

5th Street Improvements Project

Yew Street Extension Options Pros/Cons

January 28th, 2010

Option	Description	Pros	Cons
1	Yew Street Extension	<ul style="list-style-type: none"> - Favorable roadway geometry (straight road with 90 degree turning angles). - Direct connection from existing Yew Street. - Consistent 50 foot wide right-of-way on both sides of 3rd Street. - Increases connectivity. - Creates potential for couplet. 	<ul style="list-style-type: none"> - Displaces one single family home on 3rd. - Displaces 6-plex apartments on 5th. - Takes a portion of Woodburn Community of Christ church parking lot.
	Approximate Cost:	\$900,000	
2	Skewed Yew Street Extension	<ul style="list-style-type: none"> - Avoids Community of Christ Church parking impacts. - Direct connection from existing Yew Street. - Increases connectivity. - Creates potential for couplet. 	<ul style="list-style-type: none"> - Displaces one single family home on 3rd. - Displaces 6-plex apartments on 5th. - Curved roadway not consistent with other local streets.
	Approximate Cost:	\$800,000	
3	Connection between Yew Street and Nuevo Amanecer	<ul style="list-style-type: none"> - Reduces property impacts relative to Options 1 and 2 (only displaces one single family residence and takes "non-essential" portion of Woodburn Community of Christ property). - Increases connectivity (lesser extent). - Creates potential for couplet. 	<ul style="list-style-type: none"> - Displaces one single family home on 3rd. - Requires acquisition of a portion of Woodburn Community of Christ church property. - Does not directly connect to Yew Street (less desirable skewed travel path to Hwy 214 due to more turning movements and longer travel time). - Parking availability. - Requires relocation of one Nuevo Amanecer driveway to come off of the new street connection rather than 5th Street.
	Approximate Cost:	\$600,000	
4	Nuevo Amanecer Connection	<ul style="list-style-type: none"> - Minimizes number of affected properties. No displacement of residents would be needed. - Increases connectivity (lesser extent). - Creates potential for couplet. 	<ul style="list-style-type: none"> - Requires acquisition of Nuevo Amanecer access road. - Increases overall project risk by potentially affecting up to 92 apartments in complex. - Need for negotiations with Nuevo Amanecer regarding potential City acquisition of parking and sidewalk areas. - Parking impacts and need for special agreement between City and Nuevo Amanecer. - Pedestrian and children safety concerns of roadway immediately adjacent to complex. - Does not directly connect to Yew Street (less desirable skewed travel path to Hwy 214 due to more turning movements and longer travel time). - Tight turning angles at current 3rd Street dead end. - Limited design options to minimize impact to Nuevo Amanecer.
	Approximate Cost:	\$400,000 (keep existing access road) to \$600,000 (reconstruct travel lanes)	