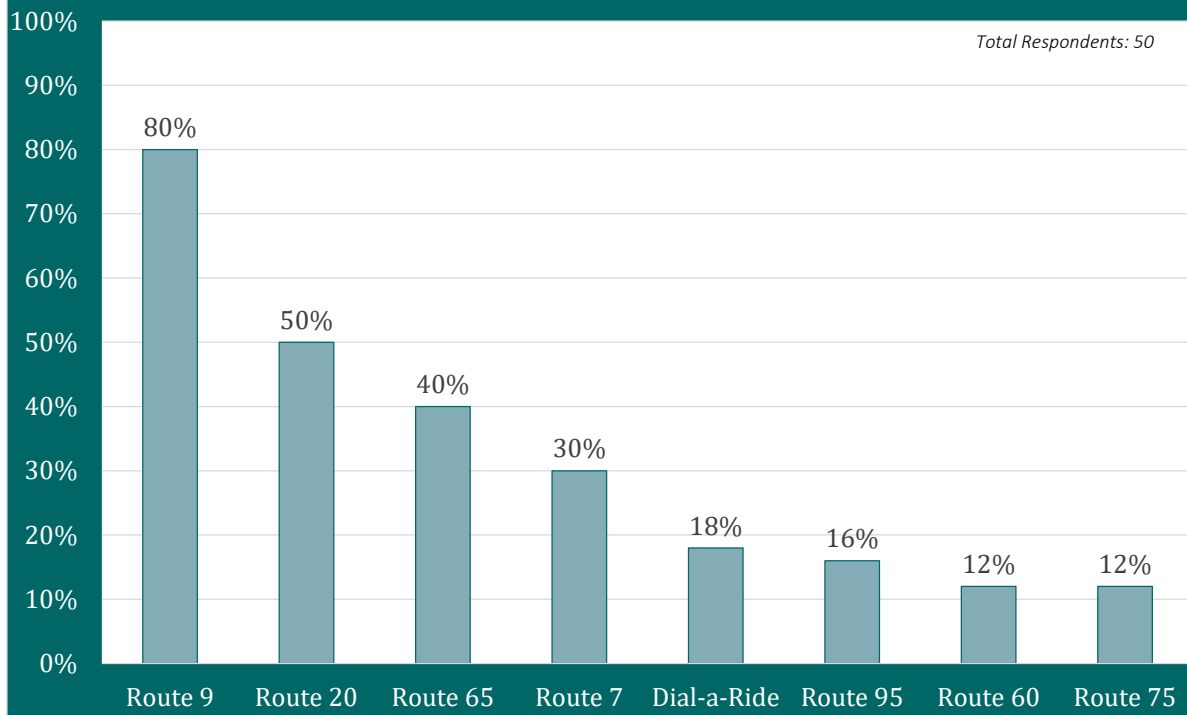
### **Q4. MTA Routes Used by Survey Participants (50 Responses)**

The respondents who answered Question 3 that they use MTA were then asked which routes they specifically ride. Route 9 (the Ukiah Local) was by far the most popular, with 80 percent of the respondents reporting they ride the service (Figure E-4). The next three routes most used by the participants who ride transit are Route 20 (Willits/Ukiah) (50 percent), Route 65 (the Cross County Rider) (40 percent), and Route 7 (the Jitney) (30 percent). All the other routes are used by less than one fifth of the participants who ride transit.

