



# City of Auburn **Comprehensive Plan**

Originally Adopted August 1986  
Amended to Comply with the Growth Management Act  
April 1995  
Includes Revisions through December 2011; Ordinance No. 6394

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# INTRODUCTION

## **Where is Auburn?**

The City of Auburn is located in the Puget Sound region of Washington State near the convergence of the Green and the White River valleys. Auburn municipal boundaries fall within both King County and Pierce County. Map I-1 displays the City's municipal boundaries and the City's potential annexation areas which have been designated in compliance with the Washington State Growth Management Act and the King County and Pierce County Countywide Planning Policies. (For more details see Chapter 1). The terms potential annexation area and urban growth area are used interchangeably throughout this document. A portion of Auburn's remaining potential annexation area extends into Pierce County. While this Comprehensive Plan covers the area within the City's municipal limits, many of the policies should be applied to the potential annexation areas as well, since these areas will most likely become incorporated within the City of Auburn sometime in the future. The map delineates the location of the Muckleshoot Indian Reservation, of which two and one-half square miles of the six square mile reservation lie within the City limits.

## **What is a Comprehensive Plan?**

A comprehensive plan is a policy statement adopted by the City to guide decisions affecting the community's physical development. A comprehensive plan indicates how the City envisions the community's future, and sets forth strategies for achieving the desired community. A plan generally has three characteristics. First, it is comprehensive: the plan encompasses all the geographic and functional elements which have a bearing on the community's physical development. Second, it is general: The plan summarizes the major policies and proposals of the City, but does not usually indicate specific locations or establish detailed regulations. Third, it is long range: the plan looks beyond the current pressing issues confronting the community, to the community's future.

## **Why is a Comprehensive Plan Needed?**

Many of the day-to-day decisions made by City officials can have a significant impact on how the community develops and functions. When these decisions are made in a piecemeal, uncoordinated manner, the result is likely to be land use and development patterns that are conflicting, inefficient and difficult to serve with public facilities and services. Piecemeal decisions frustrate a community's ability to manage its own destiny. By establishing the community's long-range general policy for its own physical development, a comprehensive plan coordinates and guides individual decisions in a manner that efficiently moves the community toward its overall goals. While other government agencies, financial institutions, developers and citizens all have a substantial impact on the community through their individual investment and development decisions, City government is the only entity with both the opportunity and responsibility to guide the community's overall development. The City is in the best position to coordinate and balance the often competing needs and pressures that confront the community as it approaches the future.

## **What Are the Functions of a Comprehensive Plan?**

A comprehensive plan serves many functions, including:

**Policy Determination:** In developing a comprehensive plan, the Planning Commission and the City Council set forth a coherent set of policies. This process has two functions. First, it encourages City officials to look at the big picture, to step away from current pressing needs to develop overriding policy goals for their community. Second, it allows the City Council to make explicit the policies that are guiding their decisions so that those policies may be viewed critically and subjected to open and democratic review.

**Policy Implementation:** A community can move more effectively toward its goals and implement its policies after they have been agreed to and formalized through adoption of a comprehensive plan. The Comprehensive Plan is a basic source of reference for officials as they consider the enactment of ordinances or regulations affecting the community's physical development (e.g. a zoning ordinance or a particular rezone), and when they make decisions pertaining to public facility investments (e.g. capital improvement programming or construction of a specific public facility). This ensures that the community's overall goals and policies are furthered, or implemented, by those decisions.

The plan also provides a practical guide to City officials as they administer City ordinances and programs. This ensures that the day-to-day decisions of City staff are consistent with the overall policy direction established by the City's legislative body.

**Communication/Education:** The comprehensive plan communicates to the public and to City staff the policy of the legislative body. This allows the staff, the public, private developers, business people, financial institutions, and other interested parties to anticipate what the decisions of the City are likely to be on any particular issue. As such, the plan provides predictability. Everyone is better able to plan activities knowing the probable response to their proposals and to protect investments made on the basis of policy. In addition, the comprehensive plan can educate the public, the business community, the staff and the legislative body itself on the workings, conditions, and issues within their City. This can stimulate interest about the community's affairs and increase the citizen participation in government.

**Basis for Coordination:** The plan serves to focus, direct and coordinate the efforts of the departments within City government by providing a general comprehensive statement of the City's policies and goals.

In addition to the above functions, the plan also provides a comprehensive means for the Planning Commission and the Planning staff to supply advice to the legislative body; it fulfills certain legal prerequisites for the regulation of land use and development; it serves as a basis for coordination between various governmental agencies; and it serves as a guide to the courts when reviewing the City's land use decisions.

## How is the City's Policy Expressed?

This Comprehensive Plan is a "policy plan" which provides policy guidance in two forms. First, it sets forth the City's policies addressing the full range of issues which confront the community. Second, it graphically illustrates, through the use of the Comprehensive Plan map, how policy should be implemented geographically within the community. These two aspects of the City's policy are interrelated and must be considered when considering a land use or development decision.

A policy plan is considered to be a dynamic document, designed to provide guidance and predictability while being flexible and responsive to changing times and conditions. A good policy plan must be able to

balance the need to anticipate the future with the need to be flexible to respond to actual demands as they occur.

A comprehensive plan should be based upon sound planning principles and practices. However, it is critical that the comprehensive plan also take into account the uniqueness of the place and the community it addresses.

## **Structure of this Comprehensive Plan**

This comprehensive plan is composed of five basic parts:

1. Background and Goals
2. Plan Elements and Policies
3. Comprehensive Plan Map
4. Implementation
5. Appendix

Parts 1, 3 and 4 and 5 are comprised of individual chapters. Part 2, Plan Elements and Policies, is made up of 12 chapters, each representing an individual policy area.

Chapter 1, Background and Goals, begins with a brief history of the City of Auburn, a community profile of Auburn residents and the process used to develop this comprehensive plan in 1986. It includes a description of the Washington State Growth Management Act (GMA) and the framework the Act established for planning in the State and King and Pierce Counties. As a result of the Act, a number of amendments were made to this comprehensive plan between 1990 and 1995. The chapter closes with a description of the City's Comprehensive Plan goals.

Part 2, Plan Elements and Policies, is comprised of chapters 2 through 13. These chapters comprise the main body of the plan. Each chapter begins with a general introduction of the issues which were identified through the public involvement process and other background information. Policies which address these issues and background information follow. Each chapter covers a specific element such as land use or transportation. The chapters are arranged so that the five elements required by the GMA - land use, housing, capital facilities, utilities and transportation come first and additional "optional" chapters covering topics such as economic development, the environment and parks and recreation follow.

In addition, a number of separate plans have been prepared to address specific planning areas or specific services within the City. These plans support the Comprehensive Plan and are formally incorporated into it as

elements. These include plans such as the City of Auburn Comprehensive Transportation Plan, and the City of Auburn Parks, Recreation and Openspace Plan.

Part 3 (Chapter 14) presents the Comprehensive Plan Map. The Plan Map gives geographic form to the Comprehensive Plan's land use policies by designating appropriate land use categories for the various areas within the City. Since it is intended that these land use categories guide future policy decisions, the Plan Map is accompanied by text which describes in detail the purpose of each category. Part 3 provides policies regarding management recommendations for some specific areas.

Part 4, Implementation, is covered in chapter 15. This chapter describes how this Comprehensive Plan will be used, and how the policies set forth in chapters 2 through 12 will be implemented.

Part 5, the Appendix, includes a glossary of terms used within this plan and a list of background reports and studies.

# CHAPTER 1

## PLAN BACKGROUND

### **Introduction**

Auburn's Comprehensive Plan unfolds as several layers of background, data, policies and plans set the direction to the future. While the Growth Management Act, Vision 2040 , and the King and Pierce County Planning Policies provide an overall framework for the plan; the foundation of the Plan exists in the aspirations of the people whom it will affect.

### **History**

From its beginnings, Auburn was a crossroads. Tribal groups such as the Skopamish, Smalhkamish, and Stkamish lived along the Green and White/Stuck Rivers. They forged trails over the Cascade Mountains, traded with tribes living east of the mountains and canoed down river to gather shellfish and trade with coastal tribes.

### **The 1800s**

In the mid-1800's, the first pioneers arrived in the White River Valley lured by the free and fertile land. In 1856 and 1857, a series of clashes occurred between the Indians who had long inhabited the area and the newly arrived settlers. The Point Elliott and Medicine Creek Treaties were signed which eventually resulted in the establishment of the Muckleshoot Reservation and recognized the Tribe's rights to off-reservation resources.

Railroads reached the area in the 1880's and brought adventurers from the East and Midwest United States, as well as Europe and Asia. Early farmers, many emigrants from Europe and Japan, tilled the rich soil and planted hops and other crops. The harvests were abundant and soon the White River Valley became one of the prime agricultural centers in the region.

In 1891, the future City of Auburn incorporated as the Town of Slaughter, named in honor of Lieutenant Slaughter who was killed in the Indian Wars. The name did not remain for long. The State legislature passed a bill on February 21, 1893, which changed the town's name to Auburn. A number of stories exist as to the name's origin with the most romantic concerning a reference to the first line of Oliver Goldsmith's 1770 poem, *The Deserted Village*: "Sweet Auburn! Loveliest village of the plain." In 1895, Auburn's population was approximately 300 people.

### **The 1900s**

As the area became more populated, the annual flooding of the rivers that provided the area with its fertile soils began to create problems. The White River had a particularly broad floodplain and flood waters would spread



over a large portion of the valley. During floods, debris would often choke the river and water would be diverted to the Stuck River. A record flood in 1906 resulted in a decision to permanently seal off the White River channel and to divert all water into the Stuck River. The diversion dam was built in 1913 and over the ensuing years, the former channel of the White River has been filled in and developed. Flooding remained an issue in the valley, however. To resolve these continuing problems, the Mud Mountain Dam was completed in 1950 on the upper White River and the Howard Hanson Dam was completed in 1962 on the Upper Green River.

Auburn's central location between Seattle and Tacoma has been a key factor in the rapid growth of the area. A powerhouse built in 1911 on the upper White River served Auburn and the cities of Seattle and Tacoma. This facility also served the legendary Interurban Railway. In 1910 the Northern Pacific Railroad selected the town as the site of its western freight terminal. When scores of permanent rail workers arrived and needed housing, Auburn experienced its first population boom. Between 1910 and 1920, the City's population expanded from 960 to 3,160 people, an increase of almost 230 percent.

World War II saw the second transformation of Auburn. The most dramatic change, however, affected the local Japanese American community. When the federal government relocated the residents of Japanese ancestry to distant internment camps for the duration of the war, many families lost businesses, homes and farms. Most of these families never returned.

Although Auburn remained a strong agricultural community for some time, the city became more industrialized in the years following the War. The Boeing Company opened an aircraft plant in Auburn in the 1960's and by the 1980s employed over 10,000 people at its Auburn plant. Other large employers moved into the area including the Federal Aviation Agency (FAA) and the General Services Administration (GSA). Auburn Regional Medical Center has increased in size and provides health care to the South King County region. Numerous other businesses moved to Auburn as the availability of high quality industrial land with good access to transportation and relatively low cost lured them to the area. In 1994, over 26,000 people worked within the City of Auburn.

With the increase in the number of jobs came a rapid increase in the number of residents. By 1970, the population of the City reached over 21,000 people and by 2004 approximately 46,000 people.

As Auburn grew, its role within the Puget Sound region has evolved. Historically, Auburn has been treated as a relatively minor player in the region. Its relatively small population and perceived isolation in South

King County led to its being overshadowed in the region by the larger and more centrally located cities further north.

## **The present and future**

The SuperMall signaled the beginning of a new era of Auburn's evolution. Auburn shoppers no longer needed to travel to regional malls outside of the community for most purchases. More importantly, consumers throughout the region now come to Auburn to do their shopping and Auburn is a major player in regional retailing. The construction of the Emerald Downs Racetrack, increased development on the Muckleshoot Reservation, Auburn Station with its parking garage and ground floor retail, and Auburn Downtown's designation as an urban center have greatly increased Auburn's significance in the region.

## **Community Profile**

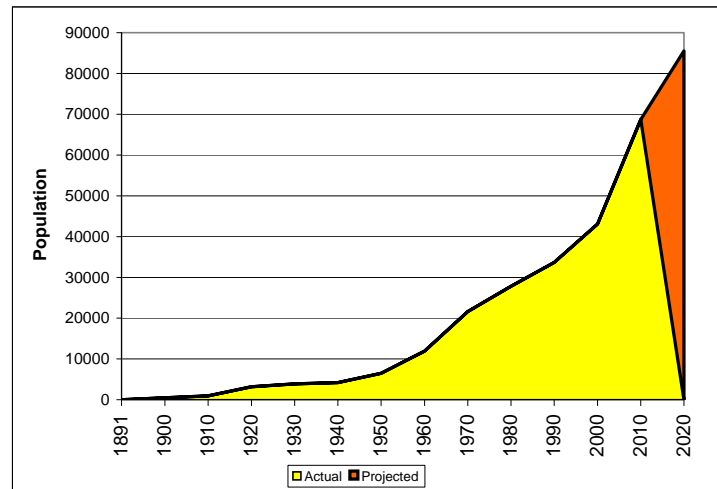
### *Demographics*

This section provides demographic information about Auburn primarily taken from the 2000 United States Census. Census data tends to put the features and attributes of a community into prescribed groups of information. Grouping the data into prescribed categories enables the comparison of one community to another. It helps identify averages and trends. Since the information pertains primarily to average tendencies, a lot of individual exceptions are likely to exist. Nonetheless, from these average tendencies a common character begins to emerge that generally describes Auburn.

### *Population Characteristics*

In 2008, Auburn ranks as the 13th most populated city within the State of Washington. It is located within the two most populous counties in the state (King and Pierce counties).

**Figure 1.1**  
**Population of Auburn**



Source: City of Auburn's 2020 Population Estimate, April 6, 2004

Since the 1950's, Auburn's population has steadily increased. Between 1960 to 1980, Auburn's population increased an average of 8% per year. From 1980 to 1994, Auburn's population growth slowed to approximately 1.7% per year. In 1998 the City of Auburn began annexing several large tracts of land that precipitated the start of several large housing developments. The annexation of southwest Lea Hill in Year 2000 increased Auburn's population by nearly 3,000 people. As a result, Auburn's population growth doubled to an average of nearly 3.6% per year. More recent annexations have increased the City's population significantly. Based on figures from the Washington State Office of Financial Management and City records, Auburn's 2008 population is approximately 67,000.

### ***Racial Characteristics***

Approximately 79% of Auburn's population are white/non-Hispanic and 21% are people of color and/or Hispanic. This compares to 90% white/non-Hispanic and 10% people of color/Hispanic in 1990. From 1990 to 2000, approximately 28% of Auburn's new residents were white and the remaining 72% were people of color. Approximately 42% of Auburn's new residents between 1990 to 2000 were Latinos. Another racial group that increased its population in Auburn over the past 10 years was Native Americans. Figure 1.2 represents the projected racial distribution of Auburn if existing trends continue over the next 20 years, however it does not reflect the added population resulting from the recent annexations in 2008, as detailed information was not available.

**Figure 1.2**  
**Auburn's Projected Ethnic Population**

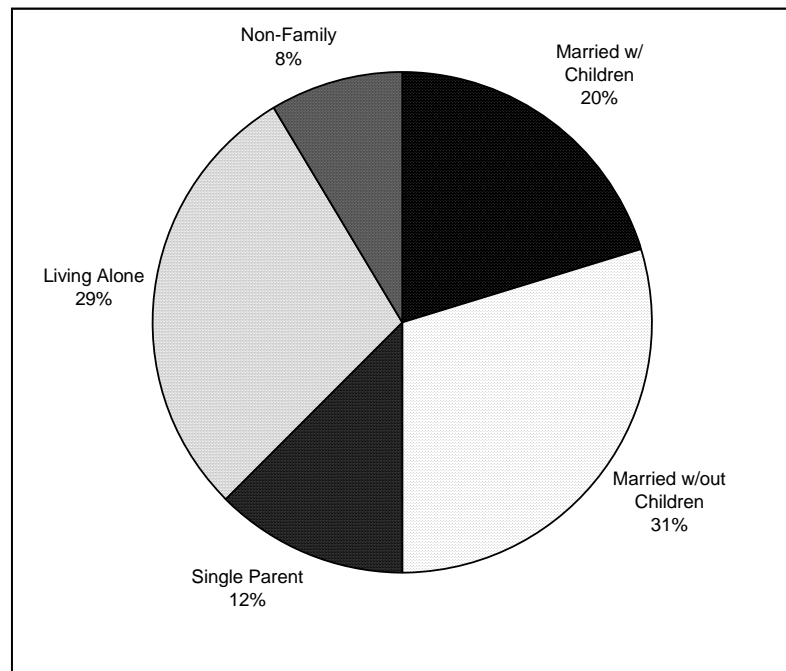
Total Population	2000	2000	2010	2010	2020	2020
	count	% Total	count	% Total	count	% Total
Total	40,314	100%	54,596	100%	71,608	100%
White	33,382	83%	41,525	76%	51,348	72%
Black/ African American	977	2%	1,824	3%	2,818	4%
American Indian and Alaska Native	1,024	3%	1,609	3%	2,300	3%
Asian, Native Hawaiian & Pacific Islander	1,614	4%	2,671	5%	3,916	5%
Other Race	1,477	4%	3,121	6%	5,037	7%
Two or More Races **	1,840	5%	3,847	7%	6,189	9%
Total: People of Color	6,932	17%	13,072	24%	20,260	28%
Hispanic	3,019	7%	6,104	11%	9,710	14%

Source: Extrapolated from the Year 1980, 1990, 2000 U.S. Census

### ***Household Characteristics***

The year 2000 Census indicates Auburn had 16,108 households. Families with children comprise less than one-third of Auburn's total households. Single parents, mostly, women, head approximately 12% of family households with children. A nearly equal number of households are people living alone or married couples with no children.

**Figure 1.3**  
**Types of Auburn Households**

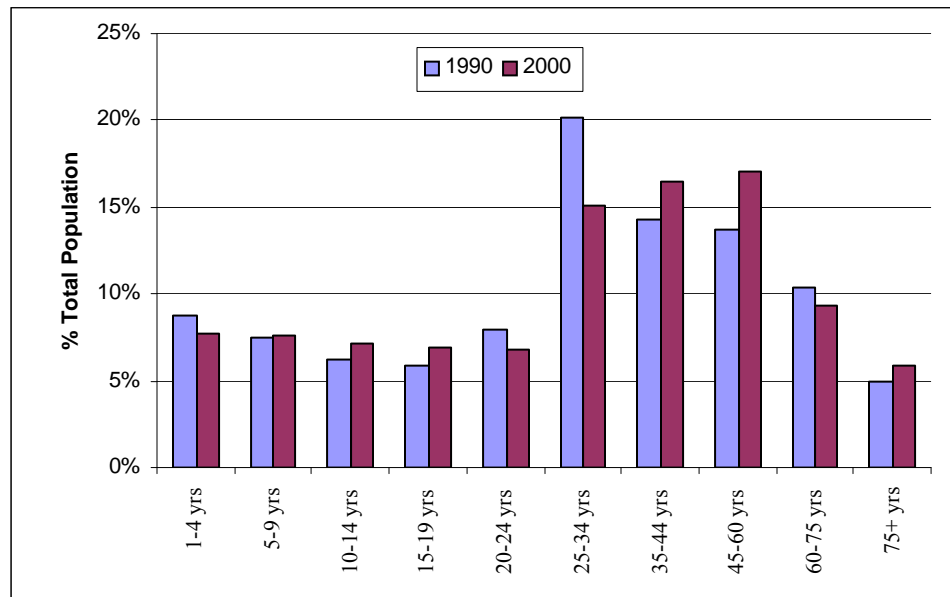


Source: U.S. Census Bureau, Year 2000 Census

### *Age Characteristics*

The median age of the Auburn resident has increased from 31.6 years in 1990 to 34.1 years of age in the year 2000. Figure 1.4 illustrates the change in Auburn's age groups between 1990 and 2000. Of note is that the age groups between 35-60 years increased. Approximately 22 percent of Auburn's population are school age children (5-19 years). Seniors account for 15% of Auburn's total population – which is about the same as 1990 and slightly higher than the King County average (13%).

**Figure 1.4**  
**Auburn's Population Sorted by Age Group**



Source: U.S. Census Bureau, Year 2000 Census

### ***English Speaking***

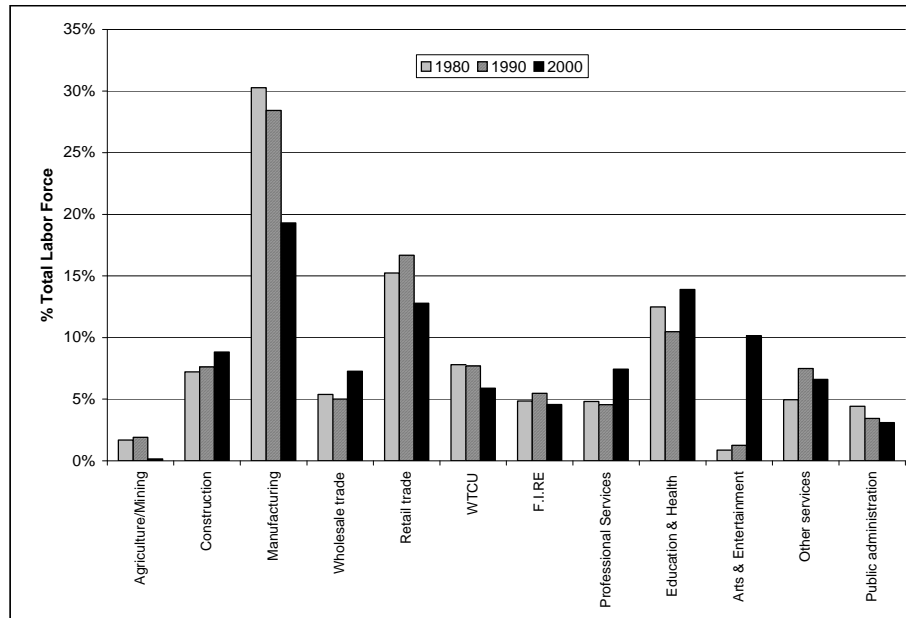
Approximately 14 percent of Auburn's population speaks a language other than English in their homes. A total of 750 (five percent) households identify themselves as households where no person 14 years of age or older speak only English or speak English very well. The principal household languages other than English are Spanish, Ukraine, Vietnamese and Russian.

### ***Resident Labor Force***

Since its population boom during the construction of the railroad freight terminals at the start of the 20th Century; Auburn has remained a blue collar community. The term -- blue collar-- refers to communities where a large number of its residents earn their livelihoods by wearing work clothes (i.e. blue denim overalls) or protective clothing. This trend, however, is declining. In 1990 one out of four of Auburn's residents worked in the manufacturing industries. Between 1990 and 2000 Auburn's resident labor force lost 1,000, or approximately one-fourth, of these manufacturing workers. Although Auburn's resident labor force increased by 2,540 workers, nearly 70% of these new jobs were in hospitality and entertainment industries. Over the next twenty years, new development in areas such as Lakeland Hills South the City can expect its resident labor force to be engaged to a greater degree in non-manufacturing employment. Figure 1.5 compares the composition of

Auburn's resident labor force in the Year 2000 to the 1980 and 1990 Census data.

**Figure 1.5**  
**Change in Auburn's Resident Labor Force**



Source: U.S. Census Bureau

According to the Puget Sound Regional Council (PSRC), approximately 38,058 jobs are located in Auburn. More than half of these jobs are located in the City's west side which is characterized by region serving uses. The Census indicates Auburn residents fill approximately 5,811 (15%) of these. Roughly 69% of Auburn's adult labor force work outside of Auburn. Their average commute time in Year 2000 was 23 minutes compared to 19 minutes in Year 1990.

***Income Characteristics***

Low-income is defined as a household that earns less than 80% of the King County median household income (KCMI). In the year 2000, the King County median household income increased to \$53,000 per year. The definition of low income subsequently increased to include those households earning less than \$42,000 per year. In the year 2000, 53% of Auburn's households earned less than \$42,000 per year and, therefore, are low income.

**Figure 1.6**  
**Auburn's Median Incomes**

	Auburn			King County		
	1990	2000	% Change	1990	2000	% Change
Per Capita Income	\$13,866	\$19,630	42%	\$18,587	\$29,521	59%
Median Household Income	\$30,007	\$39,208	31%	\$36,179	\$53,157	47%
Median Family Income	\$35,198	\$45,426	29%	\$44,555	\$66,035	48%

Source: U.S. Census Bureau

### ***Poverty***

One reason Auburn's median household income lag behind the rest of King County is the increase in the number of Auburn households who live in poverty. Between 1990 and 2000, the number of Auburn residents living in poverty increased 43%. It is unclear how much of this increase is due to poverty-stricken people moving into Auburn or existing low-income households losing ground and slipping into poverty. In any event, it is one of the reasons Auburn's median income levels remained comparatively lower than the rest of King County. In the year 2000, roughly 5,000 Auburn residents, or 12% of its total population, live in poverty.

### ***Housing Characteristics***

The number of housing units increased 31% from 14,786 in 1994 to 19,420 in 2004. A large number of these new homes were the result of recent annexations. The City of Auburn recently annexed Southwest Lea Hill and portions of Pierce County. Both of these annexation areas are growing at a substantially higher rate than the areas within Auburn's city limits prior to year 2000. Single-family housing remains the predominant type of housing at 46% of the total compared to 42% for multi-family housing and 12% for mobile homes.



**Figure 1.7**  
**Auburn's Housing Supply: 1990-2004**

Type	1990	1994	2000	2004	% Total	10 yr Diff	% Diff
1-unit	6,117	6,366	7,913	8,990	46%	2,624	41%
2-units	781	813	916	976	5%	163	20%
3&4 units	1,366	1,485	1,670	1,717	9%	232	16%
5+ units	3,751	3,916	4,782	5,385	28%	1,469	38%
MH units	2,041	2,106	2,359	2,298	12%	192	9%
SP-units	100	100	44	54	0%	na	na
<b>totals</b>	<b>14,156</b>	<b>14,786</b>	<b>17,684</b>	<b>19,420</b>	<b>100%</b>	<b>4,634</b>	<b>31%</b>

Source: State of Washington Office of Financial Management

More than half (53%) of the housing units in Auburn are owner-occupied. The median year in which both rental and homeowner housing units were built was 1976 or 24 years ago. The average length of tenure of an Auburn homeowner is six years; whereas the average tenure of a renter is one year.

### **Employment Characteristics**

The City of Auburn's Comprehensive Land Use Plan divides the city into three parts. The west Auburn is designed to serve the Central Puget Sound region. East Auburn contains the majority of residential areas and downtown Auburn connects the two. In the year 2000 the Puget Sound Regional Council estimated nearly 38,500 people worked in Auburn. According to the Year 2000 Census, Auburn residents fill approximately 5,811 or 15% of the jobs located in Auburn. Over 32,000 people drive into Auburn each day to work. Some observe that Auburn has two distinct populations, a daytime population of people who earn their livelihoods in Auburn and a night/weekend population of people who live in Auburn but earn their livelihoods in other communities.

Figure 1.8 represents the distribution of jobs covered by unemployment insurance that located in Auburn. Since 1990 Auburn has lost nearly one-fourth of its manufacturing jobs. However, jobs in all of the other industries have significantly increased. Retail jobs have increased due, in large part, to the developments in and around the SuperMall. Construction jobs have increased as result of the large housing subdivisions underway in South Auburn. Jobs provided by the Muckleshoot Nation at their casino and other industries have more than doubled the number of jobs in the "Government / Tribal" category.

**Figure 1.8  
Jobs Located In Auburn**

	1990	1995	2000	2002
<i>Const/Res</i>	871	1,681	3,642	2,795
<i>FIRES</i>	4,267	5,306	7,156	6,378
<i>Manufacturing</i>	13,402	11,432	11,850	9,993
<i>Retail</i>	4,267	4,565	6,978	6,933
<i>WTCU</i>	2,214	3,264	5,946	4,713
<i>Education</i>	1,368	1,166	1,422	1,425
<i>Gvmt / Tribe</i>	1,202	1,247	1,496	3,659
<i>Total</i>	<b>27,591</b>	<b>28,663</b>	<b>38,490</b>	<b>35,895</b>

Source: Puget Sound Regional Council,

In 2004 the area in the vicinity of Downtown Auburn was designated as an urban center. The King County Countywide Planning Policies establish a criteria for a minimum of 15,000 jobs within a half-mile radius of transit centers, which in Auburn's case is located in downtown. As result of this urban center designation and the implementation of the long-range plans that it entails, the number of jobs located in Downtown Auburn will significantly increase over the next 20 years.

## Planning Process

Through a comprehensive planning process a community seeks to understand itself, its problems and potentials, and the forces which will shape its future. On the basis of this understanding a city develops a response which can shape and prepare the community for the future. This plan culminates this process and states the City's policy to guide its way into the future.

Initial development of this plan in 1986 involved a range of diverse activities organized into four general steps.

### Step 1: Issue Identification

Planning Department staff completed a series of discussion papers which assessed various aspects of the community. These papers were prepared in close consultation with the City Planning Commission and the City Council Committee on Planning and Community Development to assure relevance of those studies to the concerns of the City's policy officials. (See the Appendix for a description of these studies.)

## **Step 2: Public Input**

A key component of the process was to actively solicit and encourage general public comment regarding the community and the public's view of its future. A series of neighborhood meetings were held between April and June of 1985 to gain citizen input to the planning process and to ensure that the City officials had a good understanding of citizen views as they established the goals and policies of the Plan.

## **Step 3: Policy Development**

The information gathered and obtained regarding the community and the views of its people became the basis for the Plan's policies. These policies were developed through an analysis of the issues that were raised by the first two steps. Staff then prepared recommendations regarding policy alternatives. The Planning Commission spent approximately 6 months reviewing these recommendations.

## **Step 4: Adoption**

The "Staff Draft and Recommendations" for the City of Auburn Comprehensive Plan was submitted to the Planning Commission in January, 1986. The Planning Commission reviewed and refined the Draft Plan during several regular and special meetings during the next four months, assisted by public input received at two public hearings held during that period. On May 6, 1986 the Planning Commission completed its review and formulated its recommendation to the City Council to adopt the "Staff Draft and Recommendations" as revised by 31 specific modifications.

Following receipt of the Planning Commission's recommendation, the City Council held a public hearing and referred the proposed Comprehensive Plan to its Committee on Planning and Community Development (PCDC). The Committee completed its review in July and forwarded its recommendations to the full Council. The Comprehensive Plan was formally adopted by the City Council on August 18, 1986.

## **Amendments for GMA Compliance**

The passage of the Washington State Growth Management Act (GMA) in 1990 (see below) necessitated an update of this Comprehensive Plan. The update occurred in phases based upon the deadlines for compliance which were included in the Act. In 1991, the City revised its Urban Growth and Expansion Element. The following year, Auburn amended this plan and its development regulations to ensure that critical lands such as wetlands, aquifer recharge areas, steep slopes and floodplains were identified and

protected. In 1995, additional amendments were adopted to bring this plan into compliance with the Act.

## **Public Participation**

As with the initial adoption of this plan, the public played a key role in amending it for growth management compliance. To ensure that the widest range of the public was involved, Auburn used a multifaceted approach toward public involvement as shown below:

### *Neighborhood Meetings:*

Seven neighborhood meetings were held during the Summer of 1992 throughout the community to provide for both formal and informal interaction between citizens and planning staff members. Information was disseminated concerning planning and Growth Management, written surveys distributed and oral comments were taken. These meetings did not exclusively focus on planning to attract a wider spectrum of the public -- those interested in health and safety issues, crime, recreation, or community facilities and services -- in addition to those interested in planning issues. A total of over 150 residents attended these meetings.

### *Speaker Availability*

Numerous presentations were made to organizations, neighborhood groups and other groups of individuals who desired more information regarding growth management or planning issues. These informal talks were typically held in settings that the group felt most comfortable in, and during the regularly scheduled meeting time of the groups. These meetings were held throughout the planning process.

### *Articles in the AUBURN UPDATE Community Newsletter*

Easy to understand articles provided the public with information regarding growth management issues, Growth Management contacts, and the availability of speakers. The Auburn Update is distributed to all postal customers -- both residential and commercial -- within the two zip codes that cover the Auburn area.

### *News Releases*

The media was provided with updates regarding neighborhood meetings, planning issues, and growth management contacts.

### *Planning Commission Workshops*

From April to July 1994, the Planning Commission held a series of workshops to review the draft amendments to the comprehensive plan. All of these meetings were open to the public. These drafts were made available prior to the meeting and public comment was encouraged on the drafts at any time.

### *Open Houses*

In September and October 1994, three open houses were held to gain public comment on the Draft Amended Plan. Over 100 residents attended these informal meetings.

### *Public Hearings*

In addition to these opportunities for informal input, the formal adoption process included the required public hearings in front of both the Planning Commission and the City Council. The Planning Commission held hearings in October, November and December, 1994. At the December 6, 1994, hearing the Commission voted unanimously to forward the Plan to the City Council (as modified by an addendum) with a recommendation for adoption. Final Council adoption of the amendments occurred after a public hearing on April 17, 1995.

### *Annual Amendment Process*

Since the time of the GMA Comprehensive Plan's adoption in 1995 the City of Auburn has amended the comprehensive plan on an annual basis as provided for by State law. Amendments outside of the annual amendment process have also occurred during this time frame using the emergency provision allowed by the Growth Management Act.

The amendment process affords the public an opportunity to request changes to the plan annually to address changing circumstances and also has allowed the City to address amendments to State law and the changing needs of the community.

## **Washington State's GMA**

### *The Washington State Growth Management Act*

During the 1980's, Auburn, King County and the entire Puget Sound region experienced an extremely rapid rate of growth in both population and employment. This rapid growth brought with it increased traffic congestion, air and water pollution, increased housing costs and the loss of acres of natural areas and resource lands. In response to these problems,

the State Legislature passed HB 2929, the Washington State Growth Management Act (GMA) in 1990 and amendments in each of the following years.

The GMA requires that Auburn, King County and all jurisdictions within the county develop comprehensive plans which meet statewide goals. The GMA contains the following 14 statewide planning goals which must be considered as local jurisdictions develop and adopt comprehensive plans.

- GOAL 1 Encourage development in urban areas where adequate public facilities exist or can be provided in an efficient manner.
- GOAL 2 Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- GOAL 3 Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- GOAL 4 Encourage the availability of affordable housing to all segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- GOAL 5 Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- GOAL 6 Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- GOAL 7 Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- GOAL 8 Maintain and enhance natural resource based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- GOAL 9 Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

- GOAL 10 Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- GOAL 11 Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- GOAL 12 Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- GOAL 13 Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- GOAL 14 The goals and policies of the shoreline management act as set forth in RCW 98.58.020.

The basic objective of the GMA is to give guidance and encouragement to all jurisdictions planning under the Act as they develop their vision in accordance with state-wide goals. While meeting these goals required a significant rewrite of the existing comprehensive plans for some jurisdictions, Auburn's comprehensive plan was adopted in 1986 and included many of the goals and provisions of the Act. Even taking this into account however, Auburn undertook a number of activities to make its comprehensive plan consistent with the requirements of the Act.

These activities included the following:

- Designation of, in conjunction with King and Pierce Counties, an urban growth area sufficient to accommodate population growth to 2012.
- Designation of, in conjunction with King and Pierce Counties and adjacent jurisdictions, a potential annexation area for the City of Auburn. (The Comprehensive Plan was amended in 1991 to designate an interim boundary and manage growth in these areas).
- Development of, in conjunction with King, Pierce, Snohomish and Kitsap Counties and the jurisdictions within them, a multi-county planning framework (see below Multi-county Planning Policies: Vision 2020 and 2040) which serves to guide the development of comprehensive plans within these counties and ensure consistency of those plans.
- Development of, in conjunction with King and Pierce Counties and the jurisdictions within them, a county-wide planning framework (see below Countywide Policies) which serves to guide the

development of comprehensive plans within the counties and ensure consistency of those plans.

- Designation and protection of resource lands (forest, agricultural and mineral) and critical areas (wetlands, geologically hazardous areas, fish and wildlife habitat conservation areas, aquifer recharge areas, and frequently flooded areas). (The Comprehensive Plan was amended in 1992 to designate and protect these areas.)
- Provision of separate plan elements, including land use, housing, utilities, transportation and capital facilities. These elements require substantial inventorying and data collection, maps and descriptive text, and analysis. In addition, these elements must be consistent and coordinated.
- Adoption of a comprehensive plan in compliance with the Act.
- Adoption of development regulations which implement the plan.

## Multi-County Policies

### *Vision 2020 and Vision 2040*

The GMA required the development of multi-county planning policies for Snohomish, Pierce and King Counties resulting in Vision 2020. The vision is for diverse, economically healthy, and environmentally sensitive communities connected and served by a high-quality transportation system that emphasizes the movement of people.

VISION 2020 represents a public policy commitment to both the land use patterns that can achieve a compact centers concept, and a reordering of transportation investment priorities to emphasize transit, ride-sharing, efficiency, demand management and the maintenance of current facilities. To achieve this end, VISION 2020 supports the development of more compact living and working places, limiting the expansion of the urban area and focusing a significant amount of new employment and housing into mixed-use centers served by an efficient, transit-oriented, multimodal systems. It results in accommodating growth in regional travel demand through greater commitment to, and investment in, public transit.

In April 2008, the Puget Sound Regional Council (PSRC) updated Vision 2020 with a new planning document, Vision 2040. This document continues the principles included within Vision 2020 and provides a stronger environmental focus in recognition of the need to ensure long-term sustainability in the region, including addressing issues of climate change.



Vision 2040 continues to recognize Auburn as a Regional Growth Center. Regional Growth Centers are “designated areas of high-intensity residential and employment development...Regional growth centers serve as a primary framework for regional transportation and economic development planning.” (*Vision 2040*, pg. 52)

For more details on Vision 2040, see *Vision 2040: People–Prosperity–Planet: The Growth Management, Environmental, Economic and Transportation Strategy for the Central Puget Sound Region*.

## ***County-Wide Planning Policies***

### *King County Countywide Planning Policies*

The Growth Management Act requires representatives of the county and each of its municipalities to establish county-wide planning policies. These policies are intended to (1) provide processes for coordinating planning activities in the region; (2) obtain consistency between state, regional, and local jurisdictions; and (3) provide a policy framework for the development and adoption of coordinated and consistent comprehensive land use plans throughout the county. The county-wide planning policies cover the establishment of urban growth areas, the provision of urban services, the siting of essential public facilities, economic development, transportation and affordable housing.

The Countywide Planning Policies are a framework to guide the development of the comprehensive plans for King County and each city within the county. The Countywide Planning Policies do not dictate the way each jurisdiction will handle its share of growth or which city will choose to have one or more Urban Centers. Rather, the policies set up criteria and allow local decisions.

### *The Countywide Planning Policies' Vision*

As adopted in 1992, the Countywide Planning Policies are a vision statement of how King County should grow over the next 20 years. Amendments to these policies were adopted in 1994. The policies established an Urban Growth Area within the western one-third of the county where most future growth and development would occur in order to reduce urban sprawl, enhance open space, protect rural areas and more efficiently use social services, transportation and utilities.

**Urban Centers** were designated within existing cities which serve as areas of concentrated employment and housing and a wide variety of land uses, including retail, recreational, cultural and public facilities, parks and

open spaces, with direct service by high-capacity transit. Emphasizing growth in the urban centers will contribute to achieving the GMA goal of concentrating infrastructure investments and preventing further urban sprawl. Auburn achieved urban center status in 2004. Some other Urban Centers include the downtowns of Bellevue, Seattle, Renton, Federal Way, SeaTac, Kent and Redmond.

The policies also call for designation of **Manufacturing/Industrial Centers**, recognizing that these sites are key components of a strong regional economy. These centers would be zoned to preserve and encourage industrial growth. Examples include the Duwamish River industrial area and Kent.

The 1994 amendments to the King County Countywide Planning Policies placed an increased emphasis on **Activity Areas**. Activity areas are locations that contain a mix of uses and function as a significant focal point of the local community. These areas will typically have a pedestrian-oriented environment and be served by a high level of peak hour transit service. 15th Street SW and 15th Street NW clearly fit this designation.

The Countywide Planning Policies contain growth targets for each jurisdiction. These targets represent commitments by jurisdictions to provide sufficient land and infrastructure to accommodate these targets, but recognize that achievement of targets is dependent on many variables including the marketplace. King County's residential target range for Auburn is approximately 6,003 new households and its employment target range is approximately 6,079 new jobs by 2022. These pre-annexation targets are to be accommodated within the 2005 (pre-annexation) city limits.

One of the critical issues facing the region as it grows is the provision of affordable housing. In the Puget Sound Region, housing prices have skyrocketed over the past ten years. The County-wide policies recognize housing affordability as a regional issue and seek to encourage that all jurisdictions accept their fair share of affordable housing.

Auburn has historically had a positive response to providing a range of housing opportunities to all groups. The City has demonstrated a willingness to accept its "fair share" of these units on a regional basis (some would say more than its fair share). Auburn is willing to continue to meet regional housing goals, however, this willingness will only be the case if it can be demonstrated that there is a regional effort to spread these units and their related costs on an equitable basis throughout all of the communities in the region.

The Planning Policies also address “Urban Separators,” which are low-density areas or areas of little development within the Urban Growth Area. These areas are considered to be permanent low-density lands that cannot be redesignated within the 20-year planning cycle (which began in 2004) to other urban uses or higher densities. (*King County Countywide Planning Policies*, pg. 27)

There are significant areas of lands designated as “Urban Separator” within the Lea Hill portion of the City of Auburn (see the Comprehensive Land Use Map). Pursuant to the King County Countywide Planning Policies, these areas are zoned for residential development not to exceed densities of approximately one dwelling unit per acre. No modifications to the development regulations governing these areas can occur without King County review and concurrence.

#### *Pierce County Countywide Planning Policies*

The southern portion of Auburn lies within Pierce County.

As with the King County Countywide Policies, the Pierce County policies establish guidelines and a framework from which county and municipal comprehensive plans are to be developed and adopted. While the Growth Management Act requires the policies to cover eight general areas, the Pierce County Policies address a total of twelve including: affordable housing; agricultural lands; economic development; education; historic, archaeological and cultural preservation; natural resources; open space and protection of environmentally sensitive lands; siting of public capital facilities of countywide or statewide nature; transportation facilities and strategies; urban growth areas; buildable lands; and amendments and transition.

The development of the Countywide Planning Policies involved a significant level of coordination and cooperation between the county and the incorporated Cities and towns within it. The Countywide Planning Policies were adopted in June 1992 by the Pierce County Council and ratified by the cities and towns. In 2002, the City of Auburn obtained voting member status in the Pierce County Regional Council (PCRC) - the body of elected officials that oversees the Countywide Planning Policies.

The PCRC has assigned 2022 population allocations to the jurisdictions. Auburn’s 2022 population allocation is 10,500 people (based on 2005 city limits).

For more detailed information, see the *Countywide Planning Policies for Pierce County*.

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## **CITY OF AUBURN COMPREHENSIVE PLAN GOALS**

This comprehensive plan is based upon 22 goals which were developed in response to the wide range of issues identified by the public involvement process. These 22 goals form the framework for all of the policies contained in this comprehensive plan. To achieve balance in the City's development, these goals must be viewed as a whole without pursuing one to the exclusion of the others. When viewed in total, these goals form the Community's vision for the City of Auburn and its surrounding areas.

Following each goal there is a brief discussion of the intent of that goal. In addition, there is a listing of the chapters of this comprehensive plan which contain references to that goal. The policies which implement the goal follow that discussion and analysis in the individual chapters.

### **GOAL 1. PLANNING APPROACH**

To manage growth in a manner which enhances, rather than detracts from community quality and values by actively coordinating land use type and intensity with City facility and service provision and development.

**Discussion:** The City of Auburn will change and evolve as approximately 6,000 new households, 6,000 new employees locate in the City's King County portion to the year 2022, and 10,500 people reside in the City's Pierce County portion by the same time frame. By planning for and managing this growth and recognizing the crucial link between public service and facility provision and land use, Auburn can ensure that this new development will further the community goals and aspirations outlined in this plan rather than degrading the high quality of life that its residents currently enjoy.

A discussion of issues and policies related to this goal can be found in *Chapter 2: General Approach to Planning*, and *Chapter 5: Capital Facilities*.

### **GOAL 2. FLEXIBILITY**

To provide predictability in the regulation of land use and development, especially where residential uses are affected, but to also provide flexibility for development through performance standards that allow

development to occur while still protecting and enhancing natural resources, cultural resources and critical lands and in overall compliance with this Comprehensive Plan.

**Discussion:** Predictability of land development regulation is important to both existing and future property owners and to new development. It assures property owners that adjacent properties will develop in a consistent manner and it helps new development to plan for their development based on knowing what is allowed and what is not. Since all parcels are not identical, however, it is helpful to have some flexibility in land development regulation. While a variance can sometimes resolve some of these issues, regulations which provide some flexibility in the form of performance standards can help to provide development which better meets the goals and policies of this Comprehensive Plan rather than strict adherence to a set standard established in the zoning ordinance.

A discussion of issues and policies related to this goal can be found in *Chapter 2: General Approach to Planning*.

### GOAL 3.

#### REGIONAL COORDINATION

To work together with both local and regional agencies and jurisdictions to promote coordinated regional growth, recognizing Auburn's regional role as an urban center, while maintaining local self-determination.

**Discussion:** Auburn is firm in its commitment to work with other jurisdictions and agencies throughout the region to address regional issues and opportunities. Auburn's designation as an urban center reflects its commitment to the region's planning strategy. Auburn is just as strongly committed, however, to local self-determination and the ability of local jurisdictions to determine what is in its best self interest. These two commitments are not necessarily in conflict and can and will be balanced to assure that both the City and the region benefit from these efforts.

A discussion of issues and policies related to this goal can be found in *Chapter 2: General Approach to Planning*.

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**GOAL 4**                      **COMMUNITY CHARACTER**

To maintain and enhance Auburn's character as a family oriented community while managing potential economic opportunities in a manner that provides necessary employment and fiscal support for needed services, and while recognizing the need to provide social services and opportunities for housing to a wide array of household types and sizes.

**Discussion:** Auburn prides itself on its small city atmosphere. This is a character that the residents of Auburn wish to maintain while recognizing that economic development opportunities provide tax revenue, important services and employment opportunities to the community and the region. Auburn has always recognized that there is a wide array of household types and sizes throughout the region and reaffirms its commitment to allow for the development of a variety of housing types to meet the diverse needs of these groups.

A discussion of issues and policies related to this goal can be found in *Chapter 2: General Approach to Planning*.

**GOAL 5.**                      **CITY EXPANSION AND ANNEXATION**

To ensure the orderly development and annexation of the City's potential annexation areas in a manner that provides for the adequate and cost-effective provision of required urban services and facilities, reduces sprawl, implements the goals, objectives and policies of the Auburn Comprehensive Plan, and protects designated rural areas.

**Discussion:** The successful completion of the Lea Hill and West Hill Annexations in 2007 has left little unincorporated land within the City's potential annexation area. A few isolated islands remain within the King County portion of the city, while a single area (2<sup>nd</sup> St. E.) remains within Pierce County. While development on these unincorporated lands can have impacts on the City itself, including, but not limited to, traffic, parks and city utilities, the city can exert limited control over the development which takes place in these areas. For these reasons, Auburn has a vested interest in seeing that the City increases its ability to manage development in these areas through conditional provision of utilities and/or by requiring annexation.

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A discussion of issues and policies related to this goal can be found in *Chapter 3: Land Use* and *Chapter 13: Development in the Unincorporated Areas and Annexation*.

## GOAL 6. URBAN FORM

To establish an orderly urban form which separates uses on the basis of their functional relationship to the community, and which reinforces the identity of the community.

**Discussion:** City form can be described as the general shape of the community and how its individual parts relate to one another. The overall shape of Auburn is heavily influenced by its location in a deep river valley surrounded by relatively steep hillsides. In the past, there were land use conflicts as a result of the city's limited topography with incompatible uses locating near one another. To resolve these problems, City policy on the "urban form" of Auburn has been to separate uses based on their relationship to the community. This plan separates the City into three areas: the region serving area (western Auburn) which is a concentration of the employment base with sufficient existing and potential jobs to be of regional significance; the community serving area (eastern Auburn) which contains the majority of residential areas and locally oriented businesses; and the downtown which uniquely serves both the region and the local community.

A discussion of issues and policies related to this goal can be found in *Chapter 3: Land Use*.

## GOAL 7. RESIDENTIAL DEVELOPMENT

To emphasize housing development at single family densities, in order to reestablish a mix of housing types appropriate for a family oriented community, while recognizing the need and desire for both low density and moderate density housing appropriately located, to meet the housing needs of all members of the community.

**Discussion:** During the late 1980's and early 1990's, much of the residential development which has occurred in Auburn was in the form of multi-family housing. This had a significant impact on community character as the percentage of multifamily housing has increased markedly. While

Auburn recognizes that many households cannot afford or do not desire single family detached housing and therefore allows a wide range of housing types within the community, the development of new single family detached housing is a priority of the City in order to maintain its traditional community character.

A discussion of issues and policies related to this goal can be found in *Chapter 3: Land Use* and *Chapter 4: Housing*.

**GOAL 8. NEIGHBORHOOD QUALITY**

To maintain and protect all viable and stable residential neighborhoods.

**Discussion:** Stable residential neighborhoods are a key component of the Auburn Community. Auburn values its residential neighborhoods and seeks to maintain and protect those that are viable and stable.

A discussion of issues and policies related to this goal can be found in *Chapter 3: Land Use* and *Chapter 4: Housing*.

**GOAL 9. COMMERCIAL DEVELOPMENT**

To maintain and establish a variety of commercial environments which provide the full range of commercial services to the community and region in a manner which reduces conflicts between different types of commercial services and other uses.

**Discussion:** Commercial uses range from a small corner store providing service primarily to the neighborhood around it to a large shopping mall which serves the entire region. Auburn contains both of these types of commercial uses and recognizes their importance in providing service to both Auburn and regional residents. The City will provide opportunities for the full range of commercial uses while insuring that their impacts on each other and on other uses are minimized.

A discussion of issues and policies related to this goal can be found in *Chapter 3: Land Use*.



**GOAL 10. DOWNTOWN**

To encourage development and redevelopment within Downtown Auburn which reflects its unique character as the community's historic center, that is consistent with the Auburn Downtown Plan's vision for and designation of Downtown Auburn as an urban center within King County and the Puget Sound Region.

**Discussion:** Downtown Auburn plays a unique role within the city as it serves as both a regional and a local center. It is a key component of Auburn's identity and therefore the City is committed to its revitalization and stability as the city's cultural and governmental center.

A discussion of issues and policies related to this goal can be found in *Chapter 3: Land Use*.

**GOAL 11. INDUSTRIAL DEVELOPMENT**

To provide for, establish and maintain a balance of industrial uses that respond to local and regional needs and enhance the City's image through optimal siting and location, while taking into consideration tax policy impacts of streamlined sales tax and/or other similar legislation.

**Discussion:** The Auburn area has historically been a good location for industrial uses due to the ease of access provided by the railroads and by its location near several major highways. Auburn recognizes the important role industry plays in providing tax revenue and employment opportunities to the residents of Auburn and the region. The City seeks to diversify the types of businesses and industries located here to ensure that the local economy is independent of the ups and downs of any given industry. Further, since much of the City's industrial land is located in highly visible areas, it is extremely crucial that these facilities be well designed and sited. For many, these facilities provide a first impression of Auburn as they pass through the area. However, land made available for industrial development shall take into consideration impacts of tax policy and tax structure upon the City of Auburn.

A discussion of issues and policies related to this goal can be found in *Chapter 3: Land Use*.

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**GOAL 12. URBAN REDEVELOPMENT**

To encourage redevelopment of underutilized areas to reduce sprawl and take full advantage of the City's investment in existing infrastructure.

**Discussion:** There is already a large area served by a comprehensive network of infrastructure both within and adjacent to the City limits. The provision of this network has required a significant investment of money and resources. Within this area, there is significant acreage of underutilized land. The City seeks to encourage development and redevelopment of these parcels, particularly in the downtown area to fully utilize this investment.

A discussion of issues and policies related to this goal can be found in *Chapter 3: Land Use* and *Chapter 4: Housing*.

**GOAL 13. CITY UTILITIES**

To protect the public health and safety by providing efficient and cost-effective water, sanitary sewer, storm drainage and solid waste services to the community. Ensure that development will only occur if the urban services necessary to support the development will be available at the time of development.

**Discussion:** The provision of urban services to its residents and its utility customers is a critical role played by the city of Auburn. Auburn is committed to providing these services in the most efficient and cost effective manner. As rapid growth occurs it can become difficult to provide these services to support the new development. Auburn will only permit development if adequate public utilities are, or can be guaranteed to be, available to support new development.

A discussion of issues and policies related to this goal can be found in *Chapter 5: Capital Facilities*.

**GOAL 14. PUBLIC BUILDINGS**

To maximize public access and provide for the appropriate location and development of public and quasi-public facilities that serve the cultural, educational, recreational, religious and public service needs of the community.

**Discussion:** Buildings which house City departments or other agencies which provide services to the general public should be sited in areas which are accessible to all segments of the population.

A discussion of issues and policies related to this goal can be found in *Chapter 5: Capital Facilities*.

## GOAL 15.

### PRIVATE UTILITIES

To ensure safe, efficient provision of private utilities to serve all segments and activities of the community.

**Discussion:** Some private utility companies provide services, such as cable television and natural gas, within the City of Auburn. Auburn is committed to ensuring that the companies that provide these services provide them to all segments of the City's population and are integrated, where appropriate, into the City's development process.

A discussion of issues and policies related to this goal can be found in *Chapter 6: Private Utilities*.

## GOAL 16.

### TRANSPORTATION SYSTEM

Auburn will plan, expand, and improve its transportation system in cooperation and coordination with adjacent and regional jurisdictions to ensure concurrency compliance with the Growth Management Act, and to provide a safe and efficient multimodal system that meets the community needs and facilitates the land use plan.

**Discussion:** The increase in traffic congestion in the region is probably the most apparent indicator that the growth occurring in the region is outstripping the ability of the area's infrastructure to support it. The City of Auburn recognizes that the high cost and difficulty of continually expanding the City's road network to meet the increased demand, and the lowering of the region's air quality, have placed an emphasis on encouraging modes other than the automobile (multimodalism), decreasing the demand for travel (TDM-transportation demand management) and most fully utilizing its existing network (TSM-transportation system management). The encouragement and support of multimodalism, TDM and TSM are key components of the

City's approach to addressing its transportation needs. Further, Auburn recognizes that if it is to address its transportation problems, it must work together with others in the region to address these issues. To ensure that new development does not outstrip the ability of the city's transportation system to serve it, Auburn will only permit development if adequate transportation facilities are, or can be guaranteed to be, available to support new development.

A discussion of issues and policies related to this goal can be found in *Chapter 7: Transportation*.

## **GOAL 17. ECONOMIC DEVELOPMENT**

To ensure the long term economic health of the City and the region through a diversified economic base which supports a wide range of employment opportunities for Auburn's residents and those of the region and through the promotion of quality industrial and commercial development which matches the aspirations of the community.

**Discussion:** Auburn strongly supports economic development within the City as it provides tax revenue, important services and employment to the residents of both Auburn and the entire region. The City seeks to diversify its economic base to ensure long term economic stability independent of the up and down cycles of individual businesses and industries. Economic development will not be pursued blindly, however, and any potential development will be reviewed in relation to the goals and policies of this comprehensive plan.

A discussion of issues and policies related to this goal can be found in *Chapter 8: Economic Development*.

## **GOAL 18. ENVIRONMENT AND NATURAL RESOURCES**

To maintain and promote a safe and healthy environment, preserve the quality of life, and to protect the area's most unique, sensitive and productive natural resources. To encourage natural resource industries within the City to operate in a manner which enhances, rather than detracts from, the orderly development of the City.

**Discussion:** Thick forests, wildlife habitats, and river shorelines are but some of the attractions of Auburn and its surrounding areas.

As development occurs however, some of these features, which serve to make the area attractive are being lost. Auburn is committed to the maintenance, enhancement and preservation of these features in recognition of the important role they play in Auburn and the region's high quality of life.

A discussion of issues and policies related to this goal can be found in *Chapter 9: The Environment*.

**GOAL 19. HAZARDS**

To minimize the risk from environmental and manmade hazards to present and future residents of the community.

**Discussion:** Natural and manmade hazards exist in the Auburn area which can threaten the health, safety and property of Auburn residents and businesses. Some of these hazards include flooding, landslides, earthquakes, volcanic activity and waste materials. The City will seek to limit the exposure of the residents and businesses of this community to these hazards.

A discussion of issues and policies related to this goal can be found in *Chapter 9: The Environment*.

**GOAL 20. HISTORIC PRESERVATION**

To maintain, preserve and enhance the City's historic, cultural and archaeological resources to provide a sense of local identity and history to the residents and visitors of the community.

**Discussion:** Unlike many cities within the Puget Sound Region, Auburn has a long and established history. Auburn has been a vibrant and freestanding community for over 100 years. In the past several decades, the region has experienced significant population growth. Due to the nature of this growth, the differences between one community and another have blurred and communities are becoming more and more alike. If Auburn is to retain its identity as a unique community, it must seek to emphasize its differences and celebrate them. Auburn's history is a part of its identity that is unique to Auburn. Through the recognition and preservation of its past, Auburn can ensure

its uniqueness and strengthen its identity as it moves into the future.

A discussion of issues and policies related to this goal can be found in *Chapter 10: Historic Preservation*.

**GOAL 21. PARKS, RECREATION AND OPEN SPACE**

To provide and maintain a comprehensive system of parks and open spaces that responds to the recreational, cultural, environmental and aesthetic needs and desires of the City's residents.

**Discussion:** The availability of parks and open spaces to the residents of Auburn play a key role in the resident's high quality of life. As more development occurs in this area, the importance of these places increase. Auburn is committed to expanding and maintaining the City's park and open space system to ensure that its residents are adequately served by this vital community service.

A discussion of issues and policies related to this goal can be found in *Chapter 11: Parks, Recreation and Open Space*.

**GOAL 22. URBAN DESIGN AND VISUAL QUALITY**

To ensure a high quality visual environment through appropriate design standards and procedures which encourage high quality architectural and landscape design in all development and through the placement of artwork in public places. The City recognizes the linkages between transportation, land use and site design and encourage development which eases access by pedestrians, bicyclists and transit users.

**Discussion:** As urban areas develop, and particularly as densities increase, the quality of development plays a major factor in maintaining the quality of life for the area's residents and employees. Auburn places a high value on good design, visual quality and landscaping in all development - new and old. Auburn will seek to develop standards and programs to ensure that all development is of high quality and is visually appealing.

A discussion of issues and policies related to this goal can be found in *Chapter 4: Housing* and *Chapter 12: Urban Design*.

