

Third Site for EIS Evaluation

28721 West Valley Hwy S. • Auburn

Acres: 15.3

Current Use: Vacant

Zoning: City of Auburn – M1 Light Industrial

Transfer Station Allowed? Yes – as Administrative Use

Critical Areas: Yes

Surrounding Uses

- Single-family residential and limited agriculture to the north
- Single-family residential to the west
- Light industrial to the south and east

Surrounding Zoning

- M1 Light Industrial (Auburn) surrounding the site
- A-10 Ag (unincorporated King County) to the northeast

Transportation

- Close proximity to SR-167
- Can be accessed via West Valley Highway
- No access to the site from west



Third Site for EIS Evaluation: Key Observations

Based on Functional and Community Criteria



Third Site, looking east along S 287th Street (note residences to the north)



Third Site, looking south easterly (note light industrial uses to the south)



Third Site, looking south along West Valley Highway (note widened highway in background)

Transportation & Roadways

- Close proximity to SR-167 and West Valley Highway
- Potential multiple access points to the site if S 287th Street (private road) can be utilized; otherwise access from West Valley Highway only

City Economic impact/zoning

- Vacant land with abandoned residences
- Site zoned Light Industrial
- Requires an Administrative Use Permit

Locate away from parks and schools

- No schools or parks nearby

Equitable distribution of public and special interest facilities

- Emerald Downs (horse racing) is approximately 2 miles to the southeast

Site shape, size, geographic characteristics

- Suitable for developing a recycling and transfer station, including a significant buffer
- Extent of wetlands requires verification
- A stream locally known as Venture Ditch is located along the south property line, drainage flows north on both sides of West Valley Highway

Other

- Utilities are available
- Site near population center for service area
- Site within project budget