

# Site E

35101 West Valley Hwy South • Algona



**Acres:** 18.9 (including Sundquist property)

**Current Use:** Vacant

**Zoning:** City of Algona – C3 Heavy Commercial, OS/CA Open Space/Critical Areas

**Transfer Station Allowed?** Yes – as Conditional Use

**Critical Areas:** Yes (about 3 acres steep slopes)

## Surrounding Uses

- Residential to the west
- Car and motorcycle sales and repair to the north
- Transportation (SR-167) to the east
- Algona Transfer Station to the south

## Surrounding Zoning

- C3 Heavy Commercial to the north (Auburn) and south (Algona)
- R1 Residential (Uninc. King County) to the west
- Mixed Use Commercial and Low Density Residential (Algona) to the east

## Transportation

- Close proximity to SR-167
- Limited sensitive receptors along haul route
- Suitable infrastructure to accommodate truck movements

# Site E: Key Observations

Based on Functional and Community Criteria



Site E, looking east (note steep vegetated slope in background)



Site E interior, looking south (note steep slopes in background)



Site E interior, looking south (note steep slopes)

## Transportation & Roadways

- Close proximity to State Routes 18 & 167, and W. Valley Hwy
- Potential multiple access points to the site

## City Economic impact/zoning

- Primarily vacant land
- Site zoned Heavy Commercial
- Requires a Conditional Use Permit to allow a recycling and transfer station

## Locate away from parks and schools

- No schools or parks nearby

## Equitable distribution of public and special interest facilities

- No public or special interest facilities in the vicinity

## Site shape, size, geographic characteristics

- Suitable for developing a recycling and transfer station, including a significant buffer
- 3 acres of steep slopes on west side of property

## Other

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