# CHAPTER 2

## GENERAL APPROACH TO PLANNING

### Introduction

Planning infers the development of a strategy or program to reach a desired outcome. The nature of planning can vary considerably in focus, substance and style depending on the type of community or area being planned. A framework is provided for these jurisdictions through the Growth Management Act, the Multi-County Policies and the County-wide Policies, but the issues facing each jurisdiction are different and each jurisdiction will address them in its own way. How Auburn addresses these issues is dependent upon its general approach to planning. The policies in this section provide the framework for how Auburn will address future development and growth, work with other jurisdictions within the region and shape the development and character of the City and the region.

### Issues and Background

**Planning Approach** The development of this Comprehensive Plan involves preparing the City for addressing future development so that the end result moves the City closer to accomplishing its goals. Several approaches or "styles" of planning can be used to accomplish this :

1. **reactive** - accent flexibility in responding to changing conditions and to individual situations problems and issues as they arise;
2. **predictive** - anticipate future needs and plan to meet them; or
3. **proactive** - seek to influence future events to achieve community objectives.

The approach used establishes a key element of the City's basic philosophy regarding land use management and planning. The proactive approach blended with the predictive approach will assure that basic community values and aspirations are reflected in the City's planning

program as the City responds to existing and future pressure for growth and change.

**Growth**

The City of Auburn faces the potential for significant growth in the upcoming decades with as many as 6,000 new households and 6,000 new jobs in the King County portion of the City (based on year 2005 City limits) to the year 2022 and achieve a population of almost 10,500 people in the Pierce County portion of the City limits (based on year 2005 City limits). Much of this growth is due to basic factors beyond the City's control; however, other aspects of growth can be appropriately managed. Therefore, it will be through the implementation of strong policies that will enable the City to influence patterns of desired future growth.

**GOAL 1.**

**PLANNING APPROACH**

To manage growth in a manner which enhances, rather than detracts from community quality and values by actively coordinating land use type and intensity with City facility and service provision and development.

Policies:

- GP-1 The City should strive to assure that basic community values and aspirations are reflected in all City plans and programs, while recognizing the rights of individuals to use and develop private property in a manner that is consistent with City codes and regulations.
  
- GP-2 The City should develop its plans and programs after thorough analysis of community problems, potentials and needs.
  
- GP-3 The Planning Department will develop an annual work program that includes work elements directed toward studying basic community needs, policy development, and code administration.

**Objective 1.1**

To provide a policy framework to support growth management.

Policies:

- GP-4 The City shall seek to influence both rates and patterns of future growth to achieve the goals of the Comprehensive Plan in all of its land use and facility and service decisions.
  
- GP-5 The City shall resist growth pressures which could adversely affect community values and amenities, but will seek and support development when it will further the goals of the community.



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Objective 1.2 To establish a procedure to assess the growth impacts of major development proposals.

Policies:

GP-6 The growth impacts of major private or public development which place significant service demands on community facilities, amenities and services, and impacts on the City's general quality of life shall be carefully studied under the provisions of SEPA prior to development approval. Siting of any major development (including public facilities such as, but not limited to, solid waste processing facilities and landfills) shall be carefully and thoroughly evaluated through provisions of SEPA prior to project approval, conditional approval, or denial. Appropriate mitigating measures to ensure conformance with this Plan shall be required.

GP-7 Regional scale development shall be encouraged to provide a balance between regional service demands and impacts placed on the City's quality of life versus the local benefits derived from such development.

Objective 1.3. To establish and support an effective regional system of growth management, based on an efficient system of urban service delivery and appropriate development of unincorporated areas.

Policies:

GP-8 Auburn designates 15th Street NW and 15 Street SW as activity areas as defined in the King County Countywide Planning Policies.

GP-8A Auburn designates downtown Auburn, as defined in the Auburn Downtown Plan, as an urban center in accordance with the King County Countywide Planning Policies. Auburn's downtown area is also designated as a Regional Growth Center by Puget Sound Regional Council.

GP-9 Provision of urban level services by the City of Auburn or a special district should be a prerequisite for development within Auburn's potential annexation area. Annexation should be required as a condition of the provision of utility services by the City of Auburn. Development should look to Auburn as the ultimate service provider.

GP-10 The cities and counties in the region should coordinate planning and infrastructure development to meet regional goals and policies as outlined in the King and Pierce County Countywide Planning Policies and in the Multi-county Policies.

**Predictability  
and Flexibility:**

Predictability in land use regulation fosters confidence in land and improvement investments (both private development and public facilities), and can have a positive effect on long term property values. It also fosters fairness and consistency, and eases administration. It has the disadvantage of not dealing well with changing conditions (e.g. new manufacturing technologies), unique circumstances or when someone simply comes forward with a "better" idea. Flexible regulations can deal with such conditions and circumstances, but may require a large commitment of time, expertise and other resources to manage. Auburn's policy will be mixed; stressing predictability in single family neighborhoods, while allowing flexibility in areas committed to industrial or commercial uses where performance standards are usually more important than specific use restrictions.

**GOAL 2.**

**FLEXIBILITY**

To provide predictability in the regulation of land use and development, especially where residential uses are affected, but to also provide flexibility for development through performance standards that allow development to occur while still protecting and enhancing natural resources and critical lands in overall compliance with this comprehensive plan.

Objective 2.1.

To provide assurance that residential areas will be protected from intrusions by incompatible land uses.

Policies:

GP-11 Ordinance provisions designed to protect residential areas shall give priority to providing predictability and stability to the neighborhood.

GP-12 Adequate buffering shall be required whenever new commercial or industrial uses abut areas designated for residential uses.

Objective 2.2.

To provide flexibility for major new commercial or industrial developments to respond to changing market conditions without threatening the purposes of this Comprehensive Plan.

Policies:

- GP-13 Ordinances regulating developing commercial or industrial areas should be based on performance standards which provide flexibility to respond to market conditions while ensuring compatibility with the Comprehensive Plan, and with present and potential adjacent uses.
- GP-14 Review procedures for all new development should be integrated or coordinated with SEPA as much as possible.
- GP-15 In interpreting plan provisions or in considering a plan amendment, plan designations in the Region Serving Area should be treated in a more flexible manner than in the Community Serving Area (see Map 3.2.).

Objective 2.3. To provide flexibility in areas where a transition from existing uses to planned uses is appropriate.

Policies:

- GP-16 Contract zoning can be used to manage the transition between existing uses and future uses. Contract zoning allows new uses to be conditioned in a manner which controls potential conflicts during such transition. Contract zoning may be particularly useful as a timing device to ensure that the necessary public facilities are available to support new development.

Objective 2.4. To provide for the development of innovative land management techniques to implement this Comprehensive Plan.

Policies:

- GP-17 Flexible land development techniques including, but not limited to, clustering and planned unit developments (PUDs) for the development of residential, commercial, and industrial properties shall be considered to implement this comprehensive plan.
- GP-18 Flexibility should be provided to encourage compact urban development, to protect critical areas and resource lands, to facilitate the use of transit or non-motorized transportation, and to encourage the redevelopment of underutilized or deteriorated property.
- GP-19 Any flexibility should be easy to administer and should provide the community with an adequate level of predictability.

- GP-20 Within single family neighborhoods, flexibility should be limited to ensure that the neighborhood retains a conventional single family character.
- GP-21 Flexibility to allow the maintenance, expansion, or redevelopment of historic structures or features should also be considered. The goal of this flexibility should be to retain the historic character of the structure, feature, or property while at the same time ensuring protection of the public health and safety.
- GP-22 Innovative techniques that lead to the development of multifamily housing that is sensitive to the needs of children and seniors shall be considered to implement this comprehensive plan. Techniques that consider recreation, safety, aesthetic, privacy, and transportation needs should be emphasized.

### **Jurisdictional Coordination**

While most aspects of land use and community development are managed locally (by the City), other important aspects of community development are significantly influenced or even controlled by other governmental entities (regional, state, federal, and tribal). It is therefore important that the City monitor and, when necessary, influence the decisions of those governmental bodies. To this end, the City should actively develop working relationships with these units of government and, whenever possible, be directly represented in their decision making process.

### **Auburn's Regional Role**

Auburn has historically been treated as a relatively minor player in the Puget Sound region. Its relatively small population and perceived isolation in South King County led to its being overshadowed in the region by the larger and more centrally located cities further north.

Recent years have seen a marked shift in Auburn's role in the region. A number of facilities of regional significance have located in the area including: Green River Community College, Auburn Regional Medical Center, Auburn Municipal Airport, the SuperMall of the Great Northwest, the Emerald Downs Racetrack. In addition, Auburn functions as a station on the regional Commuter Rail system. Taken as a whole, these facilities greatly increase Auburn's significance in the region.

The City of Auburn has chosen to designate its Downtown Area as an "urban center" as defined by the King County Countywide Planning Policies. The formal ratification of Auburn's Downtown as an urban

center occurred in 2004. 15th Street SW and 15th Street NW meet the criteria for designation as activity areas under the County wide policies. Activity areas will serve as a focus for new transit investments.

As it relates to urban centers, the King County Countywide Planning Policies (CPP's) envision urban centers as areas of concentrated employment and housing with direct service by high capacity transit and a range of land uses such as retail, recreational, public facilities, parks and open space. Urban centers are intended to strengthen existing communities by promoting housing opportunities close to employment, supporting the development of an extensive transportation system to reduce dependency on automobiles, consume less land with urban development and maximize the benefit of public investments in infrastructure and services. The King County CPP's generally define urban centers as concentrated mixed-use areas with a maximum size of 960 acres and oriented around a high capacity transit station.

The urban center concept is part of a larger regional growth management strategy. *Vision 2040*, envisions a multi-county (Pierce, Snohomish, Kitsap and King) growth management strategy comprised of a hierarchy of "centers" connected by a multi-modal transportation system. Auburn has also been recognized as a "Regional Growth Center" by the Puget Sound Regional Council, further emphasizing its importance to the region. These centers are areas intended to accommodate a significant portion of additional new development the Puget Sound region.

In May 2001, the City of Auburn City Council adopted the Auburn Downtown Plan.

Overall, the Downtown Plan sees the Auburn Downtown as a central gathering place for the community. High quality design is expected of all development including streets, buildings and landscaping. In addition to general services to draw people from outside of the region such as retail and office uses, the Auburn Downtown is also a principal commercial center providing local goods and services to surrounding neighborhoods and to residents and employees within the downtown area.

To this end, the Auburn Downtown Plan specifically addresses the principles, criteria and incentives required of urban centers pursuant to the King County Countywide Planning Policies and the Multi-county growth management strategy. The urban centers concept is evolving, and it is in the City's interest to stay engaged in efforts that affect the regional growth management strategy.

**GOAL 3.**

**COORDINATION**

To work together with both local and regional agencies and jurisdictions to promote coordinated regional growth, recognizing Auburn's intended regional role as an urban center, while maintaining local self determination.

Objective 3.1.

To ensure that the concerns of the City are reflected in the affairs of other agencies whose decisions and activities affect the development of the Auburn community and its environs.

Policies:

GP-23 The City should continue its participation in various State and Federal agencies and organizations concerned with land use planning and development and the protection of natural and cultural resources and critical areas.

GP-24 The City should maintain an active role in regional planning agencies and organizations.

GP-25 The City should support interjurisdictional programs to address problems or issues that affect the City and larger geographic areas.

GP-26 The City shall seek to be involved in county land use planning programs.

GP-27 The City should seek, where appropriate, to coordinate its planning with the Muckleshoot Tribe, King and Pierce Counties, Federal Way, Kent and other adjacent jurisdictions.

**Character of the  
Community**

Communities are often associated with a particular character. This character should not only be reflected in the comprehensive plan but the plan can also aid in the development or reinforcement of desirable characteristics. A distinct character for a community also aids in establishing the community's identity both to itself and its region. Auburn's flavor and values as a family community should be protected and enhanced. This should be the priority basis of City policy. A community, however, does not consist solely of residential neighborhoods. A healthy community needs expanding employment, convenient shopping areas and a strong fiscal base to support the services needed by growing families. Consequently, a balanced policy which appropriately nurtures and manages all these roles is needed.

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**GOAL 4.****COMMUNITY CHARACTER**

To maintain and enhance Auburn's character as a family community, while managing potential economic opportunities in a manner that provides necessary employment and fiscal support for needed services, and while recognizing the need to provide human services and opportunities for housing to a wide array of household types and sizes. Objective 4.1. To strike a balance between the need to protect Auburn's residential qualities, sustainability in the community and the need to ensure an adequate economy for the area.

Policies:

GP-28 Auburn's character as a "family" community will be a priority consideration in the City's land use management decisions. This priority must be balanced, however, with the following:

a. City policy will address various related community needs. This includes nurturing and managing the other roles necessary for maintaining a healthy community, recognizing the importance of sustainability in the City and responding to regional needs. Such roles include ensuring the expansion of employment opportunities, providing a full range of commercial, retail and service opportunities, providing recreational and cultural opportunities, managing traffic, encouraging energy and resource efficiency and maintaining a balance with the natural environment.

b. The City needs to develop a strong fiscal base to support the services required for a growing community of maturing lower and middle income families, while coping with regional problems.

c. The City should also respond to the needs of a relatively high share of the community's families and single residents who cannot afford, or do not choose to live in traditional single family structures.

GP-29 Within areas designated for economic development, the City shall actively promote desired types of development to assure an expanding range of employment opportunities and to build the City's fiscal base.

GP-30 The City should seek to establish and maintain an image appropriate for the community to assist in most effectively attracting the types of economic activities which best meet the needs and desires of the community.

# CHAPTER 3

## LAND USE

### **Introduction**

Land use planning enables the City of Auburn to manage its anticipated growth and development while taking into consideration the specific community vision and desires. By designating how land can be used, those considerations necessary for orderly growth including the creation of jobs, the provision of recreational opportunities, strong and stable neighborhoods and an efficient transportation system can be pursued.

### **Auburn Today**

To better understand and evaluate the context for the City's future growth, it is helpful to evaluate the City's existing land use and zoning.

Figure 3.1 provides an overview of the zoned acreage within the City of Auburn and the percentage that acreage represents of the City's overall land area. Land zoned for residential purposes, especially single family residential, is clearly predominant and represents about 49 percent (RC, R1, R5, R7 and R10 zones) of the City's zoned acreage. Of commercial and industrial zoned land, the M1 (Light Industrial) zone is most predominant, consisting of 9 percent of the zoned acreage in the city. Land zoned P1 (Public Use District) is another significant land use zone consisting of 8.5 percent of the city's zoned acreage.



**Figure 3.1**  
**City of Auburn**  
**Acreege of Land by Zoning District**

ZONE	ACREAGE	PERCENTAGE OF CITY
RC (Residential Conservancy)	1,481	7.58%
R1 (Residential 1 du/acre)	1,405	7.19%
R5 (Residential 5 du/acre)	4,281	21.92%
R7 (Residential 7 du/acre)	2,076	10.63%
R10 (Residential 10 du/acre)	244	1.25%
R20 (Residential 20 du/acre))	608	3.13%
RMHC (Residential Manufactured/Mobile Home Units)	455	2.33%
RO (Residential Office)	95	0.49%
RO-H (Residential Office Hospital)	1.0	0.005%
CN (Neighborhood Commercial)	12	0.06%
C1 (Light Commercial)	302	1.55%
C2 (Central Business District)	33	0.17%
DUC (Downtown Urban Center)	135	0.69%
C3 (Heavy Commercial)	1,432	7.33%
BP (Business Park)	0	0.00%
EP (Environmental Park)	276	1.41%
M1 (Light Industrial)	1,762	9.02%
M2 (Heavy Industrial)	1,099	5.63%
LF (Landing Field)	112	0.57%
P1 (Public Use District)	1,665	8.47%
I (Institutional)	584	2.99%
U (Unclassified)	432	2.21%
PUD (Planned Unit Development)	984	5.04%
TV (Terrace View)	59	0.30%
<b>TOTAL</b>	<b>19,533</b>	<b>100%</b>

Source: City of Auburn. Geographic Information Services (GIS)

The above data includes area in the West Hill and Lea Hill annexations. The small remaining areas outside of the city limits but within the city's Potential Annexation Area (PAA) are not included.

### **BUILDABLE LANDS - LAND SUPPLY AND DEVELOPMENT CAPACITY**

In 1997 the Washington State legislature adopted a Buildable Lands amendment to the Growth Management Act (GMA) (RCW 36.70A.215). The amendment requires certain Washington State counties and their cities

to determine the amount of land suitable for urban development and to evaluate their capacity for growth based on past development history.

Both Pierce and King Counties are subject to the State Buildable Lands requirement. In addition, both counties use the Buildable Lands effort to assist in the allocation of population/housing unit/employment targets to individual jurisdictions within the respective counties as required by the GMA. The first buildable lands reports were based upon data through 2002; the second reports, published in 2007, are current through 2005.

The Buildable Lands analysis involves the identification of vacant and redevelopable land suitable for development over the planning horizon, through 2022. Land suitability takes into consideration estimates of how critical areas, land that might be needed for public purposes (e.g. parks, storm drainage), and land needed for future streets will effect development of these vacant and redevelopable parcels. It also means adjusting the amount of vacant and redevelopable land using a market factor or discount factor to exclude land that, based on historical trends is not reasonably expected to become available for sale or lease during the planning horizon.

#### **Land Supply and Housing Unit Capacity**

As indicated above, both King and Pierce Counties are subject to the State's Buildable Lands legislation. An approximation of Auburn's development capacity was made through an analysis of all vacant and underutilized land within the City. Vacant land is defined as any parcel with no structures. Underutilized or redevelopable land is defined as a parcel with potential for infill or redevelopment.

The following summarizes the results and conclusions of these analyses by county (King and Pierce). While the objective behind each counties' Buildable Lands effort was similar, the approaches were slightly different. Detailed information regarding the Buildable Lands analysis may be found in the individual Buildable Lands reports prepared by the respective County.

#### **2007 King County Buildable Lands Analysis**

Figure 3.2 identifies the gross and adjusted net vacant and redevelopable land by residential land use type from the Buildable Lands analysis for King County. Adjusted net acres represent the amount of gross acres available for development after assumptions about critical areas, future right of way needs; future land for public uses and the market factor have been considered. (Note: this analysis was based upon the City limits as of December 31, 2005 and therefore does not include the recent annexations of Lea and West Hills. The 2007 King County Buildable Lands Report did

not provide specific analysis for the large Lea Hill and West Hill PAAs that in 2005, were still unincorporated).

**Figure 3.2**  
**Gross and Adjusted Net Acres of Vacant and Redevelopable Land by Residential Zoning Type (King County)**

	<b>Gross Acres</b>	<b>Adjusted Net Acres (1)</b>
Single Family Vacant	1,323.5	888.2
Single Family Redevelopable	603.7	349
Multi-Family/ Mixed Use Vacant	37	32.5
Multi-Family/ Mixed Use Redevelopable	145.8	107.9
<b>TOTAL</b>	<b>2,110</b>	<b>1,377.6</b>

- (1) "Adjusted Net Acres" represents land available for development after critical areas, anticipated right-of-way and public purposes needs and a market factor have been taken into account.
- (2) "Other" represents mixed-use opportunities in certain zones.

After deducting for constraints, future right-of-way and public purpose needs, and after applying a market factor, the Buildable Lands analysis shows that Auburn has approximately 1,377.5 adjusted net acres of vacant and redevelopable residentially zoned land during the planning period through 2022. As seen in Figure 3.2, the majority of available land for development is zoned for single-family residential purposes.

Based on the residential land supply analysis and historical densities, an estimate of housing unit capacity was developed. Figure 3.3 identifies the estimated capacity (in housing units) in King County by the predominant zoning type. This estimate shows a capacity of approximately 6,525 housing units in the King County portion of the City exists to the year 2022.

**Figure 3.3**  
**Housing Unit Capacity By Residential Zoning Type (King County)**

	<b>Capacity (Housing Units)</b>
Single Family	3,958
Multi-Family	2,002
Mixed Use	565
<b>TOTAL</b>	<b>6,525</b>

(1) Capacity figures include units in the pipeline.

### **Employment Capacity (King County)**

As part of the King County Buildable Lands analysis, employment capacity was also estimated. This methodology involved a similar approach as the residential capacity analysis. The supply of both vacant and redevelopable commercial and industrial land was determined. As with residential capacity, net land supply for commercial and industrial purposes took into consideration critical areas, anticipated future right-of ways, land for public purposes and applied a market factor to land that may not be available for development during the planning period.

Estimates of how much commercial and industrial square footage could be developed on property were calculated. Employment capacity was developed applying a floor area per employee ratio.

Figure 3.4 identifies the gross and adjusted net vacant and redevelopable land by commercial and industrial land use from the King County Buildable Lands analysis. Again, adjusted net acres represents the amount of gross acres available for development after assumptions about critical areas constraints, future right of way needs, land for public uses and the market factor have been considered.

**Figure 3.4**  
**Gross and Adjusted Net Acres of Commercial and Industrial**  
**Land Supply (King County)**

	<b>Gross Acres</b>	<b>Adjusted Net Acres (1)</b>
Commercial Vacant	164	136.1
Commercial Redevelopable	81.8	66
Industrial Vacant	499.3	327.3
Industrial Redevelopable	256.9	176.3
Mixed Use Vacant	2	1.6
Mixed Use Redevelopable	56.4	45.5
<b>TOTAL</b>	<b>1,060.2</b>	<b>753</b>

1. "Adjusted Net Acres" represents land after critical areas, future anticipated streets, land for public purposes and market factor have been considered.

Figure 3.4 indicates that approximately 1,060 gross acres of vacant and redevelopable commercial, industrial and mixed use zoned land exists, with most of this land being industrially zoned. Adjusted for constraints, future infrastructure needs and a market factor, slightly more than 750 net acres exists.

Figure 3.5 below summarizes employment capacity developed as part of the Buildable Lands analysis by land use zone type. It shows that the City of Auburn has employment capacity for over 17,750 jobs, with a majority of those jobs being on industrially zoned land.

**Figure 3.5**  
**Employment Capacity by Zoning Type (King County)**

<b>Zone Type</b>	<b>Employment Capacity</b>
Commercial	3,559
Industrial	12,053
Mixed Use	736
Other (1)	1,410
<b>TOTAL</b>	<b>17,759</b>

(1) "Other" includes estimates of employment associated with pipeline projects identified at the time of the Buildable Lands analysis.

### **Pierce County Buildable Lands Analysis**

While the overall objective of the Pierce County Buildable Lands analysis was similar to King County's, certain elements were done differently. The

majority of land within the city limits at the time of the buildable lands analysis (Year 2005) was part of the Lakeland Hills South Planned Unit Development (PUD). The majority of the additional residential vacant land was part of approved preliminary plats. Therefore, estimates of residential population housing units were based on planned densities established as part of the PUD approval and a related annexation agreement with the developer, and also took in account the other approved projects. Estimates of employment were based on known employment areas within the PUD.

Based on the Pierce County Buildable Lands analysis, it was determined that the City of Auburn’s population growth to the year 2022 would be 10,500 people. This translates into the need for approximately 1,789 housing units.

The Pierce County Buildable Lands analysis includes a 2022 employment target of 403 and an employment capacity of 543. This estimate was based on the likely employment generated by the commercial parcels located within Lakeland Hills South PUD and other vacant commercial lands along A St. SE.

(Specifics regarding the Pierce County Buildable Lands analysis may be found in the “Pierce County Buildable Land Reports – A Monitoring and Evaluation analysis of Urban Growth and Development Capacity for Pierce County and its Cities and Towns”, September 1, 2007.)

**Evaluation of Capacity Against Projected Growth -Targets**

King County and Pierce County both have allocated housing unit and employment targets to local jurisdictions. These targets were recently updated with the revised population forecasts released by the Office of Financial Management for each county. The City of Auburn’s allocation targets are presented below in Figure 3.6.

**Figure 3.6  
City of Auburn 2006-2031 Housing Unit/Employment/Population  
Allocations (King and Pierce counties)**

	Housing Units	Employment	Population
<b>King County</b>	9,620	19,350	N/A
<b>Pierce County</b>	386	206	7,950

These revised housing and employment target numbers were updated to assist jurisdictions in their comprehensive plan updates as well as coincide with the updates to the Countywide Planning Policies. An updated buildable lands report will not be completed until 2012 and at that time the

City will be able to determine its housing and employment capacity and whether land use changes are warranted.

**Buildable Lands Analysis Limitations**

It is important to note limitations to the Buildable Lands analysis. The Buildable Lands analysis is based on identifying actual densities for a five-year period and then applying these densities to available land. Whether or not the densities achieved for the discrete five-year period will be a true reflection of future densities is one consideration. As land becomes increasingly scarce and land values rise, there will be a tendency for land to be more intensely used over time with higher densities.

Also, how much land could be developed is not a predictor of whether it will be developed. Ultimately the market will dictate how much land will be developed. Attempting to predict the market was beyond the scope of the Buildable Lands analysis.

**Issues and Background**

**Auburn's Potential  
Annexation Area**

Auburn's Comprehensive Plan contains policies which designate types and intensities of land uses that will accomplish the City's long range goals. Since the Plan depicts a long term perspective of the City's growth, it is appropriate to also include on the Comprehensive Plan map those areas which may not currently be within the City limits, but are planned to be in the future. These areas are within the city's potential annexation area (PAA). (Map I.1). However, due to recent annexations, the amount of land remaining within the PAA is relatively small.

The city provides water and sewer service to many portions of the PAA. In addition, growth in the PAA can have significant impacts on other City services. Hence, it is important for City decision makers to consider the growth in these areas as well as within the city limits when making decisions concerning capital projects such as water and sewer extensions and road projects. (For a more thorough discussion of these issues; see Chapter 13, "Development in the Unincorporated Areas and Annexation.")

**GOAL 5.**

**CITY EXPANSION AND ANNEXATION**

To ensure the orderly development and annexation of the City's potential annexation area in a manner that ensures adequate and cost-effective provision of required urban services and facilities, reduces sprawl, implements the goals, objectives and policies of the Auburn Comprehensive Plan, and protects designated rural areas.

Objective 5.1 To designate Auburn's potential annexation area and to include those areas on the City's Comprehensive Plan Map.

Policies:

LU-1 Auburn's Potential Annexation Area is shown on Map 3.1. Map 3.1 also depicts Growth Impact Areas. These Growth Impact Areas are generally adjacent cities or unincorporated County lands in which development that occurs potentially impacts the city of Auburn.

LU-2 The Auburn City Council may revise the boundaries of the Potential Annexation Area in the future, in response to:

- a. Amendments to the King County Urban Growth Area as specified in the King County Countywide Policies;
- b. Discussions between Auburn and adjacent jurisdictions regarding Potential Annexation Area boundaries;
- c. Discussions with Pierce County concerning the designation of Potential Annexation Area boundaries; or
- d. Changed circumstances relating to population and employment growth and projections, urban service feasibility, or similar factors.

### Urban Form

Planning deals with the basic geographic form of the city. Auburn's existing form separates the city into two parts: a concentration of employment base on the west with sufficient existing and potential jobs to be of regional significance (region serving area), and residential and locally oriented business uses to the east (community serving area). This existing policy of a "split" form has generally been effective in avoiding gross land use conflicts between residential uses and more intensive (e.g. industrial) land uses. This Plan's policies maintain this basic split policy. However, Auburn's downtown area is also treated as a unique (both region and community-serving) part of the city's form.

Another aspect of a city's form is its development intensity. Varying intensities of development require different configurations of city services and facilities and create different community impacts. The location of different intensities can also assist in establishing the city's character and identity, and can be instrumental in furthering other important goals (protection of critical areas, protection against natural hazards, etc.).



Policy established by the 1969 Comprehensive Plan assumed that the city would eventually be completely urban in character and the City's approach to developing its service delivery system was driven by this assumption. At that time no City policy or program addressed agricultural preservation. While extensive areas with rural development require expensive restructuring of the City service delivery system, strategic long-term protection of some of these areas can assist in limiting urban sprawl, maintaining diversity of living environments, and protecting important environmental resources, in particular the City's water source at Coal Creek Springs. This Plan designates a limited amount of Residential Conservancy area for this purpose, which should not significantly affect the overall cost of city services.

**GOAL 6. URBAN FORM**

To establish an orderly urban form which separates uses on the basis of their functional relationship to the community, and which reinforces the identity of the community.

Objective 6.1. To physically separate region serving employment centers and other regionally oriented land uses from areas that are residential or local in character while ensuring that regional facilities strengthen the community as a whole and enhance downtown Auburn.

Policies:

LU-3 Areas on the valley floor which are suitable to support large scale economic development projects should be reserved, for the most part, for uses which support Auburn's role as a regional employment and commercial center (to be known as the Region Serving Area -- See Map 3.2).

LU-4 Areas delineated on the Urban Form Map (Map 3.2) as the Community Serving Area should be reserved for uses which are local in character or serve local markets.

LU-5 Link together regionally significant land uses such as the SuperMall, Green River Community College, Boeing, Emerald Downs, and commercial uses on Auburn Way in a manner that enhances the regional stature of Auburn while providing services, employment and tax base for the community. Linkages should be designed to enhance Downtown Auburn as the community's focal point.

Objective 6.2. Maintain downtown as an area that uniquely serves both regional and community needs.

## Policies:

- LU-6 The downtown urban center shall be the focal point of the Auburn community. It should include a mix of uses including, but not limited to, government and civic uses, retail, residential and services that are appropriate to fill that role.
- LU-6A Focus growth and development in the Auburn Downtown urban center to support economic development, complement transit oriented development, direct growth pressures away from single family residential neighborhoods, and implement regional growth management strategies.

Objective 6.3. To protect community identity while promoting diversity and conserving rural amenities, by designating rural areas along the city's periphery and in areas with significant environmental values.

## Policies:

- LU-7 The City shall support the County agricultural program in securing the development rights to strategically located parcels, especially along the northern city boundary and at the start of the Upper Green River Valley.
- LU-8 The City should limit accessible City utility systems into the Upper Green Valley, and shall limit density, thus preserving the character of the area and encouraging continued cultivation on these properties.
- LU-9 The City shall protect Coal Creek Springs by: 1) limiting density to less than one residential unit per four acres within the area tributary to the Coal Creek Springs Watershed and by 2) designating a Special Planning Area for the Mt. Rainier Vista site.
- LU-10 The City shall support low density County zoning adjacent to the city on the Enumclaw Plateau Agricultural District and will not extend City sewer and water facilities into the area if it will promote urban development.
- LU-11 The City shall consider the impacts of new development activities on resources (including agricultural resource lands, cultural resources, forest resource lands, and mineral resource areas (Map 9.4)), the environment and natural resources

(particularly critical areas, wildlife habitats and water quality) as part of its environmental review process.

Objective 6.4 Maintain low-density “urban separators” areas which protect environmentally sensitive areas and create open space corridors within and between urban areas, consistent with the King County Countywide Planning Policies.

Policy:

LU-12 The City shall maintain urban separators in the Lea Hill area as designated by King County.

**Residential  
Development**

Within most communities, a range of housing densities is allowed to provide a variety of housing opportunities. The wider the range, the greater the opportunity for individuals to find housing relative to their particular needs, affordability and preference.

While the City's policy provides for a relatively wide range of residential densities, development over the past decade has been heavily concentrated toward the middle and upper levels of the range (See discussion in Chapter 4, Housing Element).

As land costs have escalated in the region, however, Auburn has remained relatively affordable to the average family.

This Plan provides that the City should seek to restore the traditional character of the community by encouraging preservation and development of housing that is suitable to the retention and attraction of families within the community. This would be best accomplished by focusing multi-family development in the urban center, protecting the residential character of existing single family neighborhoods and promoting the development of new neighborhoods of single family homes. Consequently, residential land use policies will emphasize the creation and preservation of single family neighborhoods, while still encouraging the development of other housing types for those who need or want them.

**GOAL 7. RESIDENTIAL DEVELOPMENT**

To emphasize housing development at single family densities, in order to reestablish a mix of housing types appropriate for a family oriented community, while recognizing the need and desire for both lower density and higher density housing appropriately located to meet the housing needs of all members of the community.

Objective 7.1. To establish a system of residential densities that accommodates a range of housing choices appropriate for the city.

Policies:

- LU-13 The City should promote the provision, preservation and maintenance of adequate housing for the city's residents by encouraging a balanced mix of housing types and values appropriate to the income levels and lifestyles of area residents. Auburn has always been willing to accept its "fair share" of low and moderate cost housing opportunities. However, this has translated into a great disparity in Puget Sound communities with cities such as Auburn receiving more of these types of housing than other comparable communities. This has had impacts in terms of the costs of meeting human service needs as well as some poorly maintained multifamily properties which have caused a variety of problems. Auburn will work to insure that housing units are equitably distributed across the region in terms of both physical location and cost.
- LU-14 Residential densities in areas designated "residential conservancy", which represent areas that have environmental constraints or which promote protection of City water sources, should be no greater than 1 dwelling unit per 4 acres until such time public facilities are available. Where it is found through a land use approval process to be supportive of the purpose of the "residential conservancy" designation, where it does not substantially adversely impact the surrounding residential community and demonstrates compliance to development standards specified in the zoning code, agricultural uses and limited commercial uses in support of agricultural uses may be allowed with appropriate environmental protection.
- LU-15 The area designated "residential conservancy" allows for a lifestyle similar to that of rural areas since the lower density established protects the critical areas such as the City's Coal Creek Springs watershed. A rural lifestyle generally includes allowance of farm animals, streets not urban in character (e.g. no sidewalks, street lights only at intersections), and limited agricultural type uses. The "residential conservancy" also allows appropriate-scale commercial activity in support of agricultural uses where it is found through a land use approval process to be supportive of the purpose of the "residential conservancy" designation, where it does not substantially adversely impact the surrounding residential community and

demonstrates compliance to development standards specified in the zoning code.

- LU-16 Residential densities within designated “urban separators” should be no greater than 1 dwelling unit per acre. Clustering of allowed density onto a portion of a site should be favorably considered.
- LU-17 Residential densities in areas designated for single family residential use should be no greater than 7 units per net acre. These areas should be served with good transit availability (1/4 mile or less to a route with at least half hour service). Accessory dwelling units should be permitted to allow increased densities. The bulk of the single family residential community should be developed at a density of between 4 and 7 dwelling units per net acre. Increased density is achievable through flexible development standards, if certain criteria are met, as established in city code.
- LU-18 Residential densities in areas designated for multiple family development should not exceed 20 units per net acre. Multiple family densities should generally decrease with proximity to single family areas. Multiple family densities may exceed 20 units per acre provided they are within walking distance of 1/4 mile from regional transit facilities or are targeted to populations not requiring outdoor recreation areas and having low private automobile usage (e.g. nursing homes). These targeted developments should be located in close proximity to shopping, medical and public transportation services. Increased density is achievable through flexible development standards, if certain criteria are met, as established in city code.

Objective 7.2. To designate land for the development of new single family homes.

Policies:

- LU-19 In applying the land use designations of the Comprehensive Plan, first consideration shall be given to designating an area for single family residential use.
- LU-20 Most of the undeveloped areas of the Community Serving Area of the city (see Map 3.2) shall be reserved for single family dwellings. The ability to buffer the area from incompatible land uses and heavily traveled arterials or highways should be considered in designating currently undeveloped areas for future single family use. Such buffering can be accomplished

by taking advantage of topographic variations and other natural features, requiring expanded setbacks along arterials, by orienting lots and houses away from arterials, by designating moderate density multiple family areas as transitional areas, and by other means.

Objective 7.3. To promote the development of quality single family neighborhoods which relate the design and types of residential areas to important natural and manmade features.

Policies:

- LU-21 Residential development should be related to topography, circulation, and other amenities, as guided by policies of this Plan.
- LU-22 Residential development should be discouraged in poorly drained areas.
- LU-23 The development of new neighborhoods should be governed by development standards which allow some flexibility. Flexibility should be considered to encourage compact urban development, to provide protection of critical areas and resource lands (including, but not limited to, agricultural resource lands, cultural resources, forest resource lands, mineral resource areas (Map 9.4) hillsides or wetlands), and to facilitate non-motorized transportation. Increased density is achievable through flexible development standards, if certain criteria are met, as established in city code.
- LU-24 The development of residential areas should recognize the importance of community and public facilities in developing a sense of neighborhood and community.
- LU-25 Residential development of shoreline areas shall be in accord with the City's Shoreline Management Program and should provide for the retention of public access to these areas. Special care should be taken in the design of residential areas in shoreline areas to reduce the potential conflict between residential use and public access.
- LU-26 Emphasis shall be placed upon the manner in which the recreational needs of the residents shall be met in the approval of any residential development.

LU-27 Any change from the residential conservancy designation shall be to a single family designation. Single family residential areas should also be used to buffer rural areas from other urban uses.

LU-28 Areas abutting major arterials should be carefully planned to avoid potential conflict between the development of the arterial and single family uses. Single family uses in such areas should be platted in a manner which orients the units away from the arterial. Where such orientation is not possible, a transition area should be allowed for non-single family uses which reduce total driveway connections to the arterial. In any case, non-motorized access between residential areas and arterials should be provided. In areas with existing single family developments, substantial flexibility can be permitted for street front buffering.

Objective 7.4. To establish new neighborhoods in a way that will minimize the potential for intrusion of incompatible uses.

Policies:

LU-29 Development design should utilize and preserve natural features, including, but not limited to, topography and stands of trees, to separate incompatible land uses and densities.

LU-30 Development design should use open spaces, including parks, to separate incompatible uses.

LU-31 Development codes shall be modified to allow the City to require that landscaped buffers, natural area preservation or other measures are utilized to separate new residential developments from incompatible uses and major streets. These buffers should permit access between the residential area and the major street by pedestrians and bicyclists.

**Multiple Family Housing**

The escalating gap between the costs of housing and the ability to pay rental or mortgage prices has increased the demand for multi-family units. Unfortunately, it is clear that the development of multiple family dwellings in single family areas has created an adverse reaction. The level of conflict between single family neighborhoods and multiple family dwellings must be reduced. Since much of this reaction is related to the design of these structures, design standards could substantially reduce this problem for new construction.

Objective 7.5. To meet the need for multiple family dwellings while avoiding conflict with single family residential areas.

Policies:

- LU-32 In considering where future higher density development should locate, priority shall be given to designated Special Planning Areas (where such use can be balanced and planned with single family areas), the Downtown and areas with high levels of transit service.
- LU-33 Unless required for other purposes, the need for new higher density developments shall be based on local need for such units and should not substantially exceed a fair regional share of such housing.
- LU-34 Multiple-family developments should be located functionally convenient to the necessary supporting facilities including utilities, arterials, parks, transit service, etc.
- LU-35 Design codes and guidelines are developed for multifamily housing to ensure high quality design and compatibility with surrounding development. These standards should be reviewed periodically to remain consistent with planning trends and market demands.
- LU-36 Multiple family dwellings shall not be permitted as a matter of right in single family residential districts, but should be permitted only where necessary to remove potential blight, to buffer single family uses from incompatible uses or activities, or to allow effective use of vacant areas. Standards for such siting should provide for design review to ensure compatibility and provide that the density of development is consistent with the density of the adjoining single family uses.
- LU-37 Siting of moderate density units shall be encouraged as a buffer between single family areas and more intense uses. Such buffering is appropriate along arterials where existing platting prevents effective lot layout for single family units. Also, such buffering is appropriate between single family areas and commercial and industrial uses. Where there are established single family areas, the design and siting of moderate density units shall be controlled to reduce potential conflicts and to ensure buffering of uses. Higher density units are not to be considered such a buffer.



LU-38 Higher density developments or larger scale multiple family developments should be limited to residential areas where they can be developed as a unit with the necessary supporting facilities. Such development shall provide adequate access by developed arterials with minimal potential to generate traffic through single family areas. Extensive buffering measures shall be required where such areas adjoin single family residential areas. Care should be exercised to avoid creating barriers to pedestrian and bicycle movement. Where feasible, new multiple family development should be planned in conjunction with single family and moderate density development.

### **Manufactured Homes**

Manufactured homes provide affordable housing to many Auburn residents. In many cases, they provide the opportunity of home ownership to households which cannot afford to purchase more traditional types of housing. However, poorly designed, high density manufactured home parks can raise the same issues that multiple family developments pose. Careful design and placement of manufactured housing in parks especially with appropriate landscaping, can greatly reduce problems associated with such development.

This Plan's policies continue to recognize the benefits that manufactured homes can have on housing affordability. Improved codes requiring high standards for the design and siting of manufactured home parks and units on individual lots should be implemented.

#### **Objective 7.6**

To continue to allow manufactured homes as an affordable form of home ownership, provided that such developments are carried out in a manner which supports rather than detracts from the quality of the community and adjacent uses.

#### **Policies:**

LU-39 The siting of new manufactured home parks shall be subject to the same policies applicable to high density residential development. Manufactured home park densities should not exceed 8 units per acre. New manufactured home parks shall be bordered or contained by physical features, or planned and designed as part of a larger development incorporating other housing types in a manner which limits further manufactured home park expansion into adjacent areas.

- LU-40      Manufactured homes shall be permitted on single family lots provided that they are sited and constructed in a manner which would blend with adjacent homes. Manufactured homes must be new units, meet minimum dimensional standards (double wide) and be placed on permanent foundations, consistent with State law.

### **Moderate and High Income Housing**

The City wants to increase the amount of housing oriented toward those with moderate and high incomes. A jurisdiction typically encourages a type of development by providing incentives which lower the cost of producing that development type, thereby increasing its potential profitability. With the limited financial resources available to municipalities it is difficult to justify financial incentives to increase the profitability of the production of market rate housing. Further, since the production of housing for moderate and higher income groups is profitable without these incentives, it is not clear that incentives will have the desired effect of increasing the number of houses produced.

Potential solutions to this issue need to address the demand side of the market rather than the supply. The market will provide these types of housing if there is sufficient demand for it within the city. Auburn can increase the demand for housing by those with moderate and higher incomes by improving its image within the region and making itself known as a desirable place to live. A comprehensive approach to increasing the demand for moderate and high income housing is through the implementation of this comprehensive plan. By building a community with parks and open spaces, job opportunities, high environmental quality, and abundant supportive services including commuter rail, Auburn will create for itself a more desirable image within the region and therefore a wider range of income groups will choose to live in Auburn.

Policy:

- LU-41      Development regulations should ensure that Auburn obtains its "fair share" of high end single family housing. This does not represent a decrease in Auburn's commitment to maintaining the majority of its housing stock as housing affordable to middle income households.

### **Neighborhood Quality**

Auburn's existing stable residential neighborhoods form an important component of the community's character. Maintaining the vitality and stability of these neighborhoods is a key goal of this Comprehensive Plan.

**GOAL 8. NEIGHBORHOOD QUALITY**

To maintain and protect all viable and stable residential neighborhoods.

Objective 8.1 To maintain and enhance all viable and stable residential neighborhoods.

Policies

LU-42 Regulatory decisions in all residential neighborhoods shall result in maintenance or enhancement of the neighborhood's residential character.

- a. The location of uses other than those permitted outright shall only be allowed as specified in this comprehensive plan and in the zoning code.
- b. Approval of any non-residential land use shall occur only after a public hearing process.
- c. The City recognizes the important role that public facilities (such as sidewalks, neighborhood parks and elementary schools) and limited scale quasi-public uses (such as smaller churches and daycare centers) play in maintaining viable residential neighborhoods.
- d. Single family detached residential neighborhoods should be protected from intrusion by non-residential or large scale multi-family uses.

LU-43 The City shall seek to abate existing incompatible uses in residential neighborhoods. Mineral extraction operations within mineral resource areas (Map 9.4) operating in compliance with the conditions of their permit are not incompatible uses.

LU-44 Home occupations in residential neighborhoods shall be permitted only if they comply with performance standards that ensure compatibility with adjacent residential uses.

LU-45 Limited agricultural uses and commercial uses (such as daycare centers) may be permitted as a principal use, but only under appropriate conditions, by means of conditional use or administrative use permits when landscaping and design features can be used to minimize impacts on surrounding uses and the site is:

- a. Along the border of residential neighborhoods; or
- b. In specific areas where site specific conditions may limit the use of the site for residential uses; or
- c. Along arterials transecting residential neighborhoods.

LU-46 Development standards and regulations for residential areas should avoid unnecessary barriers to the renovation and improvement of homes in established neighborhoods built to previous standards.

LU-47 The City should give special attention to improving the quality of low income neighborhoods and seek to implement programs which encourage rehabilitation of deteriorating structures and facilities in such neighborhoods. (Guidance for this policy is provided by the City's annual Block Grant Program Plan.)

Objective 8.2 To provide for the orderly transition to other uses of older residential areas that are no longer viable.

Policies:

LU-48 The management of areas in transition from existing residences to a planned non-residential use, should balance the needs of existing residents with the need to accommodate new uses.

LU-49 Greater flexibility should be provided for home occupations in transitional areas.

LU-50 Whenever considering a conversion from single family to another use, the applicant's burden shall be on demonstrating the unsuitability of an area for continued single family use.

## **Commercial Development**

Commercial land development provides needed services and jobs to Auburn and regional residents and visitors. Further, it is a major component of Auburn's tax base through the sales tax and property taxes it generates.

There are several different types of commercial land, each providing different types of services and jobs. The discussion and policies that

follow recognize the importance of each of these types of commercial development and the important role that they play.

**GOAL 9. COMMERCIAL DEVELOPMENT**

To maintain and establish a variety of commercial environments which provide the full range of commercial services to the community and region in a manner which reduces conflicts between different types of commercial services and other uses.

*Neighborhood Commercial*

Small commercial centers within or adjacent to residential neighborhoods serve a useful function in providing convenient access to neighborhood residents for their "everyday" or "convenience" shopping needs. These centers can serve to reduce the number of automobile trips or at least shorten them by providing services near one's residence. For neighborhood centers to provide these benefits, attention must be paid to ensuring adequate access to these centers from the adjacent neighborhood. However, these commercial areas can also adversely affect a neighborhood by generating traffic and land use conflicts.

Due largely to the extensive commercialization of Auburn Way and the north/south orientation of the developed portions of Auburn, few residential neighborhoods within the city lie more than several blocks from a commercial area. Significant outlying commercial centers have also been developed, so that the currently developed residential neighborhoods are adequately served. However, future large scale residential developments will create a need for new small-scale commercial centers. This Plan's policy toward neighborhood commercial centers balances needs for shopping convenience with the protection of residential neighborhoods, and seeks to limit the development of new inappropriate commercial strips.

Objective 9.1. To provide for the convenience commercial needs of residential areas, while protecting existing and future residential neighborhoods from the disruptive effects of commercial intrusions.

Policies:

LU-51 Existing neighborhood oriented commercial centers should be identified and designated. Commercial uses within these centers should be limited to those having primary market areas considerably smaller than the entire community.

- LU-52 Designated neighborhood commercial centers should be prevented from spreading along the arterials that serve them.
- LU-53 A prime consideration in permitting the expansion of existing neighborhood commercial areas shall be the ability to adequately buffer any nearby residences from disruptive impacts.
- LU-54 In some instances of existing neighborhood commercial centers, a transition zone of moderate density residential uses should be designated between the center and single family residential areas.
- LU-55 New neighborhood commercial centers should be considered under the "Special Planning Areas" concept. Such areas should be carefully designed and integrated into the overall area development plan so as to minimize traffic and land use conflicts. Commercial uses should be limited to those having primary market areas approximately the size of the special planning area.
- LU-56 Consideration should be given to providing adequate access to neighborhood commercial development by non-motorized modes such as walking and biking. Barriers to these modes such as walls and fences should be removed when possible and shall be avoided in new development.

#### *Mixed Use Centers*

Commercial centers at times can through a proper mix of uses be integrated with residential components. These mix use centers serve in providing convenient services, alternative living environments, and efficient use of both land and infrastructure.

#### Objective 9.2

To provide where appropriate mixed use of commercial and residential development designed to assure compatibility of uses inside the commercial center and adjacent residential neighborhoods

#### Policy:

- LU- 57 Mixed-use developments with both commercial and residential components are encouraged in Light Commercial centers. These developments should include primarily retail stores and offices designed to provide convenient shopping and other services for nearby residents. Industrial and heavy commercial uses should be excluded.

Design features of mixed-use developments should include the integration of the retail and/or office uses and residential units within the same building or on the same parcel. Ground level spaces should be built and used predominately to accommodate retail and office uses. Off-street parking should be located behind or to the side of the buildings, or enclosed within buildings. Accessible pedestrian connections and bicycle paths must be designed to facilitate safe connections within the development, along adjacent roads adjacent and to adjacent residential developments.

Design guidelines for mixed-use development have been developed. These guidelines should be reviewed and amended periodically to be consistent with current planning trends and market demands.

#### *Highway Commercial*

While commercial uses along arterials (often called "strip commercial" development) provide important services to community residents, the proliferation of commercial uses along arterials raises several land use planning issues. On the negative side, strip commercial development creates traffic flow problems and conflict with adjacent land uses. Due to their "linear" nature, commercial strips result in a maximum area of contact between commercial uses and other land uses resulting in a high potential for land use conflicts. Poor visual character due to excessive signage and architectural styles designed to attract attention instead of promoting a sense of community is an additional concern. Pedestrian shopping is made difficult, resulting in greater generation of automobile traffic, and large fields of asphalt parking lots are needed to accommodate single purpose vehicle trips.

Despite the problems associated with commercial development along arterials, many such locations are often quite unsuitable for other uses, due to the impacts associated with heavy traffic volumes. Also, many commercial uses thrive at such locations due to high visibility and accessibility. The Plan seeks to manage existing arterial commercial areas to take advantage of the accessibility they provide, while minimizing traffic and land use conflicts and improving their visual appearance through an enhanced design review process and development standards.

Objective 9.3. To encourage the appropriate use of areas adjacent to heavily traveled arterials while minimizing land use and traffic conflicts by:

1. Managing the continued commercial development of existing commercial arterials in a manner which minimizes traffic and land use conflicts.
2. Conserving residential qualities along heavily traveled arterials which are not yet commercialized, by restricting commercial development to types which provide an appropriate buffer.
3. Protecting existing, viable residential areas along lesser-traveled arterials, from commercial development.
4. Concentrate population and employment growth within the eight key economic development strategy areas within the City identified as follows:
  - Auburn Way North Corridor
  - Auburn Way South Corridor
  - Urban Center
  - Auburn Environmental Park and Green Zone
  - 15<sup>th</sup> Street SW/C Street SW/West Valley Highway/Supermall
  - A Street SE Corridor
  - SE 312<sup>th</sup> Street/124<sup>th</sup> Avenue SE Corridor
  - M Street SE between Auburn Way North and Auburn Way South.

Policies:

- LU-58 The City has identified those existing commercial arterials that are appropriate for continued commercial development and employment growth as well as a concentration of population growth. These areas are identified as the eight economic development strategy areas as identified under Objective 9.3. Sub-area plans for these strategy areas should be developed.
- LU-59 The City shall review its standards relating to the number, size and location of driveways to ensure consistency with goals and policies relating to arterial commercial development.
- LU-60 The City shall encourage the grouping of individual commercial enterprises along commercial arterials to promote the sharing of parking areas, access drives and signs. Such grouping can be encouraged through land division regulations, sign regulations and development standards.
- LU-61 Moderate density multiple family residential development shall be used to buffer general (heavy) commercial arterial development from single family development. Extensive



screening and landscaping shall be used to buffer general commercial uses from multiple family uses. However, the placement of walls and fences and site designs which prevent easy access by bicyclists and pedestrians should be avoided.

- LU-62 Arterials experiencing strong pressure for commercial development, but not yet committed to commercial uses, shall be designated for mixed use commercial and high density multi-family uses. Development regulations should encourage the development of professional office and similar uses and multiple family housing, with development and design standards carefully drawn to ensure preservation of a quality living environment in adjacent neighborhoods.
- LU-63 Residential arterials having good potential for long term maintenance of a quality living environment should be protected from the intrusion of commercial uses. In some instances, these may be appropriate locations for churches and other religious institutions, or moderate density multiple family uses.
- LU-64 Newly developed arterials shall incorporate design features, and development of adjacent land shall be managed such that creation of new commercial strips is avoided. Land division regulations shall result in single family residences being oriented away from the arterial, with access provided by a non-arterial street.
- LU-65 Along the Auburn Way South Corridor, employment and population growth should be limited to north of the R Street SE overpass.
- LU-66 The City should develop design standards and guidelines for development along arterials to improve their visual appearance.

#### *The Regional SuperMall*

The development of the "*SuperMall of the Great Northwest*" on 155 acres near the junction of SR167 and SR18 in the 1990's has led to a "destination" mall attracting consumers from long distances.

During the Mall's development review, a number of issues were raised. Included in these issues were the impacts of the SuperMall on Auburn downtown and the possibility of commercial sprawl around the SuperMall that would exacerbate impacts to the downtown and traffic around the SuperMall.

Since that time, several factors have changed. Auburn's downtown, as a designated urban center, has developed a more specific vision for the community. Also, it is not expected that the SuperMall will develop to its maximum square footage and retail commercial uses have become a more important local government revenue source.

The City should continue its commitment to the SuperMall's development as a regional attraction, and take advantage of the SuperMall's presence to complement strategies related to downtown preservation and development.

Objective 9.4. To capture the retail market of customers visiting the SuperMall and strengthen Auburn's role as a major retail commercial center for the region.

Policies:

LU-67 Support commercial development around the SuperMall that complements its role as a regional shopping center as well as future redevelopment that could include high density housing.

LU-68 The City will oppose the development of a regional shopping center in the unincorporated areas in the vicinity of the city.

LU-69 The City will seek ways to draw customers from the SuperMall into the downtown and other areas within the city.

LU-70 The City shall continue to recognize and support the development of downtown Auburn as a focal point of the Auburn community.

### **Downtown Auburn**

Downtowns have historically served as the business, cultural and governmental focal points of their communities. In many communities (like Auburn) this role has been challenged by new shopping patterns focused on regional malls and commercial areas outside of the downtown. Maintaining a healthy and vital downtown Auburn continues to be important as it is recognized by residents as a focal point of the community and an important element of the City's identity.

In May 2001, the Auburn City Council adopted the Auburn Downtown Plan. The Auburn Downtown Plan is the City's updated strategy to continue its downtown revitalization efforts consistent with State, regional and local growth management planning concepts and strategies. The Auburn Downtown Plan, and this Plan, provides that Downtown Auburn

should remain the commercial, cultural and governmental focal point for the community. Efforts to enhance this function for Downtown Auburn are strongly supported.

The Auburn Downtown Plan is based on implementing policies and strategies through partnerships and innovative techniques. The City, the downtown business community and members of the community at-large will need to work closely together to maintain and upgrade the quality of the downtown working, living and shopping environment.

Part of the impetus for developing new strategies to approach downtown revitalization is the development of the Sound Transit Commuter Rail Transit Station. The Auburn Downtown Plan seeks to build on the excitement and energy resulting from public investment in the Transit Station and in other public investments such as the Third Street Grade Separation project.

The Auburn Downtown Plan envisions downtown as an urban center. Designation as an urban center was achieved in 2004. Auburn's urban center:

- Establishes a 220 acre planning area that is the focus for downtown redevelopment.
- Provides incentives for downtown development and redevelopment through policy direction that supports:
  - Elimination of transportation impact fees;
  - Elimination of stormwater improvements for redevelopment of existing sites that do not result in an increase in impervious surface;
  - Lower level of service for transportation facilities; and,
  - Reduction in the off-street parking requirements compared to other areas in the city.
- Encourages non-motorized pedestrian and bicycle connections and linkages to and within the urban center area.
- Encourages protection of historic assets and resources from redevelopment activities.
- Identifies potential catalyst projects and sites to spur development activity in the downtown and better focus redevelopment and marketing efforts.
- Encourages more residential development downtown and also 24-hour type uses and nighttime activity.
- Seeks to remove undesirable land uses and other blighting influences in the downtown area.
- Promotes street improvements and enhancements to improve access and the visual qualities of the streetscape.

In early 2007, the City established a new zoning district for the majority of downtown, the Downtown Urban Center (DUC) district. Unlike other zones, this district allows all types of land uses unless specifically prohibited. In addition, it regulates the intensity of development by allowed Floor Area Ratio (FAR) and provides incentives for higher intensity of use. The DUC zone also features relaxed parking standards from those found in other zone districts and by reference, adopted Design Standards to ensure a high quality of development in the downtown area.

## **GOAL 10 DOWNTOWN**

To encourage development and redevelopment within Downtown Auburn which reflects its unique character as the community's historic center, that is consistent with the Auburn Downtown Plan's vision for Downtown Auburn as an urban center within King County and the Puget Sound region.

Objective 10.1 To preserve and enhance the role of downtown Auburn as the focal point of the Auburn community for business, governmental and cultural activities.

### Policies:

- LU-71 For the purpose of implementing the goal and policies for downtown Auburn, "downtown" shall generally be considered that area bounded on the south by Highway 18; on the east by "F" Street; on the north by Park Avenue (extended); and on the west by the Union Pacific tracks. (See Map 3.3)
- LU-72 Auburn's urban center/regional growth center boundaries shall be those established as the planning area for the Auburn Downtown Plan adopted May 2001 (See Map 3.4).
- LU-73 Implement the policies and strategies of the Auburn Downtown Plan to support development of Auburn's urban center.
- LU-74 Encourage the attainment of urban center growth forecasts through implementation of higher intensity development to achieve the efficient use of land.
- LU-75 Downtown shall continue to be recognized as the business, governmental and cultural focal point of the community. A diversity of uses including multifamily residential should be encouraged to maintain a vibrant, active and competitive center for the City of Auburn.

- LU76 The City should continue to support the development and rehabilitation of multiple family housing in the Downtown, as part of mixed use projects.
- LU-77 The City shall maintain an ongoing downtown planning and action program involving the downtown business community and other interested groups. This activity should be guided by this Plan and the Auburn Downtown Plan.
- LU-78 The City shall continue to give priority consideration to the maintenance and improvement of public facilities and services in the downtown area.

*Downtown Land Uses*

Objective 10.2 To recognize areas within the downtown that have identifiable characters and uses.

- LU-79 The area north of First Street North, west of Auburn Avenue, south of Fifth Street North and east of the Burlington Northern tracks should be designated and managed as a medical and professional services area. New heavy commercial and industrial uses should be prohibited and existing ones amortized. Commercial uses supporting medical and professional uses should receive priority.
- LU-80 To increase consistency with the Urban Center boundary, the area lying generally east of "D" Street S.E. to "F" Street S.E. and south of Main Street (not including the Main Street frontage) to SR 18 shall be designated for mixed residential and commercial uses.
- LU-81 The area lying generally between Auburn Way North (but not properties abutting Awn) and Auburn High School should be designated for multiple family residential uses.
- LU-82 Automobile oriented uses within the Downtown Urban Center shall be developed and located in accordance with the policy direction of the Auburn Downtown Plan and implementing DUC, Downtown Urban Center code requirements.
- LU-82.A The area lying generally south of East Main Street (not including the Main Street frontage) and east of "F" Street S.E. shall be maintained as a single family residential area.

