

EAST BANKS CONNECTIONS STUDY

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East Banks Connections Study

FIGURE 4: PROPOSED UGB EXPANSION AREA



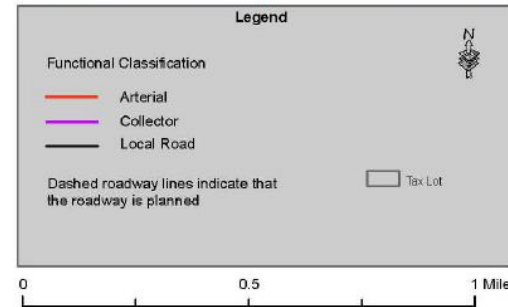
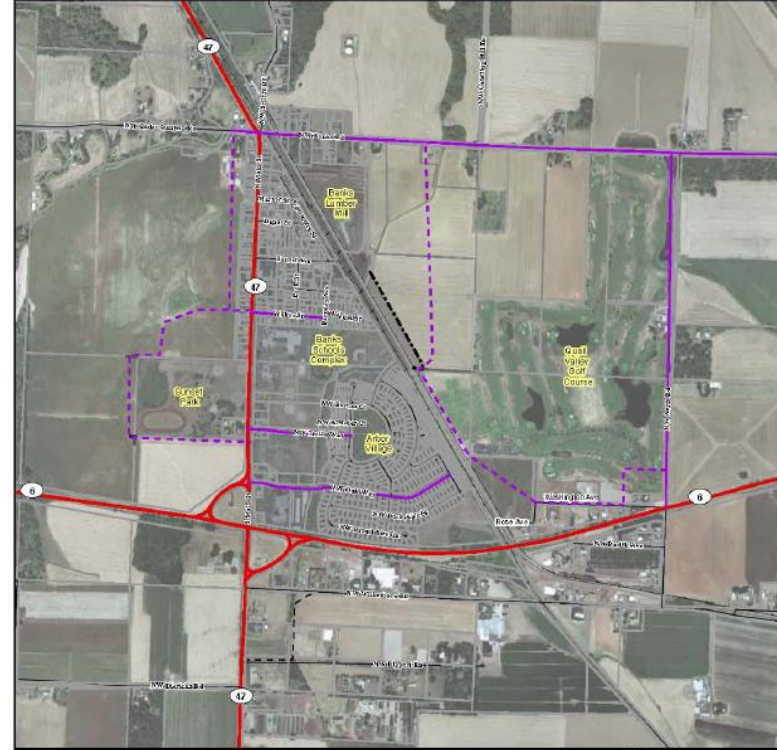
2010 TSP Functional Class Map

Purpose:

- Define role of streets
 - Desirable roadway width, access spacing, right-of-way needs, bike/ped facilities

Needs:

- Definition of local circulation and east-west connectivity
- Consistency with 2015 Washington County TSP



Functional Classifications

Proposed Functional Class Map

Updates:

- Add east-west Collector at Sunset Avenue
 - Railroad vacation or at-grade crossing approval
 - If Golf course redevelopment
- Change North-South Collector west of Main to connect to Main instead of Cedar Canyon
- Add Collector undercrossing to Wilkesboro
 - If Railroad vacation
- Change Oak Way to Local east of Devonmoor Avenue
- Change Wilkes Street to Local
- Change Wilkesboro Avenue to Collector

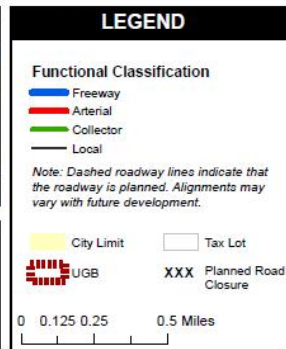
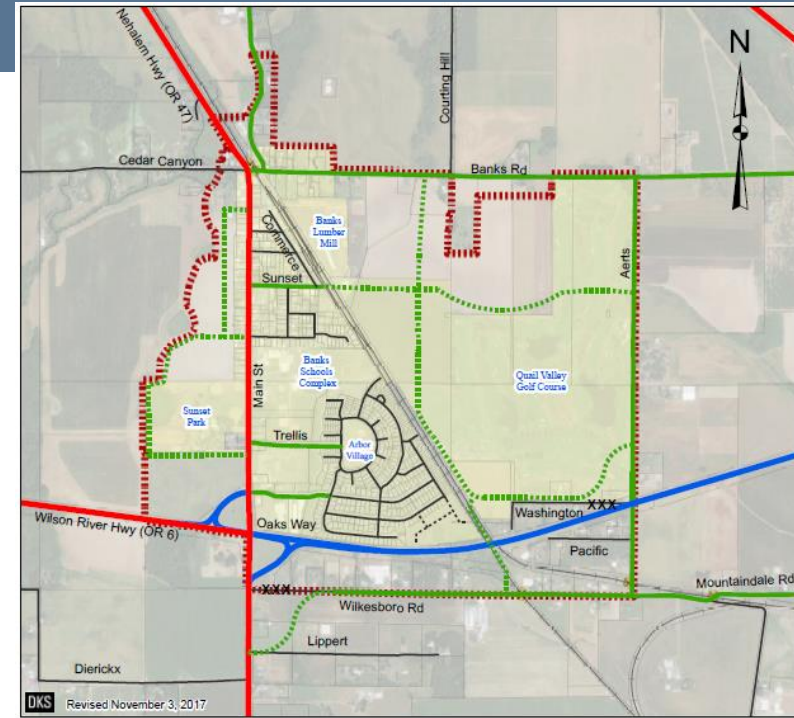