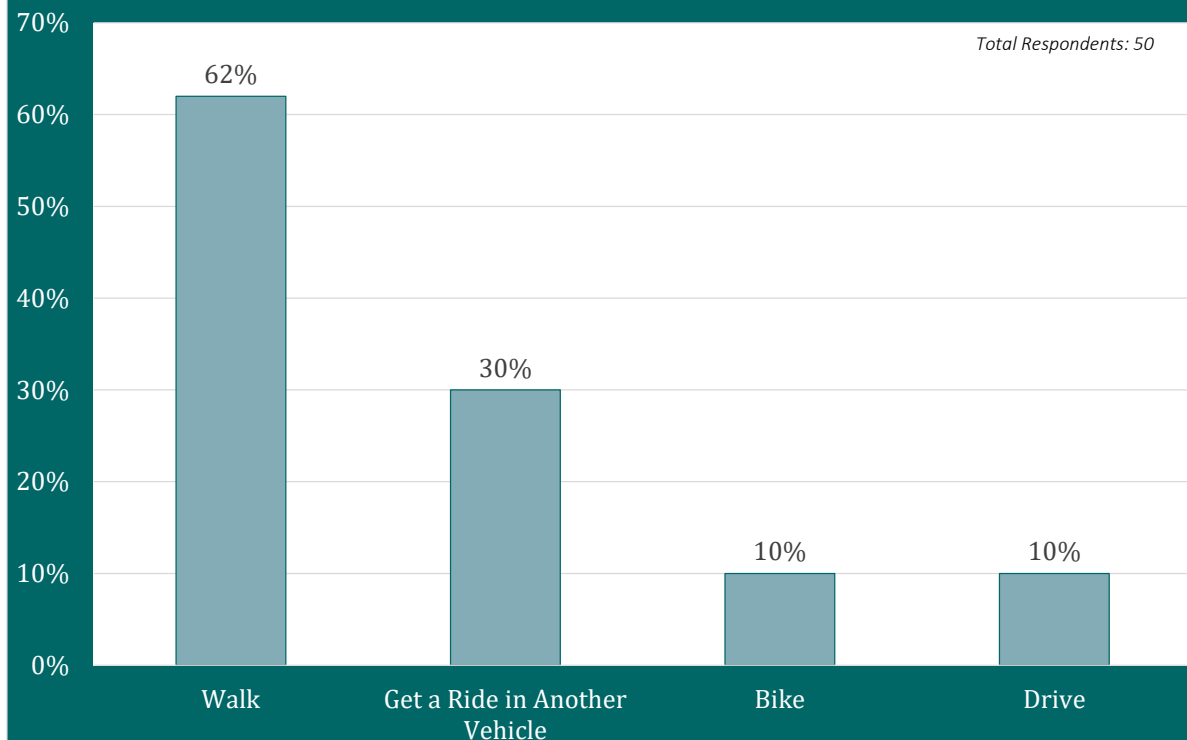
### **Q5. How Participants Typically Get To and From MTA buses (50 Responses)**

Of the survey participants who use MTA, most walk to get to and from the bus (62 percent) (Figure E-5). The next most common way the transit riders get to and from the bus is by getting a ride from a friend or family member (30 percent). Only a few of the survey participants drive or bike to and from the bus stop (10 percent reported utilizing each respective mode), suggesting that the participants who use MTA are likely transit dependent.

**Figure E-4: MTA Routes Used by Survey Participants**



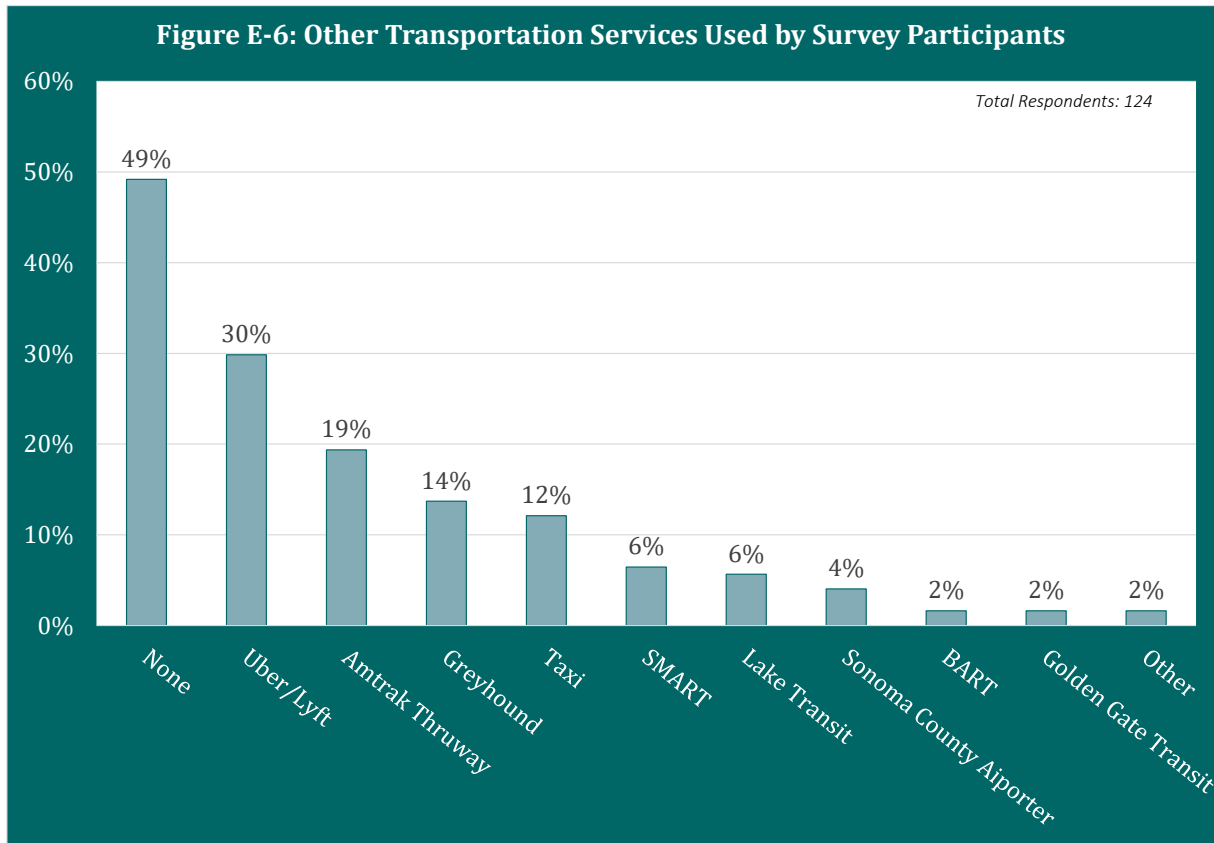
**Figure E-5: How Participants Typically Get To and From MTA Buses**