*Downtown Urban Design*

Objective 10.2: To ensure that all new development and redevelopment in the downtown reflect the unique character of the area.

LU-83 The City shall develop programs and ordinances to preserve and protect downtown's historic character. Development codes should be revised as needed to recognize the uniqueness of downtown through appropriate performance standards and design guidelines. A high level of visual amenity should be pursued, and no heavy outdoor uses or outdoor storage should be allowed.

LU-84 The downtown area shall be comprised of a mixture of uses consistent with the area's role as the focal point of the community. These uses shall be primarily "people-oriented" as opposed to "automobile-oriented", and shall include commercial, medical, governmental, professional services, cultural and residential uses.

LU-85 Regulations for the retail core of downtown should encourage retail uses, but should discourage uses which result in a high proportion of single use vehicle trips (such as fast food restaurants and drive-through windows).

*Downtown Transportation*

Objective 10.3: To emphasize pedestrian traffic and transit usage in the downtown.

LU-86 Emphasis should be given to enhancing pedestrian linkages between the Hospital area, the Main Street retail core, the Performing Arts Center, the southwestern portion of Downtown, and the parking area adjacent to Safeway. An important element of this emphasis will be to reduce the pedestrian barrier effect of Auburn Avenue and Auburn Way.

LU-87 The City should build upon past efforts to improve pedestrian amenities, through public improvements, sign regulations and development standards. The maintenance of public and private improvements should be given priority commensurate with downtown's role as the focal point of the community.

LU-88 The City shall work with transit providers to increase the availability and effectiveness of transit in downtown and between downtown, other commercial and employment areas, residential areas, and the region at large.

LU-89 As regional transportation programs such as commuter rail are implemented, the City will strive to ensure that the downtown is a beneficiary.

*Downtown Parking*

Objective 10.4: To develop a parking program for the downtown which recognizes the area's historic pedestrian character, while providing sufficient parking for customers of all businesses, residents, and commuters.

LU-90 A strong Downtown shall be encouraged through improved parking, circulation, and the grouping of business outlets and governmental services. Parking standards should be developed which recognize the unique nature of downtown parking demand. The City should work with the business community in public/private partnerships to develop a coordinated and effective approach to providing adequate parking and circulation.

LU-91 A strong Downtown shall be encouraged through improved parking, circulation, and grouping of business outlets and governmental services. The development of public parking lots to serve the downtown should be guided by a Downtown Parking Plan.

LU-92 The City views adequate parking in the downtown area as a critical step in implementing the downtown policies and the rehabilitation policies of this Plan. All business in the downtown area will be hindered if adequate parking is not available. However, parking needs coupled with rehabilitation needs in the downtown area require special policies:

- a. Some flexibility in the general parking requirements of the City may be necessary to accommodate reuse of existing buildings and to accommodate new development. Such flexibility should be directed at seeking to pool parking resources through the formation of a Downtown parking LID when such parking cannot be provided by the business or through shared parking agreements.
- b. Since rigid parking requirements will interfere with redevelopment of downtown, and the pattern of existing development restricts the amount of parking available, public development of parking in the downtown area is appropriate.

- c. A comprehensive study of the parking needs of downtown should be made to determine the most efficient method of meeting the unique parking demands of the area.
- d. Parking policy for the downtown needs to balance the impact of parking on downtown's pedestrian character, economic development and transit usage.

### *Downtown Redevelopment*

Objective 10.5: To work with all interested groups on revitalizing the Downtown area.

LU-93 The City of Auburn should strive to maintain active working relationships with the Auburn Downtown Association, the Chamber of Commerce and other groups whose goal is the revitalization of downtown. The City will seek to become a partner with these and other groups, where feasible, in public/private partnerships that further the goal of downtown revitalization.

LU-94 The City shall continue to support legislation to improve fiscal leverage in urban rehabilitation programs.

LU-95 The City shall continue to support the redevelopment efforts of the private sector in the downtown area.

### **Industrial Development**

Auburn's industrial land and the development that it supports accounts for a significant percentage of the City's tax base. It also provides a large number of jobs to both city and regional residents. Good industrial land is a limited resource and should be fully utilized to maximize its potential benefits. Industrial development typically utilizes extensive amounts of land and is typically located near major transportation facilities. For these reasons, industrial activities are often quite visible. For people traveling on SR167, industrial development is the primary view they have of Auburn.

The Washington State Legislature passed Substitute Senate Bill 5089 on March 22, 2007 that became effective on July 1, 2008 that changed Washington's sales tax collection system from an origin-based system for local retail sales tax to a destination-based system. Previously, Washington retailers collected local sales tax based on the jurisdiction from which a product was shipped or delivered - the "origin" of the sale. Presently, they must collect based on the destination of the shipment or delivery - the "destination" of the sale. Destination-based sales tax applies



only to businesses that ship or deliver the goods they sell to locations within Washington. Under the destination based system, if a retailer delivers or ships merchandise to a buyer in Washington State, the sales tax is collected based on the rate at the location where the buyer receives or takes possession of the merchandise. The destination based system has shifted the distribution of local sales tax around the state. As a result of this legislation, the City of Auburn has experienced a net loss in sales tax revenue totaling approximately \$2 million annually due to the large presence of warehousing and distribution uses in the City. While the City has been a recipient of sales tax mitigation payments from the State of Washington that has served to offset these losses, the continued availability of these payments is not certain due to current and future State budget issues.

The City's land use strategies are dependent upon the City being able to continue a strong public investment program in infrastructure and services. The City's ability to continue this public investment is contingent upon maintaining solvent public revenue streams, particularly sales tax. Sales tax comprises the largest source of monies to the City's General Fund, approximately 30 percent in 2010. The City anticipates that current and long-term fiscal challenges facing the State of Washington will likely result in the dissolution of the current sales tax revenue mitigation program. The eventual loss of the aforementioned sales tax revenue will directly and adversely affect the City's ability to adequately fund the capital infrastructure and services necessary to support the realization of the City's land use plans. This is especially applicable to industrial areas supporting warehouse and distribution centers that are origin based in nature.

In November 2004, the City Council approved Resolution No. 3782 that outlines an approach and actions the City will take related to land use planning, zoning and other matters in the event a streamlined sales tax proposal or other similar proposals that change the tax structure are adopted. Included in this resolution is direction to consider amendments to the comprehensive plan and zoning codes to reevaluate the existing industrial land use designations and patterns in the City.

To ensure the City's long-term ability to invest in public infrastructure and services remains viable, the City must pursue implementation of policies that incentive the transition of current and future land uses in its industrial zones away from distribution and warehouse uses. The City believes that manufacturing and industrial land uses should over time largely replace warehouse and distribution land uses currently existing in the City and that any future warehouse and distribution uses should be ancillary to and necessary for the conduct of manufacturing and industrial uses. Manufacturing and industrial uses are more appropriate and beneficial through higher and better use of the land, enhanced employment densities,

increased property tax revenues and potential on-site sales tax revenue generation for receipt of materials and other goods and services. In addition, the City believes that policies that promote and incentivize greater retail uses in industrial districts should be implemented to increase the City's overall base of retail uses thereby increasing the City's overall collection of sales tax revenue.

## **GOAL 11. INDUSTRIAL DEVELOPMENT**

To provide for, establish and maintain a balance of industrial uses that respond to local and regional needs and enhance the city's image through optimal siting and location, taking into consideration tax policy impacts of streamlined sales tax and/or other similar legislation.

### *Type of Industrial Uses*

There is a wide variety of possible industrial uses that could be sited in Auburn. As with the mix of residential uses, the mix of industry also affects the image of the city. The regional image of the city is that of an industrial suburb with an emphasis on heavy industry. This image is quite apparent as one travels along Highway 167 where there is an almost unending view of high-bay warehouse buildings.

Different types of industrial areas should be separated since some types of industrial activities conflict with other industrial activities (especially those of a more desirable character). Such separation should be based primarily on performance standards.

### *Location of Industrial Uses*

Before the adoption of the 1986 Comprehensive Plan, there had been little separation of various types of industrial uses. At the time, there was no well understood policy basis regarding the separation of different types of industrial uses and some areas very suitable for high quality light industrial uses were committed to heavier uses. High visibility corridors developed with a heavier industrial character and established a heavy industry image for the city. The Plan provides clear distinction between different industrial uses. It also reserves areas for light industrial uses.

Objective 11.1. To create a physical image for the city conducive to attracting light industry.

Policies:

LU-96 Highly visible areas which tend to establish the image of the city should not be used by heavy industrial uses.

LU-97 The City shall promote high quality development of all light industrial and warehouse areas.

LU-98 The City shall aggressively seek to abate all potentially blighting influences in industrial areas, especially in areas visible to regional traffic flows and in areas designated for light industrial uses.

Objective 11.2. To establish performance standards appropriate for developing industrial areas.

Policies:

LU-99 Compatibility among land uses should be enhanced through landscaping, building orientation and setbacks, traffic control and other measures to reduce potential conflicts.

LU-100 All industrial development should incorporate aesthetically pleasing building and site design. The City shall amend its codes and performance standards which govern industrial development to implement this policy.

a. Procedures shall be established to ensure aesthetically pleasing building and site design in areas designated for light industrial areas.

b. Appropriate landscaping and site development standards shall regulate site development in heavy industrial areas.

c. Unsightly views, such as heavy machinery, service entrances, storage areas, rooftop equipment, loading docks, and parking areas should be screened from view of adjacent retail, commercial, light industrial and residential areas and from public streets.

LU-101 Needed rights-of-way, on-site and off-site road improvements, and utilities should be assured before development occurs.

LU-102 Individual development projects shall provide the following minimal improvements in accordance with established City standards:

- a. Full standard streets and sidewalks in compliance with the Americans with Disabilities Act.
- b. Adequate off street parking for employees and patrons.
- c. Landscaping.
- d. Storm drainage.
- e. Water.
- f. Sanitary sewers.
- g. Controlled and developed access to existing and proposed streets.

Objective 11.3. To reserve areas appropriate for industrial development.

Policies:

- LU-103 Any significant industrial activity shall be limited to the designated Region Serving Area of the city (see Map 3.2). The City recognizes that industrial development's place varying demands on the community's quality of life and service capabilities. In addition to demonstrating a development's consistency with Plan policies, applicable land use regulations, and environmental policies, significant industrial development shall be encouraged to provide a balance between service demands and impacts placed on the city's quality of life vs. the local benefits derived from such development. The extent to which industrial development is promoted shall also take into consideration tax policy and tax structure impacts upon the City.
- LU-104 Residential uses in industrial areas shall be allowed in industrial areas that have been established to promote a business park environment that complements environmental features, and/or if development standards are developed to promote compatibility between residential and other non-residential land uses.
- LU-105 The grouping of uses which will mutually benefit each other or provide needed services will be encouraged.
- a. Compatible commercial uses may be permitted in designated industrial areas.
  - b. Planned developments (such as "office parks") which provide a mixture of light industrial with supporting commercial uses are encouraged.

c. Uses which support industrial and warehouse activities should be located near those uses.

LU-106 Development of designated industrial sites shall be consistent with applicable environmental standards and policies.

LU-107 Land made available for industrial development, and uses allowed in industrial zones, shall take into consideration impacts of tax policy and tax structure upon the City of Auburn.

Objective 11.4. To reserve and protect areas which are highly suitable for light industrial development.

Policies:

LU-108 Designation of light industrial areas shall have priority over heavier industrial uses.

LU-109 Highly visible areas (land visible from SR167 or SR18) which tend to establish the image of the city should not be used by heavy industrial uses. Rather, efforts should be made to develop zoning districts that complement industrial development adjacent to environmental features such as the Auburn Environmental Park.

Objective 11.5. To identify areas appropriate for heavy industrial uses.

Policies:

LU-110 Heavy industrial uses shall be separated from lighter industrial, commercial and residential areas.

LU-111 The most appropriate areas for heavy industrial uses are in the central part of the Region Serving Area adjoining the rail lines.

LU-112 Heavy industrial uses are appropriate in the southern portion of the Region Serving Area which is now developed in large scale industrial facilities.

LU-113 Heavy industrial uses shall be strictly prohibited from the Community Serving Area of Auburn (see Map 3.2). The only exception to this general policy shall be the continued heavy industrial use of the area east of "A" Street S.E., as shown by the Comprehensive Plan Map.

Objective 11.6. To realize the successful transition of existing warehouse and distribution uses to manufacturing and industrial uses.

Policies:

LU-114 Existing warehouse and distribution uses are not preferred long term land uses in industrial zoning districts in the City. Such uses should be transitioned to more beneficial manufacturing and industrial uses through the development and application of incentives.

LU-115 Regulatory and financial incentives will be identified and implemented where appropriate to provide increased opportunities and encouragement for the establishment of new or expanded manufacturing and industrial uses and jobs in the City.

Objective 11.7. To promote and incentivize increased retail uses in industrial zoning districts.

Policies:

LU-116 Changes in comprehensive plan and zoning policies and standards should be implemented to create regulatory controls and incentives for the increased use of land and buildings for sales tax producing commercial retail uses.

**Redevelopment and Infill**

A major goal of the Growth Management Act is to reduce urban sprawl. One way to minimize sprawl is to fully develop areas already receiving urban services prior to extending these services to additional areas. A further benefit of redevelopment is that it may lead to the removal of buildings and uses that detract from an area. Redevelopment can serve as a major catalyst in the stabilization and revitalization of areas throughout the city.

**GOAL 12. URBAN REDEVELOPMENT**

To encourage redevelopment of underutilized areas to reduce sprawl and take full advantage of the City's investment in existing infrastructure.

Objective: 12.1 To facilitate infill development.

Policies:

- LU-117 Encourage well designed infill and redevelopment projects to fully utilize previous investment in existing infrastructure in the single family residential, moderate density residential, and high density residential designated areas of the City.
- LU-118 Reduce the consumption of undeveloped land by facilitating the redevelopment of underutilized land and infill of vacant parcels whenever possible in the single family residential, moderate density residential, and high density residential designated areas of the City.
- LU-119 Explore innovative mechanisms to encourage the more efficient use of land including density bonuses and sale of air rights.
- LU-120 Identify areas for commercial infill development and focus street and utility systems improvements to facilitate their development.

# AUBURN NORTH BUSINESS AREA PLAN

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# AUBURN NORTH BUSINESS AREA PLAN

## I. INTRODUCTION

In June, 1990 the City of Auburn initiated a planning study for the area located directly north of the Auburn Central Business District. The purpose of the study was to analyze and recommend appropriate land uses, circulation, and urban form/design features for this 200 acre area (referred to as the Auburn North Business Area).

The need for a comprehensive planning study of the Auburn North Business Area has arisen for a number of reasons. First, there has been increasing development pressure in the area during the past few years, best evidenced by the completion of the 175,000 square foot Fred Meyer store in 1989. The City had also received development proposals including rezone applications to change industrial zoned properties to commercial, while other proposals requested to reclassify commercial designation to industrial. A comprehensive planning analysis of the Auburn North Business Area was viewed as a preferable alternative to continued consideration of rezone requests on a parcel-by-parcel basis.

Second, while there is a substantial amount of vacant land in the Auburn North Business Area, a significant portion of that land has been identified by the City as likely to contain wetlands. Recent changes in wetlands regulations may significantly affect the amount of development permitted within the Auburn North Business Area. Finally, the study area is located directly adjacent to downtown Auburn and with the increased development pressure being experienced, the time is ripe to reconsider the future of the Auburn North Business Area. Should this area develop with industrial uses, or is it more appropriate to develop with commercial and/or high density residential uses that may be more compatible with the existing CBD?

The Planning Study is incorporated within a Final Environmental Impact Statement that was issued in November of 1991. In 2005 the City amended the plan to provide specific development standards for automobile service stations. Then in 2006 and 2007 the City amended the plan to coincide with Comprehensive Plan Map changes to eliminate industrially designated land within the plan area and to refine the applicable design standards.

## II. PURPOSE AND SCOPE

The purpose of the policies contained within this Plan is to implement the findings and conclusions of the Planning Study.

The policies will be incorporated into the Comprehensive Plan as a Plan Element. The Plan is intended to provide long-term predictability to both the City and the property

owners and will govern the future planning, zoning, subdivision and development decisions of the City as they apply to the subject area. This Planning Element is compatible with, and will comply with the City's existing Comprehensive Street, Sewer, Water, Storm Drainage and Parks and Recreation Plans as they apply to this area.

The policies contained within this implementation plan will only apply to the area identified as the "Planning Area" as illustrated in Figure #1. The Planning Area is somewhat smaller than the study area.

The Planning Area was chosen in that it contains the largest, most cohesive undeveloped parcel of land that provides the greatest opportunities for a planned area development.

The remaining portion of the study area is either developed or there is not a need for additional policies that would guide redevelopment of the area.

### **III. PLAN POLICIES**

#### **A. LAND USE POLICIES:**

AN1.1. A mix of land uses that include light commercial and high density residential, which complement the Central Business District (CBD), are to be the principal uses of the Planning Area.

Commercial uses that could complement the CBD may include but not be limited to entertainment, professional office, dining, medical/dental and personal services.

AN1.2. In order to promote the efficient use of land and attain open space amenities , multi-story buildings are encouraged.

AN1.3. High density multi-family development is encouraged if it is directly linked to a commercial development, e.g. part of a multi-story building that has the ground floor devoted to commercial uses.

AN1.4. Multi-family development may be allowed independent from a commercial development if the multi-family development does not have frontage on a street.

AN1.5. Multi-family developments shall also provide recreational facilities commensurate with the size of the development.

AN1.6. Except as allowed by Policy AN1.9, service stations and automobile sales and/or leasing will not be permitted within the Planning Area. Automobile drive-in facilities (the person remains in the vehicle to conduct their business at a drive-in facility), shall only be permitted when clearly incidental and subordinate to pedestrian access to the building.

The drive-in facility shall be attached to the building which must be a minimum of 5,000 square feet in size and not interfere with pedestrian access.

AN1.7. The Comprehensive Land Use Map shall be amended to illustrate the majority of the Planning Area as General Commercial. An exception will be the developed Fred Meyer store site shall retain the existing heavy commercial designation.

AN1.8. The Planning Area shall be zoned C-1, Light Commercial, with the exception of the developed Fred Meyer store site which will retain the existing C-3, Heavy Commercial zone.

This zoning shall be implemented by an "area wide" zoning to be initiated by the City. The ordinance adopting the zoning shall contain conditions necessary to implement the policies of this Plan.

AN1.9. Retail gasoline dispensing facilities will be permitted in the C-3, Heavy Commercial zone, subject to the following design criteria. These facilities are not intended to be the same as or allow for an automobile service station as defined by section 18.04.140 of the Zoning Code.

1. The facility must be accessory to an existing retail/service establishment in which the principal tenant has a minimum floor area of at least 25,000 square feet. The principal tenant must own and/or manage the facility. The facility must be located on the same parcel of property as the principal tenant and the property must be at least 100,000 square feet in area.
2. The facility must be located on the property that provides the least amount of conflict to the pedestrian traffic.
3. The facility must be located on and have direct access to an arterial using existing curb cuts and driveways whenever practical. If the curb cuts and driveways do not meet current city standards then they shall be brought up to such standards.
4. The facility cannot interfere with the existing parking and/or traffic circulation on the property. There shall be enough room on the property to allow for adequate stacking space for vehicles waiting for fuel in order to avoid cars interfering with vehicles on the street. The facility cannot reduce the amount of parking required by the Zoning Code.
5. The facility shall have a roof that covers all activities including the pay window, refuse containers, fuel pumps and the adjacent parking area for the cars being fueled. The area that is covered by the roof of the facility shall be no larger than 6,000 square feet. The number of pumps shall be limited to five (5) such that no more than ten (10) vehicles may be fueled at any one time.

6. Columns or similar architectural features shall be provided that screen the visibility of the pump islands as well as give the visible impression of enclosing the structure. If necessary, provisions must be made to avoid a safety issue of enclosing any fumes associated with the fueling of the vehicles. The overall height of the facility shall not exceed twenty (20) feet.

7. The design, architectural treatment and streetscape features of the facility must provide design continuity between the facility and primary structure.

8. A five (5) foot width of Type III landscaping shall be provided along the street frontage(s) that the facility is oriented to.

9. Any other products for sale shall only be displayed within the building containing the pay window and any such products shall be incidental to automobile care/maintenance, or snacks and beverages. No sales of alcoholic beverages will be allowed.

10. Signs shall be limited to permanent wall signs only; and health, safety and operational signs as required by local, state or federal law.

**B. DESIGN POLICIES:**

AN2.1. Each building, shall provide at least one public entry to the building. The public entry shall provide amenities such as benches, lighting, trash receptacles or weather protection features.

AN2.2. Non-residential buildings that have frontage on a street shall provide at least 50% of the first floor building facade with window space that is not obscured by signs. . Alternative façade treatments may be allowed. These treatments shall incorporate a mix of façade modulation, roof design, significant massing of landscaping and other measures that reduce the visual impact of the building on adjacent public streets. Particular emphasis must be placed upon screening truck loading, trash storage and similar components, from public view.

AN2.3. In order for a building to be considered to not have street frontage, another building must intervene between the street and the building.

AN2.4. Pedestrian walkways, at least 5 feet wide, shall be provided between each property when possible the walkway can be extended. If there is more than one building in the development, then pedestrian walkways shall be provided between the buildings as well. Sidewalks typically associated with a public street are not intended to implement this policy but may if that is the most practical option.

The walkways shall be easily identified and be constructed of either asphalt concrete, cement concrete, brick or other similar hard surface..

- AN2.5. Pedestrian walkways, at least five feet wide, shall be provided to connect the parking lot to the building entrance the parking lot serves. The walkways shall be separated from the parking lot driveway except to allow a driveway to bisect the walkway. Walkways may consist of raised sidewalks or pavement treatment that clearly distinguishes the walkway from vehicular traffic.
- AN2.6. Parking shall not be allowed in the required zoning setbacks and shall be located in the side or rear yards whenever possible. Parking may be located between the front of the building and the street if walkways are provided between the street and building.
- AN2.7. Pedestrian walkways shall be "stubbed" to adjacent properties when it is conceivable that the adjacent property may also be able to provide for and utilize a similar walkway. Parking lots shall be oriented so that adjoining uses can share the parking lot and pedestrian walkways.
- AN2.8. For parking lots and/or driveways that abut the side and rear yards of adjacent properties, there shall be provided a 5 foot width of Type III landscaping along that portion of the property line that the parking lot abuts. Driveways and pedestrian walkways that connect one property to another are excepted.
- AN2.9. 20% of each parcel, to be developed, must consist of pedestrian amenities such as walkways, plazas, landscaping, recreation or a combination of these or similar design amenities.
- AN2.10. The entire width of the zoning setbacks of the parcel to be developed shall be landscaped with the type of landscaping required by the Zoning Ordinance, except for driveways or pedestrian accesses.
- AN2.11. Freestanding signs shall not exceed twelve (12) feet in height except when the total area of the site is in excess of ten (10) acres, then a sign with a height of 35 feet shall be permitted. All freestanding signs shall be designed to incorporate architectural elements that are consistent with those employed on the primary structure.
- AN2.12. Exterior lighting shall be provided for pedestrian walkways and for parking lots. When lighting is provided for walkways, the lights shall be designed for the pedestrian with regard to height, design, and illumination for safety.

This exterior lighting is not intended to replace the lighting required for public streets.

- AN2.13. Landscaping shall be provided between any wetland buffer and any new development, including streets. Plantings should be clustered to allow occasional views into the wetlands. At least one pedestrian walkway or sidewalk, public or private, should be provided adjacent to any wetland buffer or accompanying landscape area whenever the opportunity may exist. Interpretive signs should be placed close to the buffer and pedestrian walkway or sidewalk. These signs should be coordinated with the City to ensure adequate coverage of interpretive information along the wetland buffer, without unnecessary repetition.
- AN2.14. The design schematics contained with the Auburn North CBD Final EIS may be used as a guide to implement these policies.
- AN2.15. Anyone who develops within this Planning Area shall be required to prepare a site design plan that is consistent with the policies of this plan and other applicable City regulations.

The Planning Director shall be authorized to approve, deny, condition or modify the site plan based upon the policies of the Plan.

C. FACILITY POLICIES:

- AN3.1. Any proposed development, that is not exempt from the State Environmental Policy Act (SEPA), shall be required to provide a study on each utility that the development requires as well as a traffic study. The study(ies) shall become part of the required environmental review.
- a. The scope and content of the study(ies) shall be determined by the Public Works Director.  
The study(ies) shall be consistent with and implement the City's existing Utility and Street Comprehensive Plans, including any subsequent amendments.
- b. The study(ies) shall determine the impacts and what mitigating measures will be required to alleviate the impacts. Mitigating measures may include construction of off-site improvements and/or financial participation in the construction of those off-site improvements.
- AN3.2. "A" Street N.E. shall not be continued north through the Planning Area in the vicinity south of 10<sup>th</sup> Street. "A" Street NE shall however be available for pedestrian access.

Development within the Planning Area shall plan for this pedestrian connection.

# CHAPTER 4

## HOUSING

### Introduction

The Growth Management Act requires a housing element addressing the availability of affordable housing for all segments of the population. Housing affordability can be an issue for all income categories. The primary supplier of housing for more affluent income groups is the market place, with government playing only a minor role. However, the market place only marginally meets the housing needs of lower income groups, and therefore the government plays a more significant role in providing affordable housing to these income groups.

While the importance of this section should not be underestimated, it is crucial to note other important factors. The affordability of housing regards a wide range of issues and related topics; for instance, land use, economic development and human services. Each of these topics influences the development and character of Auburn's housing stock. To understand this plan's approach to affordable housing requires looking at the plan as a whole and not solely this section.

This element is prepared with the understanding that regional and national trends have a considerable impact on housing. Regional and federal policies, land availability, labor and material cost, financial markets including interest rates, consumer demands; all exercise influence on housing development and are beyond the immediate influence of the City of Auburn .

Even with these limitations, Auburn's Comprehensive Plan contains reasonable and feasible strategies and policies. By implementing this Comprehensive Plan, Auburn can sustain and enhance those attributes that currently make it a desirable place to live.

### Background and Issues

#### *Housing Market Analysis*

In the year 2000, the median sales price of a single family residence in Auburn was \$161,950 and the median value of a home was \$153,400, according to the King County Assessor. Compared to the rest of King

County, the cost of housing in Auburn is a bargain. In year 2000 the median sales price of a single family residence in King County was \$289,800 and the median value was \$236,000. Four years later the median sales price of a home in Auburn increased to \$262,000 and the median value of homes is \$176,000. The cost of housing in Auburn is still considerably less than the rest of King County, but it is quickly catching up. The following table represents a snapshot of the housing market on two separate dates. Several of the homes for sale that are less than \$100,000 are mobile homes in designated manufactured home parks.

**Figure 4.1**  
**Homes for Sale in Auburn**

	5/18/2004	6/2/2002
Total Number of SF Houses	429	474
Median Price:	262,000	\$239,950
Number of Units		
Over \$325,000	98	93
\$250,000 to \$325,000	146	118
\$175,000 to \$250,000	115	186
\$100,000 to \$175,000	32	72
Less than \$100,000	38	5

### **Housing Affordability**

Affordability concerns all households, regardless of income. It pertains to a household's attempt to reach a balance between its financial means and its desire for decent housing and amenities. The accepted definition of affordability is based on the percentage of household income spent on dwelling costs. Dwelling costs for an owner occupied unit include principal and interest payments, taxes, insurance and public utilities. A housing unit is considered affordable if monthly dwelling costs are less than 30% of the household's gross income. If a larger share of household income is spent on dwelling costs, then the household is probably sacrificing money that would normally be spent for other basic needs such as food, health care, child care, education, etc.

The term "affordability gap" refers to the difference between the average price of housing – either rented or owned – and the recommended, affordable price of housing. A positive gap means the price of housing is less than the recommended amount that a household could afford to pay. Households with positive affordability gaps have several choices of



affordable housing. A negative gap indicates the price of housing exceeds the recommended amount for housing. Households with a negative affordability gap have fewer housing choices.

According to the 2007-2009 3-year American Community Survey (ACS), the median household income in King County was \$68,387 per year or \$5,699 per month. For half of the households in King County, housing costs of less than \$1,710 per month would be affordable {30% of \$5,699 per month}. The median household income for Auburn is \$53,853 or \$4,488 per month. For half the households in Auburn, housing costs of less than \$1,346 per month would be affordable. The 2007-2009 ACS indicated the median rent paid by Auburn residents was \$775 per month and the median mortgage payment was \$1,618 per month. Subsequently, Auburn has a number of affordable housing choices relative to King County in general. Figure 4.2 represents the relative affordability of housing costs relative to the King County Median Household Income.

**Figure 4.2**  
**Housing Affordability by Income Level**

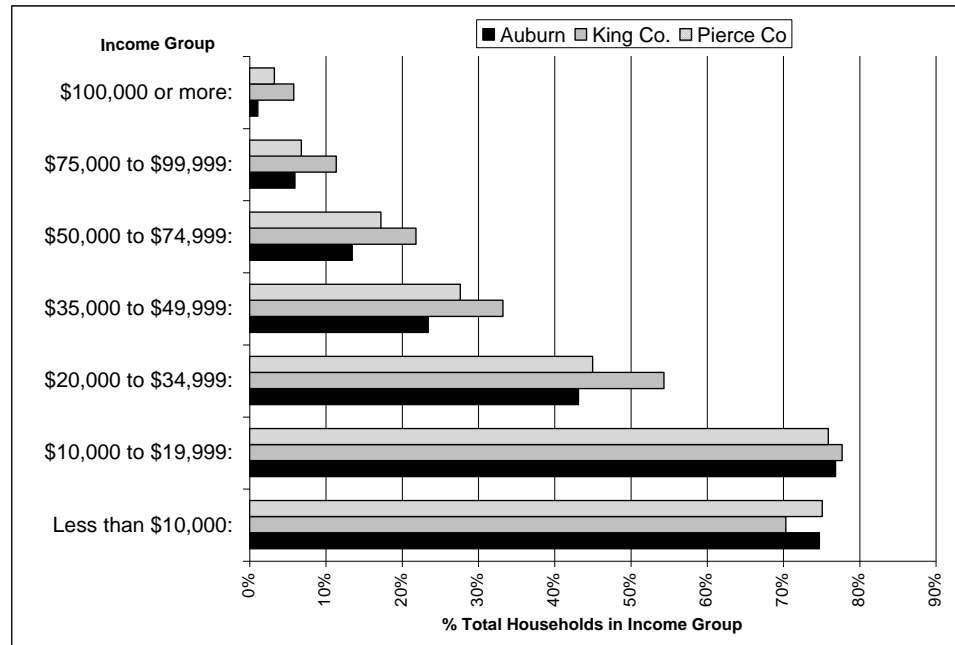
Income Group	Yr 2000 Monthly Household Income	Affordable Housing Costs	% Auburn Households
Very Low Income (0-29% of KCMI)	less than \$1,285 {less than \$8 per hour}	\$0 to \$385	16%
Low Income (30-49% of KCMI)	\$1,286 to \$2,215 { \$8 - \$13 per hour}	\$386 to \$664	24%
Moderate Income (50-79% of KCMI)	\$2,216 to \$3,544 { \$13 - \$20 per hour}	\$665 to \$1,060	16%
Low-Median Income (80-99% of KCMI)	\$3,545 to \$4,430 { \$20 - \$25 per hour}	\$1,061 to \$1,330	14%
High-Median Income (101-119% of KCMI)	\$4,431 to \$5,270 { \$25 - \$30 per hour}	\$1,331 to \$1,580	9%
Upper Income (120% or more of KCMI)	more than \$5,270 { more than \$35 per hour}	\$1581 or more	21%

Source: U.S. Census Bureau

**Cost Burden**

Figure 4.3 shows the percentage of total households in Auburn and King County relative to the amount of their household income spent on housing costs. In both King County and Auburn approximately one out of three households pay 35% or more of their household income for housing costs. Approximately 75% of Auburn households who earn less than \$20,000 per year pay more than 30% for their housing costs. For income groups above \$20,000 per year, an even greater percentage of King County households have unaffordable housing. A larger percentage of households earning between \$35,000 to \$50,000 per year can find affordable housing in Auburn than the rest of King County.

**Figure 4.3**  
**Households Paying More Than 30% for**  
**Housing Costs By Income Group**



Source: U.S. Census Bureau

### Assisted Housing

The bulk of the assisted housing is provided by the King County Housing Authority (KCHA). KCHA administers 11,626 units of housing dispersed among 23 suburban cities and unincorporated areas of King County. It offers housing programs that include:

- Public housing for families, senior citizens and people living with disabilities;
- Affordable work force housing;
- Emergency and transition facilities for homeless and special needs populations;
- Homeownership initiatives;
- Section 8 certificate and voucher programs, as well as
- Home repair and weatherization for private dwellings.

As of April 1999 KCHA manages 3,384 public housing units for families, seniors, and people with special needs in the county outside Seattle and Renton. The stock of public housing is quite diverse, ranging from single family to townhouse to multifamily developments. Most family developments are small, having 30 units or less. The populations served by the KCHA include families, the elderly, chronically mentally ill, developmentally disabled, victims of domestic violence, youth, and

persons with AIDS. Eligible families earn no more than 50% of the King County median income. Rents are not more than 30% of the tenant's net income. Approximately 678 units, which is 20% of KCHA total units, are located in Auburn.

**Figure 4.4**  
**KCHA Rental Units Located in Auburn**

Development Name	Number of Units	Type of Housing
Green River Homes I	60	F/S/D
Green River Homes II	60	F/S/D
Wayland Arms	67	S/D
Burndale	50	F
Firwood Circle	50	F
Plaza Seventeen	70	S/D
Gustaves Manor	35	S/D
Auburn Square	160	F
Tall Cedars Mobile Home Park	126	F
Totals	678	

D: Disabled F: Family S:Senior

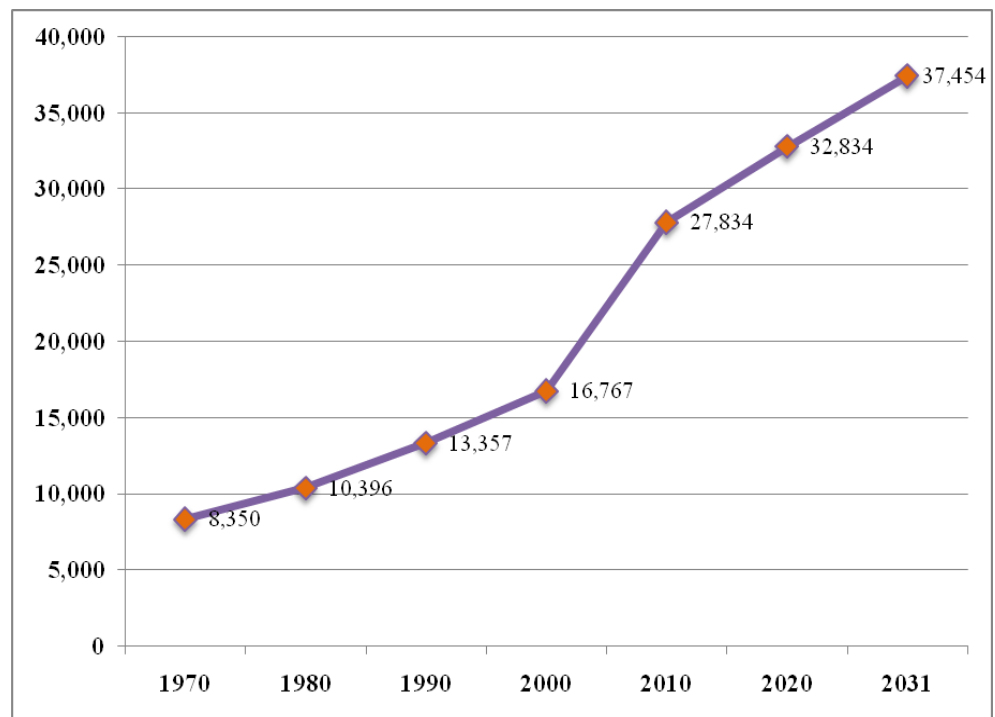
King County Housing Authority administers the Section 8 Housing Assistance Program which subsidizes the rental payments of low income households. Approximately 8.7% of King County's vouchers and certificates are issued to Auburn landlords and tenants. According to information provided by KCHA, Auburn currently has 1,246 Section 8 assisted housing units. The King County Consolidated Plan states that in 1999 Auburn had 999 housing units funded through Section 8. Apparently the number of Section 8 units has increased 25% over the past five years.

The need for public housing exceeds the supply of available public housing and/or Section 8 housing vouchers. As of April 1999, approximately 2,400 applicants were on the waiting list for public housing. Among these applicants, 62% qualify for federal preference for admission. Applicants in the federal preference category are given the highest priority on the waiting list based on need. Once preference is assigned, they are given housing according to the date and time of their qualification. The average waiting time for assisted housing is about two years.

### Household Projections

The City of Auburn's "2031 Population Projection" forecast that Auburn will experience continued growth over the next 20 years. Housing developments in the Pierce County portion of Auburn combined with annexations of Lea Hill and West Hill, will drive Auburn's growth over the next twenty years. Figure 4.5 represents the projected housing growth indicated in the City's "Year 2031 Population Estimate" with an update to year 2010 with the 2010 Census data.

**Figure 4.5  
Housing Unit Growth Projections  
1970 to 2031**



### Distribution of Housing Among Income Groups

King County's growth management policies recommend Auburn plan for 37% of its projected new housing units be affordable to low and moderate income households as follows: 20% for low income and 17% for moderate income households. The King County Planning Policies state that in areas identified as city expansion areas, King County and the respective cities should plan cooperatively for affordable housing development and preservation. Figure 4.6 represents the projected distribution of new housing units relative to respective income groups to the year 2020. The distribution between single family and multi-family dwelling units is consistent with the mix of types of housing units reported in the Year 2000 Census.

**Figure 4.6**  
**Auburn's Year 2020 Housing Target**

	Total 2000	SF 2010	MF 2010	SF 2020	MF 2020	Total New HU	Total HU Yr 2020	% Total Yr 2020
Less than 50%	5347	0	777	0	717	1494	6841	20%
50%-80%	4841	100	407	100	368	975	5816	17%
80%-120%	3944	1224	816	1130	754	3924	7868	23%
120%+	3552	4500	769	4000	863	10132	13684	40%
Totals	17,684	5,824	2,769	5,230	2,702	16,525	34,209	100%

### **Housing Strategy**     *Auburn's Overall Housing Development Strategy*

Over the past twenty years, Auburn responded positively to the housing needs of low and moderate income groups. Over the next twenty years, Auburn will attempt to economically integrate its community by diversifying its housing stock to include all income groups. Auburn currently has a relatively small portion of households consisting of middle and higher income groups. By striving to bring its number of low and moderate income households in line with the rest of King County, while increasing the growth rate of households with more affluent incomes, Auburn should achieve a more even distribution and diversity of social-economic groups.

Residential and community development in Auburn will reflect a collection of culturally diverse and economically integrated neighborhoods. Neighborhoods consisting predominantly of single family residences, joined together by a pedestrian oriented transportation system, along with complementary public spaces, educational facilities, recreational and social services sufficient to promote and sustain an amenable quality of life for a family-oriented community. Development activities will cultivate a sustainable community whereby:

- Home buyers and renters of all income groups have sufficient opportunities to procure affordable housing.
- Existing neighborhoods along with properties of special and/or historic value are preserved for the enjoyment and enhancement of future generations.
- A balanced mix of affordable housing types exist that are appropriate for a family-oriented community in order to meet the needs of all economic segments of the population.

- Public and private agencies implement policies and offer programs or projects that help alleviate physical and economic distress; conserve energy resources; improve the quality and quantity of community services; and eliminate conditions that are detrimental to health, safety and public welfare.
- Residential developments are monitored for the purpose of reducing the isolation of income groups and groups with special needs; the determination of existing and future housing needs; better utilization of land and other resources that enhance the availability of affordable housing opportunities.

**HOUSING  
POLICIES**

**GOALS AND POLICIES RELATED TO HOUSING**

**GOAL 4**

**COMMUNITY CHARACTER**

To maintain and enhance Auburn's character as a family-oriented community while managing potential economic opportunities in a manner that provides necessary employment and fiscal support for needed services and while recognizing the need to provide human services and opportunities for housing to a wide array of household types and sizes.

Objective 4.2

Provide services and facilities that serve low income families and prevent individuals from becoming homeless.

HO-1 Encourage and support human and health service organizations that offer programs and facilities for people with special needs, particularly programs that address homelessness and help people to remain within the community.

HO-2 Special attention shall be given to maintaining and improving the quality of public services in declining areas of the City.

HO-3 The City shall seek and provide assistance to nonprofit agencies operating emergency shelters and transitional housing for homeless people and other groups with special needs.

Objective 4.3

To preserve and promote those community facilities and programs that are important to the safety, health and social needs of families and children.

HO-4 The City shall recognize the important role of public improvements, facilities and programs in providing a healthy family environment within the community.

- HO-5 The City of Auburn shall review proposals to site facilities providing new or expanded human services within the City to determine their potential impacts and whether they meet the needs of the Auburn community. Important caveats in the City's consideration will include the following:
- a. While Auburn will willingly accept its regional share of facilities which provide residential services, or influence residential location decisions, Auburn will expect other communities to accept their share as well.
  - b. The funding of human service centers sited in Auburn that serve an area larger than Auburn would rely on an equitable regional source of funding.
  - c. The siting of all facilities shall be based on sound land use planning principles and should establish working relationships with affected neighborhoods.

Objective 4.4 Explore all available federal, state and local programs and private options for financing affordable housing, removing or reducing risk factors, and preserving safe neighborhoods.

HO-6 The City will involve both the public and private sectors in the provision of affordable housing.

HO-7 The City of Auburn will support national, state and especially regional efforts to address the human service needs of the region and the City.

HO-8 In most cases, the City will favor regional responses to human service needs. However, such regional efforts must be consistent with the concepts of fiscal equity. In other words, these efforts should mutually affect persons or communities of similar income, on both the revenue (tax) and expenditure (service) sides of the equation.

HO-9 The City shall evaluate housing codes on an ongoing basis to determine their effectiveness and appropriate enforcement.

**GOAL 7                      RESIDENTIAL DEVELOPMENT**

To emphasize housing development at single family densities in order to reestablish a mix of housing types appropriate for a family-oriented community while recognizing the need and desire for both rural density and moderate density housing appropriated located to meet the housing needs of all members of the community.

Objective 7.7                      Conserve the existing housing stock because it is the most affordable form of housing.

HO-10                      Any assessment of the need for affordable housing in Auburn shall be based on the community providing its fair share of regional need for low and moderate income households.

HO-11                      The City will work with all jurisdictions within the region to develop a regional approval to affordable housing. Each jurisdiction should be urged to provide for its fair share of the region's affordable housing needs.

HO-12                      The City will involve both the public and private sectors in the provision of affordable housing.

HO-13                      The City shall allow appropriately designed manufactured housing within single family neighborhoods, consistent with state law.

HO-14                      The City shall allow manufactured housing parks and multiple family development in appropriately zoned but limited areas.

HO-15                      The City will assist low-income persons, who are displaced as a result of redevelopment, find affordable housing in accordance with state and federal laws and regulations.

HO-16                      Information and resources that educate and guide low-income persons toward affordable housing opportunities will be prepared and made available.

HO-17                      Through its building permit process, the City will inventory and track affordable housing opportunities within Auburn. Information about affordable housing units will be distributed to nonprofit agencies serving the homeless and low-income persons.



Objective 7.8 To respond to the housing needs of individuals and families that cannot afford or do not choose to live in traditional detached single-family housing.

HO-18 Encourage residential development in Downtown, particularly housing that is integrated with commercial development.

HO-19 Allow accessory dwelling units as an affordable housing strategy.

## **GOAL 8 NEIGHBORHOOD QUALITY**

To maintain and protect all viable and stable residential neighborhoods.

Objective 8.3 Conserve the livability of viable residential areas through the preservation of existing housing stock and amenities.

HO-20 The City shall seek available assistance for housing rehabilitation. Assistance will include the development of residential infrastructure and the rehabilitation of individual properties.

HO-21 The City will work with park owners, managers and park tenants to develop policies and land-use regulations to preserve manufactured home parks and the affordable housing they offer.

HO-22 The City will encourage and assist in the renovation of surplus public and commercial buildings into affordable housing.

HO-23 The City will seek, encourage and assist nonprofit organizations in acquiring depreciated apartment units for the purpose of maintaining and ensuring their long-term affordability.

HO-24 The City will work with neighborhood groups to develop neighborhood strategic plans for specific areas within the City. These areas will be determined based upon need, City Council direction and the availability of staff resources. These plans will address issues and concerns which include, but are not limited to, projected growth/decline, neighborhood identity, safety, education, youth and recreational activities.

**Goal 12**                      **URBAN REDEVELOPMENT**

To encourage redevelopment of underutilized areas to reduce sprawl and take full advantage of the City's investment in existing infrastructure.

Objective 12.1                Provide flexibility in development regulations so that a variety of housing types and site planning techniques can achieve the maximum housing potential of a particular site.

HO-25     The City shall identify rehabilitation areas, with priority given to blighted areas with a relatively large population of low-income persons, for possible designation with performance zoning. Criteria for performance zoning shall include generation of affordable housing, protection of natural features and open spaces, impact on existing utilities, traffic generation, neighborhood compatibility, and the policies of this Comprehensive Plan.

HO-26     The City shall develop incentives to develop underutilized parcels into new uses that allow them to function as pedestrian-oriented, mixed-use neighborhoods. Existing uses which are complementary, economical, and physically viable shall integrate into the form and function of the neighborhood.

HO-27     The City has adopted innovative zoning provisions to encourage infill development of underutilized parcels in zones which, through Auburn Comprehensive Plan goals and policies, have been identified as areas where infill residential development should be encouraged. Certain development requirements for infill development may be relaxed, while requiring adherence to specific design requirements to ensure compatibility with the character of nearby existing residential structures.

Objective 12.2                To develop economically integrated, walkable neighborhoods which generate a secure atmosphere for both residents and visitors.

HO-28     The City recognizes that the development of safe neighborhoods requires the cooperation of property owners and/or their property managers. The City shall organize, educate and assist property managers in the creation and preservation of safe neighborhoods.

HO-29     The City shall seek and provide assistance for the reduction of lead-based paint hazards.

- HO-30 The City will continue its program to repair and/or replace deteriorated sidewalks and remove barriers to pedestrian traffic. H.U.D. block grant funds may be used to remove pedestrian barriers and pay the tax assessments levied upon low income households for sidewalk repairs.
- HO-31 The City will continue to insure that funding becomes available to support youth and social services in Auburn.

**GOAL 22****URBAN DESIGN AND VISUAL QUALITY**

To ensure a high quality visual environment through appropriate design standards and procedures which encourage high quality architectural and landscape design in all development and through the placement of artwork in public places. The City recognizes the linkages between transportation, land use and site design and encourage development which eases access by pedestrians, bicyclists and transit users.

- HO-32 Ensure that all affordable housing development is consistent with current housing quality standards.
- HO-33 The City will encourage varied and human-scaled building design that provides a visual interest to pedestrians, compatibility with historic buildings or other neighborhood structures, and enhances the streetscape.
- HO-34 Conserve developable land and natural resources through a variety of housing types, conservation and site planning techniques that achieve the maximum housing potential and passive energy use of a particular site.

# CHAPTER 5

## CAPITAL FACILITIES

### Introduction

This chapter provides an overall policy direction for the different capital facility plans and programs provided by the City. Capital facilities belonging to privately owned utilities (electricity, natural gas lines, etc.) are covered in the Private Utilities chapter (Chapter 6). Certain City plans and programs are further refined in other sections of this plan such as parks or transportation. Overall, however, this chapter acts as a reference to all of the various capital facility plans, including the City of Auburn Six-Year Capital Facilities Plan (which is a key component of, and is adopted with, this plan), comprehensive plans, capital improvement and investment programs, inventories, and studies that together represent the planning and financing mechanisms required to serve the capital facility needs of Auburn. For more detail on a particular Capital Facility or the City's overall Capital Facility Plan, see the most recent adopted version of the following:

- City of Auburn Capital Facilities Plan
- City of Auburn Comprehensive Water Plan
- City of Auburn Comprehensive Sanitary Sewer Plan
- City of Auburn Comprehensive Drainage Plan
- City of Auburn Parks and Recreation Master Plan
- City of Auburn Comprehensive Transportation Plan
- Auburn School District Capital Facilities Plan
- Kent School District Capital Facilities Plan
- Dieringer School District Capital Facilities Plan
- Federal Way School District Capital Facilities Plan

### Issues and Background

#### Growth

The provision and sizing of public facilities such as streets or water and sewer lines can influence the rate or timing of development and is an important means of managing growth. Timed provision of facilities also ensures that new development can be assimilated into the existing community without serious disruptions or adverse impacts. This Plan

establishes policies to allow development only when and where all public facilities are adequate or can be made adequate, and only when and where such development can be adequately served by public facilities and services consistent with adopted level of service standards

*Concurrency*

One of the key provisions of the Growth Management Act is concurrency. In general, concurrency seeks to ensure that development is permitted only if adequate public facilities are, or can be guaranteed to be, available to support new development. Concurrency serves to place the finance function of local government in a much more prominent role in the land use development process. While the concept of concurrency is new to many jurisdictions, it has been used in Auburn since the adoption of its 1986 Comprehensive Plan.

The Act requires concurrency for transportation facilities, though, if a jurisdiction desires, it can apply to other public facilities as well. Concurrency requires that facilities needed to maintain a locally adopted level of service be provided “concurrent” with development. With respect to transportation facilities, concurrent is defined within the Act as being provided at the time of or within six years of development (this is done to coincide with the six year time frame of most capital facilities plans). If the facility is not available at the time of development, funding must be available to construct the facility within the six year capital facilities plan.

Regardless of whether or not a local jurisdiction applies concurrency to public facilities other than transportation, there is still a need to coordinate new development with the provision of capital facilities. This ensures that all relevant public facilities and services are planned and available to serve the demands of new growth.

**GOAL 1. PLANNING APPROACH**

To manage growth in a manner which enhances, rather than detracts from community quality and values by actively coordinating land use type and intensity with City facility and service development and provision.

Objective 1.4. To ensure that new development does not out-pace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided, and by encouraging development types and locations which can support the public services they require.

Policies:

- CF-1 Lands designated for urban growth by this Plan shall have an urban level of public facilities (sewer, water, storm drainage, and parks) prior to or concurrent with development.
- CF-2 Development shall be allowed only when and where such development can be adequately served by public services (police and fire) without reducing level of service elsewhere.
- CF-3 If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.
- CF-4 The City should continue to assist through direct participation, LIDs and payback agreements, to the extent permitted by law, where appropriate and financially feasible. Where funding is available, the City may participate in developer initiated facility extensions or improvements, but only to the extent that the improvements benefit the broader public interest, and are in accord with the specific policies and recommendations of the appropriate City public facilities plan.
- CF-5 Deleted December, 2001.
- CF-6 New connections to the City's sanitary sewer, water and/or storm drainage systems, shall contribute their fair share toward the construction and/or financing of future or on-going projects to increase the capacity of those systems.
- CF-7 The City shall encourage and approve development only where adequate public services including police protection, fire and emergency medical services, education, parks and other recreational facilities, solid waste collection, and other governmental services are available or will be made available at acceptable levels of service prior to project occupancy or use.
- CF-8 Extension of any individual facility, irrespective of mode of financing, to serve new development should be approved only if it is determined that adequate fiscal capacity exists to support the extension of other needed facilities.
- CF-9 Extension of any individual facility, irrespective of mode of financing, to serve new development should be approved only if it is determined that adequate fiscal capacity exists to support cost

effective service by all on-going public services and maintenance of facilities.

Objective 5.4. To ensure that new developments are supported by an adequate level of public services through an effective system of public facilities.

Policies:

CF-10 Public facilities shall be provided in accord with the guidance of the Capital Facilities Plan or, as may be appropriate a system plan for each type of facility designed to serve at an adequate level of service the locations and intensities of uses specified in this comprehensive plan.

CF-11 No new development shall be permitted unless the facilities specified in each facility plan are available or can be provided at a level adequate to support the development. The adequacy of facilities shall be determined by the following:

- a. An adopted system plan;
- b. Policy guidance as provided in the City Capital Facilities Plan;
- c. Appropriate engineering design standards as specified in applicable City Plans, Codes, and manuals as adopted by the City Council;
- d. Environmental review standards (adequacy includes the absence of an unacceptable adverse impact on a public facility system).
- e. Case by case evaluation of the impacts of a proposed development on the public facility systems: first to determine the minimum amount of facilities necessary to support the development and second to determine a proportionate share of the system to be developed or financially guaranteed before approving the development.

CF-12 No new development shall be approved which is not supported by a minimum of facilities to support the development and which does not provide for a proportionate share of related system needs.

**City Utilities**

The City of Auburn manages sewer, water and storm drainage utilities as well as solid waste collection. The sewer and water utilities serve the City and several areas outside the City limits. As stated above, the efficient provision of these services can play a significant role in managing the

growth of the City as well as on the quality of life for residents of Auburn and the surrounding areas.

### **GOAL 13. CITY UTILITIES**

To protect the public health and safety by providing efficient and cost-effective water, sanitary sewer, storm drainage and solid waste services to the community. Ensure that development will only occur if the urban services necessary to support the development will be available at the time of development.

#### *Water Service*

The City provides water service to a total of 10,817 customer accounts. The City's sources of water include the Coal Creek watershed, West Hill Springs watershed and is supplemented by a system of ten wells. Storage facilities are found on the Enumclaw plateau, Lakeland Hills and Lea Hill. For more background information see the Capital Facilities Plan or Comprehensive Water Plan.

Objective 13.1 To ensure safe and adequate water service, for both domestic and fire protection purposes, to meet the needs of the existing community and provide for its planned growth.

#### Policies:

CF-13 The City of Auburn Comprehensive Water Plan is incorporated as an element of this Comprehensive Plan. The Comprehensive Water Plan for the City of Auburn shall reflect the planned land uses and densities of this Comprehensive Plan.

CF-14 The Comprehensive Water Plan shall provide for the evaluation of existing and potential future groundwater sources regarding any threats to the quantity and quality of such sources. The Plan shall ensure that strategies for the protection of ground water sources used or likely to be used for public water supplies are established.

CF-15 Protection of the City's Coal Creek Springs, and West Hill watersheds, wells, and other sources shall be a high priority in the designation of appropriate land uses in the vicinity of these areas and facilities.

CF-16 The City shall continue its policy of requiring that water system extensions needed to serve new development shall be built prior to or simultaneous with such development, according to the size



and configuration identified by the Comprehensive Water Plan as necessary to serve future planned development. The location and design of these facilities shall give full consideration to the ease of operation and maintenance of these facilities by the City. The City shall continue to participate to the extent permitted by law, through direct participation, LIDs and payback agreements to assist in the financing of such over sized improvements. Wherever any form of City finance is involved in a water line extension, lines that promote a compact development pattern will be favored over lines traversing large undeveloped areas where future development plans are uncertain.

- CF-17 Whenever a street is to be substantially reconstructed or a new street built, the City shall determine whether water facilities in that street right of way shall be constructed or brought up to the size and configuration indicated by the Water Plan and Comprehensive Plan.
  
- CF-18 The City shall continue to recognize the overall system impacts of new development upon the City water system through the collection and appropriate use of system development charges or similar fees.
  
- CF-19 The City shall consider the impacts of new development within aquifer recharge areas of potable water sources as part of its environmental review process and require any appropriate mitigation measures. Such mitigation may involve hydrogeologic studies, testing, and/or monitoring (including monitoring wells), spill response planning, spill containment devices, sanitary sewers, and use of best management practices.
  
- CF-20 The City shall promote water conservation and the wise use of water resources.
  
- CF-21 The City should work with other water providers to promote effective water supply management and planning consistent with the "South King County Coordinated Water System Plan", as well as regional water supply and conservation goals.

*Sanitary Sewers*

The City provides sewer service to a total of 13,439 customer accounts. The system is primarily a collection system with treatment provided by Metro. There is a comprehensive network of service lines outside the city limits on Lea Hill. The City's sewer system is not as extensive as the water system and there are significant areas within the City's service area which are on septic systems. For more details, see the Capital Facilities Plan or the Comprehensive Sanitary Sewer Plan.

## Objective 13.2

To ensure the efficient transmission of sanitary sewage to the appropriate treatment and disposal facilities, in order to meet the needs of the existing community and provide for its planned growth.

## Policies:

- CF-22 The Comprehensive Sanitary Sewerage Plan is incorporated as an element of this Comprehensive Plan. The Comprehensive Sanitary Sewer Plan for the City of Auburn shall reflect the planned land uses and densities of this Comprehensive Plan.
- CF-23 The City shall continue its policy of requiring that sewer system extensions needed to serve new development shall be built prior to or simultaneous with such development, according to the size and configuration identified by the Comprehensive Sanitary Sewer Plan and Comprehensive Plan as necessary to serve future planned development. The location and design of these facilities shall give full consideration to the ease of operation and maintenance of these facilities by the City. The City shall continue to use, to the extent permitted by law, direct participation, LIDs and payback agreements to assist in the financing of such oversized improvements. Wherever any form of City finance is involved in a sewer line extension, lines that promote a compact development pattern will be favored over lines traversing large undeveloped areas where future development plans are uncertain.
- CF-24 Whenever a street is to be substantially reconstructed or a new street built, the City Engineer shall determine whether sewer facilities in that street right of way shall be constructed or brought up to the size and configuration indicated by the Comprehensive Sanitary Sewer Plan and Comprehensive Plan.
- CF-25 The City shall continue to recognize the overall system impacts of new development upon the City sewer system, through the

collection and appropriate use of system development charges or similar fees.

CF-26 The City shall continue to require the separation of sanitary and storm sewer facilities wherever combined sewers may be discovered, and shall continue to aggressively seek to minimize any storm water infiltration of the sanitary sewer system.

CF-27 Within those designated urban density areas of the City and within the sanitary sewer utility's designated service area, sewerage service should be provided by public sewers. The City should develop mechanisms to accommodate conversion to public sewers of all septic systems within the City's service area, particularly when on site systems fail or when public health and water quality is threatened.

*Solid Waste*

The City of Auburn has a contract with Waste Management to handle solid waste collection within the City of Auburn. Waste Management's current contract is for a seven-year period and is due to expire in 2008. The City may, at its option, extend the agreement for up to two extensions each of which shall not exceed two years. There are approximately 15,900 accounts within the city.

Recycling is handled by Waste Management. Residential customers are currently recycling curbside approximately 47% of its waste stream.

Objective 13.3. To provide area residents and businesses with a universal and compulsory system for collection and disposal of all solid waste, including ample waste reduction and recycling opportunities intended to maximize diversion of the City's waste stream away from costly landfills, incineration, or other solid waste disposal facilities, and to conserve exhaustible resources.

