

Rock Creek Industrial Area Study
Open House – May 15, 2004

Description of the Preliminary Land Use Alternatives

The two land use alternatives and job estimates for the Rock Creek industrial area provide a base for testing impacts of potential development in the study area. The land use assumptions are used only to evaluate the impact of development and are not intended to forecast what type of development might occur. As these assumptions are reviewed and refined, changes likely will be made to the jobs estimates and impacts of development.

The alternatives test two levels of site development based on land use allocations that identify buildable and unbuildable areas. For both alternatives, unbuildable areas include road right-of-way, the gas pipeline easement, and open spaces (steep slopes [those greater than 25%]; and stream, riparian and upland habitat buffers). In addition, an existing, 11-acre residential area in the northeast corner of the study area is maintained for residential use.

Alternative 1 has 176 acres for light industrial uses. Moderate slopes of 10%-25%, as well as steep slopes, are considered unbuildable. The buildable area provides approximately 2,800 jobs at build-out with a range of potential uses including light manufacturing, research office, laboratories, and printing and publishing. The base road system includes one access to SE 172nd and access from SE 162nd south to the highway.

Alternative 2 tests development on 204 acres, including 15 acres in the "upland habitat – class 3" area and 22 acres of moderate slopes (10% - 25%). The number of jobs at build-out is estimated at 5,300, based on a potential for higher intensity developments such as a hospital, business office and medical office. With greater traffic impacts in Alternative 2, the road system includes two connections to SE 172nd and a connection of SE 162nd to the north.

Please see other side of this page for the table of assumptions about land allocations, estimated jobs, and preliminary list of expected uses.