FIGURE 1

City of Banks

Proposed Functional Classification

Proposed Local Street Connectivity Map

Identifies desired future location street connection to be included with future development.

- Downtown – North-South Collector to Cedar Canyon
- Scottston Terrace
- Hammond Place
- Arbor Village Phase 9

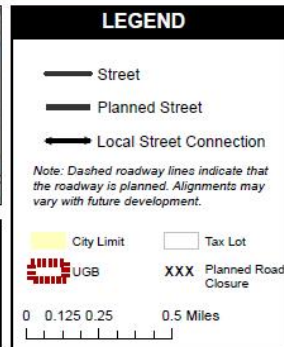
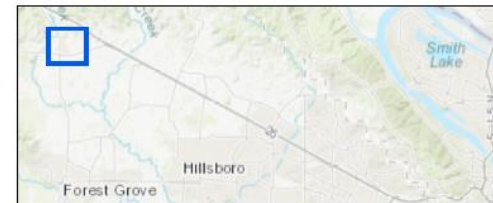
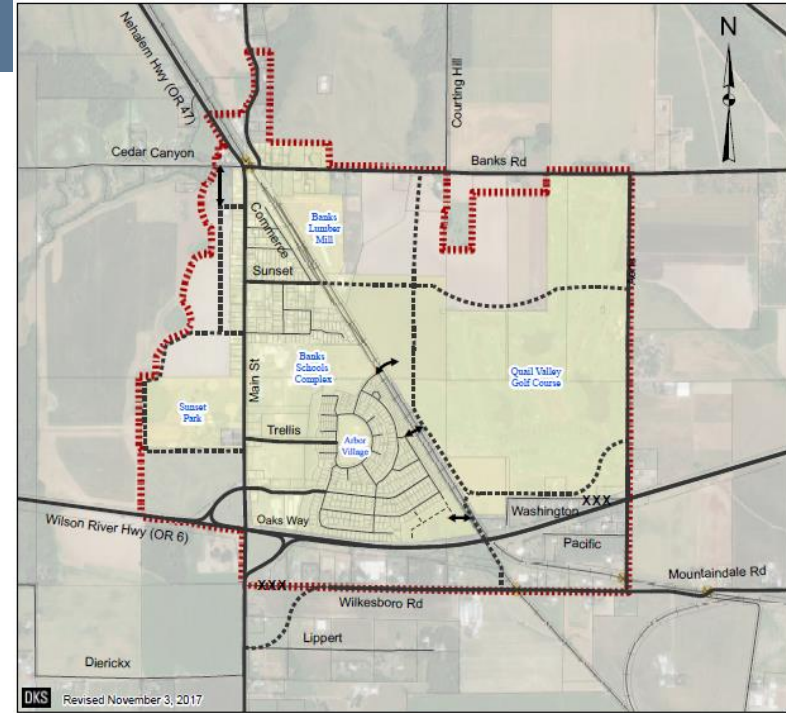