Policies:

CF-28 The King County Solid Waste Management Plan and Solid Waste Interlocal Forum Resolution No. 89-005, except as modified by City of Auburn Ordinance 4413 and this Plan shall form the basis for solid waste management activities within the City.

CF-29 The City shall continue to fund solid waste collection, disposal and waste reduction and recycling programs and services

through the existing solid waste utility, with supplemental funding provided through available grants.

- CF-30 The City shall implement solid waste management programs and services which provide ample opportunities and incentives to maximize the community's participation in local and regional waste reduction and recycling efforts.
- CF-31 The City's solid waste management programs shall be developed to make waste reduction and recycling efficient, reliable, cost-effective, and convenient for all residents and businesses.
- CF-32 The City encourages and should promote the use of products manufactured from recycled materials, and the use of materials which can be recycled. City Departments and contractors shall use recycled and recyclable products whenever and wherever feasible.
- CF-33 The City shall implement solid waste reduction and recycling programs which have the cumulative effect maintaining the 50 percent waste reduction and recycling goal (recycling tons/total solid waste stream).
- CF-34 The City shall periodically monitor and evaluate the effectiveness of Auburn's waste reduction and recycling programs to ensure that local and state goals and policies are being met.
- CF-35 The City shall promote the recycling of solid waste materials by providing opportunities for convenient recycling and by developing educational materials on recycling, composting and other waste reduction methods.

*Storm Drainage*

The City Storm Drainage System serves over 9,281 customers, exclusively within the City limits. The System consists of a combination of open ditches and closed conveyance pipes. For more details, see the Capital Facilities Plan or the Comprehensive Drainage Plan.

- Objective 13.4. To ensure that collection, conveyance, storage and discharge of storm drainage is provided in a sufficient and environmentally responsible manner, in order to meet the needs of the existing community and provide for its planned growth.

Policies:

- CF-36 The City of Auburn Comprehensive Drainage Plan is incorporated as an element of this Comprehensive Plan.
- CF-37 The City shall require developers to construct storm drainage improvements directly serving the development, including any necessary off-site improvements.
- CF-38 The City shall require that off-site storm drainage improvements needed to serve new development shall be built prior to or simultaneous with such development, according to the size and configuration identified by the Comprehensive Drainage Plan as necessary to serve future planned development. The location and design of these facilities shall give full consideration to the ease of operation and maintenance of these facilities by the City. The City should continue to use direct participation, LIDs and payback agreements to assist in the financing of off-site improvements required to serve the development.
- CF-39 The City shall recognize the overall system impacts of new development upon the City's drainage system, through the collection of system development charges or similar fees to assist in the financing of new and oversized (e.g. regional drainage improvements.)
- CF-40 The City should continue to fund and provide storm drainage services through the existing storm drainage utility. The City's storm drainage utility should be responsible for implementation, maintenance and operation of the City's comprehensive drainage system and to seek out sources of storm water pollution and correct them.
- CF-41 Appropriate rates and system development charges shall be assessed to fund the on-going maintenance, operation, and capital expenditures of the utility, in accordance with the Comprehensive Drainage Plan. Periodic cost of service studies shall be completed to reassess the monthly service and system development charges.
- CF-42 Drainage facilities serving the larger community should be owned, operated and maintained by the City's storm drainage utility. Drainage facilities serving individual properties are discouraged, however if essential, as determined by the City Engineer, they should be owned, operated and maintained by

the property owner in accordance with a recorded maintenance agreement approved by the City. The maintenance agreement shall include provisions that will preserve the City's ability to ensure the long term use of the drainage facility, and may include the granting of an easement over the facility to the City. Maintenance intensive drainage facilities designed to serve as a multifunctional private resource (e.g. private parks, wetland mitigation) should not be owned, operated or maintained by the utility. The utility shall ensure that all private and public storm drainage improvements are designed, constructed, operated and maintained in accordance with the Comprehensive Drainage Plan and Comprehensive Plan.

- CF-43 The City shall encourage the use of regional-scale water quality and quantity control facilities as a means of controlling drainage and flood waters.
- CF-44 Wherever possible, regional detention facilities should be utilized as a multi-functional community resource. When selecting a site and designing a regional storm drainage facility, the City should consider other public benefits such as recreational, habitat, cultural, educational, open space and aesthetic opportunities.
- CF-45 The City shall promote policies which seek to maintain the existing conveyance capacity of natural drainage courses.
- CF-46 Whenever a street is to be substantially reconstructed or a new street built, the City Engineer shall determine whether drainage facilities in that street right of way shall be constructed to adequately service the street and whether they should be brought up to the size and configuration indicated by the Comprehensive Drainage Plan. If the inclusion of water quality and quantity control facilities is not feasible, as determined by the City Engineer, when street reconstruction occurs, off-site mitigation may be considered regionally as proposed within the Comprehensive Drainage Plan to meet the City's storm drainage requirements as determined by the City Engineer.
- CF-47 The City shall require the separation of sanitary and storm sewer facilities wherever combined sewers may be discovered.
- CF-48 In selecting the preferred Comprehensive Drainage Plan sub-basin alternative for implementation by the City's storm drainage utility, the City shall consider the following factors:

1. The most efficient and cost effective means of serving a subbasin or combination of subbasins.
2. The ability of the alternative to implement source control best management practices and to avoid or mitigate environmental impacts, such as impacts to existing wetlands, and the degree to which the alternative promotes water quality treatment, and protects aquatic and riparian habitat.
3. Consistency with Comprehensive Drainage Plan policies and recommendations and compatibility with stormwater improvement policies and recommendations presented in other regional stormwater plans.
4. Restrictions or constraints associated with receiving waters.
5. The ability to develop a multi-use facility.
6. The degree to which the alternative preserves, increases, and is compatible with existing open space.
7. Consistency with existing and future planned development.
8. The advantages and disadvantages of storage versus conveyance while ensuring adequate treatment for water quality treatment.
9. The degree to which the alternative preserves and enhances existing native vegetation and existing drainage courses.
10. The alternatives ability to reduce flood hazard impacts resulting from the 25-year design storm event.

CF-49 The City's Storm Drainage Utility shall strive to meet the environmental protection goals of the Comprehensive Plan through compliance with and implementation of the policies contained herein. Environmental issues such as water quality and fish habitat protection shall be considered in all new development applications and new storm drainage improvements.

CF-50 The Storm Drainage Utility shall work with other jurisdictions and agencies to address regional water quality issues.

- CF-51     The City shall seek opportunities where feasible to reintroduce treated urban runoff back into groundwater system as new and redevelopment occurs to minimize urbanization impacts to the hydrology of the natural river systems.
- CF-52     The City shall evaluate the feasibility and opportunity to improve the water quality of its existing discharges to the river systems to enhance water quality in response to the Endangered Species Act.
- CF –53    The City shall seek to minimize the impacts to the natural river system’s hydrology by encouraging pre-treatment of surface flows of new development and re-introduction into the groundwater where feasible.
- CF – 54   While the City is in the process of updating the Storm Drainage Comprehensive Plan to include technical information for the recently approved Lea Hill and West Hill annexation areas, new development and infrastructure improvements will be examined on a case-by-case basis in conformance with adopted City policies, development standards, construction standards, and other applicable regulations.

*Communications and Data Infrastructure*

Objective 13.4     To enhance the City’s communications and data infrastructure through installation of City-owned conduit throughout the city.

Policies:

- CF-55     To allow for expansion of the City’s conduit system with minimal disruption to streets and at a lower cost to the public, the City shall require the placement of conduits as part of arterial street (as defined in the City of Auburn Transportation Plan) improvement projects whether private or public development projects.
- CF-56     The City shall explore new technologies that may present additional opportunities for the City to use its communications and data infrastructure to enhance its provisions of public services.
- CF-57     To increase system-wide coordinated management of facilities, the City shall work towards increasing the number of remote



monitoring facilities for utility facilities, traffic control devices, and other equipment located throughout the city.

- CF-58 Whenever possible, make remote data access available to the City's police officers, inspectors, utility staff, and other field personnel.

**GOAL 14. PUBLIC BUILDINGS**

To maximize public access and provide for the appropriate location and development of public and quasi-public facilities that serve the cultural, educational, recreational, religious and public service needs of the community and the region.

- Objective 14.1. To site public buildings in accord with their service function and the needs of the members of the public served by the facility.

Policies:

- CF-59 Downtown shall continue to be the business center of City government and the City shall seek to site all of its business functions in the downtown area.
- CF-60 All "people oriented" City facilities should be located in high amenity sites. Les Grove Park and Downtown are particularly appropriate sites for services such as senior services, community center, library, museums, etc.
- CF-61 City park buildings should be developed in accord with the Parks and Recreation Element.
- CF-62 The siting, design construction and improvement of all public buildings shall be done in full compliance with the Americans with Disabilities Act (ADA).
- CF-63 Public and quasi-public facilities which attract a large number of visitors (City Hall, museums, libraries, educational, permit or license offices, and health or similar facilities, etc.) should be sited in areas which are accessible (within 1/4 mile) by transit.
- CF-64 The City shall encourage other agencies to follow these siting principles in considering new sites for public buildings.

- CF-65 The location of religious institutions, private schools, community centers, parks and similar public or quasi-public facilities shall be related to the size of the facility and the area served. City-wide facilities should be sited in visible and accessible locations.
- CF-66 Small public or quasi-public facilities intended to serve one or two residential neighborhoods may be located within a neighborhood. Larger public or quasi-public facilities intended to serve mainly Auburn residents or businesses shall be located along major arterial roads within the Community Serving Area of Auburn, however, elementary schools should be given flexibility to locate along smaller roads. Buffering from adjacent land uses may be required.
- CF-67 The location of utility facilities is often dependent upon the physical requirements of the utility system. Sewerage lift stations, water reservoirs, and other similar facilities should be sited, designed, and buffered (through extensive screening and/or landscaping) to fit in with their surroundings harmoniously. When sited within or adjacent to residential areas, special attention should be given to minimizing noise, light and glare impacts.
- CF-68 Public facilities of an industrial or heavy commercial character should be confined to the Region Serving Area of Auburn, unless no other reasonable siting opportunity exists in which case siting still must comply with applicable zoning standards. Examples of such facilities are the City maintenance and operations facility, state and regional solid waste facilities, and the Auburn School District bus barn.
- CF-69 The siting and relocation of City maintenance and operation facilities shall be responsive to growing demands for utility, transportation and fleet services and shall also take into account the City's role in emergency preparedness and response.

**Essential Public  
Facilities**

According to the GMA (RCW 36.70A.200), as amended, "Essential public facilities include those facilities that are typically difficult to site such as airports, state education facilities, state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance

abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.” More generally, essential public facilities are facilities, conveyances, or sites that meet the following definition: (1) the facility, conveyance or site is used to provide services to the public; (2) these services are delivered by government agencies, private or non-profit organizations under contract to or with substantial funding from government agencies, or private firms or organizations subject to public service obligations, and (3) the facility or use of the site is necessary to adequately provide a public service.

The Growth Management Act requires that every comprehensive plan include a process for siting essential public facilities. No comprehensive plan can preclude the siting of essential public facilities within the community. The Growth Management Act includes these provisions because siting certain public facilities has become difficult due to the impacts many of these facilities have on the adjacent community. Many factors contribute to this problem, including increased demand for facilities to serve a growing population, increased competition for land as the state becomes more urbanized, problems with siting processes, and judicial decisions which compel jurisdictions to provide certain facilities. By including a process for siting essential facilities in the Comprehensive Plan, deficiencies in the siting process can be minimized.

This section contains Auburn’s process for siting essential public facilities. This is an interim process as the Growth Management Planning Council, which is made up of representatives of the cities in King County and the county, will develop a countywide process for siting essential public facilities. When that process is developed, Auburn may modify these procedures to reflect the Council’s recommendation.

CF-70 Essential Public Facility Siting Process.

General:

1. The City will review proposals through the process outlined in parts (3) through (8) below, if the essential public facility largely serves a regional, countywide, statewide or national need and is included in a policy sense within an adopted state or regional plan which meets the following criteria:
  - a. The state or regional plan was developed through an appropriate public process (including at least one local public hearing) and has undergone a NEPA and/or SEPA review; and;
  - b. A clear policy statement supporting the type of facility proposed must be included. The plan should also

include, in a policy sense, a set of siting guidelines used for such a facility. Such criteria may include, but not be limited to, type and sufficiency of transportation access, co-location requirements, preferred adjacent land uses, on-or off-site security and/or mitigation, and required public facilities and services.

2. If the essential public facility largely serves a regional, countywide, statewide or national need and is not part of an adopted state or regional plan, the proponent will be required to request that the appropriate state or regional plan be amended to include the proposal meeting the criteria contained in part (1) above. The proposal will also be reviewed following the process outlined in parts (3) through (8).

Essential Public Facilities of a regional, countywide, statewide, or national nature:

3. Essential public facilities of a regional, countywide, statewide or national nature will be reviewed by the City through the special area plan process. The boundaries of the Special Area Plan will be set at a scale directly related to the size and magnitude of the proposal. For facilities of regional, state, and national need, an alternative analysis will be performed using, but not limited to, the guidelines described in part 1 (above). Auburn staff shall participate in the review process of part 1 (above), and use the data, analysis and environmental documents prepared in that process to aid in the City's special area plan review, if Auburn determines that those documents are adequate. If the facility requires other development permits, those approvals also shall be considered within the review process.
4. Impacts of the proposed essential public facility must be identified and an appropriate mitigation plan developed. Unless otherwise governed by State law, the financing strategy for the mitigation plan shall be structured so that the costs of the plan shall be allocated proportionally on a benefit basis using, but not limited to, non-local sources of funding.
5. The special area plan process to be used for essential public facilities of a regional, countywide, statewide or national nature shall follow the City's Comprehensive Plan amendment process which includes multiple opportunities for public involvement.

6. An analysis of the facility's impact on City finances shall be undertaken. If the study shows that locating a facility in a community would result in a disproportionate financial burden on the City of Auburn, an agreement with the project's proponents must be executed to mitigate the adverse financial impact or the approval shall be denied.

Essential Public Facilities of primarily local nature:

7. If the essential public facility meets largely local needs (for example, in-patient facilities, including substance abuse facilities, mental health facilities and group homes), the facility shall be considered based upon section (8) below.

All Essential Public Facilities:

8. The following criteria shall be used to evaluate all applications to site essential public facilities:
  - a. Whether there is a public need for the facility.
  - b. The impact of the facility on the surrounding uses and environment, the City and the region.
  - c. Whether the design of the facility or the operation of the facility can be conditioned, or the impacts mitigated, in a similar manner as with a traditional private development, to make the facility compatible with the affected area and the environment.
  - d. Whether a package of mitigating measures can be developed that would make siting the facility within the community more acceptable.
  - e. Whether the factors that make the facility difficult to site can be modified to increase the range of available sites or to minimize impacts on affected areas and the environment.
  - f. Whether the proposed essential public facility is consistent with the Auburn Comprehensive Plan.
  - g. Essential public facilities shall comply with any applicable state siting and permitting requirements (e.g., hazardous waste facilities).
  - h. Whether the State proves by clear, cogent, and convincing evidence that 1) a sufficient and reasonable number of alternative sites have been fully, fairly, and competently considered; and 2) such sites were found to be unsuitable for an SCTF for reasons other than the cost of property.
  - i. Whether careful analysis has been completed to show that siting of the facility will have no undue impact on

any one racial, cultural, or socio-economic group, and that there will not be a resulting concentration of similar facilities in a particular neighborhood, community, jurisdiction or region.

- CF-71 The Planning Director shall make a determination as to whether a development application will result in a significant change of use or a significant change in the intensity of use of an existing essential public facility. If the Planning Director determines that the proposed changes are significant, the proposal will be subject to the essential public facility siting process as defined in Policy CF-65. If the Planning Director determines that the proposed changes are insignificant, the application shall be reviewed through the City’s standard development review procedures. The Planning Director’s determination shall be based upon the following:
- a. The proposal’s impacts on the surrounding area
  - b. The likelihood that there will be future additions, expansions, or further activity related to or connected with the proposal.

One of the difficulties of siting essential public facilities is that they are not allowed in all appropriate areas. To help address this problem, Auburn shall allow essential public facilities in those zones in which they would be compatible. The types of facilities that are compatible will vary with the impacts likely from the facility and the zoning district. In the M-2 Zoning District, many essential public facilities will be compatible uses and broad use categories allowing such uses should be included in the zone.

- CF-72 Essential public facilities shall be allowed in those zoning districts in which they would be compatible and impacts can be mitigated. In situations where specific development standards cannot be met, but there is a determination that the facility can be made compatible, the City Council can waive those specific standards with the requirement that appropriate mitigation is provided. The M-2 Zoning District should include broad use categories that allow all essential public facilities that are difficult to site as permitted or conditional uses as appropriate.

- CF-73 Essential public facilities should be equitably located throughout the City, county and state. No jurisdiction should absorb a disproportionate share.

CF-74 Essential public facilities of a regional, countywide, statewide or national nature should be restricted to the Region Serving Area of Auburn. Such facilities should be located in relationship to transportation facilities in a manner appropriate to their transportation needs. Extensive buffering from adjacent uses may be required. Facilities which generate a significant amount of truck traffic should be located on major arterial streets.

# CHAPTER 6

## PRIVATE UTILITIES

### **Introduction**

The Growth Management Act requires the City of Auburn to include a utilities element within its Comprehensive Plan. The element should provide a framework for the efficient and predictable provision and siting of utility facilities and services within the City consistent with the serving utilities public service obligations. This element covers private utilities, (those not provided by the City of Auburn) and includes electricity, telecommunications, and natural gas. City owned water, sewer, and stormwater utilities are described within the Capital Facilities Element (Chapter 5) of this comprehensive plan.

Investor owned utilities in the State of Washington are regulated by the Washington Utilities and Transportation Commission (WUTC). State law regulates the rates, charges, services facilities and practices of utilities. Any changes in policies regarding these aspects of utility provision require WUTC approval.

The primary responsibility for planning for private utilities rests with the utility providers. Clearly, however, this planning can not take place without open lines of communication between the City and the utility providers. The City acknowledges that some private utility providers are not willing to provide capacity or future construction plans as some of this information may effect their competitiveness or be considered to be proprietary. The utilities, however, must recognize that this may hinder the City's ability to assist them in their projects.

### **Background**

#### **Electricity and Natural Gas**

Puget Sound Energy (PSE) provides electrical and natural gas service to the City of Auburn and its potential annexation area. PSE is an investor-owned private utility which provides service to approximately 1.2 million customers in a service area that covers 6,000 square miles.



With respect to electrical service, PSE builds, operates and maintains an electrical system consisting of generation, transmission and distribution facilities. Facility technology for electricity transmission may change in the future in response to the need to create more efficient facilities and in response to various electromagnetic field and health concerns and diversification of resources. Utility policies should be updated in the future to take into consideration changes in technology, facilities, and services.

Map 6.1 shows existing and proposed electrical service facilities within the City of Auburn and its potential annexation areas.

### **Natural Gas**

The Northwest Pipeline Corporation and Enumclaw Gas also have gas lines in the southeastern portion of the City. While the Northwest Pipeline Corporation does not serve any customers within the City, Enumclaw Gas has some residential customers in the area of the Adventist Academy.

Map 6.2 shows existing major natural gas pipelines within the City and its potential annexation areas.

### **Telecommunications**

Telecommunications include a wide range of services including conventional telephone, cellular telephone and cable television. Technology in the field of telecommunications continues to change rapidly.

#### *Conventional Telephone*

Conventional local telephone service to the City is provided by Qwest. Qwest offers service to 25 million customers in 14 Western States.

The facilities in which calls are switched are called central offices. Typically there are four main lines heading out from each central office - one in each direction. Auburn's central office is located in downtown Auburn.

Long distance service is provided in the area by several providers. These providers have underground fiber optic cables passing through the City of Auburn.

#### *Cellular Telephone*

Cellular telecommunications provide mobile telephone communications via radios that send and receive signals from a network of receivers mounted on utility poles, towers, buildings or other structures on private

property or within the right of way. Cellular communication companies offer digital voice, messaging and high speed wireless data services to customers.

Cellular telephone service within the City and its potential annexation areas is provided by approximately 20 private companies providing service throughout the Puget Sound region. Regulation of cellular providers is provided by the Federal Communications Commission (FCC). Technology and business practices in the area of telecommunications continues to change rapidly.

Map 6.3 shows the location of both Cellular and conventional telephone facilities within Auburn.

*Cable Television*

Cable television service is provided by Comcast through a combination of aerial and underground cables. The location of existing and planned cable lines are shown on Map 6.4.

**GOAL 15**

**PRIVATE UTILITIES**

To ensure safe, efficient provision of private utilities to serve all segments and activities of the community.

Objective 15.1

To allow the development of private utilities to meet the needs of the existing community and provide for its planned growth consistent with the serving utilities public service obligations.

Policies:

PU-1 Private utility companies are recognized as providers of important services necessary to maintain current and future lifestyles.

PU-2 Private utility providers should refer to the City's Comprehensive Plan Map for guidance regarding future land uses and intensities. Private utility facilities and systems should be consistent with the uses and densities allowed by the Comprehensive Plan and Zoning Code. The City will regularly provide this information and information on pending development proposals (both public and private) to the appropriate provider. In return, the City expects there to be a cooperative posture towards coordinated and sensitive expansion of the infrastructure.

PU-3 Private utility companies should strive to provide utility services to all segments of the Auburn population and areas of the community.

Objective 15.2 To improve the safety, visual quality, and efficiency of private utility facilities consistent with the serving utilities public service.

Policies:

PU-4 The City shall require that new private utility distribution, service and telecommunication lines be located underground within all new developments. The City will also work with the utility companies to relocate existing distribution, service and telecommunication lines underground as a part of system upgrading or urban revitalization projects, whenever it is economically and technologically feasible.

PU-5 Common utility trenches should be encouraged and coordinated by both private and public providers whenever possible.

PU-6 To reduce visual clutter, antennas, relay mechanisms and similar structures should be located on existing poles, structures, or buildings whenever possible. When deemed feasible and necessary to minimize impacts on adjacent uses or views by the City, visual screening may be required.

PU-7 The City shall consider the environmental impacts of proposed utility facilities as a part of its environmental review process. When requested by the City, the utility provider shall furnish documentation of current research results and/or provide additional information related to determining the environmental impacts, if any, of the proposed facilities.

PU-8 The construction of facilities and provision of services by private utility providers within the City of Auburn shall be in compliance with all of the goals and policies of this comprehensive plan.

PU-9 Decisions regarding private utility facilities within Auburn should consider the safe, adequate and efficient availability of these utilities to other jurisdictions.

PU-10 The location of utility facilities is often dependent upon the physical requirements of the utility system. All utility facilities should be sited, designed, and buffered (through extensive screening and/or landscaping) to fit in with their surroundings harmoniously and safely. When sited within or adjacent to residential areas, special attention should be given to minimizing noise, light and glare impacts.



# CHAPTER 7

## TRANSPORTATION

The City of Auburn's Transportation Element is published as a separate document entitled "Comprehensive Transportation Plan". Copies are available for review and/or purchase from the City of Auburn Public Works Department.

# CHAPTER 8

## ECONOMIC DEVELOPMENT

### Introduction

Auburn's economic base drives and shapes the community and region. Auburn residents and the surrounding region benefit from the jobs and services Auburn's economic base offers. Through the payment of sales, property and other taxes, the City of Auburn can fund and provide services and public facilities which Auburn residents demand and/or require.

It is clearly in the City's best interest to maintain and expand our economic base in unison with implementing all of the goals of this Comprehensive Plan. This section of the plan will help to define the City's goals and policies in this vital area.

### Issues & Background

#### *Historic Trends*

Historically, a variety of factors have shaped Auburn's economy. At the turn of the 20<sup>th</sup> century, the City offered services to support agriculture and the railroads. Downtown offered a full range of services and retail opportunities. In later years, automotive sales became a significant factor.

As urbanization of the region expanded to include Auburn, the vitality of Downtown Auburn was impacted by new shopping malls located outside the community and by changing retail trends. At the same time, Auburn's importance as the home of large industrial and warehousing operations increased. This same period saw the growth of retail along commercial "strips" such as Auburn Way and 15th Street NW. Large retailers such as Fred Meyer and many major supermarket chains located in the community.

The development of the SuperMall in the 1990's led to Auburn becoming a major player in the regional retail market. Auburn shoppers no longer needed to leave the City to visit retail malls for many of their purchases. During that same decade, Emerald Downs and the Muckleshoot Casino

also contributed to commercial recreation facilities in Auburn and associated employment growth.

Today, Auburn provides over 38,000 jobs for residents throughout the region. Auburn has a strong industrial sector that includes Boeing, the General Service Administration (GSA) and numerous warehouse and distribution facilities. Auburn Regional Medical Center and the growing medical office community also provide a significant number of jobs. The retail and service sectors are expanding as small businesses are created. Educational uses such as the Auburn School District and Green River Community College also add to the area's employment base.

While development has continued throughout the City, Downtown Auburn remains the heart and soul of the community. With its historical character and pedestrian oriented development pattern, Downtown Auburn reflects many of the qualities being sought by other communities. Given its urban center designation, Auburn Station, and the incentives the City has in place, Downtown Auburn remains poised for continued revitalization.

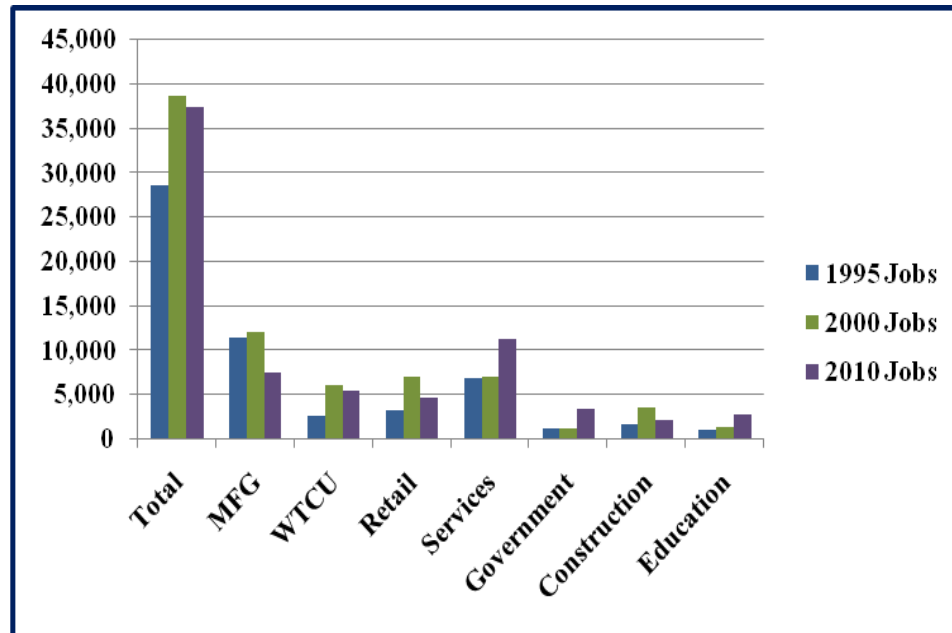
## **EMPLOYMENT GROWTH**

### **EMPLOYMENT**

Auburn provides over 38,000 jobs for residents throughout the region. Auburn has a diverse industrial sector that includes Boeing, the General Services Administration (GSA) and numerous warehouse and distribution facilities. Auburn Regional Medical Center and the growing medical office community also provide a significant number of jobs. The retail and service sectors continue to expand as companies locate in Auburn and as small businesses are created. Educational uses such as the Auburn School District add to the employment base.

Between 1995 to 2000, the number of jobs located in Auburn increased 34% compared to an overall increase of 22% throughout the rest of King County. Manufacturing jobs remain the largest category in Auburn, despite the loss of nearly 2,000 manufacturing jobs since 1990. The remaining job categories all experienced job growth. Retail jobs increased substantially along with jobs in warehousing, transportation, and communication industries. Figure 8.1 compares the type of jobs located in Auburn since 1995.

**Figure 8.1**  
**Jobs Located in Auburn 1995-2010**



Source: Puget Sound Regional Council; covered employment data.

It is expected that Auburn's employment base will continue to grow into the future. To the year 2031, the King County Countywide Planning Policies have assigned Auburn's job base to increase by 19,350 jobs. It should be noted that this number is not a maximum, but the City's most recent assigned share of future projected growth in the County.

### **Retail Sales**

Auburn's business community is keeping pace with both Auburn's population growth and its increase in more affluent households. Between 1995 and 2003, retail sales in Auburn increased 59% or roughly 8% per year. As shown in Figure 8.2, Auburn is the sixth largest retail center in Pierce and King Counties outside of Tacoma, Seattle and Bellevue.



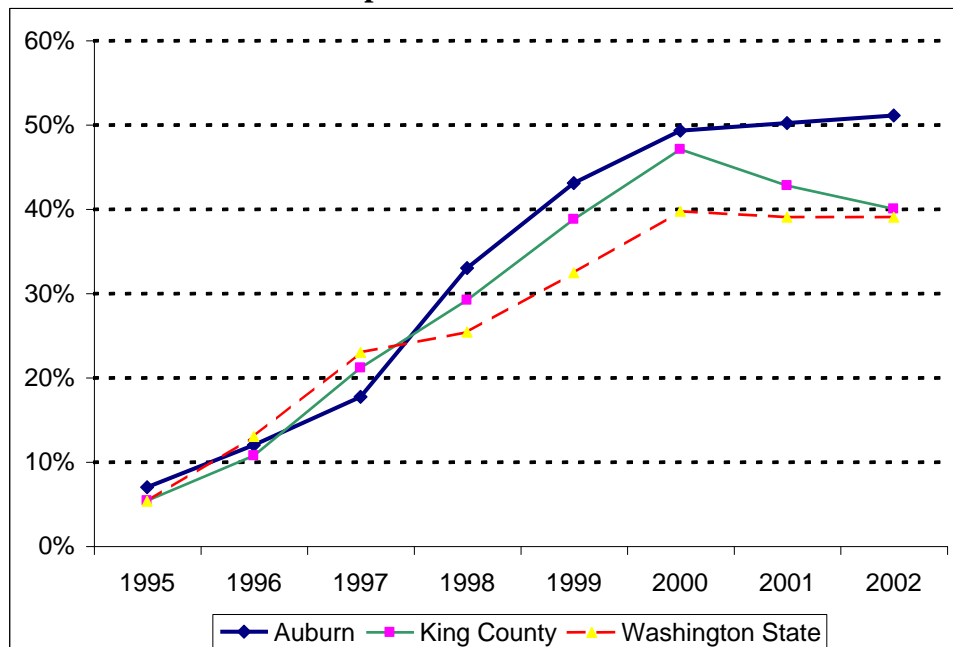
**Figure 8.2**  
**City Retail Sales (Outside of Seattle/Tacoma/Bellevue)**

	Yr 1995	Rank '95	Yr 2003	Rank '03
Kent	1,507,693,474	2	2,005,340,826	1
Tukwila	1,572,309,882	1	1,798,012,039	2
Renton	1,117,803,594	4	1,763,639,632	3
Redmond	1,345,470,014	3	1,640,192,690	4
Puyallup	788,047,838	8	1,474,074,155	5
Auburn	910,528,894	6	1,450,240,653	6
Kirkland	1,032,278,016	5	1,356,322,041	7
Woodinville	276,251,793	12	1,356,322,041	8
Federal Way	885,908,414	7	1,179,841,030	9
Issaquah	473,022,152	10	1,008,655,951	10

Source: State of Washington Department of Revenue

Beginning in 1997, retail sales in Auburn began increasing at a rate faster than the rest of King County. In the Year 2000, retail sales in King County fell whereas sales in Auburn remained steady. At the end of 2002, retail sales continue to remain steady and higher than the rest of King County. Figure 8.3 illustrates this comparison between Auburn, King County and Washington State.

**Figure 8.3**  
**Comparison of Retail Sales**



Source: Washington State Dept of Revenue

**STREAMLINED SALES TAX**

The State of Washington recently adopted streamlined sales tax (SST) legislation. Prior to SST, sales tax collection in Washington State was based on the site of origin, rather than on the site of delivery. Under the SST tax structure, sales tax is collected at the site of delivery rather than from those areas from which they were shipped. This change in tax structure will put Auburn at a disadvantage and negatively impact its tax revenue.

Specifically, Auburn and similar cities have historically invested in infrastructure to support businesses engaged in warehouse and distribution activities that ship goods to other destinations. Another concern for Auburn and similar cities that have invested in infrastructure include how the debt that has already been extended for such infrastructure will be paid and how the loss of a significant source of revenue will affect bond ratings.

Based on the potential passage of SST, the Auburn City Council approved Resolution No. 3782 in November 2004. Resolution No. 3782 outlines an approach and actions the City will take related to land use planning, zoning and other matters in the event a streamlined sales tax proposal or other similar proposals that change the tax structure are adopted.

Because of the State of Washington's implementation of sales tax mitigation payments to cities such as Auburn, the impact resulting from streamlined sales tax has been somewhat lessened. However, the continued availability of these payments is not certain due in part to the State's current and anticipated fiscal challenges. In addition, the amount of payments does not equal the total loss in revenue to the City. The City's economic development strategies are dependent upon the City being able to continue a strong public investment program in infrastructure and services. The City's ability to continue this public investment is contingent upon maintaining solvent public revenue streams, particularly sales tax. Sales tax comprises the largest source of monies to the City's General Fund, approximately 30 percent in 2010. The City anticipates that current and long-term fiscal challenges facing the State of Washington will likely result in the dissolution of the current sales tax revenue mitigation program. The eventual loss of the aforementioned sales tax revenue will directly and adversely affect the City's ability to adequately fund the capital infrastructure and services necessary to support the realization of the City's economic development strategies. This is especially applicable to industrial areas supporting warehouse and distribution centers that are origin based in nature.

### **2005 ECONOMIC DEVELOPMENT STRATEGIES**

In 2005 the City of Auburn brought together a focus group of diverse business and community interests that identified several economic development areas within the City. The focus group's effort is reflected in an *Economic Development Strategies* document that includes strategies and actions needed to affect necessary change for specific strategy areas within the city. Implementation of these strategies is intended to enable the City to achieve the City's economic development potential. Implementation of actions and strategies in the *Economic Development Strategies* is appropriate and reflected in various elements of the Auburn Comprehensive Plan.

Since the development of the Economic Development Strategies document, additional economic development strategy areas have been identified to include the SE 312<sup>th</sup> Street/124<sup>th</sup> Avenue SE corridor within the recently annexed portion of Lea Hill and M Street SE between Auburn Way North and Auburn Way South.

### **Goals and Policies**

#### **ECONOMIC DEVELOPMENT GOALS AND POLICIES**

##### **GOAL 17. ECONOMIC DEVELOPMENT**

To ensure the long-term economic health of the City and the region through a diversified economic base that supports a wide range of employment opportunities for Auburn's residents and those of the region and through the promotion of quality industrial and commercial development which matches the aspirations of the community.

Objective 9.1. Promote a diversified economic base capable of withstanding changes in interest rates, inflation, tax structure and market conditions.

ED-1 City promotion of new industry shall be directed at attracting business that diversifies the City's tax base, offers secure, quality employment opportunities, is sensitive to community values and promotes the development of attractive facilities.

ED-2 Emerald Downs, the Muckleshoot Casino, and the SuperMall of the Great Northwest offer opportunities for economic diversification that should be optimized by the City.

ED-3 The importance of Downtown Auburn as a unique retail environment and subregional center of commerce should be considered in the City's economic plan.

ED-4 The adoption of Streamline Sales Tax (SST) shall constitute an emergency for the purposes of amending the Comprehensive Plan outside of the normal amendment cycle in order to, among other items, implement the intent of Auburn City Council Resolution No. 3782, if needed. As a result of the implementation of mitigation payments by the State of Washington, the City has not determined an emergency exists, however, the City reserves the right to make this determination and implement all necessary policies and measures should these mitigation payments cease or other policies, actions or events occur that the City believes constitute an emergency.

Objective 9.2. Produce commercial and industrial siting policies which are based on the assessment of local needs and the availability of transportation and other infrastructure required to serve it.

ED-5 Development of industrial areas should be based on performance standards appropriate for the site and with appropriate flexibility within those standards to accommodate changing market conditions.

ED-6 Revitalize depreciated and/or obsolete commercial and industrial sites through innovative regulations that redesign the site in accordance with modern design standards and industrial/commercial uses.

ED-7 Uses which serve regional needs and purposes (such as major industrial plants) must be separated from community serving uses in order to minimize traffic and other conflicts.

Objective 9.3. Develop effective land use polices and economic development strategies that provide long-term and stable employment, increase per capita income and reduce the tax burden of Auburn residents.

ED-8 Auburn should continue to provide an economic base not only for the Auburn area but also for the south King County and north Pierce County region.

ED-9 Implementation of economic development programs shall be consistent with the policies of this Plan.

ED-10 The City should develop a formal economic development strategy as an element of the Comprehensive Plan to specifically identify the types of businesses most consistent with community aspirations and lay out a program to attract those businesses.

- a. The City should work cooperatively with other governmental agencies in its economic development efforts, including the Muckleshoot Tribe, King County, Pierce County, the Port and the State.
- b. The City should implement its economic development strategy through a partnership with the private sector.
- c. Identified in the 2005 Economic Development Strategies documents are six strategy areas along with two additional strategy areas. These economic development strategy areas are targeted for population and employment growth to meet the City's 20-year (2031) growth target. Sub-area plans should be developed for these strategy areas. The economic development strategy areas are as follows:
  - Auburn Way North Corridor
  - Auburn Way South Corridor
  - Urban Center
  - Auburn Environmental Park and Green Zone
  - 15<sup>th</sup> Street SW/C Street SW/West Valley Highway/Supermall
  - A Street SE Corridor
  - SE 312<sup>th</sup> Street/124<sup>th</sup> Avenue SE Corridor
  - M Street SE between Auburn Way North and Auburn South

ED-11 Ensure that economic development strategies are reviewed regularly in order to be flexible and respond to changes in the market.

ED-12 The City should work with the private sector, school districts and Green River Community College to develop programs to provide training. Consideration of special needs of economically disadvantaged citizens and neighborhoods and people with physical impairments and developmental disabilities should be included in these programs.

ED-13 Support continued development of the Sound Transit Commuter Rail system, as an important means of expanding the City's and the region's economic base.

ED-14 City infrastructure plans and programs should take into consideration economic development plans and programs.

- ED-15 Implement the recommendations of the City's 2005 Economic Development Strategies brochure including the addition of the SE 312<sup>th</sup> Street/124<sup>th</sup> Avenue SE corridor and M Street SE between Auburn Way North and Auburn Way South. The City's 20-year housing and employment growth shall be concentrated to these economic development strategy areas.
- ED-16 Warehouse and distribution land uses are not a preferred long-term economic development and land use priority for industrial zoned areas in the City due to the loss of sales tax revenue associated with the State's implementation of streamlined sales tax legislation in 2008, no substantive contribution to an increase in per capita income for Auburn residents, no reduction in the tax burden of Auburn residents, low employment densities, lower property values and land use inefficiencies.
- ED-17 Increases in manufacturing and industrial land uses should be the City's preferred economic development and land use priority for industrial zoned areas of the City currently dominated by warehouse and distribution land uses. The City should revise current comprehensive policies and regulations to provide for and require the conversion of existing warehouse and distribution land uses to manufacturing and industrial land uses.
- ED-18 To reduce economic impacts resulting from the redevelopment of properties from warehousing and distribution uses to manufacturing and industrial uses the City should develop and implement a limited term transition plan that contains among other things both incentives for conversion and disincentives for not converting.
- ED-19 To support continued sales tax revenue growth opportunities in the City, those areas currently dominated by existing and warehouse land uses that abut existing commercial retail areas and could take advantage of this proximity to realize substantive value by changing to commercial retail uses should be considered for changes in comprehensive plan and zoning designations that would facilitate the conversion of these properties to commercial retail land uses.
- ED-20 Regulatory and financial incentives will be identified and implemented where appropriate to provide increased opportunities and encouragement for the establishment of new or expanded manufacturing and industrial uses and jobs in the City.

Objective 9.4 Maintain an adequate supply of land to support future economic development and assure the availability of economic opportunities for future generations.

ED-21 Economic development programs should be viewed as a way to shape the character of the City's future economy rather than merely respond to market trends as they occur.

ED-22 Land suitable for large scale development in the Region Serving Area of the City should be identified and designated for economic development.

a. The integrity of large, contiguously owned properties suitable for industrial use should be conserved by use of appropriate industrial subdivision standards.

b. The City should identify and resolve any environmental constraints affecting such land by means of the appropriate environmental review procedures as early as feasible.

c. The need to support such land with the necessary infrastructure should be considered in the development of the City's public facility plans.

d. Innovative and flexible development regulations should be utilized to enable the development of environmentally constrained sites while protecting those characteristics.

Objective 9.5 Utilize the City's unique environmental opportunities and planned infrastructure to build on and support economic development efforts.

ED-23 Integrate the Auburn Environmental Park (AEP) into the City's economic development efforts by encouraging compatible high tech businesses to locate in its vicinity. Amend regulations to establish appropriate land uses for that area as well as develop strategies and incentives to promote the area as a "Green Zone" for economic development.

ED-24 Utilize the future extension of I Street NE as an economic development opportunity. Development of I Street NE should establish it as stand alone corridor and not a "back side" to Auburn Way North. Conditional use permit applications for commercial uses and nursing homes along this corridor and whose impacts can be adequately mitigated should be supported.

ED-25 Use the M Street SE underpass and development of M Street SE and R Street SE bypass connection as an opportunity to create and encourage the clustering of complementary business and services in that area.



# CHAPTER 9

## THE ENVIRONMENT

### Introduction

One of the key attractions of Auburn and the Puget Sound Region has always been the abundant natural resources found throughout the area. The Green River Valley was once a major supplier of agricultural goods for the region and farming remains in some parts of the valley. Thick forests, wetlands, and wildlife habitats are found throughout the area. As the area develops, many of these features, which serve to make the area attractive in the first place, are being lost. The strong emphasis placed on the designation and protection of resource lands and critical areas in the Growth Management Act, the Countywide Policies and this plan reflect the important role that these areas play in maintaining the health, safety and welfare of the area's citizens.

### Issues

#### Environmental Constraints and Land Use

The City's overall environmental policy should describe the kinds of environmental information and factors that are important to the community. This information can be used to decide if, where and how certain kinds of development and other activities should be allowed.

City policy should recognize the natural constraints placed on development by such factors as unstable slopes, flooding and wetlands. A critical environmental concern is the proper management of gravel extraction. This is an industry which has been active in Auburn for many years and which remains a viable industry. The City should establish clear policies to guide the retention of valued aspects of the City's environment, such as protection of the City's open space and significant wildlife habitats. The policy should seek to ensure ample opportunity for the City's residents to meet their recreational needs. Policies should be established to protect the public health, safety and quality of life, and to also protect the area's most unique, sensitive and productive environmental resources. New development should be directed toward areas where their adverse impacts can be minimized.

This Plan has increased the specificity of the City's policies relating to use and protection of the natural environment. It also provides a set of general policies which will be used to require the mitigation of significant adverse impacts.

**GOAL 18. ENVIRONMENT AND NATURAL RESOURCES**

To maintain and promote a safe and healthy environment and preserve the quality of life, and to protect the area's most unique, sensitive and productive natural resources. To encourage natural resource industries within the city to operate in a manner which enhances, (rather than detracts from), the orderly development of the City.

Objective 18.1. To continue to enhance and maintain the quality of surface water, ground water, and shoreline resources in the City and Region.

Policies:

- EN-1 The City shall seek to ensure adequate and healthful supplies of domestic water by protecting groundwater from degradation, by providing for surface water infiltration, by minimizing or prohibiting unnecessary withdrawals of groundwater and by preventing unintended groundwater discharges caused by disturbance of water-bearing geological formations.
- EN-2 Stormwater drainage improvement projects that are proposed to discharge to groundwater, such as open water infiltration ponds, shall provide for surface water pretreatment designed to standards outlined in the Washington State Department of Ecology's Stormwater Management Manual for Western Washington. Drainage improvement projects that may potentially result in the exchange of surface and ground waters, such as detention ponds, shall also incorporate these standards.
- EN-3 The City shall seek to minimize degradation to surface water quality and aquatic habitat of creeks, streams, rivers, ponds, lakes and other water bodies; to preserve and enhance the suitability of such water bodies for contact recreation and fishing and to preserve and enhance the aesthetic quality of such waters by requiring the use of current Best Management Practices for control of stormwater and nonpoint runoff.
- EN-4 The City will regulate any new storm water discharges to creeks, streams, rivers, ponds, lakes and other water bodies with the goal of no degradation of the water quality or habitat of the receiving

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waters, and where feasible seek opportunities to enhance the water quality and habitat of receiving waters.

- EN-5 The City Shoreline Master Program, shall govern the development of all designated Shorelines of the City (Map 9.1). Lands adjacent to these areas should be managed in a manner consistent with that program.
- EN-6 Where possible, streams and river banks should be kept in a natural condition, and degraded streambanks should be enhanced or restored.
- EN-7 Uses along the Green and White Rivers should be limited to residential, agricultural, open space, recreational, mineral resource extraction and public and quasi-public uses. Commercial development shall only be allowed on the rivers, if such development adds new public access to the shoreline area and is constructed in a manner that will protect the shoreline and water quality of the rivers through the use of Best Management Practices.
- EN-8 Storm drainage structures and facilities located within the shoreline environment, parklands, or public open space shall incorporate high standards of design to enhance the natural appearance, protect significant cultural resources and appropriate use of the site and surrounding area. Any such facilities located within the shoreline environment shall be consistent with the State Shoreline Management Act and the City's Shoreline Management Program. If accessible to the general public, such facilities should, whenever possible, be designed to preclude the need for security fencing, and should use native vegetation and be properly maintained.
- EN-9 The City shall discourage the use of septic tanks except in those areas which are designated for Residential Conservancy and have suitable soils.
- EN-10 The City's design standards shall ensure that the post development peak stormwater runoff rates do not exceed the predevelopment rates.
- EN-11 The City will seek to ensure that the quality of water leaving the City is of equivalent quality to the water entering. This will be accomplished by emphasizing prevention of pollution to surface and ground waters through education programs and implementation and enforcement of Best Management Practices.

- EN-12 The City shall continue to work with adjacent jurisdictions to enhance and protect water quality in the region through coordinated and consistent programs and regulations.
- EN-13 The City shall consider the impacts of new development on water quality as part of its environmental review process and require any appropriate mitigating measures. Impacts on fish resources shall be a priority concern in such reviews.
- EN-14 The City shall require the use of Best Management Practices to enhance and protect water quality as dictated by the City's Design and Construction Standards and the Washington State Department of Ecology's Stormwater Management Manual for Western Washington. In all new development, approved water quality treatment measures that are applicable and represent the best available science or technology shall be required prior to discharging storm waters into the City storm drainage system or into environmentally sensitive areas (e.g. wetlands, rivers, and groundwater.)
- EN-15 The City recognizes that new development can have impacts including, but not limited to, flooding, erosion and decreased water quality on downstream communities and natural drainage courses. The City shall continue to actively participate in developing and implementing regional water quality planning and flood hazard reduction efforts within the Green River, Mill Creek and White River drainage basins. The findings and recommendations of these regional efforts, including, but not limited to, the "Draft" Special Area Management Plan (SAMP) for the Mill Creek Basin, the "Draft" Mill Creek Flood Control Plan, the Green River Basin Program Interlocal Agreement, and the Mill Creek Water Quality Management Plan, shall be considered by the City as City programs and plans are developed and updated.
- EN-16 The City recognizes the value and efficiency of utilizing existing natural systems (e.g., wetlands) for storm water conveyance and storage. However, these natural systems can be severely impacted or destroyed by the uncontrolled release of contaminated storm waters. Prior to utilizing natural systems for storm drainage purposes, the City shall carefully consider the potential for adverse impacts through the environmental review process. Important natural systems shall not be used for storm drainage storage or conveyance, unless it can be demonstrated

that adverse impacts can be adequately mitigated to a less than significant level

EN-17 The City recognizes that stormwater treatment facilities do not function efficiently unless maintained. The City shall strive to ensure that public and private stormwater collection, detention and treatment systems are properly maintained and functioning as designed.

EN-17A Encourage the use of low impact development techniques in public and private development proposals in order to minimize impervious surfaces and improve water quality.

Objective 18.2 *(Moved to be Objective 24.2)*

Objective 18.3. To continue to enhance and maintain the quality of land, wildlife and vegetative resources in the City and region.

Policies:

EN-23 The City shall seek to protect any unique, rare or endangered species of plants and animals found within the City by preventing the indiscriminate and unnecessary removal of trees and groundcover; by promoting the design and development of landscaped areas which provide food and cover for wildlife; and by protecting and enhancing the quality of aquatic habitat.

EN-24 The City shall consider the impacts of new development on the quality of land, known or suspected fish and wildlife habitats (Map 9.2) and vegetative resources as a part of its environmental review process and require any appropriate mitigating measures. Such mitigation may involve the retention of significant habitats and the use of native landscape vegetation.

EN-25 The preferred method of crossing a watercourse that has habitat suitable for anadromous fish use or that has the potential to be rehabilitated for fish use in the future is a bridge. The use of culverts shall be discouraged as a crossing method for such watercourses. Culvert systems may be considered if streambeds similar to natural channels can be provided, no loss of anadromous fish habitat will occur or the cost of a bridge is prohibitive as reasonable method of mitigation.

EN-26 The City shall work in collaboration with other agencies, the development community and other affected or interested parties to protect identified wildlife corridors and encourage the

clustering of significant or adjacent resources to maintain connectivity of these systems.

Objective 18.4. To continue to enhance and maintain the quality of important wetland resources in the City and region.

Policies:

EN-27 The City recognizes the important biological and hydrological roles that wetlands play in providing plant and animal habitat, protecting water quality, reducing the need for man-made flood and storm drainage systems, maintaining water quality, and in providing recreational, open space, educational and cultural opportunities. The City will consider these roles and functions in all new development and will also pursue opportunities to enhance the existing wetland system when these multiple benefits can be achieved.

EN-28 The City recognizes that wetlands provide varying degrees of biological and hydrological functions and values to the community depending on the size, complexity and location of the individual system, and that the overall degree of functions and values should be considered when reviewing proposals which impact wetlands. In a similar manner, the levels of protection afforded to a wetland shall be consistent with its existing function and values. The City shall continue to promote policies and practices of enhancing the wetlands that are hydraulically connected to the river systems to improve fish resources and aquatic habitat.

EN-29 The City shall consider the impacts of new development on the quality of wetland resources as part of its environmental review process and shall require appropriate mitigation and monitoring measures of important wetland areas. Such mitigation may involve conservation, enhancement or restoration or replacement of important wetlands, and provisions for appropriate buffering. The goal of the mitigation should be no net loss of wetland functions and values. A permanent deed restriction shall be placed on any wetlands created or enhanced to ensure that they are preserved in perpetuity.

EN-30 Wetlands which are associated with a river or stream, or provide significant plant and animal habitat opportunities are recognized by the City as the most important wetland systems, and shall receive the highest degree of protection and mitigation through conservation, enhancement or relocation measures. Wetlands

which are limited in size, are isolated from major hydrological systems or provide limited hydrological or plant and animal habitat opportunities may be considered by the City for development and displacement in conjunction with appropriate mitigation.

- EN-31 Speculative filling of wetlands shall only be permitted if in compliance with the Special Area Management Plan for Mill Creek, when it is adopted.
- EN-32 It is the City's intent to pursue development of an area-wide wetlands management program for the entire City to establish a systems approach to wetlands management. The City shall work with adjacent communities to adopt and implement the Special Area Management Plan (SAMP) for the Mill Creek Basin, a draft version of which has been developed with the U.S. Army Corps of Engineers. The purpose of the SAMP is to establish uniform wetland definitions and methodology throughout the planning area, to develop a regional consensus and predictability by identifying important wetlands which must be conserved and less important wetlands which may be developed. The SAMP is intended to ensure a balance of the City's commitment between environmental and economic development interests. The City shall strive to streamline the permitting process for development in the areas covered by the SAMP.

### Map 9.3: General Location of Wetlands

Map Note: This map provides an illustration of wetlands located within Auburn. Prepared on an area-wide basis, the inventory map provides a general delineation of known wetlands based on the U.S. Army Corps of Engineers definition and the 1989 Federal Manual For Identifying and Delineating Jurisdictional Wetlands field methodology. It is important to note that this map is only a wetland inventory and not a wetland plan. Over time wetlands develop, expand and contract in conjunction with changing climatic, natural and artificial conditions.

The map does not imply that a parcel covered by a wetland designation is fully occupied by wetlands. It is an indicator, however, that an in depth wetland delineation is required. Therefore, future site specific wetland studies conducted by the property owner will identify the precise location, delineation and functional characteristics of known wetland areas, and additional wetland areas not previously inventoried. The Auburn Planning Department has wetland reports that can provide information regarding soils, hydrology, vegetation and wildlife for these wetlands.

Objective 18.5. To recognize the aesthetic, environmental and use benefits of vegetation and to promote its retention and propagation. Consideration shall be given to promoting the use of native vegetation.

Policies:

EN-33 The City recognizes the important benefits of native vegetation including its role in attracting native wildlife, preserving the natural hydrology, and maintaining the natural character of the Pacific Northwest region. Native vegetation can also reduce the use of pesticides (thereby reducing the amount of contaminants that may enter nearby water systems) and reduce watering required of non-native species (thereby promoting conservation). The City shall encourage the use of native vegetation as an integral part of public and private development plans through strategies that include, but are not limited to, the following:

- Encouraging the use of native plants in street landscapes and in public facilities.
- Providing greater clarity in development regulations in how native plants can be used in private development proposals.
- Pursuing opportunities to educate the public about the benefits of native plants.

EN-33A Development regulations shall emphasize the use of native plant materials that complement the natural character of the Pacific Northwest and which are adaptable to the climatic hydrological characteristics of the region. Regulations should provide specificity as to native plant types in order to facilitate their use.

EN-34 The City shall discourage the unnecessary disturbance of natural vegetation in new development.

EN-35 The City shall encourage the use of water conserving plants in landscaping for both public and private projects.

EN-36 The City shall update and amend its landscaping ordinances to ensure that sufficient landscaping is a required component of all development. Emphasis should be placed on higher quality and quantity of landscaping.

EN-37 The City shall strengthen the tree protection ordinance targeted at protecting large stands of trees and significant trees within the City.

EN-38 The City shall develop a tree planting and maintenance program.



Objective 18.6. To promote energy efficiency and management of resources in the development and operation of public facilities and services, as well as in private development.

Policies:

EN-39 The City shall encourage the use of renewable energy and other natural resources over non-renewable resources wherever practicable and shall protect deposits or supplies of important non-renewable natural resources from developments or activities which will preclude their future utilization.

EN-40 The City of Auburn Energy Management Plan is hereby incorporated as an element in this Comprehensive Plan.

EN-41 The City encourages site design practices that maximize winter exposure to solar radiation.

EN-41.A The City shall encourage and promote energy efficiency and environmental quality by supporting the use of alternative modes of power for vehicles, especially those using sustainable energy sources and supporting a broad range of opportunities for recharge of electric vehicles.

Objective 18.7. Enhance and maintain the quality of life for the City's inhabitants by promoting a healthy environment and reducing the adverse impact of environmental nuisances.

Policies:

EN-42 The City shall seek to minimize the exposure of area inhabitants to the harmful effects of excess noise. Performance measures for noise impact on surrounding development should be adopted and enforced.

EN-43 The City shall seek to minimize the exposure of area inhabitants to excessive levels of light and glare. Performance measures for light and glare exposure to surrounding development should be adopted and enforced.

EN-44 The City shall seek to minimize the exposure of area inhabitants from noxious plant species.

Objective 18.8. To establish management policies which effectively control the operation and location of mineral extraction in the City, in order to reduce the inherent adverse impacts that such activities produce in an urban environment.

Policies:

- EN-45 The cost effective availability of sand and gravel materials is needed to support the development of freeways, roads, public works, and private construction. Mineral extraction may therefore be permitted if in accord with these policies.
- EN-46 Existing mineral extraction operations (as specifically authorized by a City permit to mine) shall be allowed to continue operation for the duration of, and in accord with, their existing permits.
- EN-47 Mineral extraction operations shall not be considered a permitted use in any zoning district. They are to be reviewed as special uses and shall be conducted only in accord with the measures needed to mitigate any adverse impact. Permits for the operation shall be denied whenever any impact is deemed by the City Council to be unacceptable or cannot be acceptably mitigated.
- EN-48 A final grading, drainage and erosion control plan shall be submitted with every application. Conditions of operation shall be spelled out in detail with performance bonds required to ensure compliance. Failure to comply with the provisions will be adequate grounds for suspension and subsequent termination of the permit.
- EN-49 The burden to demonstrate compliance with these policies and to demonstrate the need for a new permit or a renewal of a permit for any mineral extraction operation rests solely on the operator. The burden to operate in compliance with these policies and any permit issued in accord with the same shall also be on the operator.
- EN-50 The City shall consider impacts of mining on groundwater and surface water quality as well as possible changes in hydrology as a result of the mining during the environmental review process and require appropriate mitigating measures to prevent water quality degradation.
- EN-51 Mineral resource areas or lands are those lands which have high quality resources that can be commercially mined for a minimum of twenty years (Map 9.4). Properties around which urban growth

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is occurring should not be considered as mineral resource areas. As required by RCW 36.70A.060, the City shall require notification on all plats, short plats, development permits and building permits issued for development within 500 feet of these lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration.

- EN-52 Additional mineral extraction operations or major expansion of existing operations onto adjacent parcels shall be permitted within mineral resource areas. Impacts of the operations must be studied thoroughly under the provisions of SEPA, and the City shall require implementation of all reasonable mitigating measures identified in those studies. Permits for the operation and renewal of permits for existing operations shall be denied whenever any impact cannot be acceptably mitigated.
- EN-53 Additional mineral extraction operations or expansions of existing operations will only be allowed outside of mineral resource areas where it is advisable to modify slope to create usable land (or to provide another public benefit associated with the site) and where the community will suffer no substantial short or long term adverse effect. Impacts of the operations must be studied thoroughly under the provisions of SEPA, and the City shall require implementation of all reasonable mitigating measures identified in those studies. Permits for the operation and renewal of permits for existing operations shall be denied whenever any impact cannot be acceptably mitigated.
- EN-54 New mineral extraction operations and expansion of existing mineral extraction operations will not be permitted in areas designated for "open space" uses.
- EN-55 The creation of usable land consistent with this comprehensive plan should be the end result of a mineral extraction operation. The amount of material to be removed shall be consistent with the end use. While this policy shall be rigidly applied to developed areas and to all areas outside of mineral resource areas, some flexibility may be appropriate within mineral resource areas.
- EN-56 Aesthetic qualities, erosion control, the effect on community and the creation of usable land which is consistent with approved Washington State Department of Natural Resources and City Reclamation Plans shall be the primary considerations in a decision to grant a permit for a new mineral extraction operation

or to extend the scope of an existing mineral extraction operation outside designated mineral resource areas.