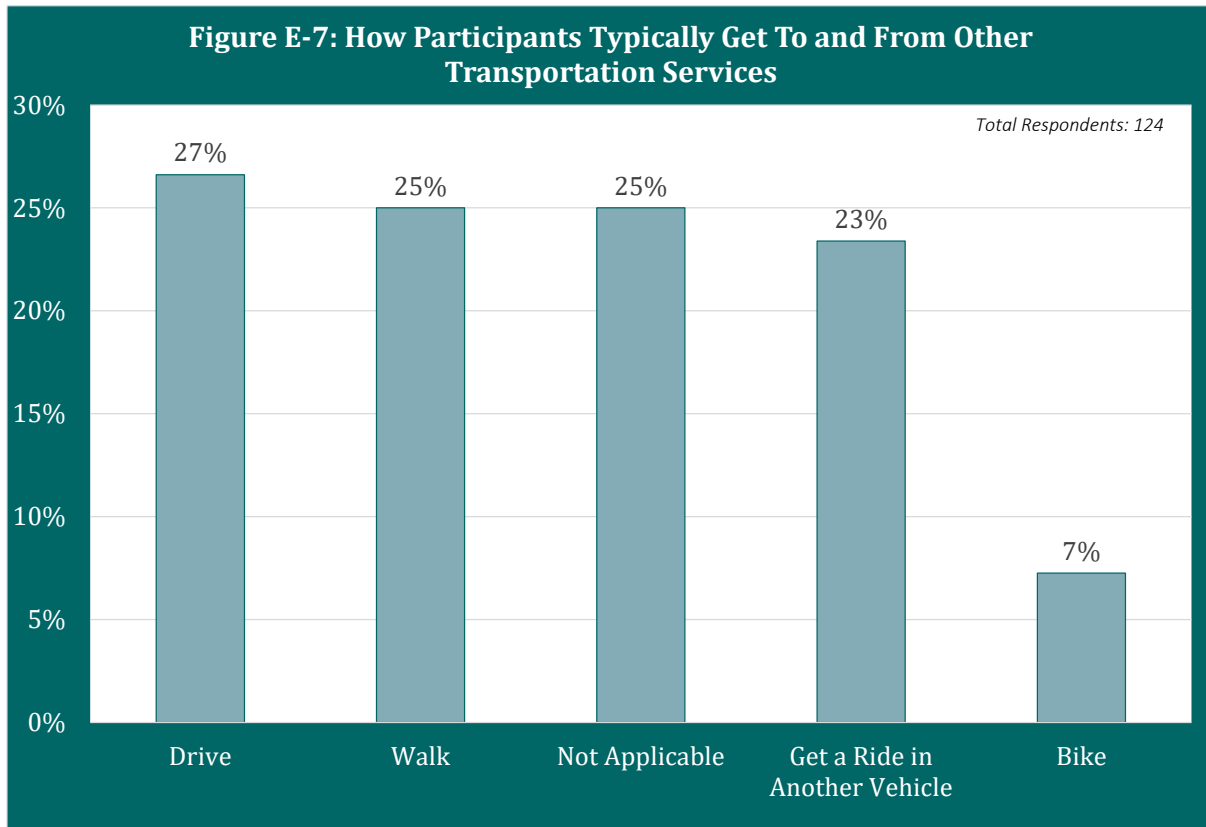
## **Q6. Other Transportation Services Used by Survey Participants (124 Responses)**

