

To: Urban Renewal Agency

From: Urban Renewal Advisory Committee

Date: From the Meeting of October 14, 2003

Subject: Recommendation on the Route of Hazeldell Way

It was recommended by those persons in attendance at the Advisory Committee meeting that Option "A" alignment be the location for Hazeldell Way to First Avenue. This route takes into account the topography, parcel size, and traffic flow as well as other considerations.

This location is totally supported by the property owners. The Advisory Committee would like the Agency to act on this location.

Option "A" was selected for the following reasons:

1. The road follows the natural contour of the topography, which would create a natural barrier.
2. Option "A" leaves a natural depression to the east at First Avenue that could be used as a detention pond and serve as an entrance feature as well.
3. The location does not break up the property into small parcels, but leaves large parcels of land to the east
4. Although this breaks up the Burden property, it was noted that property owners felt it could be combined with neighboring property to create a larger parcel.
5. It creates another route to get large vehicles in and out of the industrial park to 99E without competing with commercial traffic at Fred Meyers
6. This addresses the problem of First Avenue becoming a right-in, right-out at Sequoia Parkway.
7. The Committee addressed the location of Hazeldell to the South of First Avenue, but that location affects any connection to the north of First Avenue, so that was also addressed as a logical connection point. Option "A" avoids the houses located on the North side of First Street when the road continued to 99E.
8. In looking at traffic flow throughout the Industrial Park discussions included how truck traffic would flow in and around the industrial park. Possible routes discussed included Haines Road, Hazeldell Way leading to 99E, 4th Avenue to Pine/Redwood, Sequoia to Township and 13th Avenue.
9. The length of the road and general cost of construction was also considered.

Jerry Smith, Chairman

Date