**GOAL 19.**

**HAZARDS**

To minimize the risk from environmental and manmade hazards to present and future residents of the community.

Objective 19.1.

To reduce potential hazards associated with flood plains without unduly restricting the benefits associated with the continued development of the Lower Green River Valley floor.

Policies:

EN-57 The City shall seek to protect human health and safety and to minimize damage to the property of area inhabitants by minimizing the potential for and extent of flooding or inundation.

EN-58 Flood prone properties outside of the floodway may be developable provided that such development can meet the standards set forth in the National Flood Insurance Program.

EN-59 Any subdivision of property within the flood plain shall avoid creating lots which would be subject to serious threats to life, health and property from floodwaters.

EN-60 Site plan review shall be required under SEPA for any significant (e.g. over the SEPA threshold) development in the flood plain. Appropriate mitigating measures shall be required whenever needed to reduce potential hazards.

EN-61 Any development within the floodway which would reduce the capacity of the floodway shall be prohibited.

EN-62 The City shall enact ordinances and review development proposals in a manner which restricts and controls the discharge of storm water from new development. At a minimum the peak discharge rate after development shall not exceed the peak discharge rate before development.

EN-63 The City's development standards should require control and management of storm waters in a manner which minimizes impacts from flooding.

EN-64 The City shall consider the impacts of new development on frequently flooded areas (Map 9.5) as part of its environmental

review process and require any appropriate mitigating measures. As part of this review process, flood engineering and impact studies may be required. Within FEMA designated 100 year floodplains, the City of Auburn Regulatory Floodplain, and other designated frequently flooded areas, such mitigation may include flood engineering studies, the provision of compensatory flood storage, floodproofing of structures, elevating of structures, and downstream or upstream improvements.

- EN-65 Areas designated as frequently flooded areas should include 100 year future condition floodplains wherever future condition flows have been modeled and adopted by the City as part of a basin plan.
  
- EN-66 Land uses and public and quasi-public facilities which would present special risks, such as hazardous waste storage facilities, hospitals, schools, nursing homes, and police and fire stations, should not be constructed in designated frequently flooded areas unless no reasonable alternative is available. If these facilities are located in designated frequently flooded areas, these facilities and the access routes needed for their operation, should be built in a manner that protects public health and safety during at least the 100 year flood. In addition, special measures should be taken to ensure that hazardous or toxic substances are not released into flood waters.
  
- EN-67 Developers in floodprone areas shall provide geotechnical information which identifies seasonal high groundwater elevations for a basis to design stormwater facilities in conformance with City design criteria.
  
- EN-68 The Mill Creek Basin Flood Control Plan, when completed, shall be the basis for the establishment of downstream drainage conditions for development in that area.

Objective 19.2. To ensure that development is properly located and constructed with respect to the limitations of the underlying soils and subsurface drainage.

Policies:

- EN-69 The City shall seek to ensure that land not be developed or otherwise modified in a manner which will result in or significantly increase the potential for slope slippage, landslide, subsidence or substantial soil erosion. The City's development

standards shall dictate the use of Best Management Practices to minimize the potential for these problems.

- EN-70 Where there is a high probability of erosion (see Map 9.6), grading should be kept to a minimum and disturbed vegetation should be restored as soon as feasible. The City's development standards shall dictate the use of Best Management Practices for clearing and grading activity.
- EN-71 The City shall consider the impacts of new development on hazards associated with soils and subsurface drainage as a part of its environmental review process and require any appropriate mitigating measures.
- EN-72 Large scale speculative filling and grading activities not associated with a development proposal shall be discouraged as it reduces a vegetated site's natural ability to provide erosion control and biofiltration, absorb storm water, and filter suspended particulates. In instances where speculative filling is deemed appropriate, disturbed vegetation shall be restored as soon as possible, and appropriate measures to control erosion and sedimentation until the site is developed shall be required.
- EN-73 The City shall consider the impacts of new development on Class I and Class III landslide hazard areas (Map 9.7) as part of its environmental review process and require any appropriate mitigating measures. The impacts of the new development, both during and after construction, on adjacent properties shall also be considered.
- EN-74 Auburn will seek to retain areas with slopes in excess of 40 percent as primarily open space areas in order to protect against erosion and landslide hazards and to limit significant removal of vegetation to help conserve Auburn's identity within the metropolitan region. Slopes greater than 15 percent with zones of emergent water (springs or ground water seepages) and all slopes with mapable landslide potential identified by a geotechnical study shall be protected from alteration.
- EN-75 The City will require that a geotechnical report prepared by a professional engineer licensed by the State of Washington with expertise in geotechnical engineering be submitted for all significant activities proposed within Class I and Class III landslide hazard areas (Map 9.7). The City shall develop administrative guidelines which identify the procedures and information required for the geotechnical reports.

EN-76 New development within Class I and Class III landslide hazard areas (Map 9.7) shall be designed and located to minimize site disturbance and removal of vegetation, and to maintain the natural topographic character of the site. Clustering of structures, minimizing building footprints, and retaining trees and other natural vegetation, shall be considered.

Objective 19.3. To reduce risks associated with the transportation and storage of hazardous materials.

Policies:

EN-77 The City shall seek to minimize the exposure of area inhabitants to the risk of explosion or hazardous emissions, and to require proposals involving the potential risk of an explosion or the release of hazardous substances to include specific measures which will protect the public health, safety and welfare.

EN-78 The risk of hazardous materials, substances and wastes shall be incorporated into the City's emergency management programs.

EN-79 New commercial (other than retail commercial) or industrial uses which involve the transport or storage of hazardous materials, substances or wastes shall only be located in that portion of the designated Region Serving Area of the City between the Burlington Northern Railroad tracks and east of the West Valley Highway.

EN-80 Any existing wholesale storage or manufacturing of hazardous materials, substances or wastes in the designated Community Serving Area of the City, or within 2000 feet of a school or medical facility, shall be considered a non-conforming use and the City should assertively seek its removal.

EN-81 The treatment, storage, processing, handling and disposal of any hazardous material, substances or wastes shall be only in the strictest compliance with any applicable local, state or federal law.

EN-82 The City shall consider the impacts posed by new development on risks associated with hazardous materials, substances and wastes as a part of its environmental review process and require any appropriate mitigating measures.

EN-83 The Local Hazardous Waste Management Plan for Seattle/King County, and the King County Solid Waste Interlocal Resolution No. 90-001, are hereby adopted and incorporated as an element of the City of Auburn Comprehensive Plan.

EN-84 The City's surface water, ground water, sanitary, and storm drainage systems shall be protected from contamination by hazardous materials or other contaminants.

EN-85 Use or removal of existing underground storage tanks shall only be done in the strictest compliance with applicable local, state and federal law.

## GOAL 20

### **POLICIES FOR PROTECTION OF ENDANGERED FISH SPECIES**

The City recognizes that anadromous Salmonids require clean, cool, well-oxygenated water in adequate quantity for survival and especially during the critical periods of rearing and migration both before spawning and after juveniles emerge. Salmonid eggs are highly affected during incubation and hatching by water temperature, flow velocity, water quality and excessive turbidity. Streams composed of complex habitats with a high proportion of riffles and pools provide productive spawning habitats, as well as juvenile rearing areas in eddying and off-channel areas.

#### Objective 20.1

To aid in the protection of listed and candidate endangered fish species.

#### Policies:

EN-86 The City will continue to participate and support the various State, Federal and local programs including Water Resource Inventory Area (WRIA) No. 9 (Green River) and WRIA No. 10 (White-Stuck River) to protect and restore endangered species.

EN-87 The City shall seek to minimize surface water quality and aquatic habitat degradation of creeks, streams, rivers, ponds, lakes and other water bodies; to preserve and enhance the suitability of such water bodies as habitat for restoration of endangered species.

EN-88 The City shall obtain information during the review of development proposals, as it relates to the Endangered Species Act, so that best management practices and best available science are considered and included in the City's evaluation and decision-making process.



EN-89 The City shall identify the types and qualities of aquatic resources within its borders and further develop plans and program for the protection and enhancement of these resources based on their characteristics.

**GOAL 21**

**GENERAL POLICIES AND REGULATIONS WITHIN AUBURN'S SHORELINES**

The following general policies and regulations apply to all shorelines of the state that are located in Auburn, regardless of the specific shoreline environment designation in any one location.

Objective 21.1

Ensure conservation and restoration within Auburn's shorelines.

Policies:

EN-90 Prioritize enhancement and restoration efforts at public parks and public open space lands.

EN-91 Work with owners of other publicly-owned land to encourage restoration and enhancement projects.

EN-92 Work with the public and other interested parties to prioritize restoration opportunities identified in the Shoreline Inventory and Characterization Report.

EN-93 Promote vegetation restoration, and the control of invasive weeds and nonnative species to avoid adverse impacts to hydrology, and reduce the hazard of slope failures or accelerated erosion.

EN-94 Integrate bioengineering and/or soft engineering approaches into local and regional flood control measures, infrastructure, and related capital improvement projects.

EN-95 Develop a program to implement restoration projects, including funding strategies.

EN-96 Monitor and adaptively manage restoration projects.

- EN-97 Continue to work with the State, King County, Pierce County, Watershed Resource Inventory Area (WRIA) 9 and 10 Forums, the Muckleshoot Tribe, and other governmental and non-governmental organizations to explore how local governments (with their assistance) can best address the needs of preserving ecological processes and shoreline functions.
- EN-98 Continue to work with the State, King County, Pierce County, Green River Flood Control Zone District, and the Inter-County River Improvement Agency to identify and implement flood management strategies that protect existing development and restores floodplain and channel migration functions.
- EN-99 Continue to work with the WRIA 9 and 10 Forums to restore shoreline habitats and seasonal ranges that support listed endangered and threatened species, as well as other anadromous fisheries.
- EN-100 Create incentives that will make it economically or otherwise attractive to integrate shoreline ecological restoration into development projects.
- EN-101 Encourage restoration or enhancement of native riparian vegetation through incentives and non-regulatory programs.
- EN-102 Establish public education materials to provide shoreline landowners technical assistance about the benefits of native vegetation plantings.
- EN-103 Explore opportunities with other educational organizations and agencies to develop an on-going program of shoreline education for all ages.
- EN-104 Identify areas where kiosks and interpretive signs can enhance the educational experiences of users of shoreline areas.

EN-105 Develop strategies to fund shoreline-related educational and interpretive projects.

Objective 21.2 Shoreline Vegetation Conservation.

Policies:

EN-106 Developments and activities in the City’s shoreline should be planned and designed to retain native vegetation or replace shoreline vegetation with native species to achieve no net loss of the ecological functions and ecosystem-wide processes performed by vegetation.

EN-107 Woody debris should be left in river corridors to enhance wildlife habitat and shoreline ecological functions, except where it threatens personal safety or critical infrastructure, such as bridge pilings. In such cases where debris poses a threat, it should be dislodged, but should not be removed from the river.

Objective 21.3 Environmental Impact Mitigation.

Policies:

EN-108 All shoreline use and development should be carried out in a manner that avoids and minimizes adverse impacts so that the resulting ecological conditions do not become worse than the current condition. This means assuring no net loss of ecological functions and processes and protecting critical areas designated in Appendix A, Chapter 16.10 “Critical Areas” that are located in the shoreline. Should a proposed use and development potentially create significant adverse environmental impacts not otherwise avoided or mitigated by compliance with the master program, the Director should require mitigation measures to ensure no net loss of shoreline ecological functions.

Objective 21.4 Critical Areas.

Policies:

EN-109 Provide a level of protection to critical areas within the shoreline that is at least equal to that which is provided by the City’s critical areas regulations adopted pursuant to the Growth Management Act and the City’s Comprehensive Plan.

- EN-110 Allow activities in critical areas that protect and, where possible, restore the ecological functions and ecosystem-wide processes of the City's shoreline. If conflicts between the SMP and the critical area regulations arise, the regulations that are most consistent with the SMA or its WAC provisions will govern.
  
- EN-111 Preserve, protect, restore and/or mitigate wetlands within and associated with the City's shorelines to achieve no net loss of wetland area and wetland functions.
  
- EN-112 Developments in shoreline areas that are identified as geologically hazardous or pose a foreseeable risk to people and improvements during the life of the development should not be allowed.

Objective 21.5 Public Access (including views).

Policies:

- EN-113 Public access improvements should not result in adverse impacts to the natural character and quality of the shoreline and associated wetlands or result in a net loss of shoreline ecological functions. Developments and activities within the shoreline should not impair or detract from the public's visual or physical access to the water.
  
- EN-114 Protection and enhancement of the public's physical and visual access to shorelines should be encouraged.
  
- EN-115 The amount and diversity of public access to shorelines should be increased ~~in a manner~~ consistent with the natural shoreline character, property rights, and public safety.
  
- EN-116 Publicly owned shorelines should be limited to water-dependent or public recreation uses, otherwise such shorelines should remain protected, undeveloped open space.
  
- EN-117 Public access should be designed to provide for public safety. Public access facilities should provide auxiliary facilities, such as

parking and sanitation facilities, when appropriate, and should be designed to be ADA accessible.

Objective 21.6 Flood Hazard Reduction.

Policies:

EN-118 The City should manage flood protection through the City's Comprehensive Stormwater Drainage Plan, Comprehensive Plan, stormwater regulations, and flood hazard area regulations.

EN-119 Discourage development within the floodplains associated with the City's shorelines that would individually or cumulatively result in an increase to the risk of flood damage.

EN-120 Non-structural flood hazard reduction measures should be given preference over structural measures. Structural flood hazard reduction measures should be avoided whenever possible. When necessary, they should be accomplished in a manner that assures no net loss of ecological function and ecosystem-wide processes. Non-structural measures include setbacks, land use controls prohibiting or limiting development in areas that ~~have~~ are historically flooded, stormwater management plans, or bioengineering measures.

EN-121 Where possible, public access should be integrated into publicly financed flood control and management facilities.

Objective 21.7 Water Quality, Storm Water and Non-Point Pollution.

Policies:

EN-122 The City should prevent impacts to water quality and storm water quantity that would result in a net loss of shoreline ecological functions, ~~or~~ a significant impact to aesthetic qualities, or recreational opportunities.

EN-123 Storm water management treatment, conveyance, or discharge facilities should be discouraged in the shoreline jurisdiction, unless no other feasible alternative is available.

EN-124 Low impact development techniques that allow for greater amount of storm water to infiltrate into the soil should be encouraged to reduce storm water run-off.

EN-125 Encourage conservation of existing shoreline vegetation which provides water quality protection by slowing and filtering storm water run-off.

Objective 21.8 Educational and Archeological Areas and Historic Sites.

Policies:

EN-126 Where possible, Educational and Archeological Areas and Historic sites in the shoreline should be permanently preserved for scientific study, education, and public observation.

EN-127 Consideration should be given to the National Historic Preservation Act of 1966 and Chapter 43.51 RCW to provide for the protection, rehabilitation, restoration and reconstruction of districts, sites, buildings, structures and objects located or associated with the shoreline that are significant in American, Washington and local history, architecture, archeology or culture.

EN-128 Where feasible and appropriate, access trails to shorelines should incorporate access to educational signage acknowledging protected, historical, cultural and archeological sites or areas in the shoreline.

Objective 21.9 Nonconforming Use and Development Standards.

Policies:

EN-129 Legally established uses and developments that predate the City's Shoreline Master Program (1973, as amended) should be allowed to continue as legal nonconforming uses provided that future development or redevelopment does not increase the degree of nonconformity with this program.

**GOAL 22 SHORELINE MODIFICATION**

Shoreline modifications are generally related to construction of a physical element such as a levee, bulkhead, or pier at or near the edge of a river or extending into the channel. Other modification actions include dredging, filling, or vegetation clearing. Modifications are usually undertaken in support of or in preparation for an allowed shoreline use or development.

**Objective 22.1 Prohibited Modifications**

The following shoreline modifications are prohibited in all shoreline environments unless addressed separately in this shoreline master program under another use:

1. Breakwaters, jetties, groins and weirs;
2. Dune modifications; and
3. Piers and docks.

**Objective 22.2 Dredging Dredge Material Disposal.**

Policies:

EN-130 Dredging and dredge material disposal should be done in manner which avoids or minimizes significant ecological impacts. Where impacts cannot be avoided, mitigation measures are required that result in no net loss of shoreline ecological functions.

EN-131 Dredge spoil disposal in water bodies, on shorelands, or wetlands within a river's channel migration zone should be discouraged, except as needed for habitat improvement.

EN-132 New development shall be sited and designed to avoid or, if that is not possible, to minimize the need for new and maintenance dredging.

**Objective 22.3 Piers and Docks.**

Policies:

EN-133 The City should discourage the construction of new piers, docks, or floats in the shoreline jurisdiction along the Green and White Rivers.

Objective 22.4

Shoreline Stabilization (bulkheads and revetments).

Policies:

EN-134 Shoreline stabilization activities that may necessitate new or increased shoreline stabilization on the same or other affected properties where there has been no previous need for stabilization should be discouraged.

EN-135 New shoreline uses and development ~~should~~ be located away from the shoreline in order to preclude the need for new stabilization structures.

EN-136 Structural or “hard” shoreline stabilization techniques and structures should be allowed only after it is demonstrated that non-structural or “soft” shoreline protection measures are not feasible.

EN-137 The cumulative effect of allowing bulkheads or revetments along river segments should be evaluated. If it is determined that the cumulative effects of bulkheads or revetments would have an adverse effect on shoreline functions or processes, then permits for them should not be granted.

EN-138 Bulkheads should not be permitted as a solution to geo-physical problems such as mass slope failure, sloughing, or land slides. Bulkheads and revetments should only be approved for the purposes of protecting existing developments by preventing bank erosion by the rivers.

Objective 22.5

Clearing and Grading.

Policies:

EN-139 Clearing and grading activities should only be allowed in association with a permitted shoreline development.



EN-140 Clearing and grading activities shall be limited to the minimum necessary for the intended development, including residential development.

Objective 22.6

Fill.

Policies:

EN-141 Fill placed waterward of the OHWM should be prohibited and only allowed to facilitate water dependent uses restoration projects.

EN-142 Where permitted, fill should be the minimum necessary to provide for the proposed use and should be permitted only when tied to a specific development proposal that is permitted by the Shoreline Master Program.

EN-143 The perimeter of fill activities should be designed to avoid or eliminate erosion and sedimentation impacts, both during initial fill activities and over time.

Objective 22.7

Shoreline Habitat and Natural Systems Enhancement Projects.

Policies:

EN-144 All proposed shoreline habitat and natural systems enhancement projects should assure that the activities associated with each project address legitimate restoration needs and priorities and facilitate implementation of the Restoration Plan developed with this Shoreline Master Program pursuant to WAC 173-26-201(2)(f).

**GOAL 23**

**SHORELINE USE**

Shoreline use activities are developments or activities that exist or are anticipated to occupy shoreline locations.

Objective 23.1 Prohibited Uses within the Shoreline Environment.

Policies:

EN-145 The following uses should be prohibited in all shoreline environments unless addressed separately in ~~this~~ the Shoreline Master Program under another use: See Section 1-2 of the Shoreline Master Program for definitions of the following uses:

1. Boat houses;
2. Commercial development;
3. Forest practices;
4. Industrial development;
5. New or expanded mining; and
6. Permanent solid waste storage or transfer facilities.

Objective 23.2 Agriculture

Policies:

EN-146 This Program allows for existing, ongoing agricultural activities while also maintaining shoreline ecological functions and processes.

EN-147 Agricultural activities that do not meet the definition for existing and ongoing agricultural activities should not be allowed in the shoreline.

EN-148 Appropriate farm management techniques and new development construction should be encouraged to prevent contamination of nearby water bodies and adverse effects on valuable plant, fish, and animal life from fertilizer, herbicides and pesticide use and application.

EN-149 A vegetative buffer should be encouraged to be placed and maintained between agricultural lands and water bodies or wetlands in order to reduce harmful bank erosion and resulting in sedimentation, enhance water quality, provide shade, reduce flood hazard, and maintain habitat for fish and wildlife.

EN-150 Public access to the shoreline should be encouraged where it does not conflict with agricultural activities.

EN-151 Proposals to convert agricultural uses to other uses should comply with all policies and regulations established by the Comprehensive Plan and this Master Program for said uses and should not result in a net loss of ecological functions.

Objective 23.3 Aquaculture

Policies:

EN-152 Aquaculture is a water-dependent use, and when consistent with control of pollution and avoidance of adverse impacts to the environment and preservation of habitat for resident native species, is an accepted use of the shoreline.

EN-153 Development of aquaculture facilities and associated activities, such as hatcheries and fish counting stations should assure no net loss to shoreline ecological functions or processes. Aquacultural facilities should be designed and located so as not to spread disease to native aquatic life, establish new non-native species which cause significant ecological impacts, or significantly impact the aesthetic qualities of the shoreline.

EN-154 Since locations for aquaculture activities are somewhat limited and require specific water quality, temperature, oxygen content, and adjacent land use conditions, and because the technology associated with some forms of aquaculture is still experimental, some latitude should be given when implementing the regulations of this section, provided that potential impacts on existing uses and shoreline ecological functions and processes are given due consideration. Experimental aquaculture projects should be monitored and adaptively managed to maintain shoreline ecological functions and processes.

Objective 23.4 Boating Facilities.

Policies:

EN-155 Boating facilities should not be allowed unless they are accessible to the general public or serve a community.

EN-156 New boat launching ramps should be allowed only where they are located at sites with suitable environmental conditions, shoreline configurations, access and neighboring uses.

EN-157 Development of new or modifications to existing boat launching ramps and associated and accessory uses should not result in a net loss of shoreline ecological functions or other significant adverse impacts.

Objective 23.5

In-Stream Structural Use.

Policies:

EN-158 Approval of applications for in-stream structures should require inclusion of provisions for the protection and preservation of ecosystem-wide processes, ecological functions, and cultural resources, including, but not limited to, fish and fish passage, wildlife and water resources, shoreline critical areas, hydro geological processes, and natural scenic vistas.

EN-159 The location and planning of in-stream structures should give consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.

EN-160 Non-structural and non-regulatory methods to protect, enhance, and restore shoreline ecological functions and processes and other shoreline resources should be encouraged as an alternative to structural in-stream structures.

Objective 23.6

Mining.

Policies:

EN-161 Limit mining activities near the shoreline to existing mining uses.

Objective 23.7

Recreation.

Policies:

EN-162 Prioritize shoreline recreational development that provides public access, enjoyment and use of the water and shorelines of the State over other non water-oriented recreational uses.

EN-163 Shoreline areas with the potential for providing recreation or public access opportunities should be identified for this use and, wherever possible, acquired and incorporated into the Public Park and open space system.

EN-164 Public recreational facilities should be located, designed and operated in a manner consistent with the purpose of the environment designation in which they are located and such that no net loss of shoreline ecological functions or ecosystem-wide processes result.

EN-165 The coordination of local, state, and federal recreation planning should be encouraged so as to mutually satisfy needs. Shoreline recreational developments should be consistent with the City's Comprehensive Plan and Parks, Recreation and Open Space Plan.

EN-166 Recreational development should not interfere with public use of navigable waters.

Objective 23.8

Residential Development.

Policies:

EN-167 New over-water residences, including floating homes, are not a preferred use and should be prohibited.

EN-168 New multiunit residential development and land subdivisions for more than four parcels should provide community and/or public access in conformance to the City's public access planning and this Shoreline Master Program. Adjoining access shall be considered in making this determination.

EN-169 Accessory development (to either multiple family or single family) should be designed and located to blend into the site as much as possible.

EN-170 New residential development should avoid the need for new shoreline stabilization or flood hazard reduction measures that would cause significant impacts to other properties or public improvements or a net loss of shoreline ecological functions.

Objective 23.9

Signs.

Policies:

EN-171 Signs should be designed, constructed and placed so that they are compatible with the natural quality of the shoreline environment and adjacent land and water uses.

Objective 23.10

Transportation.

Policies:

EN-172 Plan, locate, design and where appropriate construct, proposed roads, non-motorized systems and parking facilities where routes will have the least possible adverse effect on unique or fragile shoreline features, will not result in a net loss of shoreline ecological functions or adversely impact existing or planned water-dependent uses. Where other options are available and feasible, new roads or road expansions should not be built within shoreline jurisdiction.

EN-173 The number of river crossings should be minimized.

EN-174 Parking facilities in shorelines are not preferred and shall be allowed only as necessary to support an authorized use and then as remote from the shoreline as possible.

EN-175 Trail and bicycle systems should be encouraged along the White and Green Rivers wherever possible.

EN-176 Joint use of transportation corridors within the shoreline jurisdiction for roads, utilities, and non-motorized transportation should be encouraged.

EN-177 New railroad corridors should be prohibited.

Objective 23.11 Utilities.

Policies:

EN-178 Utility facilities should be designed and located to assure no net loss of shoreline ecological functions, preserve the natural landscape and vistas, preserve and protect fish and wildlife habitat, and minimize conflicts with present and planned land and shoreline uses.

EN-179 Primary utility production and processing facilities, such as power plants, sewage treatment plants, water reclamation plants, or parts of those facilities that are non-water-oriented should not be allowed in shoreline areas.

EN-180 Utilities should utilize existing transportation and utilities sites, rights-of-way and corridors, whenever possible. Joint use of rights-of-way and corridors should be encouraged.

EN-181 Transmission facilities for the conveyance of services, such as power lines, cables, and pipelines, shall be located outside of the shoreline area where feasible. Where no other option exists, utilities should be placed underground or alongside or under bridges.

EN-182 New utilities facilities should be located so as not to require extensive shoreline protection structures.

EN-183 Where storm water management, conveyance, and discharge facilities are permitted in the shoreline, they should be limited to the minimum size needed to accomplish their purpose and should be sited and designed in a manner that avoids, or mitigates adverse effects to the physical, hydrologic, or ecological functions.

EN-184 Stormwater conveyance facilities should utilize existing transportation and utility sites, rights-of-way and corridors, whenever possible. Joint use of right-of-way and corridors should be encouraged.

**GOAL 24**

**CLIMATE PROTECTION AND AIR QUALITY**

In 2009, the City Council adopted Resolution No. 4477 resolving to join ICLEI – Local Governments for Sustainability (ICLEI) and pledging that the City of Auburn would undertake ICLEI’s five milestones approach to reduce greenhouse gas and air pollution emissions. In 2010, the City completed an inventory of both municipal and community greenhouse gas emissions using a 2008 base year. The inventory, entitled Greenhouse Gas Inventory for the City of Auburn, Washington, included base year estimates of greenhouse gas emissions and emissions forecasts for years 2015 and 2020. The inventory was adopted as a policy background document for the City of Auburn Comprehensive Plan (see Comprehensive Plan Appendix B).

The goal is to protect human health, private property, public infrastructure, the significant views and visual aesthetics of, from and within the City, the long term economic health of the City and region, and to preserve the quality of life enjoyed within the City by maintaining air quality, and addressing both the causes and effects of climate change.

Objective 24.1.

To reduce greenhouse gas emissions from all activities within the City of Auburn and to mitigate the impact of climate change by fully implementing the ICLEI ‘Five Milestones’ to reduce greenhouse gas emissions.

Policies:

EN-185 The City shall establish emission reduction targets for municipal and community greenhouse gas emissions.

EN-186 The City shall develop a Climate Action Plan that details the policies and actions that the City will take to reduce greenhouse gas emissions and achieve its emissions reduction targets.

EN-187 The City shall ensure that appropriate greenhouse gas emission reduction strategies and actions are employed with the City of



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Auburn to achieve its emissions reductions targets by adopting the policies and implementing the measures contained in the Climate Action Plan.

EN-188 The City shall conduct ongoing monitoring to evaluate progress on the implementation of measures to reduce or avoid greenhouse gas emissions and meet the City's emissions reductions targets.

Objective 24.2. To continue to enhance and maintain the quality of air resources in the City and Region.

Policies:

EN-189 The City shall seek to secure and maintain such levels of air quality as will protect human health, prevent injury to plant and animal life, prevent injury to property, foster the comfort and convenience of area inhabitants, and facilitate the enjoyment of the natural attractions of the area.

EN-190 The City will continue to support and rely on the various State, Federal and local programs to continue to protect and enhance air quality.

EN-191 The City shall encourage the retention of vegetation and encourage landscaping in order to provide filtering of suspended particulates.

EN-192 The City shall support an increased role for public transportation as a means to reduce locally generated air emissions.

EN-193 The City shall consider the impacts of new development on air quality as a part of its environmental review process and require any appropriate mitigating measures.

# CHAPTER 10

## HISTORIC PRESERVATION

### Introduction

Unlike many cities within the Puget Sound Region, Auburn has a long and established history. Auburn has been a vibrant and freestanding community for over 100 years. As a result, Auburn developed its own downtown as the focus of business and community life. The downtown in particular, and the community as a whole, were linked to the railroads, which were the major mode of transportation throughout the region for decades.

In the past several decades, the region has experienced significant population growth. Due to the nature of this growth, the differences between one community and another have blurred and communities are becoming more and more alike. If Auburn is to retain its identity as a unique community, it must seek to emphasize its differences and celebrate them. Auburn's history is a part of its identity that is unique to Auburn. Through the recognition and preservation of its past, Auburn can ensure its uniqueness and strengthen its identity as it moves into the future.

The City recognizes the importance of maintaining this connection with its past by including policies which address the enhancement and maintenance of historic resources within this Comprehensive Plan. This importance is also recognized by both the State and the County by the inclusion of historic preservation as one of the goals of the GMA and in the King County Countywide policies.

### GOAL 20

#### HISTORIC PRESERVATION

To maintain, preserve and enhance the City's historic, cultural and archaeological resources to provide a sense of local identity and history to the visitors and residents of the community.

Objective 20.1. To enhance and maintain the quality of historical resources in the region.

Policies:

- HP-1 The City shall encourage the protection, preservation, recovery and rehabilitation of significant archaeological resources and historic sites.
- HP-2 The City should develop an Historic Preservation Plan to identify and protect City historic resources. An historic site and building inventory should be completed as part of this plan. The City should adopt historic preservation codes and incentives as needed to implement the Historic Preservation Plan.
- HP-3 The City shall consider the impacts of new development on historical resources as a part of its environmental review process and require any appropriate mitigating measures.
- HP-4 The City should assist appropriate efforts to rehabilitate sites and buildings with unique or significant historic characteristics.
- HP-5 Future development in the Downtown area should be sensitive to the character of surrounding buildings and the historical context of the area. Modifications of existing buildings shall consider the incorporation or restoration of historic architectural features.
- HP-6 The White River Valley Historical Museum is recognized as the primary repository of historic artifacts which relate to the City's historic and cultural heritage.
- HP-7 The City recognizes that the region's history began before the arrival of settlers to the area and should accord the same levels of promotion and protection to Native American sites and artifacts as to those of the more recent past.
- HP-8 The City should work with the White River Valley Historical Museum and other interested organizations and agencies to educate the public about the area's cultural and historic heritage through the promotion of walking tours, festivals and other means.
- HP-9 Development projects proposing modifications to or demolitions of historic buildings or resources shall mitigate such impacts. Historical archival documentation shall be required when a building, on an inventory of historic places, cannot be preserved or cannot have significant architectural/historical features retained. Buildings eligible for landmark status shall require the most detailed level of archival documentation and/or measured drawings.

# CHAPTER 11

## PARKS, RECREATION AND OPEN SPACE

### **Introduction**

Adequate parks and recreation facilities are an essential amenity to maintain a suitable quality of life in the community. As the population of Auburn grows, the demand for its parks and recreational programs will increase. To maintain Auburn's quality of life, the supply of these parks and programs must keep pace with the demand placed on them by a growing population.

Open space also plays a key role in the quality of life in an area. While many understand the concept of the attraction of the western United States and its "open spaces", the concept of open space becomes less clear when it comes to open space and its appropriateness to a City such as Auburn. The policies below provide a definition of open space as applied to Auburn and its surroundings and provide a framework for the identification and preservation of these areas.

### **GOAL 21**

#### **PARKS, RECREATION AND OPEN SPACE**

To provide and maintain a comprehensive system of parks and open spaces that responds to the recreational, cultural, environmental and aesthetic needs and desires of the City's residents.

#### **Objective 21.1.**

To provide a broad and comprehensive park system that meets the recreational needs of all segments of the community.

#### **Policies:**

PR-1 The Auburn Park and Recreation Plan, as may be amended or updated in the future is hereby adopted and incorporated as part of the Auburn Comprehensive Plan.

PR-2 New developments shall contribute to the development of new parks at a level commensurate with their share of new facility

needs as established by the Park and Recreation Plan. If the City determines that the development does not contain an acceptable park site, the City shall require the payment of cash in lieu of land. The funds shall be used to acquire land and/or develop recreational facilities at a location deemed appropriate by the City. Criteria for site acceptability and appropriateness shall be environmental limitations, accessibility, maintenance costs, consistency with the Parks and Recreation Plan and the ability to meet more of the Community's recreational needs by the coordinated development of parks located elsewhere.

- PR-3 The City shall explore all means of funding the purchase of park land including, but not limited to, bond issuance, the collection of cash in lieu of land and federal, state or county grants.
- PR-4 The City shall evaluate the impacts of new development on parks and recreational resources through the SEPA environmental review process, and shall take appropriate steps to mitigate significant adverse impacts.
- PR-5 The City recognizes the important recreational and transportation roles played by local and regional trail systems. The City shall continue to develop a system of separated trail facilities to move residents through our community and to adjoining communities. The local system should be designed to link up with regional trails and designated bicycle routes on roads. Safe routes along existing and proposed roadways should be improved and marked for cyclists. The City should continue to work with King County and other jurisdictions to maintain existing facilities and improve non-motorized transportation links.
- PR-6 The City shall continue to provide a broad variety of organized recreational and cultural opportunities for all residents. Consideration of the diverse interests and abilities of our residents shall be integral to the development of athletic, cultural, specialized recreation and leisure and educational programs and facilities offered or maintained by the City.

Objective 21.2

To provide for an adequate and diverse supply of open spaces. Open space is typically defined as land that will remain undeveloped or only lightly developed (a trail, for instance) and will be managed to protect and enhance the natural environment.

Policies:

- PR-7 The City shall seek to retain as open space those areas having a unique combination of open space values, including: separation or buffering between incompatible land uses; visual delineation of the City or a distinct area or neighborhood of the City; unusually productive wildlife habitat; wetlands; floodwater or stormwater storage; stormwater purification; recreational value; historic or cultural value; aesthetic value; and educational value.
- PR-8 The City shall seek to retain as open space areas where the soils have been identified as having severe or very severe erosion potential, landslide hazard or seismic hazard.
- PR-9 The City shall seek to retain as open space those areas that provide essential habitat for any rare, threatened or endangered plant or wildlife species.
- PR-10 The City shall seek to acquire open space lands which provide significant environmental or social value. Such open space shall be managed to conserve and improve the natural, visual, historic and cultural resources associated with the land.
- PR-11 All areas of Regulatory Floodway within the City shall be retained as undeveloped open space. However, this shall not preclude the relocation of the Mill Creek floodway as long as any such relocation is consistent with the requirements of the National Flood Insurance Program.
- PR-12 Development within areas designated for open space uses shall, in general, be non-intensive in character. Development shall be designed and sited in a manner that minimizes or mitigates disruption of the most important open space values of the site. Appropriate uses within designated open space areas may, include (but not necessarily be limited to): parks and other recreational facilities; agriculture; stormwater storage; and watershed. It is recognized that designating private property for open space uses does not establish or promote any public access rights to such property.
- PR-13 The City shall explore all means of open space acquisition including outright purchase of the land or the purchase of conservation easements.
- PR-14 The City shall pursue opportunities to provide active and passive recreational opportunities and enhance wetland and wildlife habitat

within the Auburn Environmental Park generally located north of West Main Street, south of 15<sup>th</sup> Street NW between SR 167 and the Interurban Trail. Grant funding and cooperative relationships with recreational and wildlife organizations shall be pursued to implement this policy.

# CHAPTER 12

## URBAN DESIGN

### **Introduction**

Urban design deals with the physical elements of our communities: the streets, parks, buildings, open space and neighborhoods that determine the way our cities look and feel. It is a blending of both city planning, architecture, landscape architecture, and critical land protection. Urban design looks at the way in which buildings, streets, public spaces, natural features and other development relate to one another and the people who use them. Through urban design, individual city improvements such as street construction, park development, land use regulations and new development can be effectively coordinated with each other to promote a unified city image.

### **Issues and Background**

#### **Urban Design**

While the regulation of development appearance and design is often a basic component of urban regulatory systems, it is also one of the most controversial. Many people feel that such regulation is inherently subjective and hence inappropriate for government. However, such regulation is capable of making a substantial difference in the character of a community and its quality of life.

Studies of recent land use issues indicate that poorly designed development can hinder the development of desired land uses. Poorly sited and designed industrial uses can adversely affect the ability to attract the most desirable kinds of industry. Analysis of commercial development indicates poor separation of various types of commercial uses tends to create clutter along commercial strips. The reaction of neighborhood groups to the appearance of some new multiple family dwellings prevents new proposals. Neighborhood groups have urged that the regulation of the visual impact of new development be elevated in priority.

In addition, basic aspects of site design such as setbacks and sidewalk location can play a significant role in an individual's decision to utilize an



automobile or to walk or bike to a given development. Since a goal of this comprehensive plan is to encourage the use of non-motorized modes of transportation, the review of a project's design for pedestrian/bicycle "friendliness" can assist in accomplishing this goal.

**GOAL 22**

**URBAN DESIGN**

To ensure a high quality visual environment through appropriate design standards and procedures which encourage high quality architectural and landscape design in all development and through the placement of artwork in public places. The City recognizes the linkages between transportation, land use and site design and encourages development which eases access by pedestrians, bicyclists and transit users.

Objective 22.1. To promote urban design which utilizes significant natural features to enhance the identity of the City.

Policies:

UD-1 The City shall encourage development which maintains and improves the existing aesthetic character of the community.

UD-2 Development on each of the hill areas of the community should seek to conserve and enhance the visual distinction and uniqueness of each.

UD-3 Suitable natural and cultural features should be utilized to buffer surrounding land uses from industry and commercial uses.

UD-4 The design of new development along the Green and Stuck Rivers shall be sensitive to the unique character of each as a visual resource of the entire community.

UD-5 Development along the Interurban bike trail shall be compatible with the trail and buffering measures shall be used where appropriate.

UD-6 Storm drainage facilities shall incorporate high standards of design to enhance the appearance of a site, preclude the need for security fencing, and serve as an amenity. The design of above ground storage and conveyance facilities should address or incorporate landscaping utilizing native vegetation, minimal side slopes, safety, maintenance needs, and function. The facilities should be located within rear or side yard areas and the design should preclude the need for security fencing whenever feasible.

UD-7 Site design techniques and standards which allow development, but protect critical areas and other natural features, should be developed and implemented. Some of these techniques include, but are not limited to, planned unit developments or clustering. When these techniques are used, the development shall be required to be consistent, when appropriate, with development surrounding the site.

UD-8 The City shall implement ordinances designed to enhance the protection of major stands of trees, viewsheds, bodies of water and other natural features. To the fullest extent feasible, these should be incorporated into the fundamental design of new development. Enhanced flexibility, such as the use of private drives and/or over-length cul-de-sacs, where necessary to protect sensitive features may be allowed.

Objective 22.2. To improve the visual quality of new development.

Policies:

UD-9 The visual impact of large new developments should be a priority consideration in their review and approval.

UD-10 The City has established design review of multiple family dwellings in order to maintain this housing option as a viable alternative near single family neighborhoods. The design guidelines should be reviewed periodically to maintain current planning trends and market demands.

UD-11 Priority shall be given to protecting industrial sites with quality visual amenities in order to attract industries that seek such amenities.

UD-12 All new development shall be required to underground on-site utility distribution, service and telecommunication lines.

UD-13 Codes regulating commercial strip development should be amended to improve its visual impact.

UD-14 Industrial development shall incorporate appropriate landscaping and site design to minimize its visual impact on surrounding development.

UD-15 The City should require all projects, both public and private, to include landscaping. Codes and regulations which govern

landscaping shall be updated and revised and include provisions for continued maintenance.

Objective 22.3. To improve the visual quality of developed areas.

Policies:

UD-16 Sign clutter should be reduced by updating and revising the City's sign code. While the sign code was substantially updated, with extensive public participation, it should be reviewed periodically.

UD-17 The City should employ its regulatory authority through SEPA to encourage the retention of scenic views of Mount Rainier and the east and west hills.

UD-18 The City should consider the undergrounding of utility distribution, service and telecommunication lines, except for storm drainage systems, whenever opportunities arise, particularly during reconstruction of roads and other facilities.

UD-19 The City shall develop a street tree planting program throughout the City and should require the integration of landscaping within all new street projects.

Objective 22.4.. To develop a comprehensive program to improve the visual quality of the entire City.

Policies:

UD-20 An Urban Design Element to the Comprehensive Plan should be developed which identifies and establishes policies to govern the protection and enhancement of the City's visual amenities and image. Appropriate development codes should be developed and existing codes modified to implement the Urban Design element.

UD-21 The urban design element shall include provisions for the design and construction of entry markers to the City as well as programs for the beautification of the primary travel corridors within the City.

UD-22 The City shall develop uniform signage for all City facilities.

Objective 22.5. To promote the incorporation of artwork into new and existing public facilities to enhance the visual quality of the City.

Policies:

- UD-23 The City shall encourage the integration of artwork in planning new public facilities.
- UD-24 The City shall, when appropriate, encourage and facilitate the placement of artwork in new and existing neighborhoods and the downtown business area.

Objective 22.5. To promote development which eases access by both pedestrians and transit users.

Policies:

- UD-25 Downtown is considered a pedestrian and transit oriented area. Codes in the downtown should encourage development which is more oriented toward these modes of transportation than towards the automobile.
- UD-26 Development along transit routes should include transit friendly designs within the project area. The Urban Design Plan should include a discussion of transit, bicyclist and pedestrian friendly design. Codes which encourage these types of design should be developed and implemented in appropriate areas.
- UD-27 Discourage the use of fences, walls and other barriers around developments which block access by bicyclists, pedestrians and users of other non-motorized modes.

**Design Review Process**

The City of Auburn generally regulates development through the SEPA process. However, this process is intended to allow for an understanding of impacts and impose conditions for appropriate mitigation. It has not proven to be an effective tool for insuring that new development meets contemporary design standards.

The City adopted design standards for the Downtown Urban Center zone in 2007 to create a distinct and strong identity for downtown Auburn. The design standards will guide development within downtown Auburn to create a sense of place, transit oriented development, and a pedestrian environment.

The City also adopted design guidelines in 2009 for multi-family and mixed-use developments, outside of the downtown, that provide guidance for improvement landscaping, site design, architectural standards, and recreational spaces.

Objective 22.6. Establish a Design Review Process

UD-28 The City developed new design standards for development within downtown Auburn and for multi-family and mixed-use development. These standards provide guidance for improved landscaping, site design and architectural standards. These standards should be reviewed periodically to keep with current planning trends and market demands.

UD-29 The City revised its ordinances to establish an administrative design review procedure for development in the downtown and for multi-family and mixed-use developments. It is handled as a responsibility of the Planning Department and incorporated into current development review procedures to minimize time and expense, both for the City and the applicant. Developments subject to design review standards are outlined in city code.

# **CHAPTER 13**

## **DEVELOPMENT IN THE UNINCORPORATED AREAS AND ANNEXATION**

### **Introduction**

Over the years, extensive development has occurred in the unincorporated areas surrounding Auburn. This trend is likely to continue in the future. Ultimately, most if not all of these areas will be incorporated into the Cities of Auburn, Kent or Federal Way in King County, and Sumner in Pierce County. Discussions between these cities have resulted in the designation of potential annexation areas (PAAs) or urban services areas (USAs) for each jurisdiction. PAA's is the term used in King County for urban growth areas while Urban Services Areas is the term used in Pierce County. Throughout this document, the terms PAA, USA and UGA (Urban Growth Area) are used interchangeably. It is anticipated that areas within each City's PAA/USA will annex to the city at the appropriate time. After a significant amount of annexation by the City since 2000, the size of the City's PAA has decreased significantly and the amount of unincorporated lands within the City's remaining PAA is relatively small.

### **Issues and Background**

#### **Annexation and Utility Service in Unincorporated Areas**

Annexation is the inclusion of previously unincorporated lands within the City limits. While development in the unincorporated areas surrounding the City may have significant impacts on the city itself, including, but not limited to, traffic, parks, and city utilities, the City has limited control over the development that takes place in these areas. For these reasons, the

City and its citizens have a vested interest in seeing that the City increases its ability to control development in these areas through annexation.

When property owners and residents of these unincorporated areas annex to the City they gain access to the urban services provided by Auburn such as increased police and fire protection, building and land use controls and storm and surface water control. Further, they are fully represented in the local government that has a direct impact on their daily lives.

The City of Auburn's potential annexation area was designated after discussions with Federal Way, Kent, Pacific, Sumner and King and Pierce Counties. The City's remaining PAA is shown in Map 3.1. These boundaries were established taking into consideration a range of issues related to community identification, logical service area and physical features.

## **GOAL 5. CITY EXPANSION AND ANNEXATION**

To ensure the orderly development of the City's potential annexation area, in a manner that ensures adequate and cost-effective provision of required urban services and facilities, ensures that development is built to City standards, reduces sprawl, implements the goals, objectives and policies of the Auburn Comprehensive Plan, and protects designated rural areas.

Objective 5.2: To ensure that all development that occurs within Auburn's Potential Annexation Area is built in compliance with City codes and standards.

Policies:

CE-1 The City shall actively pursue intergovernmental agreements with King and Pierce Counties to ensure that all development within Auburn's potential annexation area be built to mutually agreed upon standards. These agreements should cover a wide range of areas, including, but not limited to, development standards, collection of impact fees, annexations, urban service provision and land use, transportation, parks and capital facilities planning.

CE-2 The City of Auburn shall encourage the annexation of areas ready for development due to: location within the Auburn Urban Growth Area; proximity to the City; existing urban development patterns; and the City's ability to provide adequate and cost-effective urban services.

CE-3 Until such time a joint planning agreement between the City and respective county is in effect that provides for development in the

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unincorporated Potential Annexation Areas (PAA) to meet City standards, annexation shall be required as a condition of the City's provision of sewer and/or water utility service to properties within the Potential Annexation Area. Exceptions to this involve requests for water and/or sewer service for the following:

- Single family residences on pre-existing lots;
- To address a documented imminent health or safety consideration; or,
- To development where a water/sewer availability development agreement has previously been approved with the city and is still valid; or
- Public facilities, provided that development of the public facility is otherwise consistent with an applicable adopted capital facilities plan.

In situations where an exception applies, the City of Auburn shall require the property owner to enter into a legally binding, non-remonstrance pre-annexation agreement with the City. The agreement shall provide for the property owners support for annexation to the City at such time as the City deems annexation appropriate. In these instances, the following conditions shall also apply:

- The property owner/developer shall agree to comply with appropriate City development standards and public facility specifications where such requirements are not superseded by applicable County requirements (in the event of significant conflict between City and County requirements, the City may choose to not extend utility service). Any facilities to be dedicated to the City of Auburn upon completion (e.g. sewer and water lines and appurtenances) shall be built in accordance with City design and construction standards; and
- The property owner/developer shall allow City plan review prior to construction, and inspection during construction of all public improvements as they are built, regardless of the ownership of such improvements, and shall reimburse the City for any reasonable costs incurred in such plan review and inspection.



This policy shall go into effect January 1, 2005, provided that, the City will process those water/sewer availability certificate applications received by December 31, 2004 under the prior policy that requires a development and pre-annexation agreement.

CE-3A The City shall seek interlocal agreements with the adjacent sewer purveyors that provide sewer service to developers inside of Auburn's PAA to obtain an Auburn Pre-Annexation Agreement prior to issuing a Sewer Certificate of Availability.

Objective 5.3: To ensure that any urban service extension is in full compliance with the City's facility plans, this comprehensive plan and the Countywide Planning Policies.

Policies:

CE-4 The City of Auburn shall not extend or allow the extension or upsizing of City sanitary sewer or water utility service beyond its respective approved utility service areas, except through interlocal agreements with adjacent recognized service providers.

CE-5 City services other than City utilities may be provided beyond the Potential Annexation Area, by contract, interlocal agreement, or otherwise, only under the following circumstances:

- Such services will not be provided at a level or to a standard that will encourage urban growth beyond the approved urban growth boundary; or
- The extension is into an adjacent jurisdiction's officially designated Potential Annexation Area recognized by the City as an area appropriate for urban growth.

CE-6 The availability of urban services at levels beyond those which are minimally required to meet the needs of an area will not presume or justify approval of a development that is inconsistent with this plan or other adopted land use plans.

CE-7 The City of Auburn shall not extend or allow the extension of City sewer or water utility service within areas designated as Rural on the City's Comprehensive Plan Map, or within designated Agricultural or Forest Resource Lands, except when the extension is necessary to alleviate an imminent threat to public health, in which case such extension shall be designed or conditioned to ensure that it does not promote additional urban development.

Objective 5.4: To ensure coordination and cooperation between the City of Auburn and adjacent jurisdictions in implementing mutual goals, objectives and policies regarding urban growth.

Policies:

CE-8 The City shall continue to actively participate in and influence the planning and development activities of adjacent jurisdictions, in order to promote the interests of the City and its residents.

CE-9 Auburn's Growth Impact Area is designated by Map 3.1. Growth and development within these areas has a high potential for impacting the City and its residents. The City shall seek interlocal agreements with King County, Pierce County and other appropriate jurisdictions, to provide a meaningful role for the City in the development of land use and development policy, and in the review of significant development proposals, within these areas.

CE-10 The City shall oppose, and shall seek adjoining jurisdictions agreement to prohibit, additional urban development within Auburn's Potential Annexation Area, unless adequate urban governmental services (including but not limited to storm and sanitary sewer systems, water utility systems, adequate streets and arterials, parks and open spaces, fire and police protection services, emergency medical services, public schools and public transit services) are provided concurrent with development. Exceptions to the requirement for urban sanitary sewer and water utility service may be permitted pursuant to a Non-remonstrance Agreement between the City and the property owner and satisfying the requirements of the King County Board of Health for property situated in King County or the Pierce County Board of Health for Property situated in Pierce County

CE-11 Whenever on site sewage facilities are allowed, they shall be sited, designed, built and maintained according to guidelines of the King County Department of Health for property situated in King County and the Pierce County Department of Health for property situated in Pierce County. If built in an area contributory to any beneficial groundwater use, including but not limited to planned or existing potable water sources or existing fisheries, such facilities shall demonstrate compliance with the Washington State Anti-Degradation Policy (WAC 173-200-030) and implement all known, available and reasonable methods of control and treatment for the reduction or elimination of pollutants.

CE-12 The City of Auburn shall pursue processes to include areas around North Lake Tapps within the City's Potential Annexation (Urban Services) Area. This will also include seeking an amendment to the Pierce County Comprehensive Plan to include areas presently designated "Rural" into the County Urban Growth Area (CUGA). City comprehensive plan designations and zoning applied to these areas shall provide for appropriate lower and moderate density transitions adjacent to the City's existing "Rural" and R1 (Single Family Residential) zones.

# CHAPTER 14

## COMPREHENSIVE PLAN MAP

### Introduction

The previous chapters presented the goals, objectives and policies intended to guide Auburn's future physical development. The Comprehensive Plan Map presented in this chapter (Map 14.1) applies those policies to the various areas of the City, by indicating the appropriate locations for various categories of land use. The Plan Map should be consulted together with the written policies of this Plan when decisions about land use and public facility development are considered.

This chapter also explains the reasoning and intention behind the Plan Map's land use designations. This should be useful in developing and applying implementing tools (such as zoning provisions); for interpreting the Plan Map as it applies to specific regulatory decisions or development proposals; and in adjusting or amending the Plan Map when changing conditions or land use markets warrant.

Finally, this chapter sets forth some special policies intended to deal with the unique problems or opportunities that exist in certain specific locations within Auburn. These specific policies supplement the general goals, objectives and policies of earlier chapters.

### Land Use Designations: Plan Map

#### Residential Categories

##### *Residential Conservancy*

**Purpose:** To protect and preserve natural areas with significant environmental constraints or values from urban levels of development and to protect the City's water sources.

**Description:** This category should consist primarily of low density residential uses (with densities not exceeding one unit per four acres) in

areas with environmental constraints and/or areas requiring special protection such as the City's watershed, which is a significant water resource. Examples include the Coal Creek Springs watershed area and low-lying areas along the Green River that are isolated from urban services. From a practical standpoint, this watershed area cannot be readily served by public facilities due to its physical separation from public facilities by an existing gravel mine operation that is expected to continue operation years into the future. The designation will serve to both protect environmental features and hold areas for higher density development until such time public facilities become available.

The area designated "residential conservancy" allows for a lifestyle similar to that of rural areas since the lower density established protects the critical areas such as the City's Coal Creek Springs watershed. A rural lifestyle generally includes allowance of farm animals, streets not urban in character (e.g. no sidewalks, street lights), and limited agricultural type uses.

**Compatible Uses:** Low density residential uses consistent with protecting the City's water resources and environmental constraints are appropriate. Low intensity cottage industry appropriate for rural areas may be allowed, subject to review. Various public and quasi-public uses which are consistent with a rural character may be permitted as conditional uses. Resource extractive uses can only be allowed if the basic environmental character of the area is preserved.

Those areas with critical areas shall be appropriate for low density residential, with the intent to protect environmentally critical areas from impacts associated with more intensive development. These environmentally critical areas are valued as a community resource, both for conservation purposes and public enjoyment; provided that the environmentally critical areas are protected, low density single family residential use may be appropriate.

**Criteria for Designation:** This designation should be applied to areas with either significant environmental values worthy of protection or to those areas which may pose environmental hazards if developed, such as areas tributary to public water sources. It may also be appropriate, to a limited extent, as a means of delimiting the edge of the City or to areas that are impractical to develop to urban levels until a later time period due to pre-existing development patterns and the absence of public facilities.

**Considerations Against Applying this Designation:** Due to the costs of providing City services to these areas, this designation should be applied sparingly. It should be applied as a means of conserving significant

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environmental resources, to achieve watershed protection and/or to areas where development served by public facilities has been made impractical due to pre-existing use patterns.

**Appropriate Implementation:** The RC (residential conservancy) district will implement this designation.

*Single Family*

**Purpose:** To designate and protect areas for predominantly single family dwellings.

**Description:** This category includes those areas reserved primarily for single family dwellings. Implementing regulations should provide for an appropriate range of lot sizes, clustered and mixed housing types as part of a planned development.

**Compatible Uses:** Single family residences and uses that serve or support residential development, such as schools, daycare centers, churches and parks shall be considered appropriate and may be permitted on a conditional basis. Other public buildings and semi-public uses may be permitted if designed and laid out in a manner which enhances rather than detracts from the residential character of the area. In siting such uses, however, special care shall be given to ensuring adequate parking, landscaping, and traffic circulation with a minimum of conflict with residential uses. Uses which generate significant traffic (such as large churches) should only locate on developed arterials in areas zoned for institutional uses.

Intrusion of industrial uses into any of these single family areas shall be prohibited. Only very limited commercial uses such as home occupations or strictly limited appropriate conditional uses can be allowed.

Planned developments should be favorably considered in these designations in order to allow optimal flexibility. In providing such flexibility, the emphasis should be on small alley-loaded lot single family development, limited low density multifamily housing and a mixture of types, and design diversity should be sought. Except where conditional use permits have been previously granted, alternate structure types should not exceed more than 40 percent of the units, and alternative structures should in most cases contain no more than four dwelling units each. However, where substantial offsetting community benefits can be identified, such alternative structures may be allowed to contain more than three units each.

**Criteria for Designation:** Areas suitable for this designation include those areas designated in goals and policies of this Plan as single family areas. Consistent with those policies, areas within the Community Serving Area of the City suitable for this category should be reserved for these uses. This designation should also be applied to areas adjacent to lower density residential plan designations.

**Considerations Against Applying this Designation:** This designation would not be generally appropriate (although exceptions may exist) in the following areas:

1. Areas with high volumes of through traffic.
2. Areas developed in or more appropriate under the Plan policies for another use.
3. Areas within the Region Serving Area of the City.

**Appropriate Implementation:** Three zones may be used to implement this category:

- 1) R-1: Permits one dwelling unit per net acre. This zone is primarily applied to areas designated as urban separators under the King County Countywide Planning Policies where rezones from existing densities (typically one unit per acre) are not allowed for a 20 year period and/or to areas with significant environmental constraints. It may also be applied in limited instances to areas where greater densities are limited by environmental constraints.
- 2) R-5: Permits 4-5 dwelling units per net acre. This zone is intended to create a living environment of optimum standards for single family dwellings. Duplexes are conditionally permitted subject to meeting infill residential design standards. It is intended to be applied to the relatively undeveloped portions of the City, areas where existing development patterns are consistent with the density and upland areas where greater densities would strain the transportation system.
- 3) R-7: Permits 5-7 dwelling units per net acre. This zone provides for relatively small lot sizes. It may be applied to the older neighborhoods of the City and reflects the typically smaller lot sizes found there. Application of this zone should be considered for areas considered appropriate for a mix of housing types, particularly in some of the Special Planning Areas as discussed below.

### *Moderate Density*

**Purpose:** To provide a transition between single family residential areas and other more intensive designations, as well as other activities which reduce the suitability of potential residential areas for single family uses (such as high traffic volumes). In so doing, this designation will offer opportunities for housing types which balance residential amenities with the need to provide economical housing choice, in a manner consistent with conserving the character of adjacent single family areas.

**Description:** Moderate density residential areas are planned to accommodate moderate densities of varying residential dwelling types. Appropriate densities in these areas shall range from 8 to 10 units net per acre and potentially 16 units per net acre, where properties have frontage on an arterial or residential collector. Dwelling types would generally range from single family units to multiple-family dwellings, with larger structures allowed (at the same overall density) where offsetting community benefits can be identified. Structures designed to be occupied by owner-managers shall be encouraged within this designation.

**Compatible Uses:** Public and quasi-public uses that have land use impacts similar to moderate to high density residential uses are appropriate within this category. Also, uses which require access to traffic (such as schools and churches) are appropriate for these areas. Carefully developed low intensity office, or residentially related commercial uses (such as day care centers) can be compatible if developed properly. This designation can include manufactured home parks.

**Criteria for Designation:** Areas particularly appropriate for such designation are:

1. Areas between single family residential uses and all other uses.
2. Areas adjacent to, or close to arterials designated in the transportation element.
3. Existing manufactured home parks.
4. Areas sandwiched between higher intensity uses, but not directly served by an arterial.
5. Urban infill areas not appropriate for single family uses but also not capable of supporting higher density uses.