Most of the survey respondents do not use any other transportation services available in Mendocino County (49 percent) (Figure E-6). Besides the MTA, the two most popular transportation services among the community survey participants are ride share programs such as Uber or Lyft (30 percent) and Amtrak Thruway buses (19 percent). In addition, both Greyhound (14 percent) and taxi's (12 percent) were among the more frequently used transportation services. Other public transit services in the region, such as Lake Transit, Golden Gate Transit, or Sonoma-Marin Area Rail Transit, are used by 2 to 6 percent of the respondents.



## **Q7. How Participants Typically Get To and From Other Transportation Services (124 Responses)**

Similar to Question 4, the community survey participants were asked how they typically get to and from other transportation services in the region. As evidenced in Figure E-7, people reported that they primarily drive themselves (27 percent), walk (25 percent), or get a ride (23 percent) whenever they are trying to access one of the other transportation services mentioned in Figure E-6.



### **Q8. Desired Amenities/Services for a Transit Facility (125 Responses)**

Participants were asked to select amenities and services they would like at a new transit facility from a provided list. There was also an option for the participants to write down other amenities if they were not already listed. The amenities/services most popular among the survey respondents are listed in Table E-1. Having a sheltered waiting area (87 percent), benches (75 percent), an information kiosk (64 percent), lighting features (63 percent), electronic transit pass sales (62 percent), and bicycle amenities (61 percent) were considered to be the most important features for a transit facility. The top ideas suggested by the respondents themselves were bathrooms (8 percent), food options (6 percent), utilizing the transit facility to transfer to other interregional transit services (5 percent), and electric vehicle (EV) charging/e-bikes (4 percent).

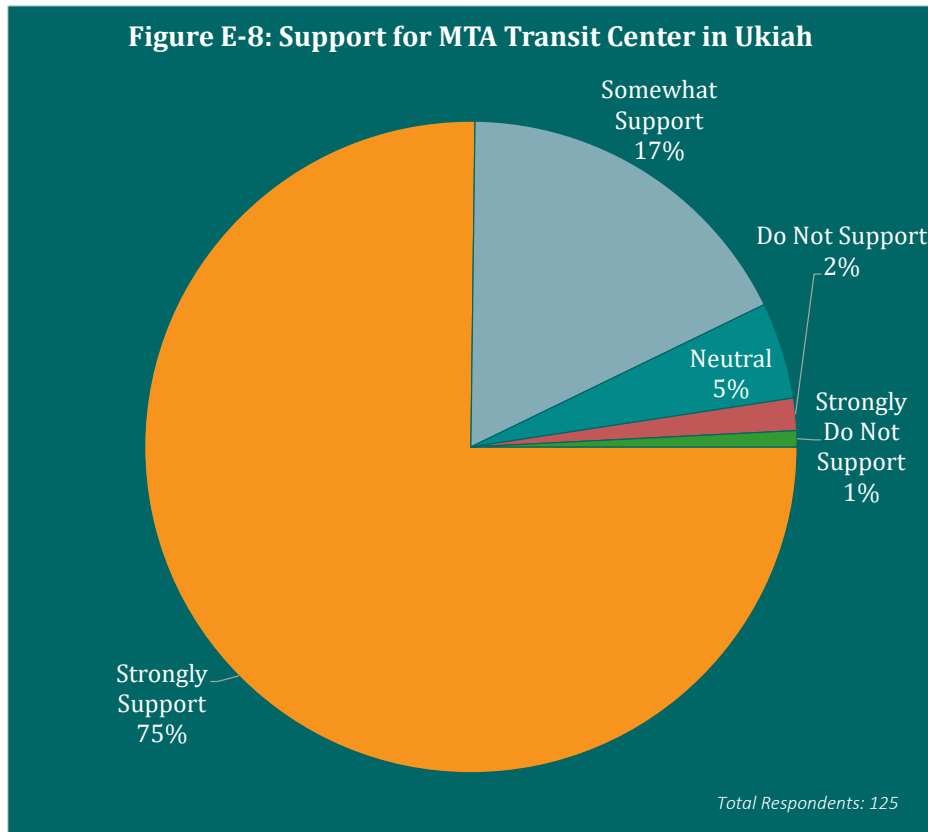
### **Q9. Support for MTA Transit Center in Ukiah (125 Responses)**

