

Roundabout Alternative	Decision Making Criteria (Updated June 14, 2007)							City of Happy Valley	Team Recommendation / Response
	Cost	Residential Impacts	Out Building Impacts	Number of Right In / Right Out Accesses to 172nd Avenue	Environmental Impacts	Intersection Spacing	Public Comment		
1	Medium	1	4*	2	Low. However, original house built in 1897 would be removed.	Better	See Attached Comments	First Choice	This option is not recommended because it provides less desirable long term access to adjacent properties west of 172nd, and it would impact a building constructed in approximately 1897.
2	Medium	2	1*	2	Low. There are trees removed on property #55, but the majority would be impacted by SE 172nd Avenue regardless.	Better	See Attached Comments	Second Choice	This option displaces two property owners, but provides the best overall service to the area for the cost and impacts. It is one of two alternatives preferred by the City of Happy Valley.
3	High	2	1*	2	High. This would take out the most trees, and be built on an existing slope that may have seeps. The buffer would be impacted	Best	See Attached Comments		This option is not recommended because the options is the highest construction cost and has the highest environmental impacts
4	Low	1	4*	4	Low. There are trees removed on property #55, but the majority would be impacted by SE 172nd Avenue regardless.	Better	See Attached Comments		This option is not recommended because, while only displacing one property owner, it leaves several residences within close proximity to the roundabout. Option 2 provides a similar configuration with less post construction property impacts.
5	Low	0	1	7	Low. A large amount of trees on property #22 would be removed along with an old barn.	Marginal	See Attached Comments	City does not want driveways accessing SE 172nd Avenue. Location is too close to edge of future zoning line for internal circulation east of SE 172nd.	This option is not recommended because right in/ right out access to 172nd will be a safety concern as traffic increases. The intersection location provides less desirable long term access for adjacent properties west of 172nd. This option displaces no property owners and was supported through a neighborhood petition.
5A	Low	0	1	2	Low. A large amount of trees on property #22 would be removed along with an old barn.	Marginal	See Attached Comments	Location is too close to edge of future zoning line for internal circulation east of SE 172nd.	This option displaces no property owners, however, the intersection location provides less desirable long term access for adjacent properties west of 172nd. Frontage Road has additional impacts and because of the length of the access road, a second emergency connection to SE 172nd may be necessary.
5B	Low	0	1	2	Low. A large amount of trees on property #22 would be removed along with an old barn.	Marginal	See Attached Comments	City does not want driveways accessing SE 172nd Avenue. Location is too close to edge of future zoning line for internal circulation east of SE 172nd.	This option displaces no property owners, however, the intersection location provides less desirable long term access for adjacent properties west of 172nd. Frontage Road has additional impacts and because of the length of the access road, a second emergency connection to SE 172nd may be necessary.

Note: Cost Estimates are all within \$300,000 of each other

* Includes One Business Impact