**Considerations Against Applying this Designation:** Areas to generally be avoided by moderate density residential designations include:

1. Areas surrounded by lower density uses.
2. Areas more appropriate for commercial or higher density uses due to traffic or extensively developed public facilities.
3. Areas within the Region Serving Area designated by this Plan (except as otherwise provided by the Plan).
4. Any areas not planned to be served by water and sewer systems.

**Appropriate Implementation:** This designation can be implemented by two zones:

- 1) R-10: Permits 10 dwelling units per net acre. The zoning allows single family dwellings and duplexes as permitted uses. Multiple-family dwellings, some residential supporting uses, and professional offices as part of a mixed-use development may be permitted as conditional uses.
- 2) R-16: Permits 16 dwelling units per net acre. The zoning allows for a variety of housing types, include single family, duplexes, and multiple-family dwellings and mixed-use development.
- 3) R-MHC: Manufactured/Mobile Home Community permits the development of manufactured home parks on property that is at least 5 acres in size. The base density is 10 dwelling units per net acre.

*High Density*

**Purpose:** To provide an opportunity for the location of the most economical forms of housing in areas appropriately situated for such uses under the policies of this Plan.

**Description:** This category shall be applied to those areas which are either now developed or are reserved for multiple family dwellings. Densities may range from 16 to 20 units per acre. Dwelling types may range from single family units to apartment complexes, and may include manufactured home parks when located adjacent to major arterial streets. Adequate on-site open space areas should be provided for all multi-family developments. Densities exceeding 20 units per acre and special

development standards may be authorized for senior housing projects, within the Downtown area and within 1/4 mile of regional transit service.

**Compatible Uses:** Compatible uses are similar to those identified under the other residential categories, except higher intensities of use may be appropriate. Public uses and open spaces which tend to visually relieve the high density character of these areas should be encouraged.

**Criteria for Designation:** In addition to areas already developed to this density, this designation should be applied only to areas which have or may be most efficiently served with high capacity and high quality public services and facilities. Of particular concern is the provision of adequate traffic circulation, and this category shall only be applied to areas with developed arterial access. Other siting concerns may include access to commercial services and open space amenities. This category may also be applied to areas which are threatened with deterioration and multiple family dwellings offer the potential for rehabilitation.

**Considerations Against Applying this Designation:** Areas not appropriate for this zone include areas surrounded, without physical separation, by lower intensity uses.

**Appropriate Implementation:** This designation can be implemented by two zones:

- 1) R-16: Permits 16 units per net acre. The zoning allows for a variety of housing types include single family, duplexes, and multiple-family dwellings and mixed-use development.
- 2) R-20: Permits 20 units per net acre and multiple-family residential and mixed-use development. Residential supporting uses and some professional offices are permitted as conditional uses.
- 3) R-MHC: Manufactured/Mobile Home Community permits the development of manufactured home parks on property that is at least 5 acres in size. The base density is 10 dwelling units per net acre.

In no case should these uses be authorized for construction until all appropriate public facilities are available to full standard.

**Publicly or Quasi-  
Publicly Owned or  
Public Access  
Categories**

*Open Space*

**Purpose:** To ensure adequate open space amenities for present and future residents by reserving and protecting important open space resources and to identify lands useful for public purposes (RCW 36.70A.150) as well as open space corridors (RCW 36.70A.160) as required by the GMA.

**Description:** This category shall be applied to areas which are to be managed in a largely open space character. It includes parks, watersheds, shoreline areas, significant wildlife habitats, large storm drainage ponds, utility corridors with public access and areas with significant development restrictions, such as steep slope and flood hazard areas.

**Compatible Uses:** Appropriate uses include low intensity recreational uses, low density residential uses and associated open areas, wildlife habitat, stormwater detention, watershed and similar low intensity uses.

**Criteria for Designation:** This designation should be applied to any site in which exists a significant developmental hazard or open space value suitable for public protection without unduly encroaching on private property rights.

**Appropriate Implementation:** Where land in this category is owned publicly it shall be implemented by the P-1 Public Use District. Land in this category which is privately owned will generally be zoned for low density residential use. Where the open space is linear it may be appropriately managed by means other than zoning, such as public ownership or easements, particularly as development takes place on adjacent land. The Shoreline Management Program shall regulate the open spaces designated adjacent to the rivers. Subdivisions of property involving steep slope or shoreline areas shall consider these development limitations and avoid creating inappropriate or unbuildable lots.

*Public and Quasi-Public*

**Purpose:** To designate areas of significant size needed to provide public and quasi-public services to the community.

**Description:** This category includes those areas which are reserved for public or quasi-public uses of a developed character. It is intended to include those of a significant extent, and not those smaller public uses

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which are consistent with and may be included in another designation. Public uses of an industrial character, such as the General Services Administration, are included in the industrial designation. Streets, utilities and other public activities supporting other uses are not considered separate uses and are not so mapped. This designation includes large churches, private schools and similar uses of a quasi-public character. Developed parks are also designated under this category.

**Compatible Uses:** Uses more appropriately designated under another category should not be designated under this category, irrespective of ownership. Industrial and commercial uses which are affiliated with and managed by educational institutions for vocational educational purposes may be classified as a public use and permitted on a conditional basis.

**Criteria for Designation:** Designation of these areas should be consistent with the character of adjacent uses.

**Appropriate Implementation:** This designation will generally be implemented by three zones:

- 1) P-1 (Public Use) District provides for the location and development of public uses that serve the cultural, educational, recreational and public service needs of the community.
- 2) I (Institutional Use) District provides for similar uses, but includes schools and typically allows a much broader list of uses.
- 3) LF (Landing Field) District provides for the operation and management of the Auburn Municipal Airport.

The designation can also be implemented as a conditional use under various zones. Approval of these types of uses (and open space uses), not individually designated on the Plan Map, under a conditional use permit or rezone consistent with or related to adjacent zoning, shall not be considered inconsistent with the designations under this Plan.

## Commercial Categories

### *Light Commercial*

**Purpose:** To create people oriented commercial areas to supply a wide range of general commercial services to area residents.

**Description:** This category represents the prime commercial designation for small to moderate scale commercial activities. These commercial areas should be developed in a manner which is consistent with and attracts pedestrian oriented activities. The ambiance of such areas should

encourage leisure shopping and should provide amenities conducive to attracting shoppers.

**Compatible Uses:** A wide range of consumer oriented goods and services are compatible within this designation since the emphasis would be on performance criteria which create an attractive shopping environment. However, uses which rely on direct access by vehicles or involve heavy truck traffic (other than for merchandise delivery) are not appropriate in this category. Unsightly outdoor storage and similar activities should be prohibited. Permitted uses would consist of retail trade, offices, personal services, indoor eating establishments, financial institutions, governmental offices, and similar uses. Multiple family dwellings should be encouraged as part of mixed-use developments where they do not interfere with the shopping character of the area, such as within the upper stories of buildings. Since taverns can break up the continuity of people oriented areas, taverns would be permitted generally only as a conditional use. Drive in windows should only be allowed as ancillary to a permitted use, and only when carefully sited under the conditional use permit process in order to ensure that an area's pedestrian environment is not seriously affected.

**Criteria for Designation:** This designation should include moderate sized shopping centers, and centrally located shopping areas. This designation should be preferred for commercial sites where visual and pedestrian amenities are an important concern outside of the downtown.

**Considerations Against Applying this Designation:** Commercial areas which can not be readily separated from high traffic volumes (such as shallow lots along busy arterials) should not be included in this designation. Areas not large enough for separation from any adjacent heavier commercial or industrial area should not be designated as light commercial.

**Appropriate Implementation:** This designation is implemented by the C-1 Light Commercial District. This district provides for a wide range of small and moderate scale commercial oriented towards the leisure shopper and pedestrian oriented activities.

*Downtown*

**Purpose:** To create a vibrant people oriented downtown which serves as the business, governmental and cultural focal point of the Community that includes multifamily residential development.

**Description:** This category is intended to be applied only in Downtown Auburn. The area should be developed in a manner which is consistent with and attracts pedestrian oriented activities. The ambiance of the downtown should encourage leisure shopping, should provide services to local residents, area employees and should provide amenities conducive to attracting visitors and shoppers.

**Compatible Uses:** A broad mix of uses is appropriate and encouraged within the Downtown. A wide range of consumer oriented goods and services are compatible within this designation since the emphasis would be on performance criteria which create an attractive pedestrian oriented shopping environment. However, uses which rely on direct access by vehicles or involve heavy truck traffic (other than for merchandise delivery) are not appropriate in this category. Unsightly outdoor storage and similar activities should be prohibited. Permitted uses would consist of retail trade, offices, personal services, indoor eating establishments, financial institutions, governmental offices, and similar uses. Multiple family dwellings should be encouraged, particularly within the upper stories of buildings which include retail and commercial uses. Since taverns can break up the continuity of people oriented areas, they should be prohibited. Drive in windows should not be permitted to maintain the area's pedestrian environment. Parking standards within the downtown should reflect the pedestrian orientation of the area, but also consider parking's impact for economic development.

**Criteria for Designation:** This designation should apply only in Downtown Auburn.

**Considerations Against Applying this Designation:** This designation should not be used other than for the Downtown area.

**Appropriate Implementation:** This designation can be implemented by the following zoning districts:

- 1) The primary core of downtown should be implemented by the Downtown Urban Center zone, which allows for a broad range of uses with no residential density limitations.
- 2) Other commercial areas within the downtown may be implemented by the C-2 Central Business District.

*Heavy Commercial*

**Purpose:** To provide automobile oriented commercial areas to meet both the local and regional need for such services.

**Description:** This category is intended to accommodate uses which are oriented to automobiles either as the mode or target of providing the commercial service. The category would also accommodate a wide range of heavier commercial uses involving extensive storage or heavy vehicular movement.

**Compatible Uses:** A wide variety of commercial services oriented to automobiles are appropriate within this category. This includes automobile sales and service, drive in restaurant or other drive in commercial business, convenience stores, etc. Since these uses are also compatible with heavier commercial uses, lumber yards, small scale warehousing, contractor yards and similar heavy commercial uses are appropriate in this designation.

**Criteria for Designation:** This designation should only be applied to areas which are highly accessible to automobiles along major arterials. Generally this category would characterize commercial strips. This zone is appropriate for the intersections of heavily traveled arterials, even if adjacent sites are best suited for another commercial designation.

**Considerations Against Applying this Designation:** Areas which conflict with single family residential areas or areas more suited for other uses. Whenever possible this category should be separated from all uses by extensive buffering.

**Appropriate Implementation:** This category is implemented by the C-3 Heavy Commercial District.

*Neighborhood Commercial*

**Purpose:** To provide accessible commercial services frequently needed in residential areas without creating land use conflicts between those commercial uses and the residential areas they serve.

**Description:** Residential areas require commercial services almost on a daily basis. Such services, while necessary, can also conflict with the quality of residential areas. Consequently, commercial areas need to be reserved that are either carefully restricted (if located within residential areas) or are accessible to, but buffered from, residential areas.

**Compatible Uses:** In restricted areas (those within neighborhoods), uses must be carefully controlled both in the kind of uses permitted and in terms of design and other performance criteria. A much less restricted type of neighborhood commercial use can be designated near intersections of a major arterial and a residential arterial. A much wider range of

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commercial activities are appropriate in such an area, including grocery stores, convenience stores, service stations, hardware stores, small restaurants and drinking establishments. However, activities (such as outdoor storage) which can alter the character of these areas into heavier commercial areas should only be permitted on a conditional basis in order to control potential adverse impacts.

**Criteria for Designation:** In all cases, neighborhood commercial areas should be at the intersections of major streets. In the case of restricted types, such streets may be residential arterials, while in the case of the less restricted type at least one of the streets should be a major arterial. Adequate buffering should be planned in the process of designating any new areas as neighborhood commercial.

**Considerations Against Applying this Designation:** This designation should be avoided whenever it is not possible to adequately buffer the commercial uses from adjacent residential uses.

**Appropriate Implementation:** This category is implemented by the C-N Neighborhood Commercial District.

*Office-Residential*

**Purpose:** To reserve areas to accommodate professional offices for expanding medical and business services, while providing a transition between residential uses and more intensive uses and activities.

**Description:** This category is a restricted commercial designation reserved only for certain types of activities. As a growing medical center, areas need to be reserved to accommodate growth in this sector, which is largely expressed in the form of professional offices. This category also assures space to accommodate the rapid growth that is occurring in business services and other service oriented activities. Such uses also provide a means for an appropriate transition for areas originally developed as a residential area but now not appropriate for that type of use.

**Compatible Uses:** To be fully effective as a transition or a buffer, residential uses should be permitted on a conditional basis.

**Criteria for Designation:** As a transition this designation can serve as an appropriate buffer between heavily traveled arterials and established single family areas. It would be particularly appropriate in areas where large traffic volumes have affected an established residential area. It can be



applied where amenity values mitigate against heavy commercial uses along major arterials. This designation should also be used to accommodate the expansion of medical services in the area around Auburn Regional Medical Center.

**Considerations Against Applying this Designation:** This zone is intended for particular applications as described. It generally should not be applied on a large scale basis.

**Appropriate Implementation:** This category is implemented by two zones:

- 1) RO - Residential Office District which is intended to primarily accommodate business and professional offices where they are compatible with residential uses.
- 2) RO-H Residential Office-Hospital District is to be used exclusively for the area around Auburn Regional Medical Center.

## Industrial Categories

### *Light Industrial*

**Purpose:** To reserve quality industrial lands for activities that implement the City's economic development goals and policies.

**Description:** This category is intended to accommodate a wide range of industrial and commercial uses. This designation is intended to provide a location attractive for manufacturing, processing and assembling land use activities that benefit from quality surroundings and appropriate commercial retail uses that benefit from the location, access, physical configuration, building types of these properties. It is distinguished from heavier industrial uses by means of performance criteria. All significant activities shall take place inside buildings, and the processing or storage of hazardous materials shall be strictly controlled and permitted only as an incidental part of another use. The siting and design of industrial buildings shall be of an "industrial or business park" character. Certain residential uses may be permitted, especially in industrial areas that have been established to promote a business park environment that complements environmental features, and/or if development standards are developed to promote compatibility between residential and other non-residential land uses.

**Compatible Uses:** A wide range of industrial and heavy commercial uses may be permitted, subject to performance standards. These uses include

indoor manufacturing, processing and assembling of materials from previously prepared or raw materials and ancillary and necessary warehousing and distribution of finished goods associated with manufacturing and industrial uses. Certain residential uses may be permitted if development standards are established to promote compatibility between residential and other non-residential land uses.

Outside storage shall be permitted only subject to performance criteria addressing its quantity and location to ensure it is compatible with adjacent uses and so that such storage would not detract from the potential use of the area for light industry. In all cases such storage shall be extensively screened. In the Environmental Park District that implements the "Light Industrial" plan map designation; outdoor storage will be strictly limited to promote compatibility with adjacent environmental land uses. Uses involving substantial storage or processing of hazardous materials as well as substantial emissions should not be permitted in these areas. A wide range of commercial activities may be allowed to provide increased opportunities for sales tax revenue.

The Burlington Northern Santa Fe Railroad Auburn Yard located within the Railroad Special Plan Area is considered a compatible use at its current level of usage (as of August 14, 1996). It is not bound by the policies concerning outside storage under the existing light industrial designation as it was an existing use prior to the development of this policy. Should BNSF decide to reactivate its applications to upgrade the yard to an intermodal facility, the proposal will be subject to the essential public facility siting process as defined in the Capital Facilities Element (Chapter 5).

To ensure the City's long-term ability to invest in public infrastructure and services remains viable, the City must pursue implementation of policies that incentivize the transition of current and future land uses in its industrial zones away from distribution and warehouse uses. The City believes that manufacturing and industrial land uses should over time largely replace warehouse and distribution land uses currently existing in the City and that any future warehouse and distribution uses should be ancillary to and necessary for the conduct of manufacturing and industrial uses. Manufacturing and industrial uses are more appropriate and beneficial through higher and better use of the land, enhanced employment densities, increased property tax revenues and potential on-site sales tax revenue generation for receipt of materials and other goods and services.

The establishment of regulations and incentives that create a basis for increased commercial retail uses in the City's industrial zoning districts will provide greater opportunity for the generation of sales tax revenue in

the City. Increased sales tax revenue will positively impact the City's continued ability to maintain and operate a strong public investment program in infrastructure and services. Commercial retail uses will in turn be attracted to and benefit from the location, access, physical configuration and building types of industrial zoned properties.

**Criteria for Designation:** This designation should be applied to a majority of the Region Serving Area designated under this Plan. It is particularly appropriate for industrial land within high visibility corridors. This category should separate heavy industrial areas from other uses.

**Considerations Against Applying this Designation:** Within the Community Serving Area, this designation should only be applied to sites now developed as light industrial sites. Industrial sites along rail corridors are generally more appropriate for heavier industrial uses, unless in high visibility corridors.

**Appropriate Implementation:** This designation is implemented by the Light Industrial (M-1), Environmental Park (EP) or Business Park (BP) zone.

#### *Heavy Industrial*

**Purpose:** To provide a place for needed heavy industrial uses in areas appropriately sited for such uses.

**Description:** This designation allows the full range of industrial uses as well as certain commercial uses. Certain residential uses may be permitted if development standards are developed to promote compatibility between residential and other non-residential land uses.

**Compatible Uses:** While this zone should be reserved primarily for the heavier forms of industrial activities, a wide range of industrial and commercial activities may be permitted, along with residential uses with appropriate compatibility protections.

**Criteria for Designation:** The most appropriate area for this designation is in the central part of the Region Serving Area adjoining the rail lines. This designation is also appropriate in the southern portion of the area which is now developed in large scale industrial facilities (the Boeing and the General Services Administration facilities).

**Considerations Against Applying this Designation:** This designation can only be applied in the Community Serving Area to sites now developed in this character along A Street S.E. These areas should not

abut commercial or residential areas; heavy industry should be buffered by light industrial uses. It is not an appropriate designation for highly visible areas.

**Appropriate Implementation:** This designation is implemented by the M-2 zone.

## Planned Areas

### *Special Plan Areas (See Map 14.2)*

**Purpose:** To allow large areas within the City, under a single or a coordinated management, to be developed as a planned unit. This designation can also be used to provide flexibility when there is uncertainty regarding how an area may be most appropriately developed in the future.

**Description:** This designation applies to specific areas identified as being appropriate for mixed, urban level development on a planned basis. It is intended that the future development of these areas will be guided by individual "elements" or "sub-area plans" of the Comprehensive Plan, to be developed and adopted at a later date. The Plan elements should be consistent with the following.

**Compatible Uses:** Uses and intensities within Special Planning Areas shall be determined for each area through individual planning processes. Each individual planning process will result in the adoption of a Comprehensive Plan element (sub-area plan) for that particular Special Planning Area. Each Plan element shall be consistent with the general goals, objectives and policies of the Comprehensive Plan. Development of the individual Plan elements shall also be based upon the following guidelines:

*Academy Special Planning Area:* The Auburn Adventist Academy Plan was adopted by resolution No. 2254 in November 1991 and is considered to be an element of the Comprehensive Plan. The Plan applies to the area within the property owned by the Academy and allows for a diversity of uses on the site, primarily those related to the mission and objectives of the Academy. As part of the adoption of the Plan, the area was zoned under the I-Institutional Use District which permits uses such as schools, daycare, churches, nursing homes, recreation and single family uses.

*Auburn North Business Area Planning Area:* The Auburn North Business Area Plan was adopted by resolution No. 2283 in March 1992 and is considered to be an element of the Comprehensive Plan. The Plan covers

an approximately 200 acre area located directly north of the Auburn Central Business District. The Plan calls for development to be pedestrian oriented with high density residential and light commercial components.

*Downtown Special Planning Area:* Downtown Auburn is a unique area in the City which has received significant attention in the past and there will be continued emphasis in the future. This Comprehensive Plan recognizes Downtown as the business, governmental and cultural focal point of Auburn with a renewed emphasis on providing housing in the Downtown. Development of the Downtown should be consistent with the 2001 Auburn Downtown Plan.

*Lakeland Hills Special Planning Area:* The Lakeland Hills Plan was adopted by resolution No. 1851 in April 1988 and is considered to be an element of the Comprehensive Plan. The Plan covers the approximately 458 acres of the Lakeland Hills development which falls within the King County portion of the city. The Plan calls for a mix of residential uses including single and multi-family housing as well as supporting recreational, commercial, public and quasi-public uses. The plan calls for phasing of development in coordination with the provision of necessary urban services.

*Lakeland Hills South Special Planning Area:* The Lakeland Hills South Plan initially covered approximately 685 acres owned by The Lakeland Company within Pierce County and contained within the City of Auburn potential annexation area (urban growth area). The Plan is intended to be consistent with the conditions of approval of the Lakeland Hills South PDD (Pierce County Hearings Examiner Case No. Z15-90/UP9-70) as amended.

The City of Auburn has accepted the Lakeland Hills South PUD as an approved PUD. This acceptance is implemented in part through an annexation and utilities agreement between the City and the developer of Lakeland Hills South PUD. The Lakeland Hills South PUD is further implemented by the City's zoning code, including ACC Chapter 18.76 entitled "Planned Unit Development District--Lakeland Hills South Special Plan Area".

Residential development within the PUD is primarily single family and moderate density dwellings with a wide range of lot sizes, including lots smaller than those typically allowed by the City's zoning ordinance for non-PUD's. The maximum allowable number of residential units provided for originally was 3,408 based upon an overall gross density of 5 units per acre. High density multifamily units are limited to one area of the PUD to approximately 669 units. Twenty acres are to be used for light

commercial development and significant area has been set aside as open space. In 2007, the developer of Lakeland Hills South PUD was granted an expansion to the Lakeland Hills South PUD to add an additional 4 acres of commercial land, raising the total area of light commercial land to 24 acres. The development includes a developed 15-acre park, an undeveloped 15-acre park, two 5-acre parks and a linear park along Lakeland Hills Way. The locations of the parks are shown on the comprehensive plan map. Changing the location of any or all of the parks does not constitute a comprehensive plan amendment provided that the total park acreage does not change and the location is agreed upon by the City.

Within the Lakeland Hills South Special Plan area only, the permitted density ranges for the comprehensive plan designations are as follows: Single Family Residential: 1-6 units per acre; Moderate Density Residential: 2-14 units per acre; and High Density Residential: 12-19 units per acre. The development has occurred in phases in coordination with the provision of required urban services and in 2008, the development is nearing completion.

In 2004, the developer of Lakeland Hills South PUD requested an expansion to the Lakeland Hills South PUD involving several parcels totaling approximately 77 acres – bringing the total PUD acreage to approximately 762 acres. The proposal designated these additional parcels as “Moderate Density Residential” (from “Single Family Residential”) with the objective of increasing the total number of units allowed in the PUD from 3,408 to approximately 3,658. Subsequently, in 2005, it was determined and agreed that the total number of units within even the expanded boundaries of the PUD would be no greater than 3,408.

*Lakeview Special Planning Area:* The Lakeview Special Planning Area is currently the site of two independent sand and gravel mining operations. While mining activity continues in the eastern operation, indications in 1995 are that the western operation has ceased. Activity in the western portion is now limited to a concrete batch plant and future site reclamation. Following reclamation, the area should be developed as a primarily single family residential neighborhood of low to moderate urban density. A planned development would be particularly appropriate for this approximately 235 acre site. The permitted development density of the site will depend heavily upon the ability of the transportation system near the site to handle the new uses. Consideration shall be given to the environmental, recreational and amenity value of White Lake, as well as the historical and cultural significance to the Muckleshoot Tribe, in the development of the Lakeview Plan element. Permit applications have been accepted and are currently being processed by the City with respect to

the mining activity on the eastern portion of the area. The permit process should continue, however, any permit for continued mining in this portion of the area should be limited to 10 years to encourage completion of the mining, and subsequent reclamation by the property owner in preparation for development. The Lakeview Plan element should be adopted prior to the City's acceptance or processing of any other permit applications for the mining operation in the Lakeview Special Planning Area. The environmental information and analysis included in the Final Environmental Impact Statement for Lakeview (November 1980), shall be considered in the development of the Lakeview Plan element. While heavy commercial or industrial uses would not be appropriate as permanent uses of this area, conversion of the area now zoned for heavy industry to office commercial (or similar) uses would be appropriate.

*Rail Yard Special Planning Area:* This approximately 150 acre Special Planning Area is located in the south-central portion of the City and surrounded by SR-18 to the North, Ellingson Road to the South, C Street SW to the west and A Street SE to the East. The Special Planning Area should consider both sides of C Street and A Street. Consideration should be given to:

1. The needs of Burlington Northern.
2. Providing pedestrian, bicycle and vehicular access across the site to connect the southeast and southwest sides of the city.
3. Providing a more visually appealing "entry corridor" into the City from the south along A and C Streets.
4. Allowing for a mix of uses including single and multifamily development and commercial and industrial uses where appropriate.

*Mt. Rainier Vista Special Planning Area:* This 145 acre Special Planning Area is located south of Coal Creek Springs Watershed. Overall development of the Mt. Rainier Vista subarea plan shall be consistent with the following conditions:

1. Primary consideration in use and development of the property shall be given to protection of Coal Creek Springs' water quality. Development types, patterns and standards determined to pose a substantial risk to the public water source shall not be allowed.
2. The maximum number of dwelling units will be determined as part of any sub-area plan process. Dwelling units shall be located

within portions of the property where development poses the least risk of contamination for Coal Creek Springs. Lands upon which any level of development would have a high risk for contaminating the water supply shall not be developed, but would be retained as open space. The development pattern shall provide for a logical transition between areas designated for rural uses and those designated for single family residential use.

3. All dwelling units shall be served by municipal water and sanitary sewer service, and urban roads. If 53rd Street S.E. is the major access to serve the Special Planning Area, the developer will be responsible for developing the street to urban standards, from the property owners' eastern property line that abuts 53rd Street, west to the intersection of 53rd and Kersey Way.
4. Percolation type storm sewer disposal systems shall not be permitted. All surface water drainage shall be conveyed consistent with the City's current storm drainage standards. Treatment of stormwater shall occur prior to its discharge to any surface water body, consistent with standard public works or other requirements in general effect at the time of development.
5. The site shall be zoned temporarily, at one unit per four acres, until the sub-area plan is completed and the long-term urban zoning determined.
6. The Mt. Rainier Vista special planning area boundary may be modified through the development of the subarea plan.
7. The Mt. Rainier Vista and Stuck River Road Special Planning Areas shall be coordinated subarea plans.

*Stuck River Road Special Planning Area:* A portion of the Stuck River Road Special Planning Area is currently the site of a large sand and gravel mining operation. This area and other adjacent land comprising a total of approximately 664 acres has been designated as a long term resource area (mineral resource area), so development of the Special Area Plan for this area should be a low priority as mining is expected to continue on this site for as long as 30 years. The land uses for the Stuck River Road Special Planning Area will be determined through the subarea planning process and the City Council's adoption of the subarea plan. Potential land uses applied through the subarea planning process could include single-family residential, multi-family residential, commercial, institutional, and recreational. Some light industrial uses may be appropriate for consideration and designation through the subarea planning process if the



uses are “industrial or business park” in character, conducted entirely within an enclosed building, and exhibit a high degree of performance standards and are non-nuisance in nature and if appropriately limited in extent and location. A mix of housing types ranging from single family residential to multi-family residential is appropriate for this planning area. The subarea plan should be adopted taking into consideration the period during which mining is expected and the intent of the ultimate development of the area. An active permit has been processed by the City with respect to the mining activity on a portion (approximately 664 acres) of the mineral extraction operation. The permit process should continue, however, any permit for mining in the mineral resource area should be granted for the life of the resource, with reviews conducted periodically (ever five years) to determine whether changes in the originally proposed mineral extraction operation have arisen and give rise to the need for additional or revised permit conditions to address the new impacts (if any) of any such changes. Any permit applications for additional acreage within the mineral resource area shall be processed by the City. Development of this area should not occur until adequate public facilities are available to support the development consistent with City concurrency policy.

The City recognizes the potential for expanding the Stuck River Road Special Planning Area to include additional land east of Kersey Way and north of the Covington-Chehalis power line easement, and will consider a proposal by all affected property owners. If the area is expanded, the number of non-multiple family, non-manufactured home park dwellings units may be increased proportionate to the increase in acreage. Any such proposal shall specifically apportion the types and quantities of development to occur within each separate ownership.

*Northeast Auburn Special Plan Area:* The Northeast Auburn/Robertson Properties Special Plan area was adopted by Ordinance No. 6183 in the Spring of 2008. The Plan was prepared in fulfillment of the policies included in the Comprehensive Plan for the area between Auburn Way North and the Green River, south of 277<sup>th</sup> Street (52<sup>nd</sup> Street NE) and north of approximately 37<sup>th</sup> Street NE in the City of Auburn (Map No. 14.2). The planning area was narrowed to an area covering approximately 120 acres, north of 45<sup>th</sup> Street NW and between Auburn Way North and the existing I Street NE right-of-way. The Northeast Auburn/Robertson Properties Special Area Plan focuses on proposed develop of the Auburn Gateway project area, a 60-acre group of properties owned or under consideration for purchase by Robertson Properties Group, owners of the Valley 6 Drive-In Theater. The plan calls for a mix of office, retail, and multifamily development under a new zoning designation (C-4, Mixed Use Commercial) for the central portion of this planning area, created to

accommodate mixed use development. The plan calls for phased development in coordination with the provision of new roads, stormwater and other utilities, and flood management measures.

**Criteria for Designation:** Additional Special Planning Areas may only be designated through amendments of the Comprehensive Plan.

**Appropriate Implementation:** Plan elements establishing City policy regarding the development of the Special Planning Areas shall be adopted by amendment of the Comprehensive Plan, or shall be adopted concurrent with adoption of the Comprehensive Plan. Special Planning Area elements shall be implemented in the same manner as other elements of the Comprehensive Plan; that is, under the City's zoning and subdivision ordinances, development standards and public facilities programs.

## Plan Map Policies

In some cases the general policies established by this Plan need further articulation or clarification due to particular geographic concerns associated with specific areas. In other cases, the application of the Plan's general policies may be inappropriate for a specific area due to unique circumstances, requiring that specific "exceptions" to these general policies be established. This section identifies these specific areas and establishes either supplemental policies or exceptions to the general policy, as appropriate.

**Urban Separators** Urban separators are areas designated for low-density uses in the King County Countywide Planning Policies. They are intended to be “permanent low-density lands which protect adjacent resource lands, Rural Areas, and environmentally sensitive areas and create open space corridors within and between Urban Areas which provide environmental, visual, recreational and wildlife benefits.” There are two primary areas of urban separators within the Lea Hill portion of the City of Auburn, which the City is obligated to maintain (and not redesignate) until at least the year 2022, pursuant to the Countywide Planning Policies and an annexation agreement with King County. Urban separators are deemed to be both a regional as well as local concern and no modifications to development regulations governing their use may be made without King County review and concurrence. Therefore, the areas designated as “urban separator” on the Comprehensive Land Use map, will be zoned for densities not to exceed one dwelling unit per acre, with lot clustering being required if a subdivision of land is proposed.

## Infrastructure

**Related  
Policies**

*Pike Street*

**Area:** North of 8th N.E., east of Harvey Road, and south of 22nd N.E.

**Problem:** This area is inadequately served by residential arterials. Further intensification of use in this area would compound this problem.

Policy III.A. No increase in density or other development which would increase traffic demand in this area should be approved.

*8th Street N.E.*

**Area:** 8th Street N.E. between Auburn Way and M Street.

**Problem:** The Comprehensive Plan Map designates multiple family use as the ultimate use in accord with the Comprehensive Plan policies. While 8th Street is designated as a major arterial, it is not currently constructed to that standard and is not able to support current traffic demand adequately. The Plan designation would greatly increase traffic volumes. Water service is also not sufficient to support multiple family densities at the present time.

Policy III.B. Implementation of the Plan designations should not occur until 8th Street is constructed to the adequate arterial standard and water service is upgraded. Up zones should not be granted from current zoning until these systems are upgraded or guaranteed.

*Auburn Way South, Auburn Black Diamond Road*

**Area:** Auburn Way South in the vicinity of the Enumclaw Plateau; Area between Auburn-Black Diamond Road and the Burlington Northern Railroad.

**Problem:** This Plan does not fully represent the intensity of uses that could ultimately be supported in these areas (in part due to the current weakness of the City's infrastructure to support future growth). In spite of this fact, the development intensity now planned will still need to be coordinated with the necessary infrastructure to support that growth. Particularly significant is the need to assess the ability of both Auburn Way and Auburn-Black Diamond Road to support continued increases in traffic volumes.

Policy III.C. The area between Auburn-Black Diamond Road and the Burlington Northern Railroad tracks is designated as Rural by the Plan Map. The primary reason for this Rural designation is the current lack of urban facilities necessary to support urban development. Major

development proposals shall be carefully assessed under SEPA to ensure that the development can be supported by the available facilities. Once property owners are able to demonstrate to the City that they can provide urban services (municipal water and sewer service, urban roads and storm water management) necessary to support the intensity of development proposed within the entire area, the Plan designation and zoning for this area should be changed to an urban residential or commercial classification. The appropriate classification(s) shall be determined after a review of the development proposal and the pertinent Comprehensive Plan policies.

### **Economic Development Strategy Areas**

In 2005 the City of Auburn brought together a focus group of diverse business and community interests that identified several economic development areas within the City. The focus group's effort is reflected in an *Economic Development Strategies* document that includes strategies and actions needed to affect necessary change for specific strategy areas within the city. Identified in the 2005 Economic Development Strategies documents are six strategy areas along with two additional strategy areas. These economic development strategy areas are targeted for population and employment growth to meet the City's 20-year (2031) growth target. Sub-area plans should be developed for these strategy areas. The strategy areas are as follows:

- Auburn Way North Corridor
- Auburn Way South Corridor
- Urban Center
- Auburn Environmental Park and Green Zone
- 15<sup>th</sup> Street SW/C Street SW/West Valley Highway/Supermall
- A Street SE Corridor
- SE 312<sup>th</sup> Street/124<sup>th</sup> Avenue SE Corridor
- M Street SE between Auburn Way North and Auburn South

### **Problems Related to Existing Uses**

#### ***West Auburn***

**Area:** South of West Main between the rail lines.

**Problem:** This is an older part of town developed in a pattern of commercial uses along Main Street and residential uses south to Highway 18. This area is in the Region Serving Area as designated in this Plan. The homes in this area are typically older single family homes that have been converted to multi-family housing. Some may have historic

significance. Preservation and restoration of the existing housing in this area is a priority.

Policy III.J. This area should be planned for local serving multiple family uses even though it is in the Region Serving Area.

***Airport Area***

**Area:** Industrially designated area east of the Airport.

**Problem:** This area is highly suited for air related activities. Other industrial type uses are now located here.

Policy III.J. The City will encourage use in this area to take advantage of its proximity to the Airport.

***Lea Hill Area***

**Area:** Area annexed on January 1, 2008.

**Problem:** The City has been concerned for years that the rapid growth taking place within the Lea Hill PAA will overwhelm city streets. Through annexation the City can better manage the amount and type of growth in this area and help ensure that appropriate infrastructure to support development is provided concurrent with that development.

The Auburn City Council envisions retaining the predominantly single-family character of the Lea Hill area rather than allow the trend of rapidly developing multi-family projects to continue. The City's codes will help ensure that the neighborhood character, traffic and environmentally sensitive features are protected and/or managed.

# CHAPTER 15

## IMPLEMENTATION

### Introduction

A comprehensive plan is a set of policies intended to guide and coordinate other decisions. However, general comprehensive plan documents are further supported by more specific functional plans. Functional plans that further implement a comprehensive plan are usually referred to as "elements" of the comprehensive plan.

Other types of actions that further advance the implementation of the plan include regulatory measures, or development regulations, which control the physical development of the City. This chapter will describe the various actions, plans and measures necessary to implement this Plan.

This Plan is a policy plan, intended to provide a policy framework for future decision making. It is, however, not intended to be a rigid blueprint. The Plan is designed to be subject to amended and will be annually reviewed for that purpose. This is not say, however, that the Plan should be amended to fit any particular need or interest. To avoid frivolous amendments, policy amendments should follow a procedure designed to assess its need and appropriateness. Policy issues related to the proposed amendment need to be identified and adjusted in the same process. This chapter will describe this process.

### Public Improvement Elements

The most effective implementing actions for a comprehensive plan are often the development of key public facilities. A new street or water line can provide a powerful stimulus for new development. However, development of these facilities uncoordinated with use regulations or with the development of other facilities can result in facilities either too small or too large to serve the development which could otherwise occur in an area. The comprehensive plan serves as the coordinating device for this purpose.

Public facility elements not only outline a series of public construction projects, but also establish standards which private development projects must meet as they relate to those facilities. These standards are often implemented by various regulatory measures.

These facility plans or planning elements are intermediate implementing plans between the comprehensive plan and the actual construction of individual projects. The facility plans necessary to implement this Plan are listed below:

### **Comprehensive**

**Transportation Plan** The Comprehensive Transportation Plan, as the transportation element of the Comprehensive Plan, is the blueprint for transportation planning in Auburn. It functions as the overarching guide for development of the transportation system. The Plan evaluates the existing system by identifying key assets and improvement needs. These findings are incorporated into a needs assessment, which informs the direction the City will take in developing the future transportation system. The plan also contains objectives and policies to provide implementation guidance.

This Plan is multi-modal, addressing multiple forms of transportation in Auburn including the street network, non-motorized travel, and transit. Evaluating all modes uniformly enables the City to address its future network needs in a more comprehensive and balanced manner.

The City's current Transportation Plan was adopted in 2005 and builds upon the work completed to amend the Transportation Plan in 1994 in order to bring it into compliance with the Washington State Growth Management Act

Other transportation related projects include:

**Airport Plan:** An updated Auburn Municipal Airport Master Plan (2001-2020) was adopted in 2002. This element should be periodically reviewed by airport management and updated as needed.

**Six Year Transportation Improvement Plan:** Street development projects are annually planned and coordinated by means of a six year Transportation Improvement Program, which is adopted by the City Council pursuant to State law. While the six-year plan is a very significant implementing measure, it is a working document, implementing the policy set forth in the transportation element, and should not be considered a formal planning element.

**Comprehensive Water  
Plan**

Development of the City water system involves two general planning components: the development of the source of water, and its transmission to the City's customers. The goals and policies of the Comprehensive Plan provide general guidance for the development of this system and its coordination with the other planning elements. This plan must include an element addressing water conservation. More detailed plans for the development of this system are found in the Comprehensive Water Plan. This document should be comprehensively reviewed and updated every six years. It should continue to be formally incorporated into the Comprehensive Plan as a planning element.

**Comprehensive  
Sanitary Sewer  
Plan**

As in the case of water, all development in the City should be served by adequate sanitary sewer service. Such service is provided through the City's system. Consequently, development of the City sanitary sewerage system is also an essential implementing measure for the Comprehensive Plan. Sanitary sewer service involves two general types of activities: the collection of wastewater from each residential, commercial and industrial establishment in the City, together with its treatment and disposal. While the collection system is the responsibility of the City, the treatment and disposal of the waste are the responsibility of a regional system. The goals and policies of the Comprehensive Plan provide general guidance to the development of the City collection system and its coordination with the other planning elements. The Comprehensive Sanitary Sewer Plan was updated and adopted in 2009. The Comprehensive Sanitary Sewer Plan should continue to be formally incorporated into the Comprehensive Plan as a planning element.



**Parks and  
Recreation  
Element**

Adequate parks and recreation facilities are an essential urban amenity to maintain a suitable quality of life in the community. These are particularly important in implementing the overall goals of this Plan directed at ensuring a quality family environment. Unlike street, water, and sewer systems, however, these facilities are not a necessary prerequisite for development to occur. Consequently, good planning and vigilant implementation is even more important in order to ensure that community growth does not out-pace the development of these facilities and create a deficiency in these services. The goals and policies of the Comprehensive Plan set the overall policy guidance for the development of these facilities. This element should continue to be formally incorporated into the Comprehensive Plan.

**Comprehensive  
Drainage  
Plan**

In the past, flooding was one of the most significant environmental constraints confronting the development of the City. While storm drainage continues to be an issue, the City now has a Storm Drainage Utility. The City's initial Comprehensive Drainage Plan was adopted in 1990 with a new Comprehensive Storm Drainage Plan adopted in 2002.

Major components of the proposed updated Comprehensive Drainage Plan include a 6-year capital improvement plan, a stormwater management program evaluation, water quality discharge improvement recommendations and recommended comprehensive subbasin plans. The subbasin plans provide recommended storm drainage improvement projects, using current and projected growth in the City as a basis. Proposed projects include pipeline upgrades, regional detention facilities, regional water quality facilities, infiltration facilities, wetland mitigation, and new outfalls to the Green River. The Comprehensive Drainage Plan also includes evaluation of retrofitting the City's existing untreated outfalls to the Rivers, adequately planning storm water drainage for future planned development, preventing flooding, protecting special-status fish species (e.g. those listed endangered or threatened by the Endangered Species Act, or as a Priority Species by the Washington Department of Fish and Wildlife) and aquatic habitat, and enhancing water quality.

## **Capital Facility Plans**

One of the most difficult aspects of implementing a Comprehensive Plan is funding the full range of needed public facilities. Since only a limited amount of funds are available for constructing such facilities, careful planning is needed to ensure maximum benefit from the expenditure of those resources. To maximize benefits the development of facilities should be planned over a period of years during which all the various functional facility needs can be balanced and addressed. A capital facility plan should be developed and annually updated for this purpose.

Significant emphasis was placed on the coordination of the capital facilities plan and the land use element by the Washington State Growth Management Act. Auburn's Capital Facilities Plan was significantly amended to meet these coordination requirements. Responsibility for maintenance of the capital facilities plan will be split between the Planning, Public Works and Finance Departments. The capital improvement program should include all capital improvement needs of the City in addition to the facilities identified in the specific planning elements discussed above.

This list of elements is not intended to be limiting and other elements can be added if needed.

## **Policy Elements**

In addition to plans which organize the development of the City's public facilities, other planning elements are needed which provide policy guidance for City decisions for various functional concerns which require coordination with the Comprehensive Plan. These elements are generally programmatic plans providing greater detail than is possible within the Comprehensive Plan itself. These plans are usually extensions of the more general policies of the Comprehensive Plan. These elements include:

## **Community Development Block Grant Plan**

The City of Auburn Consolidated Plan is a five year strategy to provide decent housing, create a suitable living environment and expand economic opportunities in accordance with the objectives of the federal Community Development Block Grant (CDBG) program. The Consolidated Plan is reviewed by HUD relative to the City's requirements for block grant and other funding eligibility and is intended to ensure that the City's strategy to address community development needs is coordinated. The CDP is primarily an administrative instrument and does not need to be formally adopted as a planning element in the Comprehensive Plan. City staff annually monitors the City's progress toward implementing the strategies

presented in the Consolidated Plan. An "Annual Action Plan" is prepared and submitted each year for HUD's review and approval.

**Neighborhood  
Plans**

This Plan calls for the development of neighborhood plans for select neighborhoods within the City. These plans will address issues and concerns pertaining to land use, projected growth/decline, neighborhood identity, safety, education, youth and recreational activities. Through the process of developing these Neighborhood Plans, City staff can facilitate organization and community development within each neighborhood. These proposed Neighborhood Plans will eventually evolve into recognized elements of the Comprehensive Plan.

**Downtown Plan**

The future of the downtown area is a key concern of this Comprehensive Plan. Consequently a detailed plan for the downtown area that outlines strategies and implementation measures to foster and promote downtown redevelopment was adopted in 2001 and is considered to be an element of the Comprehensive Plan.

**Urban Design  
Element**

The Comprehensive Plan contains several policies regarding the enhancement of the City's visual quality and the visual impact of new development. The plan should provide guidance for improved site design, landscaping and architectural standards. Further, the plan should include a section on pedestrian friendly design. The plan should place special emphasis on design guidelines for multi-family housing and the downtown. These policies reflect a very strong community desire expressed in neighborhood meetings that the City should give greater attention to the role that visual character plays with regard to the quality of life in the City. However, the policies contained in this Plan only point out a general direction to be followed. A much more detailed analysis of the visual character of the community, upon which to base a much more effective and cohesive set of policies, is needed. This should be accomplished by the development of a special Urban Design element of the Comprehensive Plan. This plan should establish an administrative review procedure which will be integrated into the City's development review process.

**Economic  
Development  
Element**

Current economic conditions and the policies of this Plan require development of a special City policy to facilitate the desired kinds of economic activity in the City.

**Historic  
Preservation  
Element**

This plan calls for the development of an element which includes an historic site and building inventory. It should also include recommendations regarding codes and incentives to carry out the goals and policies of the element.

**Regulatory  
Measures**

The planning elements and other implementing actions identified above addresses primarily public actions to implement the Comprehensive Plan. However, private actions must also be addressed if the goals of the Plan are to be achieved. These private actions are related to the implementation of the Plan through the City's regulatory powers. Since regulatory measures are developed and instituted by procedures required under State law, these measures are not usually considered or adopted as policy elements of the Comprehensive Plan, even though they may have a similar character. Some of these measures are intrinsically related to the Comprehensive Plan, such as the Zoning Code. Other regulatory measures are independent of the Comprehensive Plan. For example, State law prescribes standards and policies for shoreline management which the City must follow. However, good government requires that all the physical development regulatory programs of the City be coordinated with the Comprehensive Plan in order to avoid inconsistency and conflict. Since the Comprehensive Plan has endeavored to provide such coordination, each of these regulatory measures will be treated as though they were direct implementing measures for the plan.

**Zoning Code**

Perhaps the most important of all the regulatory measures is the City zoning code, since it has the most direct bearing on the actual development and use of property. The zoning ordinance was originally adopted in 1987. Amendments have been made to the ordinance incrementally since that time. A thorough review of the entire zoning code was done and substantial changes made in 2009 to ensure it is clear and understandable to the public and meets the needs of current development practices and community expectations.

**Land Division Ordinance**

The land division ordinance was adopted in 1988 to replace the subdivision ordinance. A thorough review was done in 2009 with substantial changes to ensure that flexibility is maximized and costs are held to a reasonable level is appropriate.

**Concurrency Management System**

The City of Auburn implements the concurrency requirements of the Growth Management Act through the existing project evaluation system established under the State Environmental Policy Act (SEPA). This method of implementation views the concurrency issue from the point of view of avoiding the unacceptable adverse environmental impacts that result if new development is approved without adequate services to support the development.

This process has proven to be effective, however, as the City revises its project review process it may be desirable to implement a concurrency management system separate from the SEPA review process. Change to the current process will be evaluated in terms of effectiveness and its consistency with the City's efforts in permit process improvements and streamlining.

**State Environmental Policy Act (SEPA)**

State law establishes the obligation for local government to assess the impact of new development on environmental conditions, and to mitigate any significant adverse impacts as appropriate. The law also provides that local government must establish policies for such review and mitigation. This Plan has considered this need in identifying policies to guide SEPA review and determinations. As such the SEPA process becomes an implementing system for the policies of the plan.

**Shoreline Management Act**

The Shoreline Management Program is a State mandated regulatory system designed to protect the shoreline resources of the State. Once developed by local government (under State guidelines) and approved by the State, the program can only be modified with State approval. Most of the provisions and policies of the management program have been incorporated into this Comprehensive Plan. The shoreline management plan is considered to be a plan element.

**Building Code**

For the most part the building code addresses regulatory matters of a technical nature and does not involve policy considerations of the type provided in this Plan.

**Other Ordinances** There are a variety of other ordinances which may affect the physical development of the City. Where ever appropriate this Plan and its elements should be used for guidance in the development and administration of those ordinances.

**Zoning Code  
Administration**

There is a particularly direct relationship between the implementation of a Comprehensive Plan and a zoning code. While this Plan seeks to establish a comprehensive framework to guide future development, it also recognizes the need to provide for an efficient decision making process in order to avoid needless and often expensive delays for projects. Consequently, the zoning code and its administration should provide for decision making processes which are related to the significance of the policy issue involved. Minor issues (such as whether a proposed conditional use complies with standards established in the Plan) should be determined in relatively quick administrative processes. Major issues (such as a possible conflict with the Comprehensive Plan Map) should be thoroughly assessed and subject to full public scrutiny.

**Rezones**

There are two types of rezones that may be made under this Plan: A rezone which clearly implements or is in full conformance with the Comprehensive Plan and rezones which involve a Plan policy question, issue or interpretation or are in conflict with the Comprehensive Plan. Rezones that implement the Comprehensive Plan are processed by the hearing examiner system and are subject to Council review. Rezones involving potential policy decisions or interpretations of the plan are considered by the Planning Commission and City Council, with appropriate hearings. Rezones that are in conflict with the Comprehensive Plan are subject to the plan amendment process (both the Plan amendment and the rezone can be processed simultaneously).

**Conditional Use  
Permits**

Conditional use permits should be divided into two classes under the zoning code. Routine permits intended to merely check compliance with standards should be an administrative process with appeal to the City's Hearing Examiner. Permits involving more substantive policy questions or interpretations should be processed through the hearing examiner system, with appeal to Superior Court.

**Plan Review,  
Update,  
and Amendment**

A comprehensive plan provides the policy framework necessary for City programs and projects to follow to achieve the long term goals which have been identified. This comprehensive plan has a twenty year horizon - long term, but within a frame of reference that can be reasonably comprehended. This does not mean that this plan should be unchangeable.

As community goals and conditions change, this plan should be amended and updated to reflect these new circumstances.

The Washington State Growth Management Act (GMA) limits the process of amending a comprehensive plan to once a year. This will enable changes to be considered in terms of their cumulative impacts rather than on a piecemeal basis.

The GMA also requires a jurisdiction to thoroughly review and update its comprehensive plan every seven years dating from December 2004, in order to ensure both internal consistency and consistency with State laws.

### **Timing of Amendments**

Amendments to the Comprehensive Plan should occur no more frequently than once every calendar year, except as allowed by State Law (RCW 36.70A.130) or in cases of emergency as described below. All amendment proposals shall be considered concurrently so that the cumulative effect of the various proposals can be ascertained. All amendments should, where feasible, be reviewed as part of a coordinated SEPA process so that the environmental impacts may also be assessed cumulatively.

While Comprehensive Plan amendments should only occur once per year as described above, requests for Comprehensive Plan amendments may be filed at anytime during the year. Those requests will be “docketed” until the next appropriate annual amendment cycle.

Comprehensive plan amendments may also be adopted whenever an emergency exists, as defined in the State GMA. Plan amendments may also be considered outside the annual amendment process whenever necessary to resolve an appeal of an appeal of the Plan that has been filed with the Growth Management Hearings Board or with Superior Court. In such instances, the Planning Director will prepare a written statement which clearly describes the reasons why the amendment is necessary, why it must be considered outside of the annual amendment process, and how the amendment will allow compliance with RCW 36.70A. This statement will be considered by both the Planning Commission and the City Council in adopting the amendment. Emergency amendments are not considered as the one amendment per calendar year.

This Comprehensive Plan may also be amended in other ways:

#### *Adoption of a new Plan Element*

The formal adoption of a plan element is an amplification of the policy of the Comprehensive Plan. When a proposed plan element is being processed, the policies of the element should be compared to the policies

of the Plan itself and other planning elements. If changes are necessary to the adopted Comprehensive Plan, consideration of a new plan element must occur in conjunction with the annual amendment process.

*Special Amendment Due to Regulatory Process*

Requests will be made for Plan amendments to accommodate development projects which would be inconsistent with the Plan. Usually these amendments also involve a rezone. These amendments shall be processed in accord with the law governing plan amendments. Special scrutiny will be made during the SEPA process to assess potential impacts of the Plan change. In addition to the information needed to assess any rezone, staff analysis of the proposed rezone should include a detailed assessment of the implications of the proposed change to the Plan and its goals. Special care should be given to include policy statements in this analysis as well as the policy of the Comprehensive Plan Map. All needed changes should be identified and considered in the same process. While any affected rezone can be processed at the same time as a Plan amendment, the amendment process will usually involve more time than a regular rezone, particularly if the amendment request must be docketed until the start of the annual amendment process.

*Regular Plan Review*

The Planning Commission shall monitor the implementation of the Comprehensive Plan. The Commission may periodically identify Plan changes or studies that assess planning issues and make appropriate recommendations for Plan amendments. These amendments may be made to any Plan element or to the main text of the Comprehensive Plan itself. Such amendments would be processed according to law.

*Full Update*

The entire planning framework should be periodically reviewed and assessed; approximately once every seven years. This review should receive a high priority in the City budget process in order to ensure that the Plan remains relevant to future conditions.

**Hierarchy of Policy**

In general, this Comprehensive Plan is intended to establish the overall guiding policies for the orderly development of the City. However, it is also intended to be an organic policy that can be changed and adjusted through time with procedures described herein. The regulatory framework implementing this Plan also needs to recognize State legal principles.

While every effort should be made to identify potential conflicts or inconsistencies when considering new planning elements, the latest formally adopted plan should rule. This policy provides maximum



currency for the planning framework established herein. In conformance with State judicial rulings, specific ordinance provisions supersede Plan policies. However, care will be used to incorporate deference to Plan policies within the ordinances themselves in order to avoid potential conflicts. Where such deference is provided, the Plan policies shall govern. Except for ordinances or State law, formally adopted plans and policies will supersede other implementing measures.

In interpreting and applying City code provisions, the City administrative personnel, including the hearing examiner, should be primarily guided by the policies of this Plan.

## **Public Participation**

Statewide Planning Goal 11 of the GMA calls for encouraging the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

The Comprehensive Plan embodies the City of Auburn's vision. The City recognizes that the management of growth, as guided by this plan and implementing development regulations, affect our citizens and that public input prior to the adoption of a plan or development regulation amendments is essential.

With its focus on coordinated planning and project review, the GMA placed increased emphasis on decision-making at the planning stage, rather than at the individual project level. Because of this, early and continuous public participation at the planning stage is important.

The City will encourage and facilitate public participation in the planning process. Public participation techniques that are transparent and open to the public are desired. Techniques to solicit public participation will also vary depending on the proposal's complexity.

In addition to conducting public hearings as required by law and in addition to public participation invited through the SEPA process, the City of Auburn has and will continue to use the following methods to promote citizen participation and solicit public input.

- Posting the property for site-specific proposals in accordance with the City of Auburn's city code requirements;
- Publishing legal notices in a newspaper of general circulation for public hearings;
- Mailing notice to property owners and residents within a certain radius of a sites specific proposals;
- Posting of public notices in general locations;
- Publishing display advertisements local newspapers;

- Providing notice on the cable access channel;
- Maintaining mailing lists of public or private groups with known interest in a certain proposal or in the type of proposal being considered and providing notice;
- Publishing notices in the City's newsletter;
- Publicizing planning activities, agendas and public hearing notices on the city's website;
- Establishing citizen advisory committees;
- Coordinating with the media to obtain media coverage;
- Holding neighborhood meetings, open houses, and public workshops.

Since the time of the GMA initial adoption, there has been increased use of new public participation techniques. The expanded use of websites and cable access television by local jurisdictions are examples. As with the advent of websites and Cable TV, it is likely additional techniques and methods of advancing public participation a may present themselves in the future. The City will, as it has in the past, take advantage of using these opportunities.

# APPENDIX A

## GLOSSARY

### POLICY TERMS

The following terms are used deliberately in the text with an intended difference in policy implications:

*Shall, Should, and May:*

**Shall:** Expresses a policy mandate to be followed. The policy should be followed unless the most compelling of circumstances warrant other wise.

**Should:** Expresses a desired direction to be followed. Can be overridden but the burden of proof is on the factors indicating against the stated policy.

**May:** Expresses an option. The desired course of action would depend on the circumstances with no particular burden of proof.

*Goals, Objectives, and Policies:*

**Goals:** Goals are general statements of the desired long term future state towards which the Plan aims.

**Objectives:** Objectives are statements of the desired short-term and more measurable aims of the Plan; the objectives should show how a goal shall be pursued.

**Policies:** Policies are a definite course or method of action to guide and determine present and future decisions, both legislative and administrative.

*Area Terms:*

- Community-Serving:** Refers to the area of the City reserved for purposes that are distinctly local in character or which provides services to just the Auburn community (including residential areas).
- Region-Serving:** Refers to that area of the City reserved for providing services to areas beyond the Auburn community.

**GENERAL  
TERMS**

**Activity Area:** Defined in the King County Countywide Planning Policies as areas containing moderate concentrations of commercial development and housing that function as a focal point for the local community. Activity Areas contain a mix of land uses such as retail, recreation areas, public facilities, parks and open space. Although smaller in scale than Urban and Manufacturing/Industrial Centers, Activity Areas contain a sufficient density and mix of uses to provide similar benefits. Activity Areas are designed to: 1) provide housing and employment opportunities; 2) provide retail, services and business opportunities; 3) reduce automotive use and support efficient transit service; and, 4) consume less land with urban development. Encouraging compact development within Activity Areas is an important part of the Countywide Planning Policy vision promoting infill development and preventing sprawl. Activity Areas are designated in local comprehensive plans. The size of the Activity Area and the mix and density of land uses are locally determined to meet community goals.

**Agricultural Resource Lands:** Agricultural resource lands are those agricultural lands which have been included as part of King County's farm and open space program, or similar program that purchases development rights or transfers development rights. Properties which are served or are proposed within the City's Capital Improvements Program to be served by water and sewer lines should not be considered to be Agricultural Resource Lands. Properties around which urban levels of growth are occurring should not be considered to be Agricultural Resource Lands.

**Aquifer Recharge Areas:** Aquifer recharge areas are those areas that the South King County Groundwater Management Area Plan determines to be critical recharge areas.

**Community:** The area in which there is an identity among the residents as being a part of "Auburn". Generally associated geographically with the Auburn School District and the Auburn postal address.

**Compatibility:** Capable of existing together in harmony. Refers to uses or activities which do not conflict when sited next to each other.

**Conditional Use:** Uses which may be permitted in an area if certain conditions are present, or if certain conditions are met.

**Conditional Use Permit:** An administrative process used to determine whether a conditional use should be allowed.

**Conflicting Uses:** Uses or activities which are not in harmony when sited together.

**Contract Rezone:** A rezone with conditions which are agreed to by the property owner.

**Density:** The amount of an activity for a given area. Usually refers to the number of dwelling units per acre.

**Design Review:** This term refers to a process which requires a review of the design or siting of structures prior to their approval by the City. This process can range from administrative review under prescribed standards to a more formalized hearing process involving approval by an appointed board.

**Down-Zone:** A rezone decreasing the intensity of use (as opposed to a up-zone which increases the intensity).

**Element:** This term technically refers to a part of the Comprehensive Plan which deals with a functional planning concern such as a traffic circulation plan. More commonly it refers to separately published planning documents which are related to the Comprehensive Plan. In this report it refers to parts of the comprehensive planning framework which address functional systems of the city; and is distinguished from the term Comprehensive Plan which herein refers to this document even though both the Comprehensive Plan and the planning elements are part of the same comprehensive planning system. The terms "element" and "plan" will be used interchangeably when referring to functional plans.