There is overwhelming support for an MTA Transit Center in Ukiah among the survey respondents, with 92 percent answering that they either strongly support or somewhat support the idea (Figure E-8). Only 3 percent do not support having an MTA Transit Center in Ukiah.

**Table E-1: Desired Amenities/Services for Transit Facility**

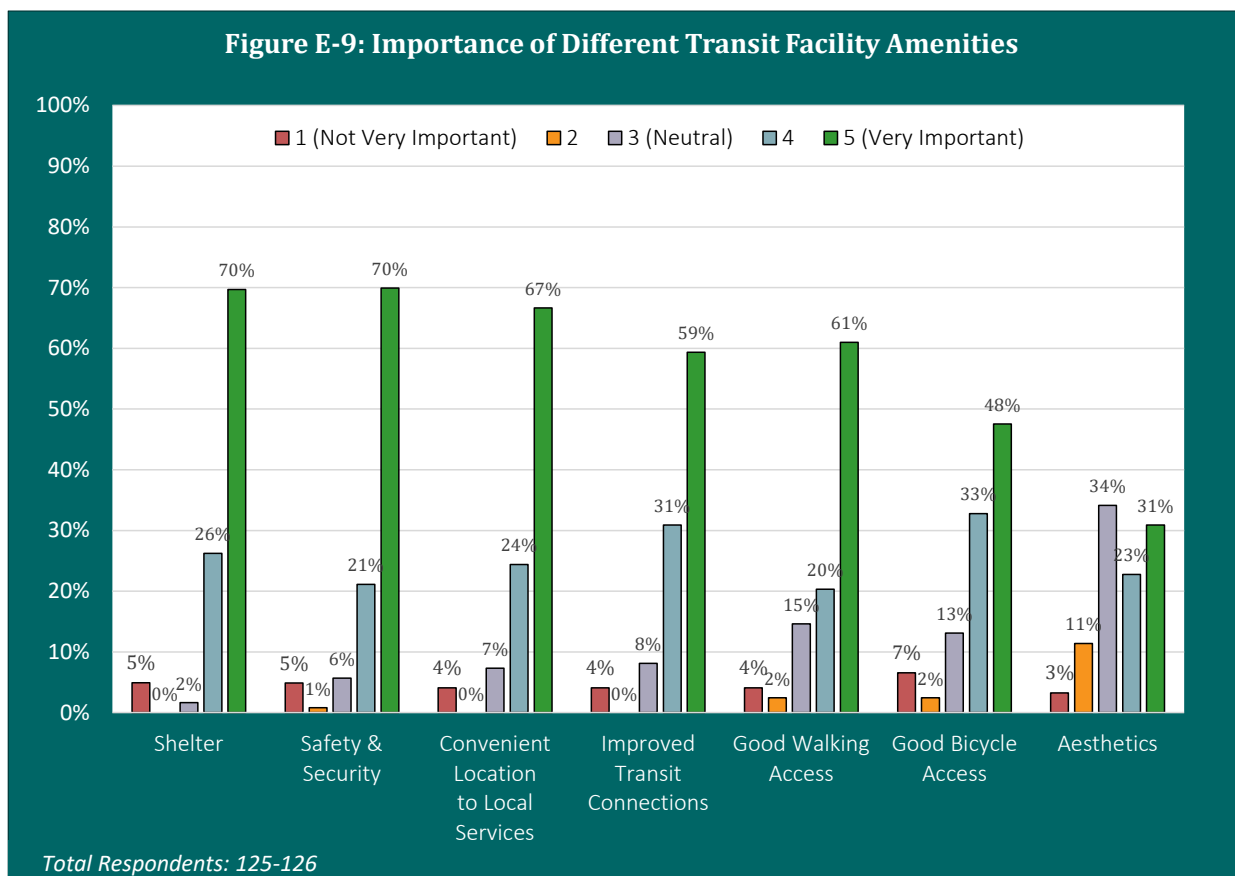
Amenity/Service	# of Participants	% of Participants
Sheltered Waiting Area	109	87%
Benches	94	75%
Information Kiosk	80	64%
Lighting Features	79	63%
Electronic Transit Pass Sales	77	62%
Bike Racks/Lockers	76	61%
Parking	71	57%
Drinking Fountain	65	52%
Public Art	62	50%
Landscaping	57	46%
Bathrooms	10	8%
Food - Cafes/Restaurants/Vending Machines	7	6%
Other Transit Services - Amtrak, Greyhound, SMART	6	5%
EV Charging and E-Bikes	5	4%
Wheelchair Access	3	2%
Security System	3	2%
Luggage Storage	3	2%
Wifi	1	1%
Other	6	5%
<b>Total Responses</b>	<b>125</b>	<b>100%</b>

