

5th Street Improvements Project

Yew Street Extension Options Pros/Cons

Updated February 5th, 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:	\$800,000	
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:	\$750,000	
3	Connection between Yew Street and Nuevo Amanecer	<ul style="list-style-type: none"> - Seeks to reduce property impacts by taking open land on Woodburn Community of Christ Church property, although Church would seek full property acquisition with this option as described to the right. - Increases connectivity (lesser extent). - Creates potential for couplet. 	<ul style="list-style-type: none"> - Displaces one single family home on 3rd. - Requires acquisition of at least a portion of Woodburn Community of Christ church property. Per discussions with church pastor at CAC Meeting #2, the church would seek to be entirely bought out with this option (although City would not be required to purchase entire property by law). Costs below reflect assumption of purchasing entire 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 reduced. - Requires relocation of one Nuevo Amanecer driveway to come off of the new street connection rather than 5th Street, thereby likely adversely affecting the vehicle travel path of up to 92 residences.
	Approximate Cost:	\$800,000	
4	Connection South of (adjacent to) Nuevo Amanecer	<ul style="list-style-type: none"> - CAC requested option that CAC members proposed could be extended to 1st or Front St. - Increases connectivity (lesser extent). - Creates potential for couplet. 	<ul style="list-style-type: none"> - Requires acquisition of Community of Christ Church property, at least one residential property and at least portions of two more residential properties between 5th and 3rd Streets. - The new affordable housing project between 2nd and 1st streets (already planned and approved) would keep this extension from going past 2nd. Extending the connection eventually from 3rd to 2nd Street would require acquisition of at least two more private homes. - 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.
	Approximate Cost:	\$900,000	