**Erosion Hazard Areas:** Erosion hazard areas have those soil series identified by the Soil Conservation Service as having a severe potential for erosion.

**Facilities:** Structural improvements which support the physical development of the City; as used here, it generally refers to municipal facilities which provides City services and/or supports the development of the City.

**Floodway:** The area that must be reserved in order to safely discharge the "one hundred year" flood. This area is specifically set forth by maps prepared under the National Flood Insurance Program (NFIP).

**Focal Point:** As used here, this refers to the center of community attention; the area which establishes the identity of the community.

**Forest Resource Lands:** Forest resource lands are those forest lands which are actively managed to ensure sustainable commercial timber production operations. Forest resource lands will have land grades equal to or higher than those listed below and will be of significant size to ensure commercial viability.

Species	Land Grade *
Douglas Fir	2
Western Hemlock	2
Red Alder	7

\* Land grades are defined by WAC 458-40-530

Before any forest resource lands are designated, the City or King County must have a program to transfer or purchase development rights of forest resource lands. Properties around which urban levels of growth are occurring should not be considered to be Forest Resource Lands.

**Framework:** As used here the term identifies the type of plan which this is intended to be. A framework plan is a plan which provides a framework of policy to which additions and deletions can be made to adjust to changing circumstances or additional information and policy development. The term connotes flexibility and is used to distinguish from an older style of planning which sought to establish a more rigid policy system directed at achieving a prescribed end state of development.

**Frequently Flooded Areas:** Frequently flooded areas are those lands which have a one percent or greater chance of flooding (being covered by water) in any given year. These areas include all areas designated as regulatory floodway and one hundred year floodplain by Federal Emergency Management Agency. In addition, those areas determined by Public Works to experience flooding, and areas classified as wetlands should be considered to be frequently flooded areas.

**Intensity of Use:** Refers to the manner in which land is used, zoned or planned. The more a site or area is developed and the more busy are activities associated with that development, the more intense the use is considered to be. The most intensive use of land is heavy industrial uses, with the least intensive use being open space. Generally refers to a hypothetical scale which places rural uses as least intense, proceeding through residential densities, commercial uses to industrial uses.

**Known Fish and Wildlife Habitat Conservation Areas:** Known fish and wildlife habitat conservation areas are areas which have been identified or mapped by the Department of Wildlife as being priority habitat. In addition, Waters of the State (Stuck/White, Green Rivers, Mill Creek, and White Lake) and habitat for threatened and endangered, and sensitive species that have not been mapped by Department of Wildlife will also be included.

**Landslide Hazard Areas:** Landslide hazard areas are those areas which meet the following Class I or Class III definitions for landslide hazard areas. Class I (Known Landslide Hazard) would include areas with any of the following criteria: 1) a combination of slopes greater than 15% underlain by silt or clay; 2) evidence of movement during the Holocene Epoch (from 10,000 years ago to present), or the occurrence of mass wastage debris; 3) areas designated by USGS and/or DNR as quarternary slumps, earthflows, or landslides; 4) canyons potentially subject to inundation by debris flows or catastrophic flooding; 5) slopes which could potentially become oversteepened and unstable as a result of stream erosion; and 6) slopes greater than 40% with a vertical relief of 10 or more feet. Class II (No Known Landslide Hazard) would be areas with slopes less than 15%. Class III (Landslide Hazard Unknown) would be those slopes between 15% and 40% which are not underlain by clay.

**Local:** Generally the same as "community".

**Mineral Resource Lands:** Mineral resource lands are those lands which have high quality resources that can be commercially mined for a minimum of twenty years. Properties around which urban levels of growth are occurring should not be considered to be Mineral Resource Lands.

**Open Space:** Areas which are either not developed, or developed to an intensity of use which appears generally not developed. Would include very low density residential uses.

**Performance Standards:** A regulatory approach which accents the manner in which a proposed use affects adjacent uses and property, and the manner in which a use is conducted. It is usually distinguished from more traditional zoning which separates use by type, rather than how a particular use is carried out.

**Potential Annexation Areas:** Those currently unincorporated areas surrounding the City of Auburn which Auburn intends to annex within the 20 year time frame of this Comprehensive Plan. These areas are designated by Map 3.1. The term potential annexation area is interchangeable with the term Auburn's Urban Growth Area.

**Predictability:** The ability to anticipate future events. As used here it refers to being able to anticipate future planning decisions.

**Public Uses:** Generally refers to uses or land owned or operated by governmental agencies.

**Quasi-Public Uses:** Refers to uses that serve public or general community needs of a non-business or non-profit character; but are not conducted by governmental entities. Includes religious uses.

**Regional:** Used here in a variety of contexts to identify an area larger than the Auburn community. Unless the context indicates otherwise, refers to the general South King County and North Pierce County area.

**Seismic Hazard Areas:** Seismic hazard areas are those areas which meet the following Class I or class III definitions for Seismic Hazard. Class I (Known Seismic Hazard) to include those areas with the presence of Holocene alluvium; Class II (No Seismic Hazard) to include those areas not Class I or III; and Class III (Unknown Seismic Hazard) to include those areas with recessional deposits not included in Class I areas.

**SEPA:** State Environmental Policy Act (RCW 43.21C).



**Solid Waste:** Means all putrescible and nonputrescible solid and semisolid wastes including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, and discarded commodities.

**Solid Waste Processing Facility:** Means the management, collection, transportation, temporary storage, treatment, utilization, and processing of solid wastes by means of pyrolysis, refuse-derived fuel, or mass incineration within an enclosed structure. These processes may include source separation and recovery of recyclable materials from solid wastes, the recovery of energy resources from such wastes or the conversion of the energy in such wastes to more useful forms or combinations thereof. This definition refers to city-wide or regional scale operations and does not include solid waste handling which is accessory to an individual principal use.

**Spot Zoning:** Technically this term refers to a rezone that is not in accord with the Comprehensive Plan. More common use of the term refers to rezoning property in a manner differently than adjacent sites. In this Plan it refers only to this latter use of the term in order to indicate in what circumstances zoning a property differently than adjacent sites would or would not be appropriate (generally appropriate as a transitional device to gradually rezone an area from a old designation to a new designation under this Plan). This use of the term in this manner is intended only to communicate such situations and is not intended to alter the legal meaning of the term.

**Support:** To provide assistance or encourage. Support can take the form of staff time or financial contributions.

**Suspected Fish and Wildlife Habitat Conservation Areas:** Suspected fish and wildlife habitat conservation areas are: 1) forested hillsides; 2) wetlands; 3) forested corridors within one mile of the Stuck River.

**Transition:** Refers to a change in use, either over time or through space; or both.

**Up-Zone:** A rezone increasing the intensity of allowed use (as opposed to a down-zone which reduces the intensity).

**Urban Design:** The process of planning the urban form of the City. It refers to the entire range of the City's appearance, from overall planning policies which address the entire urban form, to the regulation of how particular sites appear. It also refers to a sub- discipline of urban planning.

**Urban Form:** The general shape of physical development in the City or the pattern of uses. Also refers to the physical appearance of the City.

**Volcanic Hazard Areas:** Volcanic hazards areas are those areas identified by the United States Geological Survey (USGS) as having potential for floods caused by an eruption of Mt. Rainier.

**Wetlands:** Wetlands are defined as those areas of the City of Auburn that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. (Army Corps of Engineers Regulation 33 CFR.328.3 (b)).

**Wetland Critical Areas:** Those areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands do include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands, if permitted and required by the county or city. Artificial wetlands created from nonwetland areas for purposes of wildlife enhancement, education, aesthetic, or similar reasons, when not part of a compensatory (required) mitigation project, are not included within the wetland definition.

# APPENDIX B

## REPORTS AND STUDIES

### Introduction

The Comprehensive Plan presents the results of the comprehensive planning process. A wide variety of other documents have been prepared or utilized in the process. These other documents contain the background upon which the policy issues were assessed and the decisions made. Consequently, while separately published, the "Comprehensive Plan" should be considered the full body of this information. These documents are all available for review in the Planning Department at Auburn City Hall, and many of them are also available at the City Library. This section identifies those documents.

*Report to the Mayor on the Status of Planning In Auburn, December 1982:*

Upon taking office in 1982, Mayor Roegner requested the Planning Department to develop a comprehensive review of the status of the City's Planning Program and its Comprehensive Plan. This report was prepared by the then new Planning Director and published in December of 1982. The purpose of this report was to establish a common base of understanding regarding the role that comprehensive planning should take in the City. It culminated in a recommendation that the planning program be completely revised and a new Comprehensive Plan developed. While the original recommendations have been modified subsequent to the publishing of the 1982 report, it was this report which began the policy discussions leading to the development of this Comprehensive Plan.

*Population Trends, 1984:*

This report assessed the overall growth rate of the community and how it is related to the growth rates in other areas. The report took a detailed look at the growth pattern in Auburn over the last decade and compared this pattern to other areas in the Green River Valley, King County, and the State. The report concluded that the growth in Auburn is highly interrelated with the general growth that has occurred over the decade in the Green River Valley. The consistency of this interrelationship between the growth patterns of Auburn and the Green Valley as a whole indicates that Auburn will continue to grow at a rate

similar to the overall growth rate of this part of the County. Growth in Auburn itself has been higher than in most other incorporated areas.

General Population Characteristics 1980, January 1984: This report presented an overview of the population characteristics of the City of Auburn. The report explored the population change in more detail than the previous report, particularly in terms of change in sex, age, and racial composition. The report also analyzed the composition of the City's families and the employment patterns of its residents as well as general income levels. Finally the report zeroed in on the characteristics of the City's low income population.

Age Group Analysis, 1984: This report provides perhaps the most detailed examination of some aspects of the City population of any of the Planning reports. Three major demographic phenomena have strongly influenced the sociological character of the community between 1981-1984; the post-war baby boom, the subsequent baby-bust, and the growth of the elderly population. This report extensively analyzes the implication of these demographic phenomena on the community and compare these demographic patterns to other communities. This report noted that since different age groups exert different demands for various types of goods and services, these demographic patterns have a profound effect on the problems and needs of the community. Since age groups are also closely related to housing and employment needs, the relevance of this report to many of the policies of the Plan is very significant.

Housing Market Patterns and Characteristics in Auburn, November 1984: This report reviewed the housing supply of the City of Auburn and how it has been changing. The purpose of the report was to assess the nature of the housing supply in order to assist in the development of appropriate land use policy. The report was divided into three sections, the first of which described the supply of various types of housing within the City itself. The second section described how the broader Auburn area community housing stock compares to the housing stock of other communities. The third section described current construction patterns and assessed the proposed housing development plans by the private sector. This report provides the back ground that was used by the planning process to develop residential policies in this document.

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Population Forecasts, February 1985: Any comprehensive planning process requires an understanding of where the community seems to be headed in the future. This report forecasted the City's population based on a variety of variables. The report is closely related to the Age Group Analysis Report and the Housing Report identified above. The report concluded that due to the availability of buildable land and the development pressure of the last decade there is considerable potential for a very high rate of growth in the community. The report also noted that the need for school services, after a lull that is occurring at the present time, is expected to resume; demand for preschool type services will increase, the demand for retired age group services will increase; the impact of substantiated growth in the young adult population that has shaped much of the last decade, is largely over; the need for new entry type jobs in the labor force should subside; and the aging of the labor force should result in very significant increases in family incomes and demand for jobs appropriate for that age group. An appendix to this report assessed the interrelationship between the growth forecasted in this report, and the growth forecasted by the Puget Sound Council of Governments for the region.

Existing Land Use Management Policy, December 1984: This is perhaps the most significant of the reports for many of the policy issues addressed by this Plan. It is particularly important in terms of its implication on the Comprehensive Plan Map itself. This report (which is closely related to the original report to the Mayor) contains a complete analysis of planning in the City and policy issues which are present in the current policy framework. It addressed both very general policy issues as well as site specific conflicts in City ordinances.

Land Use and Development Policy of the City of Auburn, September 1983: One of the basic problems identified in the original report to the Mayor was the problem of the City's land use policy being contained in a wide variety of documents. This report was originally prepared in order to assist in identifying those policies. As such, it provides a very useful step in the planning process by combining all the key land use policy statements that have been adopted by the City in one place. This report merely compiles and restates that policy.

Downtown Report, November 1984: One of the most important concerns identified early in the planning process was the problems, needs and potentials of the City's central business district. Due to this concern a special committee was formed, both to address downtown needs independently of the planning process, and to provide a source of advice to the planning process regarding those needs. As a part of the Committee's work, the Downtown Report was prepared and issued. The report reviews

and analyzes the downtown of the City in order to provide a common understanding of downtown issues in developing the Comprehensive Plan. The report reviews types of concerns that generally present themselves in downtown planning and applies those concerns to the current condition and viability of Auburn's downtown. Related to this report is a report which implements some of the Committee's proposals for downtown in the form of off-street parking facilities.

*Economic Analysis, December of 1985:* This report presents an economic base study of the City. This base study is prepared from several different perspectives. First the report assesses how the people who live in Auburn gain their livelihood. Second, the report describes the type of employment that is available in the City. Third, the report describes the structure of the City's business community as measured by taxable sales activity. Finally the report compares the structure of the City's employment base to the employment structure of the surrounding area. On the basis of this analysis a projection of future economic activity can be gained.

*Land Use Analysis, December 1985:* This report analyzes the current use of the land in the City and how it is changing. It also describes and assesses change in various regulatory actions related to land use such as rezones and platting.

*Neighborhoods Meeting Program, August 1985:* This report documents and summarizes the citizen input that was received by the City during its eight neighborhood meetings. The first part of the report provides an overview of the neighborhood meetings taken as a whole, identifying and discussing those issues that appeared to be most important to meeting participants. The following sections then provide a record of each meeting including a paraphrased listing of questions and comments offered by the participants.

*KidsPlan, July 1985:* This report provides the results of the KidsPlan program which was conducted during the spring of 1985. A survey form was distributed to school children throughout Auburn in both public and private elementary schools. Responses were received from 375 children, or approximately 10% of all children attending school within the City of Auburn. The survey was intended to obtain information regarding the types of places and aspects of the community that are important to children.

*Issues Papers, from August to December of 1985:* The Planning Commission and Planning Department prepared a series of issue papers which identified the various issues which needed to be addressed by the policies of the Comprehensive Plan. These issue papers serve as the basis

for the Comprehensive Plan and are derived from the studies and public participation process described above. Each issue paper includes an identification of alternative responses to the particular issue, a description of the issue, the views of the neighborhood groups, the view of the development community, the results of the studies as they relate to the issue, a general recommendation by the Planning staff, and recommended goals, objectives and policies. This report contains all twenty-six of those issue papers.

*Environmental Constraints and Opportunities, January 1985:* This report seeks to develop an understanding of the environmental conditions existing in the City. The report describes and assesses the environmental conditions related to climate, air quality, geology and soils, hydrology, and wildlife habitat. The report notes the constraints that are imposed by environmental conditions on development within the City. It refers to a series of maps that have been used in the planning process.

**OTHER  
REPORTS:**

All the reports described above were prepared by the Planning Department for the Comprehensive Plan itself. In addition to these studies there are a series of other reports that have been prepared by or for the City in recent years, independent of the comprehensive planning process. These reports nonetheless provided substantial information used in the development of this plan.

*1982 Comprehensive Traffic Plan, City of Auburn, July 1982:* This report replaced the original traffic element which was adopted as part of the 1969 Comprehensive Plan. As the traffic element of the Plan, it describes both the present and anticipated future traffic problems that will be confronting the community, the goals to be achieved in the management of traffic and a recommended traffic plan. It also includes policies and recommendations related to financing the traffic improvements. This document was adopted formally as an element to the City's Comprehensive Plan.

*Auburn Park and Recreation Plan, 1981:* This plan assesses the park and recreation needs of the community and presents a recommended capital improvement program to develop those facilities. The plan also includes standards for parks and recreation and recommends methods of financing facilities. The document also includes recommendations relating to open space. This plan was formally adopted as an element of the Comprehensive Plan.

*Comprehensive Sewerage Plan, 1982:* This plan identifies sanitary sewerage needs of the community and recommends steps to meet those needs. It contains standards for service which should be applied to new

development. This document is based upon and is considered to be an implementing tool for the 1969 Comprehensive Plan.

Comprehensive Water System Plan, June 1983: This plan identifies the water service needs of the community and recommends facilities and programs to meet those needs. It also contains standards for water service that should be applied to new development. This document is based upon the 1969 Comprehensive Plan and is considered to be an implementing tool for that plan.

Community Development Block Grant Plan, December 1984: This is an annual plan developed to guide the administration of the City's Block Grant Program. The Plan identifies important community needs and seeks to develop a program to address those needs. The plan also identifies and describes low income neighborhoods within the City.

Auburn Way South Sanitary Sewer Study: This report analyzed the capacity of sewer service in southwest Auburn and identified significant deficiencies in that service.

Housing Assistance Plan, October 1984: This plan is adopted in order to guide any decisions related to the development of assisted housing in the City. It specifically identifies high priority areas for such development. The plan also presents a comprehensive analysis of housing conditions in the City and cost of housing for various income groups.

Fire Services Study, 1982: This report analyzed fire services needs in the community and laid out a plan of action to meet those needs. Of particular importance, this report identified standards for fire station location and needs.

Greenhouse Gas Inventory for the City of Auburn, Washington, August 2010: This report documents the results of the first greenhouse gas emissions inventories conducted for the City of Auburn's municipal operations and the broader Auburn community. The inventories were conducted to provide the City with information to better understand the nature and sources of municipal and community greenhouse gas emissions, and to develop a forecast for projected levels of greenhouse gas emissions in future years. The inventory report provides a discussion framework for setting greenhouse gas emission reduction targets, recommendations for strategies to achieve the targeted emission reductions, and base year emission levels for measuring progress in meeting the City's greenhouse gas emission reduction objectives. The report indicates that the City's municipal operations generated approximately 10,000 metric tons of carbon dioxide equivalents (mtCO<sub>2</sub>e)



and the broader Auburn community generated just over 840,000 mtCO<sub>2</sub>e in base year 2008. The report projects that municipal and community greenhouse gas emission levels will increase approximately 10 percent over base year levels by 2015 and approximately 40 percent over base year levels by 2030 unless Auburn takes significant actions to reduce its emissions.

*City of Auburn Urban Core Task Force Final Draft Report, November 2010:* In January of 2010, the Mayor appointed a citizen based Auburn Downtown/City Vision Task Force that brought together a broad based set of interests, communities and experiences. The Task Force was charged with developing ideas for continued growth of the downtown area, including a broad vision for the city with the consideration for a projected growth of up to 50,000 more residents in the city center by 2050 and beyond. Once these ideas were developed, they would be presented to the Auburn City Council to consider and potentially take action on at a future date. With the city's great economic opportunity, historic character and cultural venues, planned growth must occur with excellent housing choices and amenities that would bring more people, more often to downtown Auburn, and support a denser, walkable and more attractive downtown core. In order to anticipate this growth, this report communicates the work of a group of dedicated citizens of Auburn who envisioned a sustainable future for the city focused on growth, prosperity and livability. Six Guiding Principles form the final recommendations of the UCTF, each with Sub Principles to reinforce the ideas and suggest specific initiatives to reach the Guiding Principle goals. The first section discusses the formation and the mission of the UCTF and the mission statement development. The second section gets into specific ideas that support the overall mission in the framework of Six Guiding Principles. Each of these principles represents a separate overall character and direction for the city that the UCTF feels is critical to meet the goals of the mission statement and a quality of life in Auburn by 2050. While some of the Guiding Principles are unique, others overlap and cross into many categories to reinforce their value. Images and maps to support the ideas that illustrate exercises and charette by the group are placed alongside the principles for more clarity. The final part of this report is a series of appendices that provide additional information including meeting agendas, photographs, presentations shown at meetings, and supporting documents that illustrate either previous studies that need revisiting or examples of suggestions outlined in the Guiding Principles.

*Auburn Bicycle Task Force PowerPoint Report, November 2010:* In March 2010, the Mayor convened the City of Auburn Bicycle Task Force to further develop and refine the City's goals and policies for its bicycle transportation system. The Task Force was comprised of a broad cross

section of community members plus representatives from Auburn School District, Green River Community College and the Cascade Bicycle Club, that were requested to develop recommendations on bicycle facilities, issues and opportunities centered on the following three principles: Connections, Recreational Opportunities and Economic Development. The Task Force met a total of 14 times including a three-hour community tour and a joint meeting with Auburn Tourism Board and Auburn Downtown Association. The Committee worked on a variety of issues including mapping of bicycle facilities and identification of bicycle related projects and priorities. On November 29, 2010, the Task Force's recommendations were presented at an Auburn City Council Committee of the Whole meeting. The Task Force presented both short-term recommendations consisting of recommendations for pilot program road markings, signage, policy considerations, trail improvements and long-term recommendations consisting of construction of a bicycle/pedestrian bridge, intersection improvements, pilot program of further road markings, a crossing warning system, development of a bike map and promotion of bicycle related events.

**ENVIRONMENTAL  
REPORTS**

In addition to studies and plans identified above, there have been a series of environmental reports that were used in the development of various maps and reports identified above. Most of these reports are referenced in the Environmental Constraints and Opportunities report described above. In recent years several environmental impact statements were prepared and were available during the planning process as further background information. These impact statements included:

1. Lakeland Hills
2. Auburn Downs
3. Auburn 400
4. Mountain View Terrace
5. Balgray Holdings
6. Green Meadows
7. Academy Area Water System Improvements
8. Surface Mining Operations (Lakeview)

9. London Square
10. Mount Rainier Vista
11. Skyview
12. Proposed Groundwater Withdrawals (Wells 3 and 4)
13. Stuck River Estates
14. Auburn Way South Sanitary Sewer System.
15. City of Auburn. Final Environmental Impact Statement - City of Auburn Comprehensive Plan: Staff Draft and Recommendations. May 1986.
16. City of Auburn. Final Determination of Non-Significance - Downtown Design Study. April 1990.
17. City of Auburn. Final Determination of Non-Significance - Comprehensive Storm Drainage Plan. May 1990.
18. City of Auburn. Final Determination of Non-Significance - Comprehensive Plan Amendments on City Expansion and Urban Growth. July 1991.
19. City of Auburn. Final Environmental Impact Statement: Auburn North CBD Analysis. November 1991.
20. City of Auburn. Final Determination of Non-Significance - Comprehensive Plan Amendments on Sensitive and Critical Lands. January 1992.

Finally, a series of reports prepared by other agencies were used to assist in analyzing environmental conditions:

1. King County, Sensitive Areas Map Folio, March, 1980.
2. Dames & Moore, Report of Hydrogeologic Investigation, Coal Creek and West Hill Spring Systems, 1976.
3. Pool Engineering, Ground Water Supply Study, September 1982.
4. U.S. Army Corps of Engineers, Inventory of Wetlands Green-Duwamish River Valley, August, 1981.

5. U.S. Soil Conservation Service, Soil Survey, King County Area, November 1973.
6. King County, King County Wetlands Inventory, January 1983.
7. Green River Basin Program, Mill Creek Basin Profile, (n.d.).
8. King County, A River of Green, (n.d.).
9. State of Washington Department of Natural Resources, Draft Aquatic Land Management Plan for the Duwamish/Green River, December 1981.
10. King County, Saving Farmlands and Open Space, July 1979.
11. U.S. Department of Interior, U.S. Wetlands Inventory, Auburn, Wash., July 1973.
12. King County Parks, Planning and Resources Department. Final Environmental Impact Statement: Soos Creek Community Plan Update. December 1991.
13. King County Parks, Planning and Resources Department. Final Supplemental Environmental Impact Statement: Countywide Planning Policies Proposed Amendments. May. 1994.
14. King County Parks, Planning and Resources Department. Supplemental Environmental Impact Statement: King County Comprehensive Plan. July 1994.
15. Pierce County, Department of Planning and Land Services. Proposed Lakeland Hills South Mining and Reclamation Plan and Planned Community Development: Final Environmental Impact Statement. July 21, 1992.
16. Pierce County, Department of Planning and Land Services. Comprehensive Plan for Pierce County, Washington: Final EIS. September 20, 1993.
17. Pierce County, Department of Planning and Land Services. Final Supplemental EIS for the Comprehensive Plan for Pierce County, Washington. June 1994.

18. Puget Sound Council of Governments. Final Environmental Impact Statement - Vision 2020: Growth Strategy and Transportation Plan for the Central Puget Sound Region. September 1990.



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**Resolution No. 2082****Adopted: May 21, 1990**

Amend Comprehensive Plan to add a Local Hazardous Waste Management Plan as an element

---

**Resolution No. 2108****Adopted: July 16, 1990**

Adopting and approving the Downtown Master Plan

---

**Resolution No. 2146****Adopted: Dec. 17, 1990**

Adopting and approving a Comprehensive Drainage Plan as element of the Comprehensive Plan

---

**Resolution No. 2232****Adopted: September 3, 1991**

Amend Comprehensive Plan to include Urban Growth Element (Objective 10.2., Policies 10.2.2., and 10.2.3.)

---

**Resolution No. 2254****Adopted: November 18, 1991**

Adopting and approving the Auburn Adventist Academy Plan as an element of the Comprehensive Plan

---

**Resolution No. 2281****Adopted: March 2, 1992**

Amendment to add definitions and policies relating to Resource Lands and Critical Areas (Policies 2.2.5, 2.2.6, 9.1.7, 11.3.4, 12.1.8, 12.2.4, 12.2.5, 12.2.6 and 24.1.7)

---

**Resolution No. 2283****Adopted: March 2, 1992**

Adopting and approving the Auburn North Business Area Plan as an element of the Comprehensive Plan

---

**Resolution No. 2503****Adopted: April 4, 1994**

Amend Lakeland Hills Plan Element

---

**Resolution No. 2538****Adopted: July 5, 1994**

Amend the Arterial Street Plan (Map "E") of the Comprehensive Plan

---

**Resolution No. 2635****Adopted: April 17, 1995**

Amendment of the Plan to fully comply with Washington State Growth Management Act and King County Countywide Planning Policies. Plan was reformatted; goals, policies and objectives were reorganized and renumbered.

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**Ordinance No. 4788****Adopted: September 5, 1995**

Readopts Plan amendments of Resolution No. 2635 per order of Central Puget Sound Growth Management Hearings Board.

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**Ordinance No. 4814****Adopted: December 18, 1995**

Amend policies concerning mineral resource lands, the Comprehensive Plan Map, adopts Airport Master Plan and Comprehensive Water Plan.







**Ordinance No. 6064**

**Adopted November 20, 2006**

Annual amendments to the Plan, adoption of several map amendments changing industrial properties to commercial and policy/text amendments and changes to A Street SE from 6<sup>th</sup> Street SE to 17<sup>th</sup> Street SE that changes residential properties to light commercial.

Incorporation of the four school district's capital facilities plan and the City's six-year Capital Facilities Plan as part of the Auburn Comprehensive Plan.

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**Ordinance No. 6138**

**Adopted December 17, 2007**

Annual amendments to the Plan, that included changes within the Lea Hill and West Hill annexation areas, private initiated map amendment in Lakeland Hills, and policy/text amendments to address the two annexation areas.

Incorporation of the four school district's capital facilities plan and the City's six-year Capital Facilities Plan as part of the Auburn Comprehensive Plan

---

**Ordinance No. 6212**

**Adopted December 1, 2008**

Annual amendments to the Plan, map amendments that included changes to recognize the urban separator, sensitive area lands to open space, and change a portion of 15<sup>th</sup> Street P/R to commercial. Policy/text amendments that included the updated Shoreline Management Program, updates to buildable lands information, and changing rural to residential conservancy. Incorporation of the four school district's capital facilities plan and the City's six-year Capital Facilities Plan as part of the Auburn Comprehensive Plan

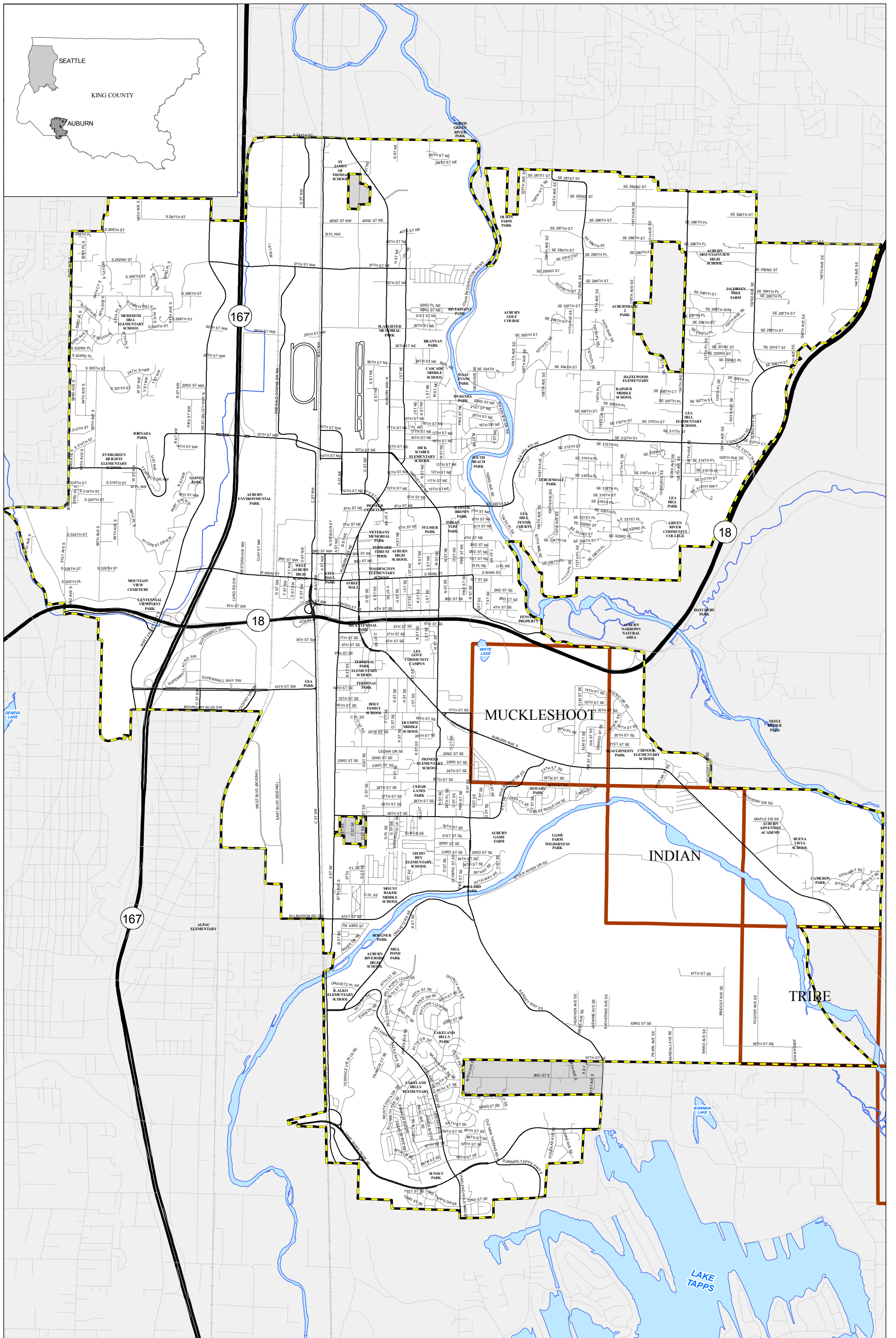
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**Ordinance No. 6280**

**Adopted December 7, 2009**

Annual amendments to the Plan, that included four city initiated map amendments and three private initiated map amendments. The policy/text amendments included the amended Shoreline Management Program, updated Comprehensive sewer, storm, and water plans, and amendments to the Comprehensive Transportation Plan. Also, incorporation of the four school district's capital facilities plan and the City's six-year Capital Facilities Plan as part of the Auburn Comprehensive Plan

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



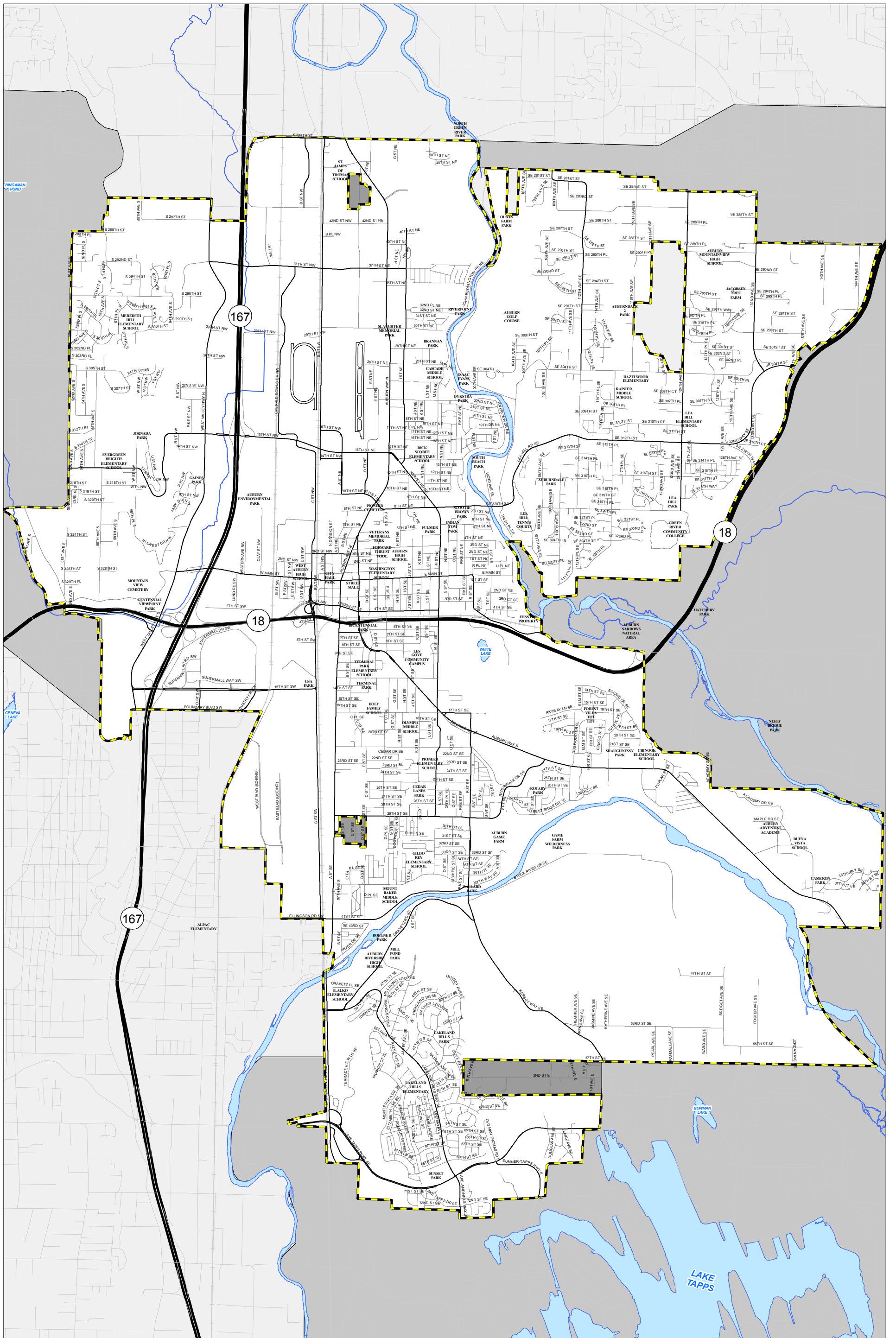
# MAP 1.1 CITY OF AUBURN

1 INCH EQUALS 3,400 FEET

PRINTED ON: 06/04/2008

MAP ID #: 1242

 CITY LIMITS  
 PAA



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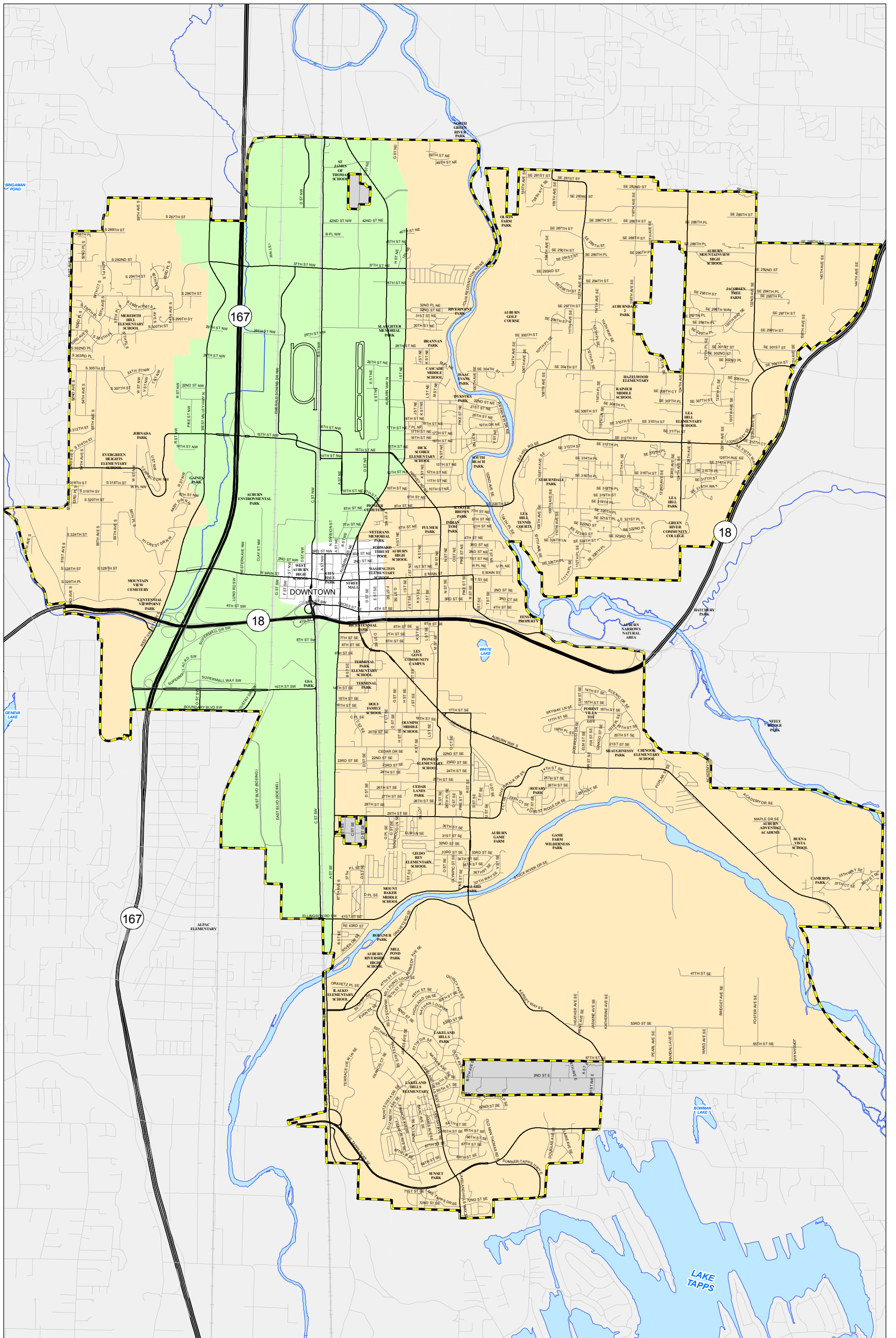
# MAP 3.1 POTENTIAL ANNEXATION AREAS AND GROWTH IMPACT AREAS

1 INCH EQUALS 3,400 FEET

PRINTED ON: 06/04/2008

MAP ID #: 1272

- CITY LIMITS
- GROWTH IMPACT AREAS
- PAA



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


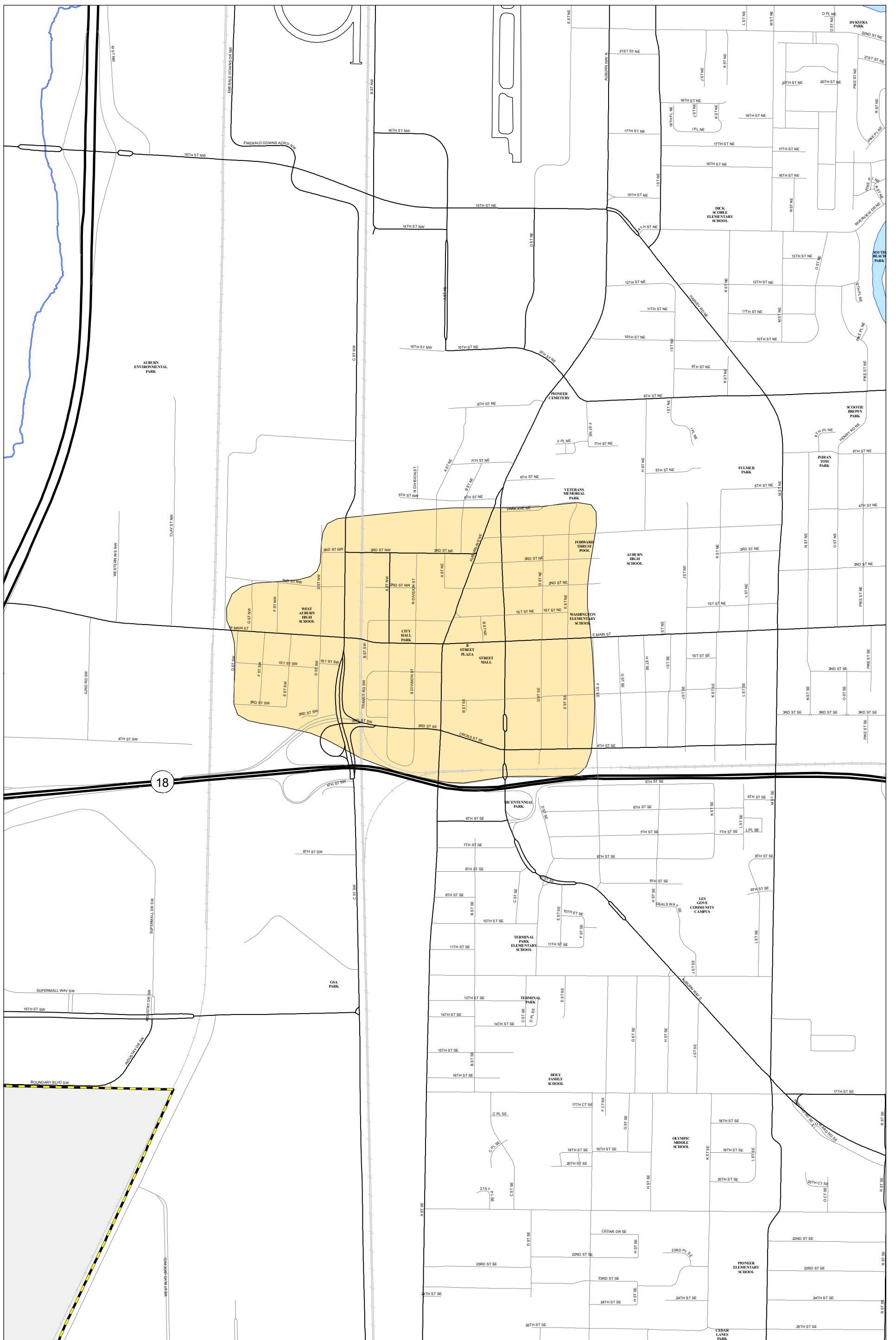
# MAP 3.2 URBAN FORM

1 INCH EQUALS 3,400 FEET

PRINTED ON: 06/04/2008

MAP ID #: 1276

-  CITY LIMITS
-  PAA
- URBAN FORM**
-  COMMUNITY
-  REGION



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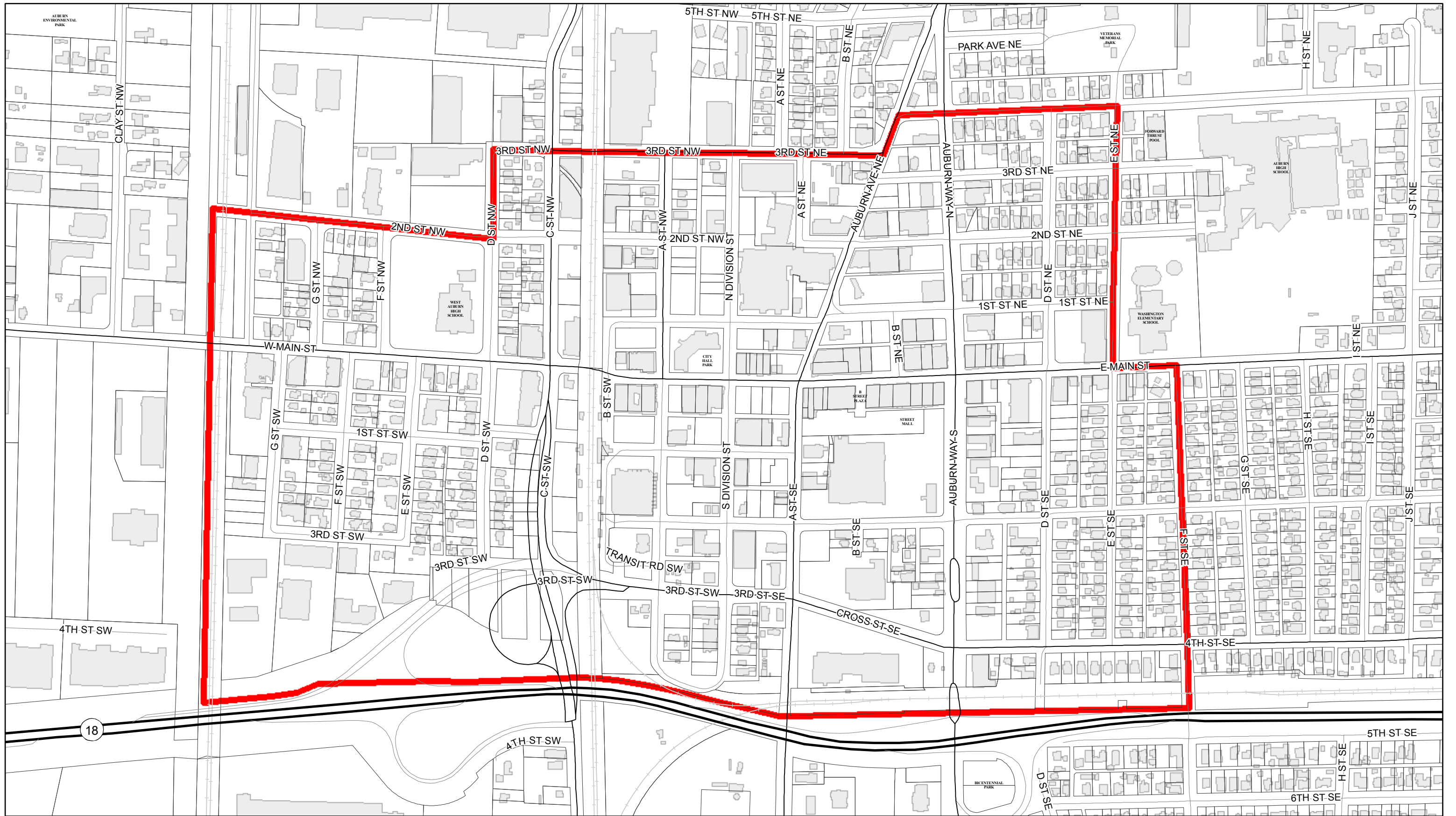
# MAP 3.3 DOWNTOWN AUBURN

1 INCH EQUALS 1,000 FEET

PRINTED ON: 06/04/2008

MAP ID #: 1275

-  CITY LIMITS
-  DOWNTOWN AUBURN
-  PAA



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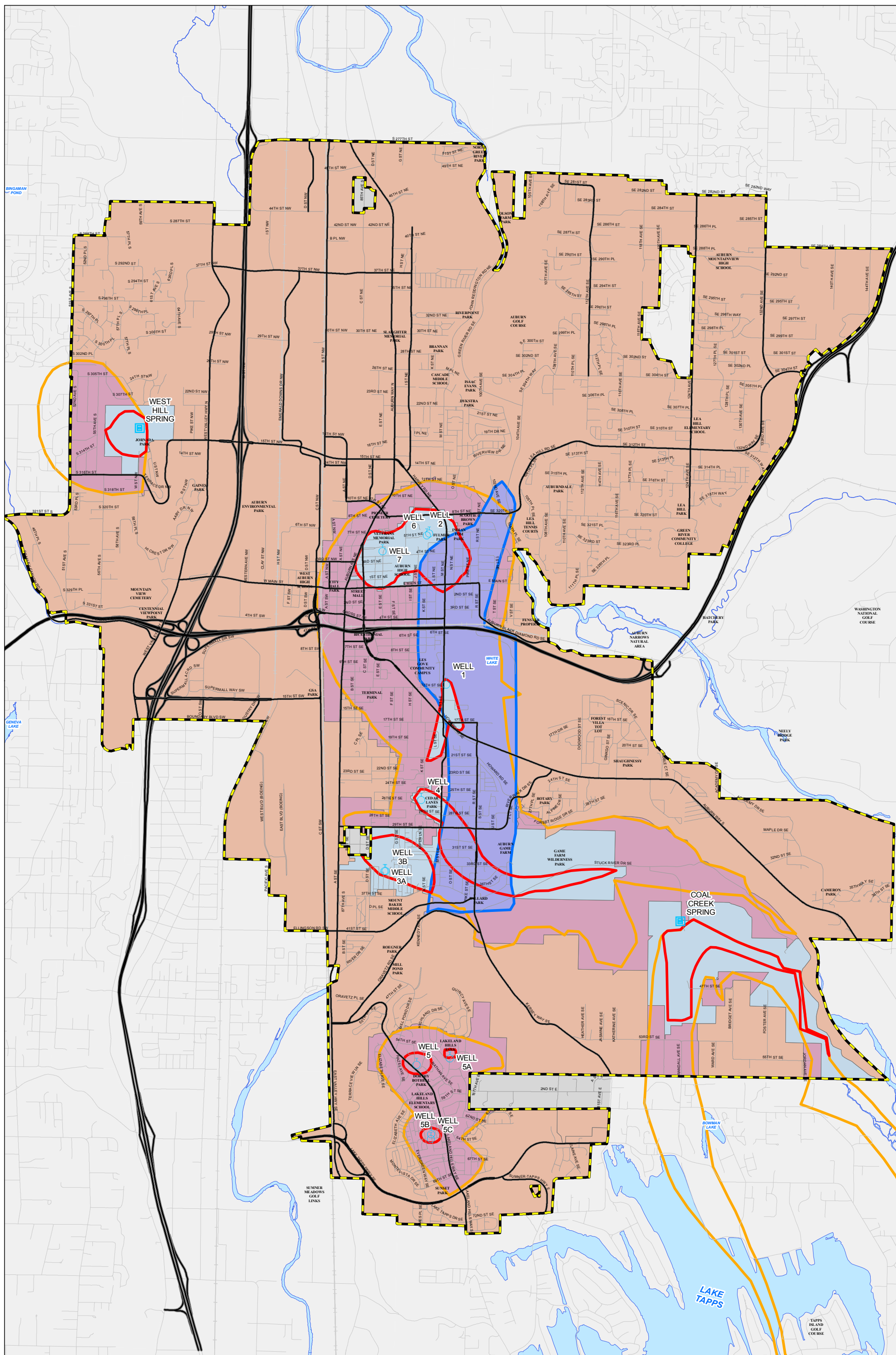
### MAP 3.4 URBAN CENTER

1 INCH EQUALS 400 FEET

PRINTED ON: 06/04/2008

MAP ID #: 1271

-  CITY LIMITS
-  PAA
-  URBAN CENTER BOUNDARY (231.34 ACRES)



### MAP 3.5 GROUNDWATER PROTECTION ZONES

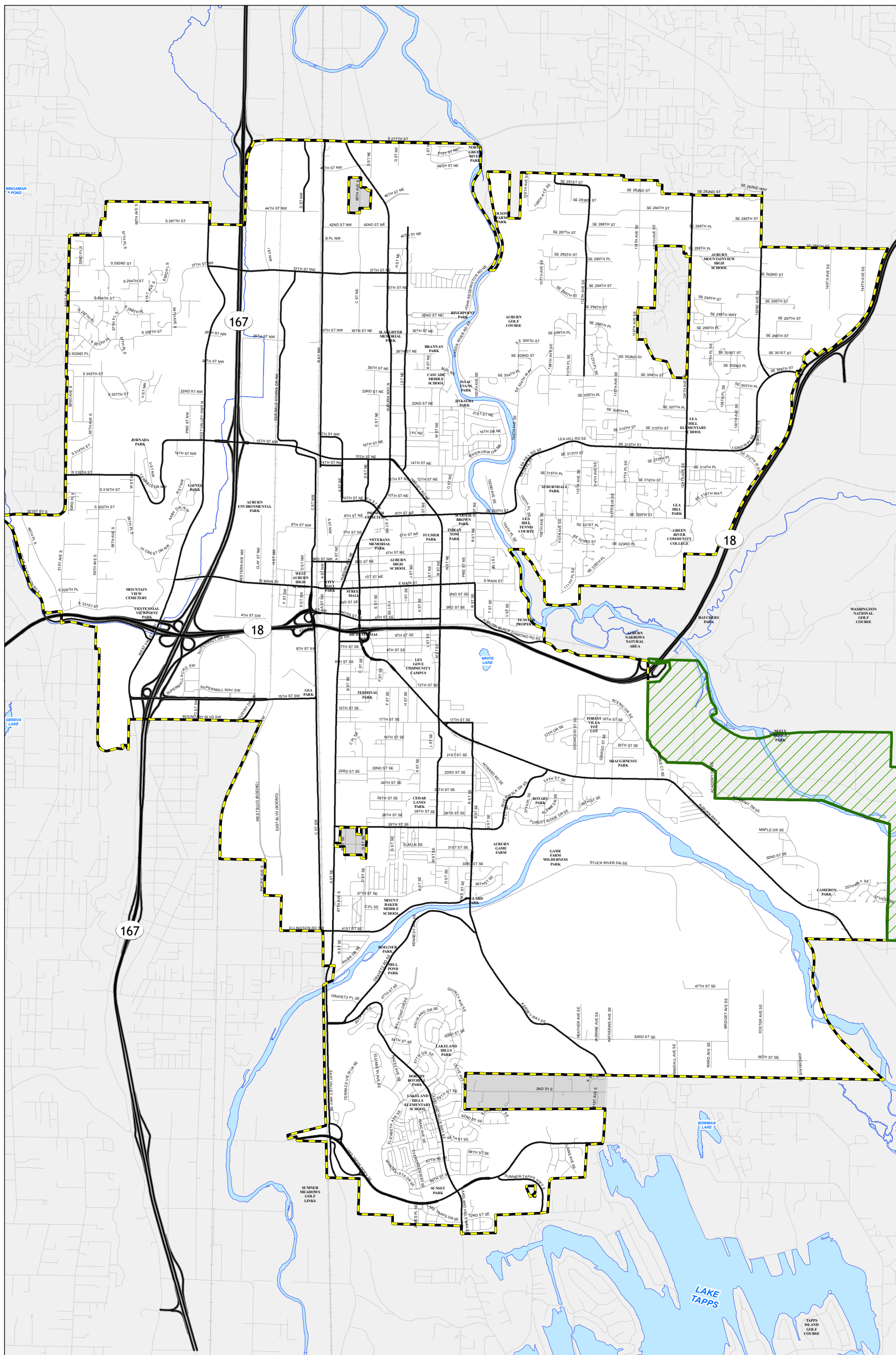
1 INCH = 3,400 FEET

PRINTED ON: 07/27/2009

MAP ID #: 3335




- Spring
- Well
- Zone 1 (0-1 Year)
- Zone 1A (No Valley Aquitard)
- Zone 2 (1-10 Year)
- Zone 1 (1/2-1 Year Capture)
- Zone 2 (No Valley Aquitard)
- Zone 3 (1-10 Year Capture)
- Zone 4 (10 Year Capture to City Limits)
- City Limits