**Figure E-8: Support for MTA Transit Center in Ukiah**



### **Q10. Importance of Different Transit Facility Amenities (123 Responses)**

The community survey participants ranked various transit facility amenities based on how important they believe each factor to be for a new MTA Transit Center in Ukiah (Figure E-9). A ranking of 1 meant the amenity was not important, while a ranking of 5 meant the amenity is very important. Based on the survey participants’ feedback, the highest ranked amenities are shelters for the transit facility waiting areas, safety and security at the facility, and having the transit facility be in a convenient location to other local services; more than two thirds of the respondents ranked each of these three amenities as being very important. The least important aspects to consider for a new facility, according to the survey respondents, are aesthetics and bicycle access. Overall, however, the average ranking of all the amenities was higher than the neutral value of 3, suggesting a moderate level of support for all the amenities considered.



### **Q11 & Q12. Additional Considerations for the MTA Transit Center’s Location and Amenities (67 Responses)**

For the last questions, the survey participants were given the opportunity to further describe any other issues or topics that they believe should be considered when planning the location and amenities of a future MTA Transit Center in Ukiah. Table E-2 presents the most common themes in the respondents’ answers. Many of the amenities and services that people requested had already been discussed at a previous point in the survey, such as ensuring the transit center has a convenient location, improving

transit connections to both local and interregional services, and safety. Specific sites that were suggested for the transit center were the Ukiah Railroad Station and the current location of the MTA offices in Ukiah at 241 Plant Road.

While not directly relevant to a transit facility, 12 percent of those who provided an answer to Questions 11 and 12 requested that MTA expand its service offerings to either more areas in Mendocino County or for later hours, and 4 percent suggested that the MTA consider implementing microtransit. These ideas will be considered during the upcoming Short Range Transit Development Plan that is being undertaken for the MTA.

**Table E-2: Other Considerations for Choosing the Location of the MTA Transit**

Consideration	# of Participants	% of Participants
Convenient Location to Local Destinations	21	31%
Improve Transit Connections - Local, Interregional, SMART	18	27%
Safety and Security	17	25%
Good Walking Access to the Facility	10	15%
Food	10	15%
Extend existing MTA Hours and Service Area	8	12%
Traffic Considerations	8	12%
Bathrooms	7	10%
Cleanliness	6	9%
Aesthetics	5	7%
Real-time Information	5	7%
Good Bicycle Access to the Facility	4	6%
Parking	4	6%
EV Charging and E-Bikes	4	6%
Eco-design and Landscaping	4	6%
Bathrooms	3	4%
New MTA Services - Microtransit	3	4%
Multimodal Connections	3	4%
ADA Access	3	4%
Shelter from the Elements	3	4%
MTA - EV Transit Vehicles	2	3%
Information Kiosk	2	3%
Ticketing Services	2	3%
Expanded Service Options to Santa Rosa	2	3%
Other	11	16%
Do Not Support the Project	5	7%
<b>Total Responses</b>	<b>67</b>	<b>100%</b>

**DESIGN WORKSHOP SITE 8 RENDERINGS AND COST TABLE**

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# UKIAH TRANSIT CENTER CONCEPT SITE PLAN

