Wastewater Treatment Plant

Site Fact Sheet

Concrete Plant Site
(Site No. 45)

Overall Site Description

- Located in the City of Carnation, east of the fire station and Highway 203.
- It has a large, flat area that is currently used for specialty concrete fabrication.
- Improvements on the property include a building used by the business.

Screening Summary and Results

- The site ranked relatively high for *Land Use Compatibility and Acquisition* since:
  - A wastewater treatment plant is an allowed use and only a zoning permit is required.
  - Development of industrial property would have a relatively low impact on City revenue compared to other potential land uses.
- The site ranked relatively high for *Geographic Location* since:
  - Increased traffic during construction and operation of the treatment plant is expected to have minimal impact on circulation in this area.
  - The site is separated from businesses and residential areas. Limited screening and architectural treatment are likely required.
- The site is similar to other potential sites for *Technical Feasibility* based on fine screening.
- The site is similar to other potential sites for *Environmental Impacts* based on fine screening.

RECOMMENDATION:
Continue Evaluation in System Alternative Phase

SITE SUMMARY

Geographic Location: City of Carnation (East of Fire Station and Highway 203)
Estimated Total Area: 5.1 acres
Owner: Private Property
Current Use: Light Industrial/Manufacturing

Fine Screening Impact Results:

Site Characteristics

Land Use and Acquisition

- The site is privately owned. The property is currently used as a specialty concrete fabrication plant. The site is large enough for the wastewater treatment plant.
- The site is zoned Light Industrial/Manufacturing. A wastewater treatment plant is an allowed use according to the City code and only a zoning permit is required.
- Development of a wastewater treatment plant on the site will affect Carnation industry by displacing an existing business.

Geographic Location

- Highway 203 provides access to the site. Increased traffic during construction and operation of the treatment plant is expected to have minimal impact on circulation in this area.
- The site is separated from businesses and residential areas. Limited screening and architectural treatment are likely required.

Technical Feasibility

- The groundwater level in the area is expected to be high which may impact construction techniques and costs.

Environmental Impacts

- There are no known impacts to shorelines, sensitive areas, wetlands or endangered species at this time. The natural environment is disturbed due to the industrial activities on the site. Additional information should be collected to determine if there are any potential environmental impacts.
- Depending on the exact location of the facility, the footprint may fall within 1,000 feet of a water well. Additional mitigation measures may be required to protect the well.

King County

Figure 7
WWTP SITE 2
SUMMARY SHEET
CARNATION WASTEWATER TREATMENT FACILITY
KING COUNTY DEPARTMENT OF
NATURAL RESOURCES AND PARKS