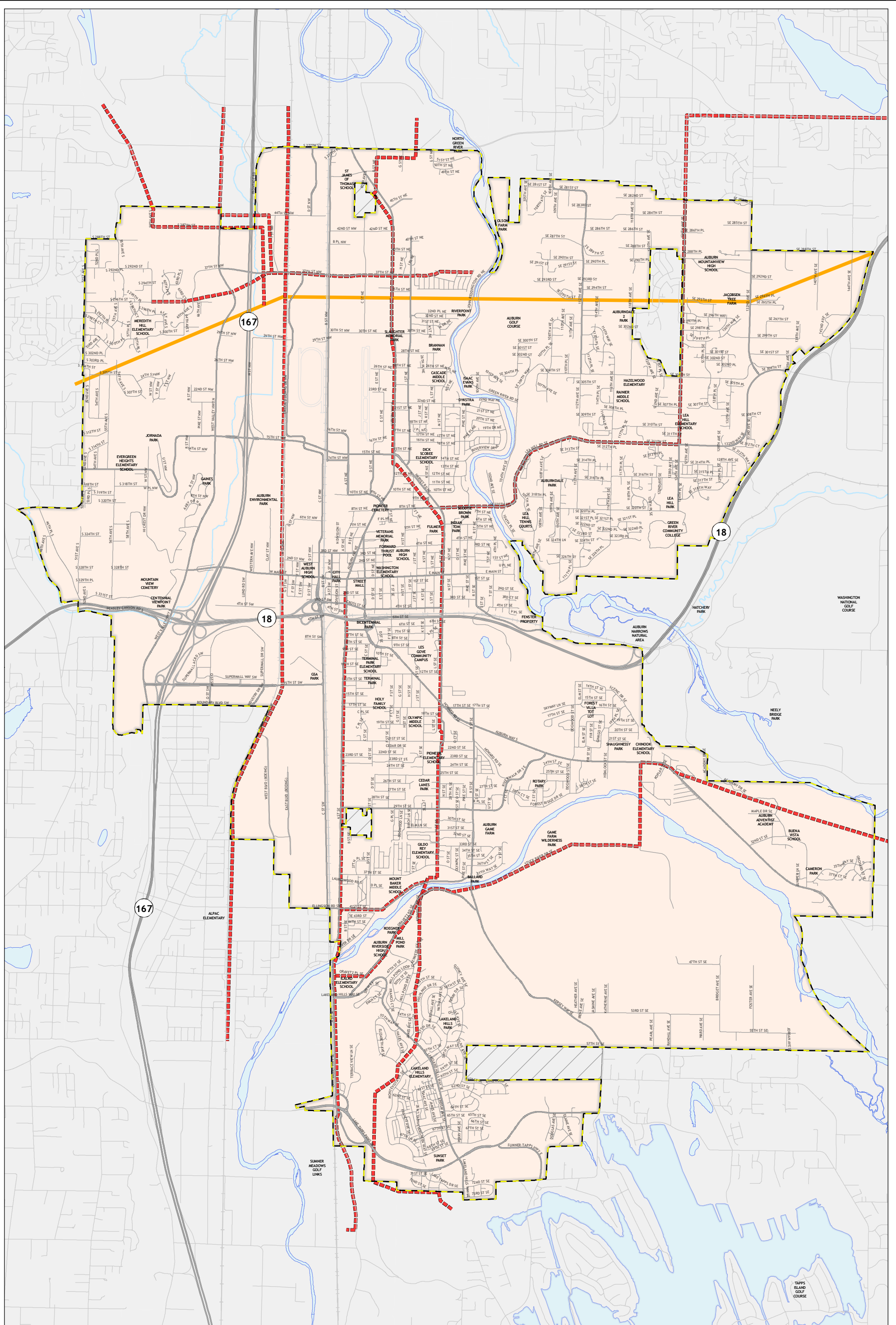








### MAP 3.6 ENUMCLAW PLATEAU

1 INCH = 3,400 FEET

-  City Limits
-  Enumclaw Plateau Agricultural District
-  PAA

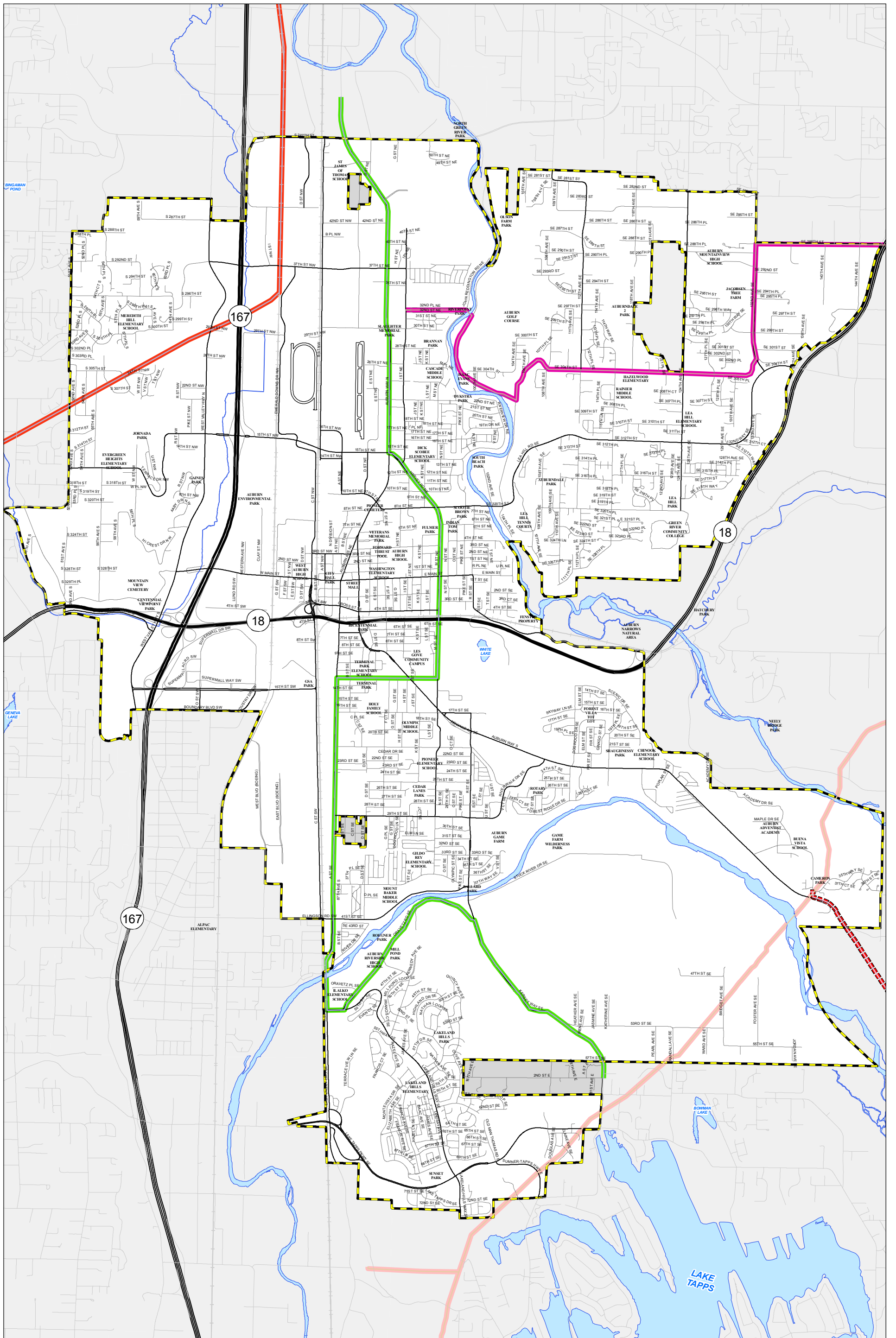


# Map 6.1 Electrical Service Facilities

-  115 KV
-  500 KV
-  Auburn City Limits
-  Potential Annexation Areas

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1 INCH EQUALS 3,400 FEET  
 Printed on: 12/30/2008  
 Map ID #: 1278



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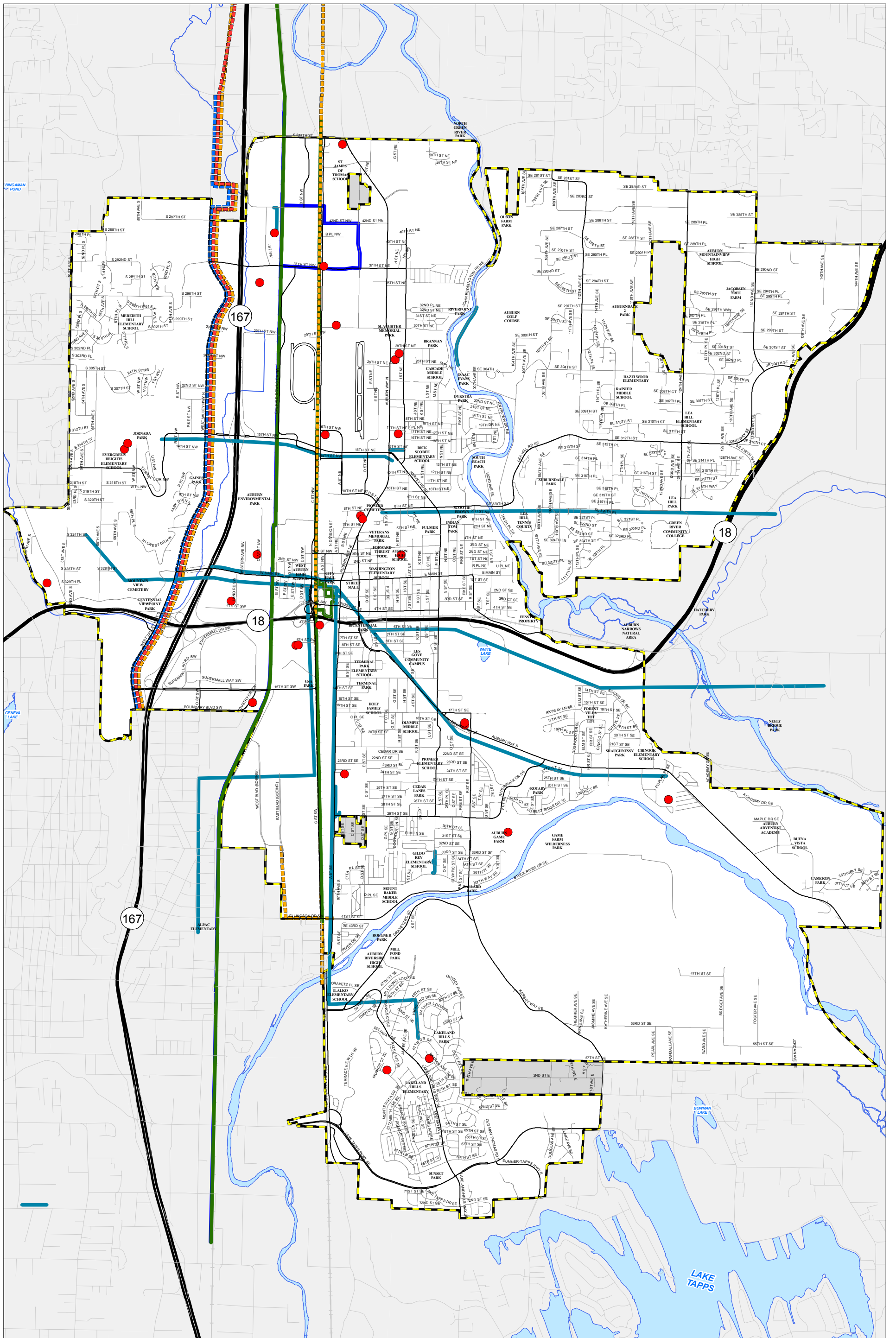
## MAP 6.2 NATURAL GAS PIPELINES

1 INCH EQUALS 3,400 FEET

PRINTED ON: 06/04/2008

MAP ID #: 1244

- GAS PIPELINES**
- ■ ■ ■ ■ ENUMCLAW NATURAL GAS PIPELINE
- ■ ■ ■ ■ BP OLYMPIC PIPELINE
- ■ ■ ■ ■ PUGET SOUND ENERGY (PSE)
- ■ ■ ■ ■ WASHINGTON NATURAL GAS
- ■ ■ ■ ■ NORTHWEST PIPELINE CORPORATION
- ■ ■ ■ ■ US OIL & REFINING PIPELINE
- CITY LIMITS
- PAA



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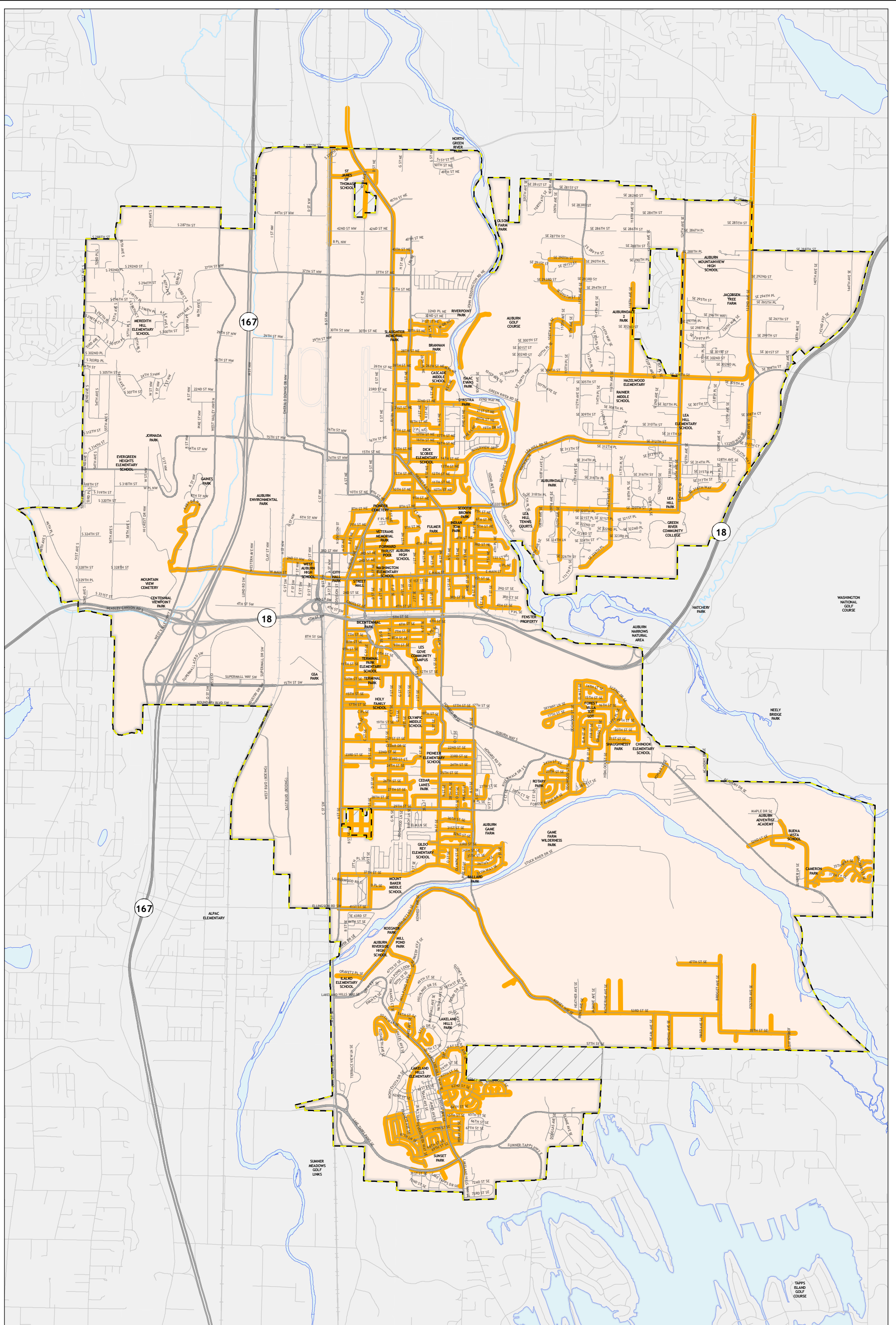
# MAP 6.3 TELEPHONE/FREESTANDING WIRELESS FACILITIES

1 INCH EQUALS 3,400 FEET




PRINTED ON: 06/25/2008

MAP ID #: 1281

- EXISTING CELL SITES
- AT&T
- FIBER NETWORK
- MCI WORLDCOM
- 360 NETWORKS
- QWEST
- ABOVENET
- SPRINT
- CITY LIMITS
- PAA



# Map 6.4 Cable Television

-  Auburn City Limits
-  Comcast
-  Potential Annexation Areas

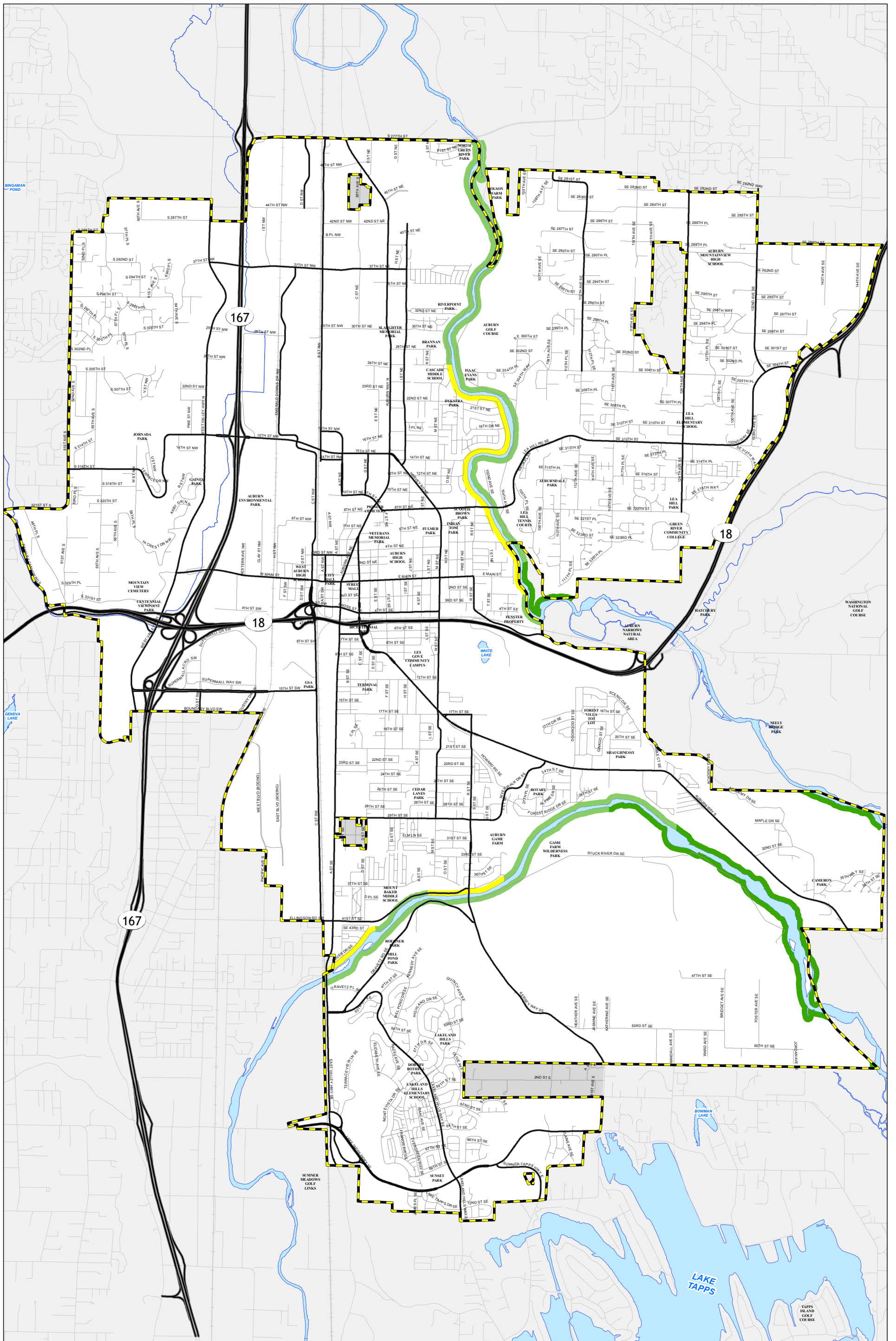
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1 INCH EQUALS 3,400 FEET

Printed on: 12/30/2008

Map ID #: 1274



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# MAP 9.1 SHORELINE MASTER PROGRAM

1 INCH = 3,400 FEET

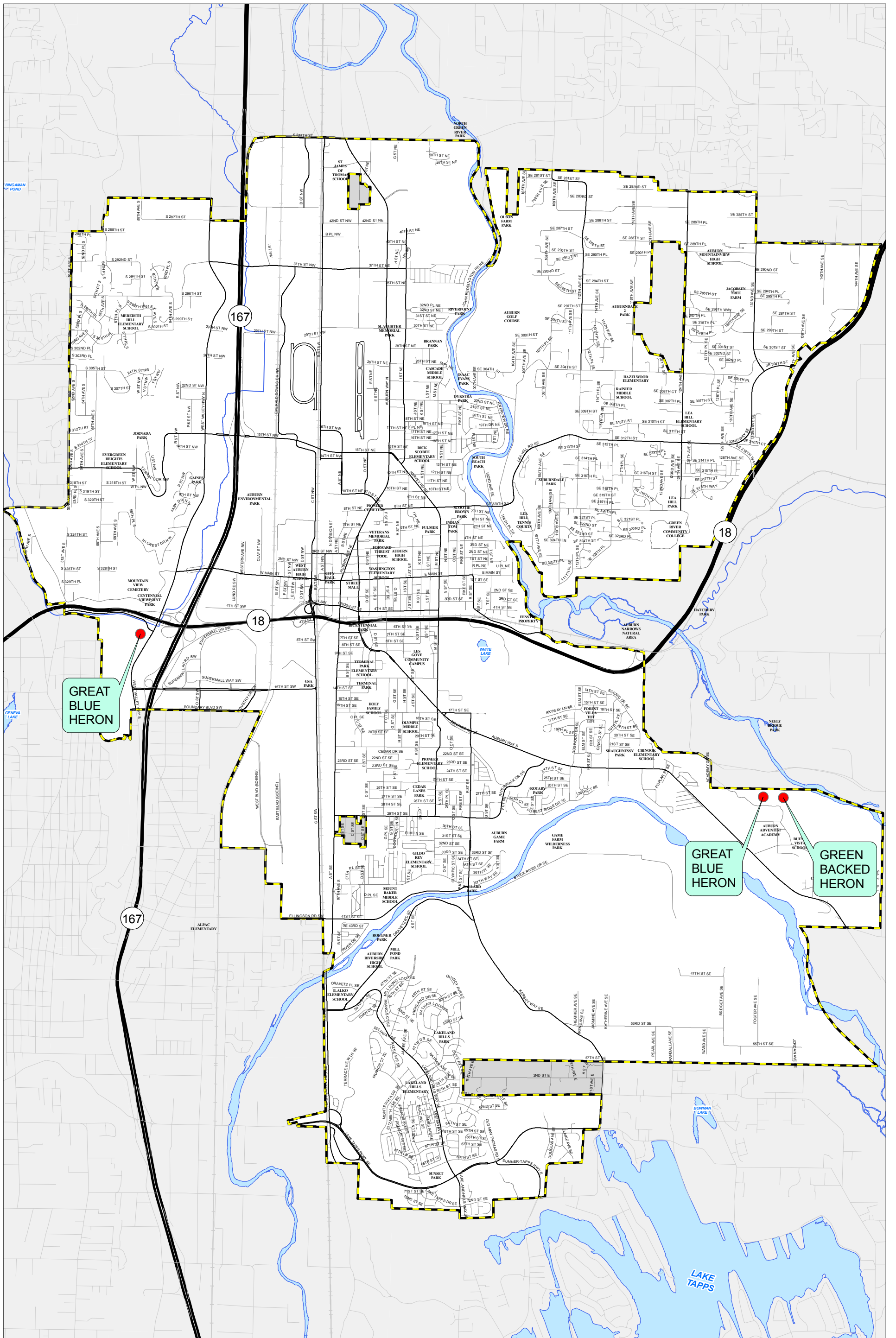
PRINTED ON: 07/24/2009

MAP ID #: 1280

### Shoreline Designations

-  Natural
-  Shoreline Residential
-  Urban Conservancy

-  City Limits
-  PAA



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




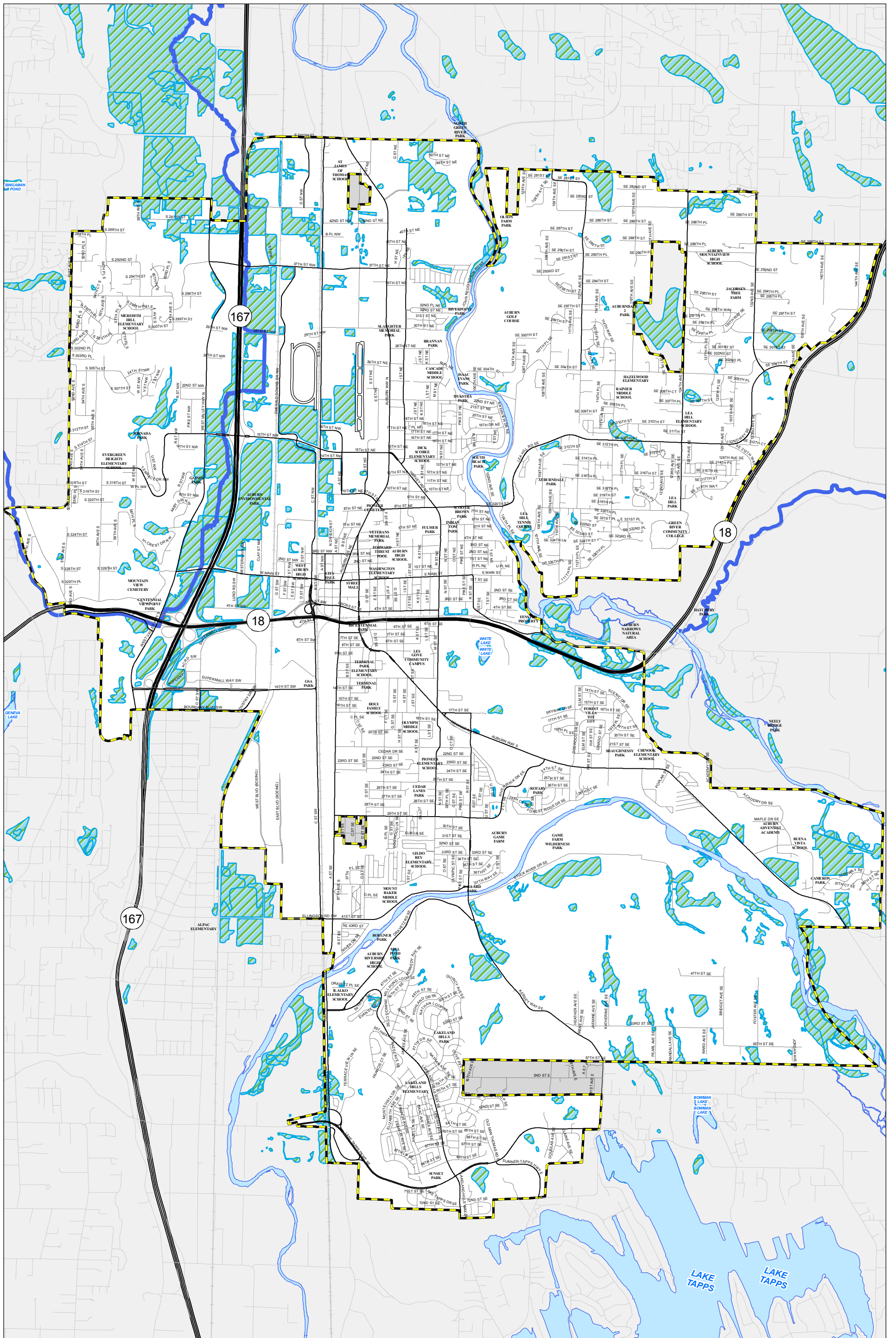
## MAP 9.2 KNOWN WILDLIFE AREAS

1 INCH EQUALS 3,400 FEET

PRINTED ON: 06/04/2008

MAP ID #: 1251

-  CITY LIMITS
-  PAA
-  WILDLIFE AREAS



## MAP 9.3 WETLANDS/STREAMS

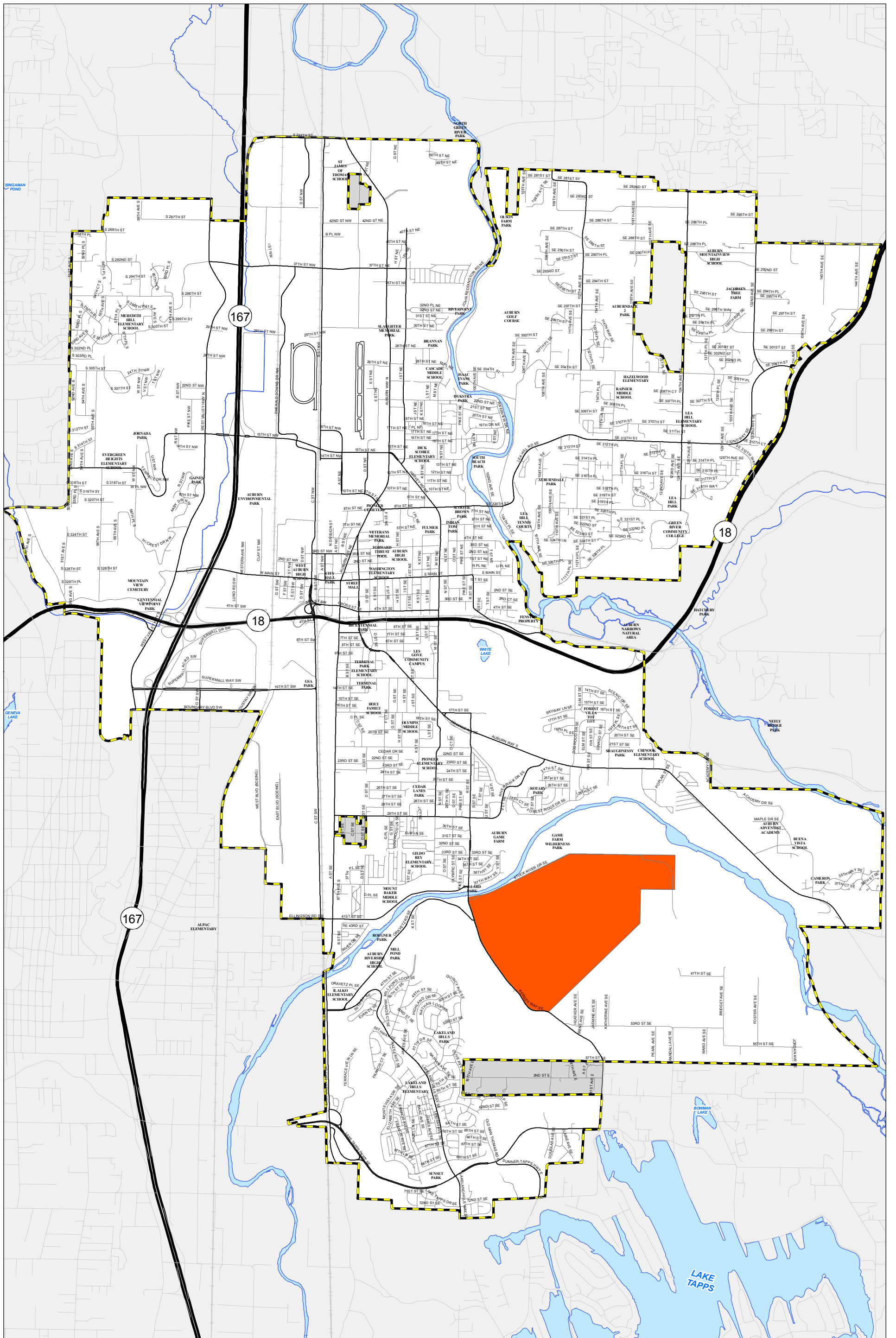
1 INCH EQUALS 3,400 FEET

PRINTED ON: 08/13/2008

MAP ID #: 1246

-  CITY LIMITS
-  PAA
-  STREAMS
-  WETLANDS








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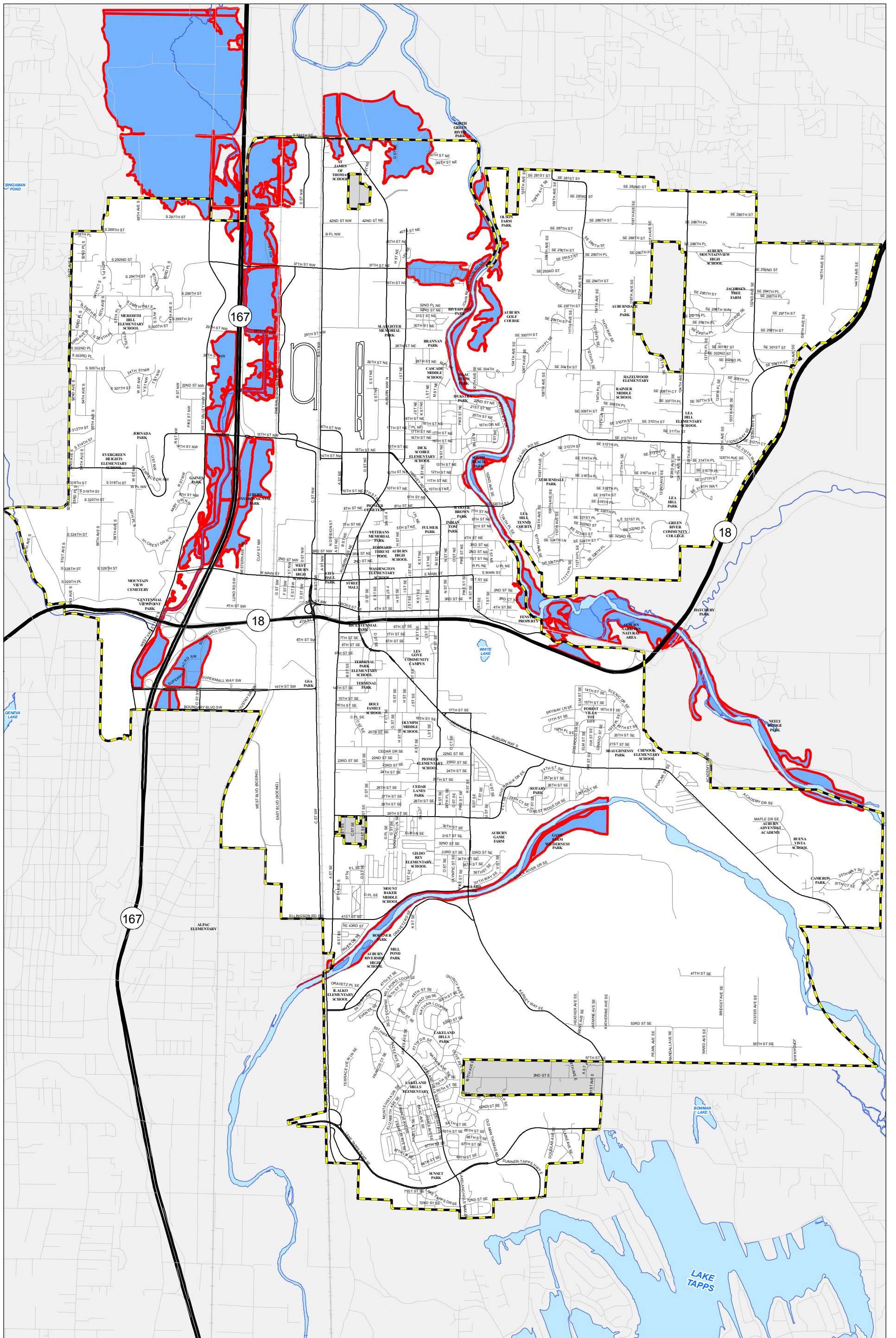
# MAP 9.4 MINERAL RESOURCE AREA

1 INCH EQUALS 3,400 FEET

-  CITY LIMITS
-  MINERAL RESOURCE
-  PAA

PRINTED ON: 06/04/2008

MAP ID #: 1252



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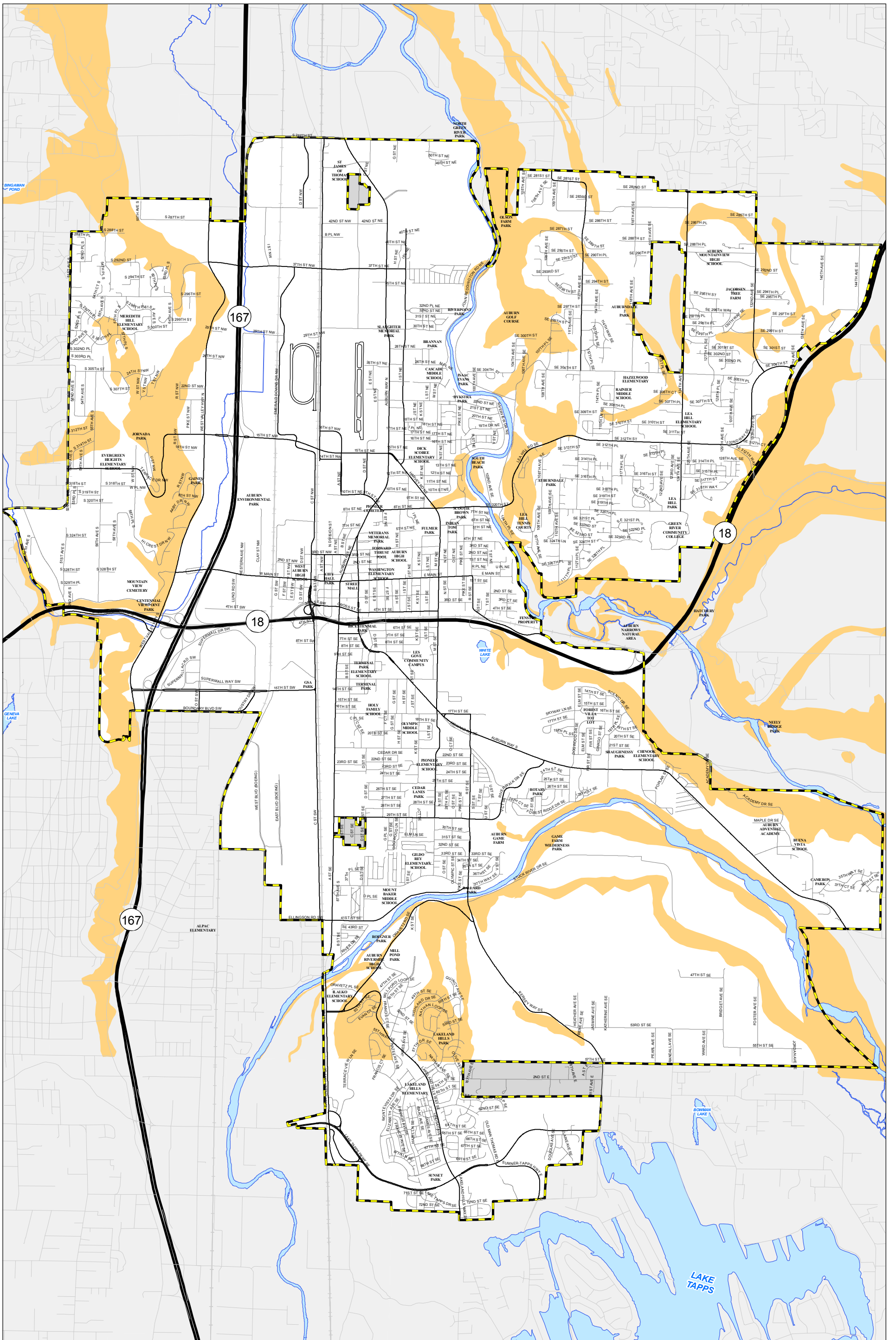
# MAP 9.5 FLOOD PLAIN & HAZARD AREAS

1 INCH EQUALS 3,400 FEET

PRINTED ON: 06/04/2008

MAP ID #: 1270

- CITY LIMITS
- FEMA ZONE
- FLOOD HAZARD AREAS
- PAA






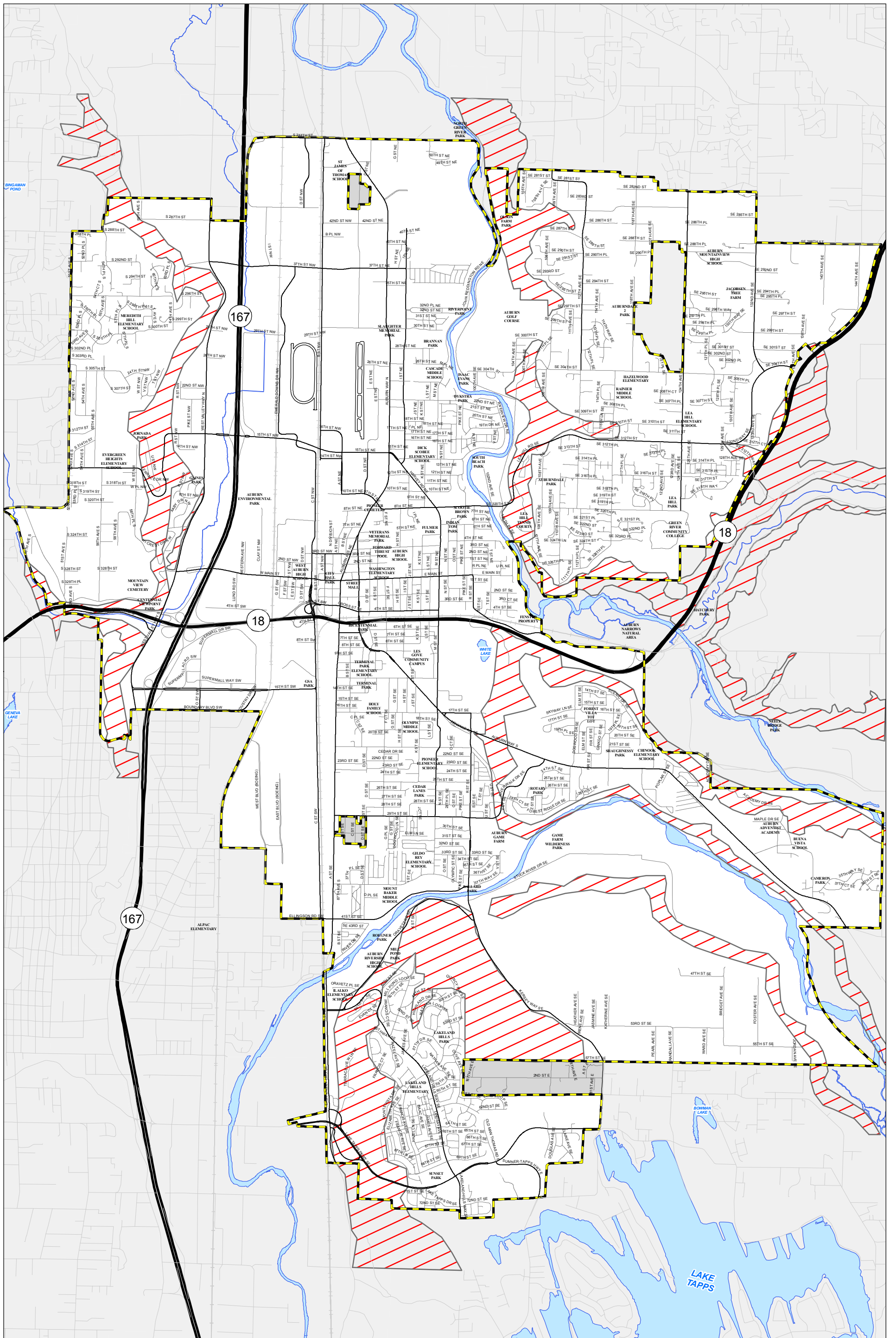
## MAP 9.6 EROSION AREAS

1 INCH EQUALS 3,400 FEET

PRINTED ON: 06/04/2008

MAP ID #: 1247

-  CITY LIMITS
-  EROSION AREAS
-  PAA



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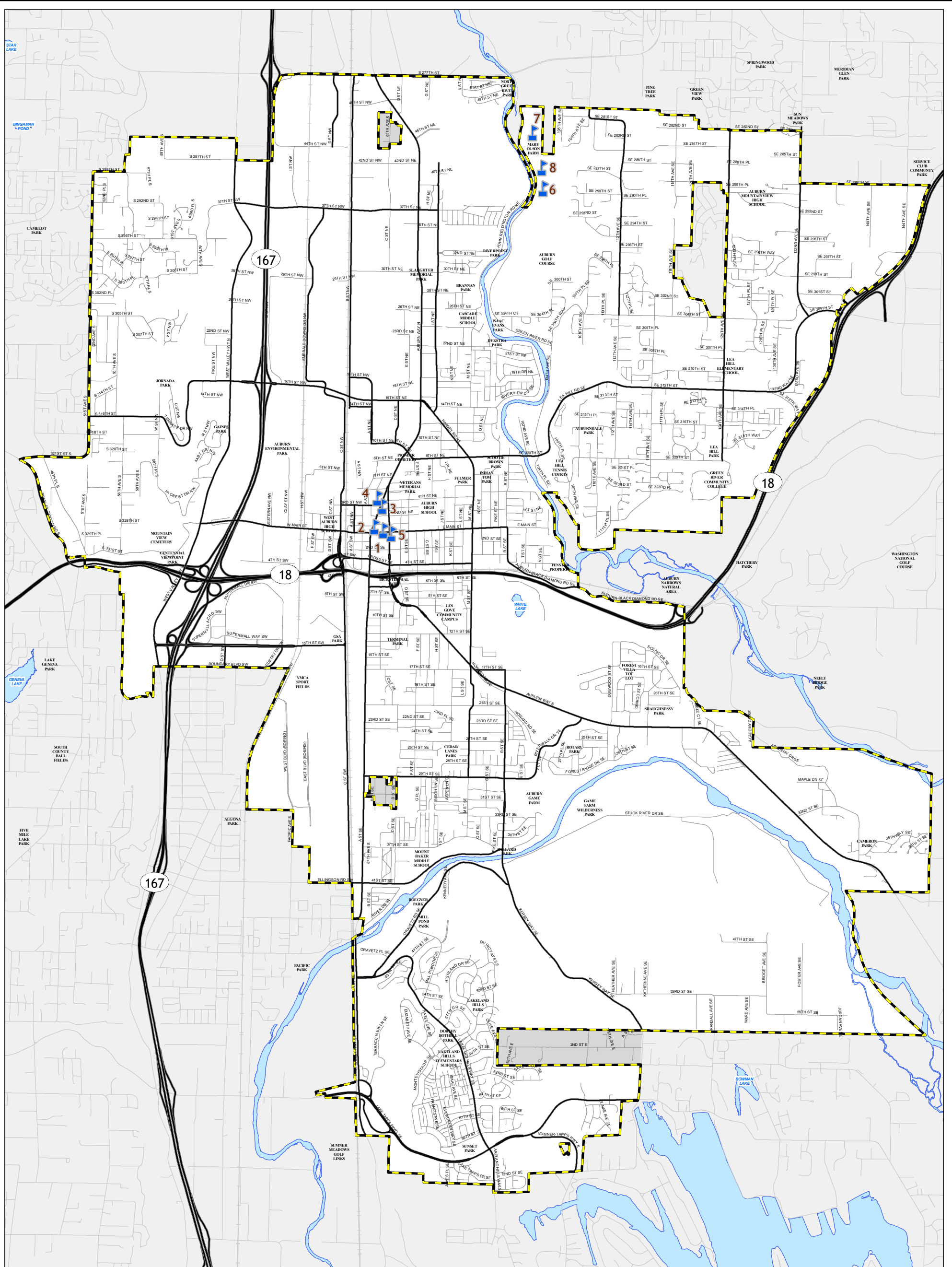
## MAP 9.7 LANDSLIDE AREAS

1 INCH EQUALS 3,400 FEET

PRINTED ON: 06/04/2008

MAP ID #: 1248

-  CITY LIMITS
-  LANDSLIDE AREAS
-  PAA



ID	Historic Site Name	Status	Parcel
1	Auburn Investment Co. Building/J.C. Penney Company Store	Determined eligible by SHPO	1821059051
2	Auburn Post Office	Washington Heritage Register and National Register	0489000090
3	Auburn Public Library	Washington Heritage Register and National Register	1735800115
4	Blomeen, Oscar House	Washington Heritage Register and National Register	5405100005
5	King Solomon Masonic Lodge No. 60 Hall	Designated Local Landmark	7331400475
6	Mary Olson Farm	Washington Heritage Register, Washington Heritage Barn Register, and National Register	0521059006
7	Mary Olson Farm	Washington Heritage Register, Washington Heritage Barn Register, and National Register	3222059031
8	Mary Olson Farm	Washington Heritage Register, Washington Heritage Barn Register, and National Register	3222059032



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## MAP 10.1 HISTORIC RESOURCE INVENTORY

1 INCH = 3,400 FEET

PRINTED ON: 12/02/2009

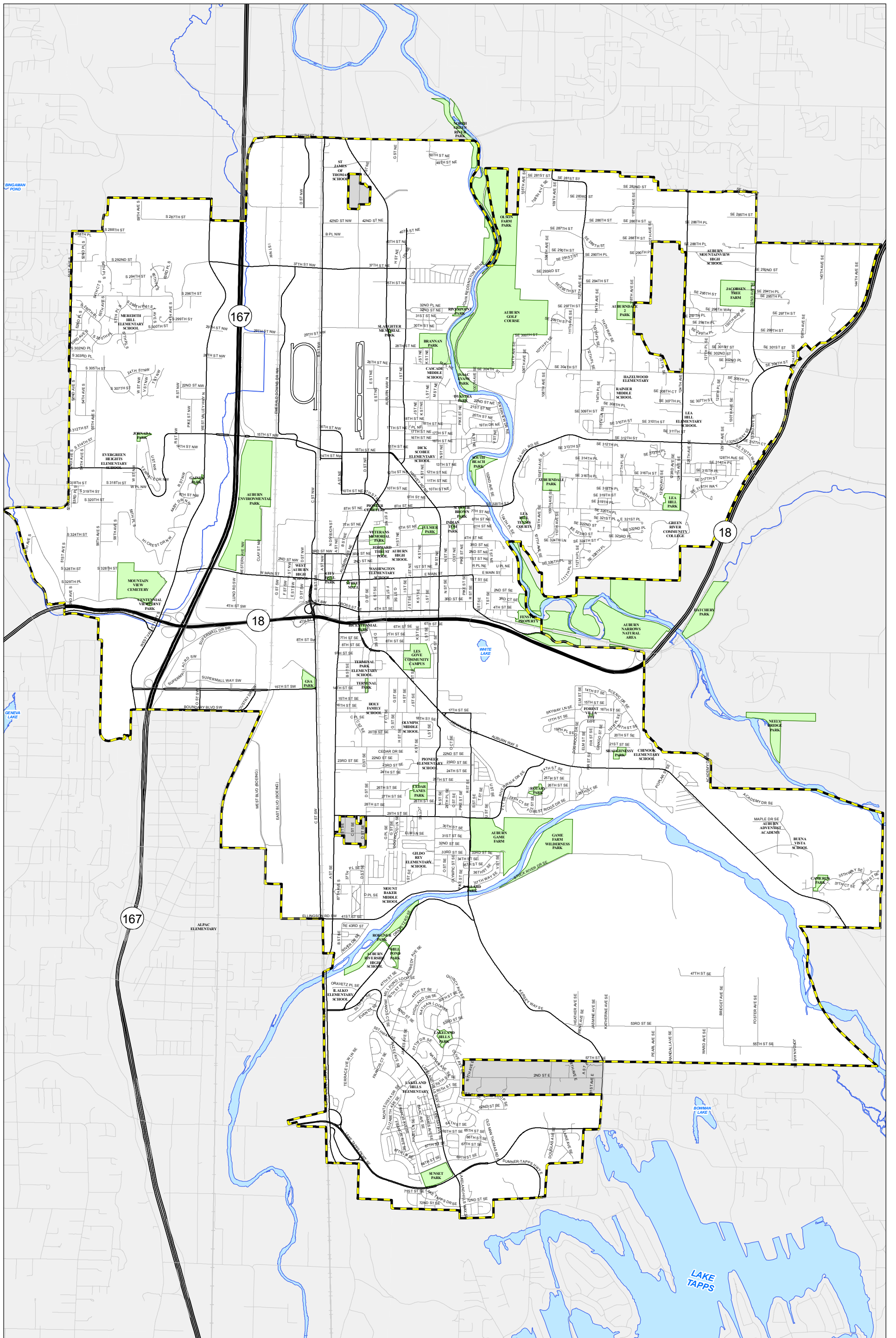
MAP ID #: 3337



Identified Locations

Auburn City Limits

PAA






## MAP 11.1 EXISTING PARKS & OPEN SPACE

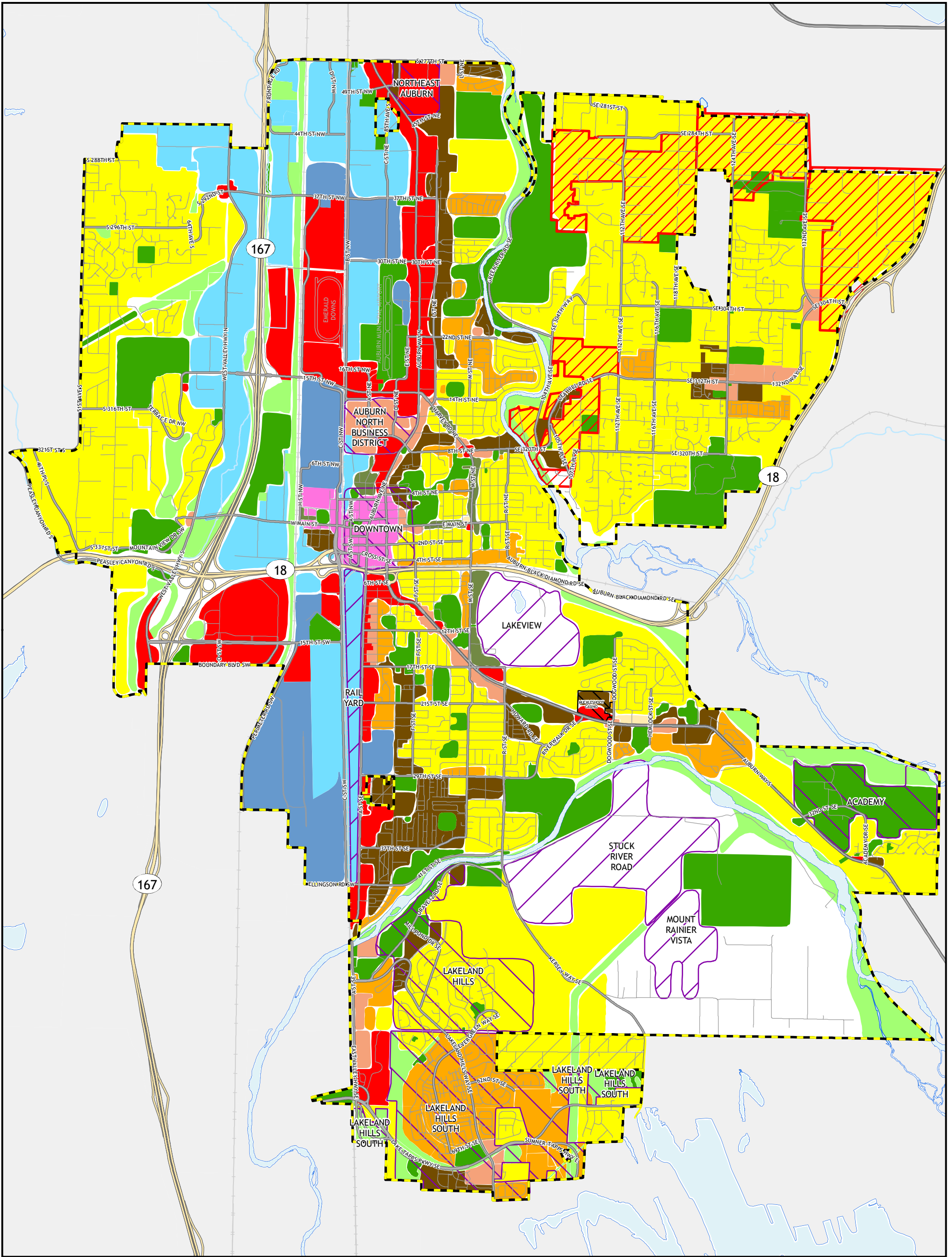
1 INCH EQUALS 3,400 FEET

PRINTED ON: 08/13/2008

MAP ID #: 1249

-  CITY LIMITS
-  PAA
-  PARKS

# City of Auburn Comprehensive Land Use

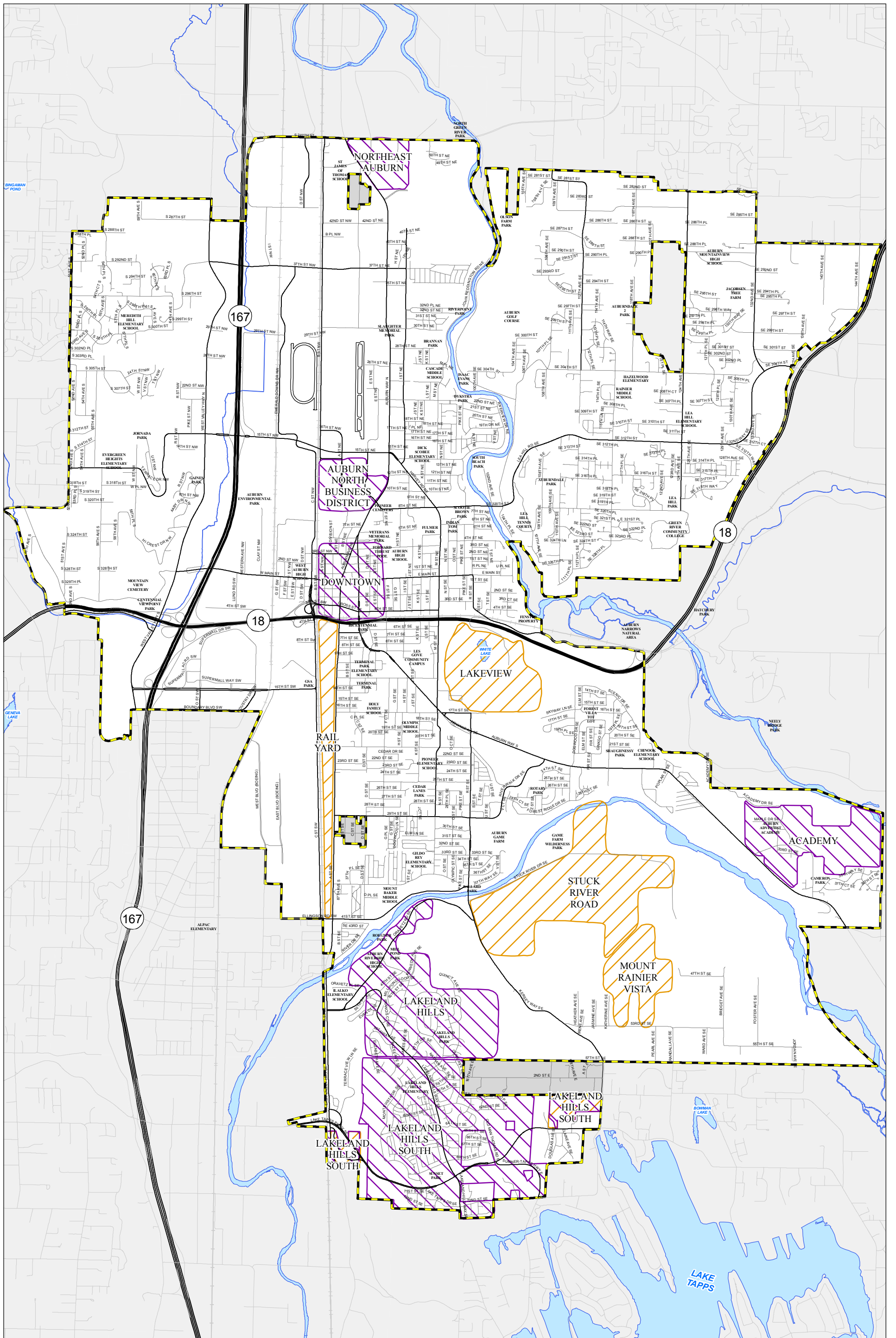


Auburn City Limits	Residential Conservancy	Neighborhood Commercial	Heavy Industrial
Potential Annexation Areas	Single-Family Residential	Light Commercial	Public and Quasi-Public
Water Features	Moderate Density Residential	Heavy Commercial	Open Space
Adopted Special Plan Areas	High Density Residential	Downtown	Urban Separators Overlay
Proposed Special Plan Areas	Office Residential	Light Industrial	

0 1,000 2,000 3,000 4,000 5,000  
FEET

Printed On: 01/06/10  
Updated On: 01/06/10  
Map ID: 1142  
Ordinance No: 6280

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.







## MAP 14.2 SPECIAL PLAN AREAS

1 INCH EQUALS 3,400 FEET

PRINTED ON: 06/04/2008

MAP ID #: 1250

-  ADOPTED PLAN AREAS
-  PROPOSED PLAN AREAS
-  CITY LIMITS
-  PAA