11/15/2023

DESIGNWORKSHOP

1390 Lawrence Street, Suite 100 | Denver, Colorado 80204 | 303.623.5186



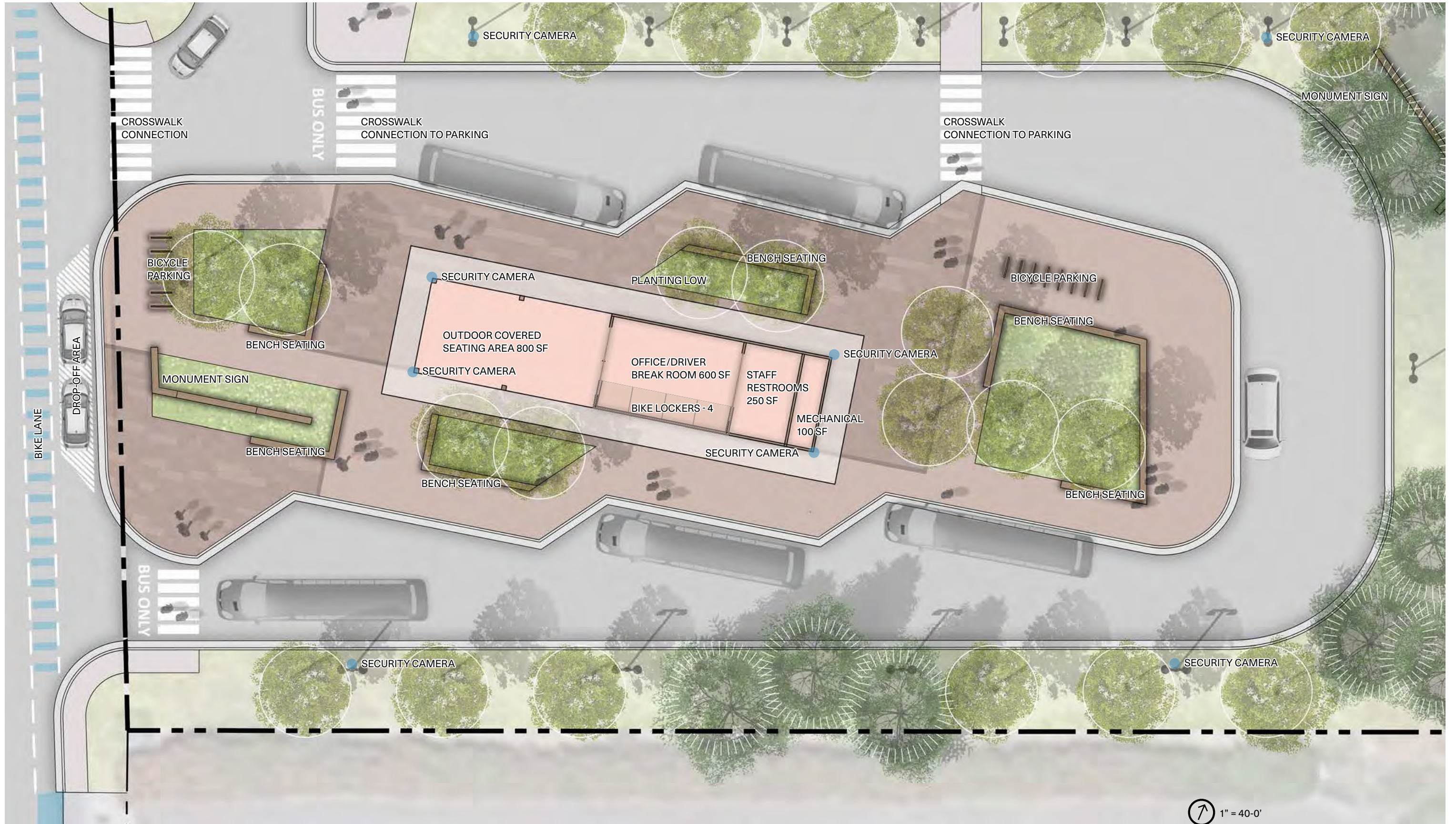
SITE PLAN ILLUSTRATIVE  
SITE PLAN & CONTEXT



1" = 40'-0"



