

Northeast Recycling and Transfer Station Siting Criteria

This document provides criteria to be used to identify the most suitable site for development of the King County Northeast Recycling & Transfer Station (NERTS). The criteria are organized into three distinct type of criteria.

1. Pass/Fail Criteria and GIS filters to identify an initial 15-20 sites
2. Criteria used in the Broad Areas Site Screening to reduce from 15-20 sites to five
3. Functional criteria to be used to compare sites during the Focused Site Screening

In addition to these criteria, community criteria will be developed later with the Siting Advisory Committee for use during the Focused Site Screening.

1. NERTS Pass/Fail Criteria and GIS Filters to Identify 15-20 Sites

1.1 Pass/Fail Criteria

Based on the mission, vision, and values of King County, these Pass/Fail criteria, also called exclusionary criteria, establish minimum standards that must be met to qualify for further consideration. These criteria will be used to identify a possible universe of sites.

- PF1. Site is within the study area (as depicted in the 2019 SWD Comprehensive Plan).
- PF2. Site is within the contiguous Urban Growth Area.
- PF3. Site is located outside of a FEMA defined 100-year flood plain.
- PF4. Site is free of known historical, archeological, or cultural designations.
- PF5. Site is not designated as farmland preservation

1.2 GIS Criteria

These GIS filters will be used along with the Pass/Fail criteria to identify approximately 15-20 sites for further analysis.

- GIS1. Site is at least 8 acres in size or a combination of smaller parcels totaling at least 8 acres.
- GIS2. Site is not zoned agricultural or residential.
- GIS3. Site is within 1 mile of a major arterial or highway with appropriate truck routes (this criterion may be refined after analysis).
- GIS4. Property cost is within project budget (based on assessed value).
- GIS5. Parcels designated as park or open space that meet other criteria will be reviewed to assess any potential opportunity.

2. Criteria Used in the Broad Area Site Screening from 15-20 Sites Down to Five or Fewer

During the Broad Area Site Screening, the following criteria will be considered to develop a short list of five sites for evaluation during Focused Area Site Screening.

- BASS1. Appropriate site characteristics (size and shape accommodate the required features of a modern transfer station facility).

- BASS2. Few negative environmental considerations that cannot be mitigated (e.g., sites with sensitive environmental areas such as steep slopes, large wetlands, heavily wooded, or other environmental issues).
- BASS3. Few on-site property improvements that would require relocation (the presence of active on-site businesses or uses requiring relocation will make development more expensive and disruptive).
- BASS4. Relatively few nearby sensitive receptors (such as schools, parks, residences and hospitals).
- BASS5. No equity or social justice concerns.
- BASS6. Site can be developed with minimal known geotechnical concerns (including geohazards, landslides, seismic).
- BASS7. Any site located within an aquifer recharge zone will be noted for further assessment.

3. NERTS Functional Criteria

These functional criteria provide guidance on optimal engineering, operating, and transportation conditions. It is unlikely that any one site will meet all functional criteria. Rather, each criterion's relative importance must be considered in order to identify the best site.

F1. Site Shape, Size, and Characteristics

- F1.1 Site is approximately 10 – 20 acres (not necessarily a single parcel), has sufficient space to meet future level of service criteria, and has capacity for expansion to enhance sustainable and advanced materials management.
- F1.2 Site topography is conducive to the typical layout of a transfer station, such as gently to moderately sloping with opportunities for a loadout level, without the need for high retaining walls or unusual ramp requirements.
- F1.3 Site has limited impact to critical areas:
- Site can be developed with minimal impact to known critical areas (e.g, wetlands, wildlife habitats, steep slopes, critical aquifers).
 - Critical areas are below thresholds set by the Living Building Challenge under Imperative 01, Ecology of Place (pristine greenfield, wilderness, prime farmland, floodplain and thriving vibrant ecological environments and habitats).
 - Critical area impacts can be easily (and inexpensively) mitigated, provide an opportunity for restoration of degraded habitat or ecosystem function (LBC 4.0 Imperative 01, Ecology of Place), or contribute to ecological restoration efforts to reconnect or strengthen habitat corridors.
- F1.4 Site has no known geotechnical or remediation risks, including slope instability, that pose a substantial risk of development cost increases.
- F1.5 Site has the potential for multiple access points.
- F1.6 Site provides an opportunity for an added community amenity and would have capacity to provide it (e.g., pocket park/playground).
- F1.7 Site has potential for clean power generation:
- No environmental features that would compromise solar exposure (e.g. nearby shading slopes that prevent the optimization of solar PV energy potential).
 - Geothermal (e.g., soils that support ground source heat exchange).
 - Wind power.

- F1.8 Previously developed sites with the potential for reuse or repurposing of buildings, foundations or slabs that can reduce project embodied carbon emissions.

F2. City Economic Impact / Zoning

- F2.1 Site is appropriately zoned, consistent with local area land use plans, and compatible with surrounding land uses.
- F2.2 Site would not require extensive/ expensive effort related to current tenant relocation.
- F2.3 Site does not have high current or future economic significance to the community.

F3. Location Does Not Impact Sensitive Off-Site Receptors

- F3.1 Active area would be approximately 100 feet or more from the nearest residence and there are relatively few residents within 1,000 feet of the property line.
- F3.2 Site is located approximately 1,000 feet or more from parks and schools.
- F3.3 Site is not proximate to an airport.

F4. Equitable Distribution of Facilities

- F4.1 Site is near the population centroid of the Northeast study area.
- F4.2 Site provides equitable distribution of social impacts so that no racial, cultural, or socio-economic group is unduly impacted.

F5. Transportation

- F5.1 Potential off-site traffic impacts from facility operations can be minimized and/or mitigated.
- F5.2 Site is within approximately one-half mile of a freeway/state highway or a major arterial through appropriately zoned neighborhoods.

F6. Cost and Utilities

- F6.1 Utilities are readily accessible.
- F6.2 Site cost is within budget for the project.
- F6.3 Site can be confidently acquired or purchased.