FIGURE 2

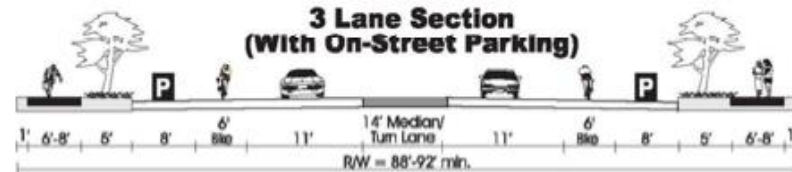
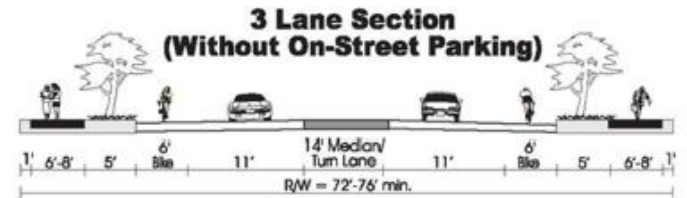
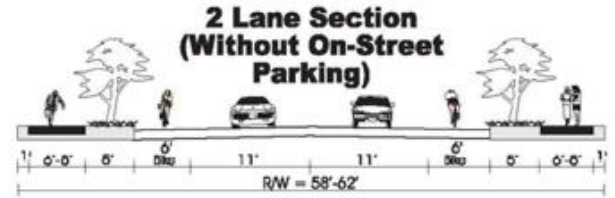
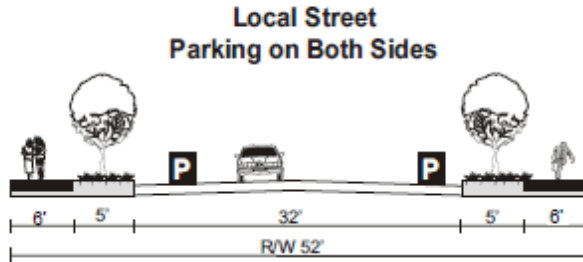
City of Banks

Future Local Street Connectivity Improvements

Street Cross-Sections

Collector:

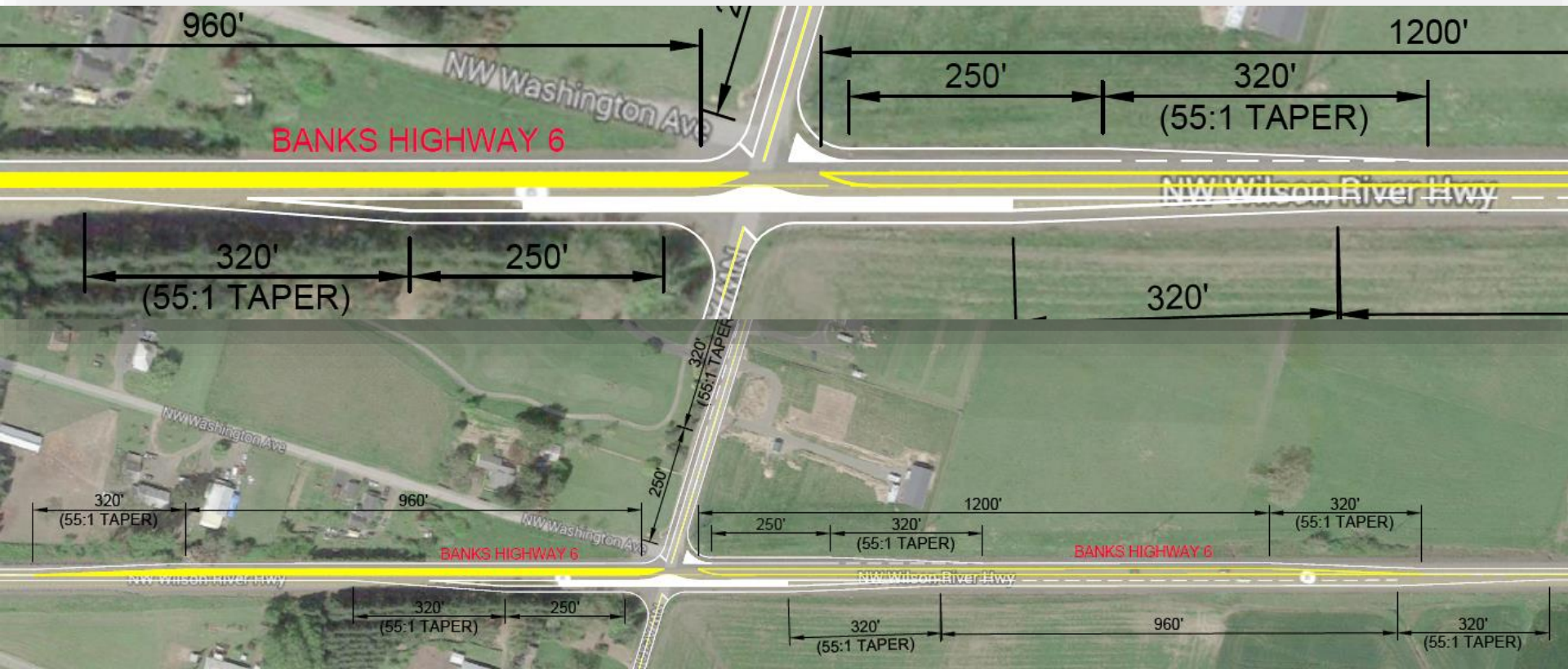
Local:



Hwy 6 / Aerts Road

Estimate: \$6M

SDC Increase: \$1,920 per dwelling unit



Questions?

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