SITE PLAN ILLUSTRATIVE  
 TRANSIT CENTER ENLARGEMENT



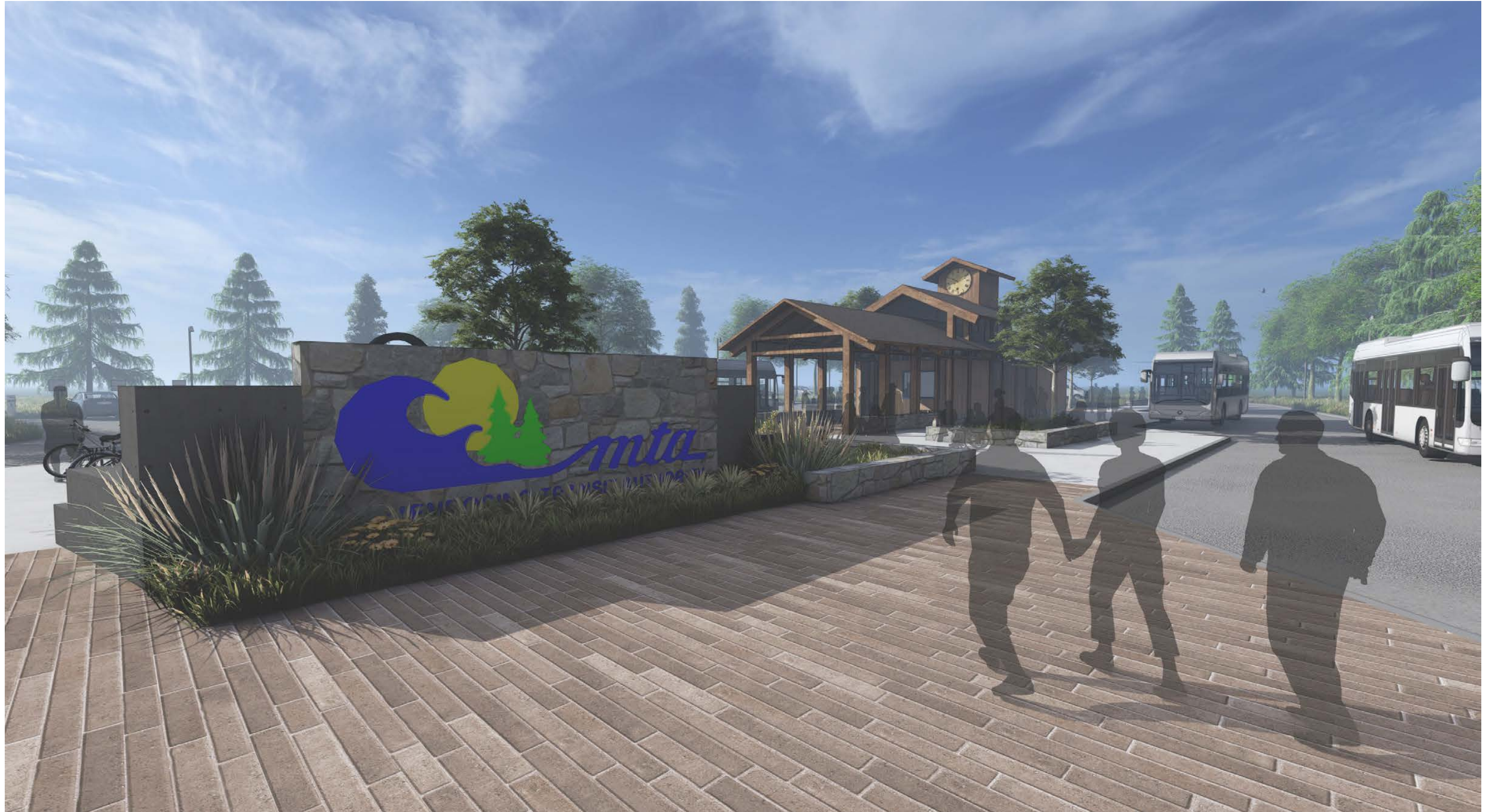
























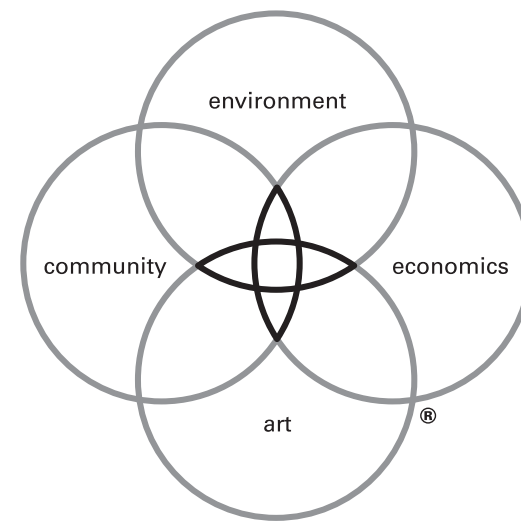












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