

**Planning Commission Meeting
April 2, 2024 - 6:00 PM
Special Meeting - City Hall Council
Chambers
AGENDA**

I. PUBLIC PARTICIPATION

A. Public Participation Information

The City of Auburn Planning Commission Meeting scheduled for Tuesday, April 2, 2024, at 6:00 p.m. will be held in person and virtually. To attend the meeting virtually, click one of the links below, or call in at one of the phone numbers below:

Join Zoom Meeting

<https://us06web.zoom.us/j/7999102307>

Meeting ID: 799 910 2307

One tap mobile

+12532158782,,7999102307# US (Tacoma)

+12532050468,,7999102307# US

Dial by your location

• +1 253 215 8782 US (Tacoma)

• +1 253 205 0468 US

• 888 475 4499 US Toll-free

• 877 853 5257 US Toll-free

Meeting ID: 799 910 2307

Find your local number: <https://us06web.zoom.us/u/kbLsn6aJ7H>

II. CALL TO ORDER

A. ROLL CALL/ESTABLISHMENT OF QUORUM

B. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENT

Comment from the audience on any proposal for action by the Commission. If the comment is related to an action subsequently listed here as a public hearing, the comment should be provided at the time of the public hearing.

IV. APPROVAL OF MINUTES

A. March 5, 2024 Minutes from the Regular Planning Commission Meeting

V. OTHER BUSINESS

A. Annual Review of Planning Commission Rules of Procedure (Teague)

The Planning Commission reviews their Rules of Procedure annually, to determine if any changes are warranted.

B. Annual Election of Officers (Teague)

Each year the Planning Commission elects a Chair and Vice-Chair to preside.

C. 2024 Comprehensive Plan (Steiner)

Presentation on the Land Use Element of the Comprehensive Plan.

VI. ADJOURNMENT

The City of Auburn Planning Commission is a seven member advisory body that provides recommendations to the Auburn City Council on the preparation of and amendments to land use plans and related codes such as zoning. Planning Commissioners are appointed by the Mayor and confirmed by the City Council.

Actions taken by the Planning Commission, other than approvals or amendments to the Planning Commission Rules of Procedure, are not final decisions; they are in the form of recommendations to the city council which must ultimately make the final decision.



AGENDA BILL APPROVAL FORM

Agenda Subject:

March 5, 2024 Minutes from the Regular Planning Commission Meeting

Date:

March 12, 2024

Department:

Community Development

Attachments:

[March 5, 2024 Draft Minutes](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:**Background for Motion:****Background Summary:****Reviewed by Council Committees:****Councilmember:**

Meeting Date: April 2, 2024

Staff:

Item Number:

	<p>Planning Commission Meeting March 5, 2024 - 7:00 PM City Hall Council Chambers MINUTES</p>
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I. PUBLIC PARTICIPATION

A. Public Participation Information

The City of Auburn Planning Commission Meeting was held in person and virtually.

II. CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:00 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street.

A. ROLL CALL/ESTABLISHMENT OF QUORUM

Commissioners present: Chair Judi Roland, Vice Chair Phillip Stephens, Julie Berry, Kent Sprague, William Stewart, Aaron Vanderpol, and Lynn Walters.

Staff members present: Senior City Staff Attorney Doug Ruth, Senior Planner Josh Steiner, Acting Assistant Director Steve Sturza, and Deputy City Clerk Rebecca Wood-Pollock.

B. PLEDGE OF ALLEGIANCE

Chair Roland led those in attendance in the Pledge of Allegiance.

III. PUBLIC COMMENT

There was no public comment.

IV. APPROVAL OF MINUTES

A. December 5, 2023 Draft Minutes from the Planning Commission Meeting

Commissioner Sprague moved and Commissioner Berry seconded to approve the December 5, 2023 Planning Commission Meeting Minutes.

MOTION CARRIED UNANIMOUSLY. 7-0

V. OTHER BUSINESS

A. 2024 Auburn Comprehensive Plan - Planning Commission Process Kick-Off

Staff will be presenting on the Planning Commission legislative process for Plan adoption in 2024

Senior Planner Steiner shared a presentation on the 2024 Periodic Comprehensive Plan Update and Framework, including an overview of the purpose and scope of the Comprehensive Plan, County and State requirements, the elements of the Comprehensive Plan, the schedule of anticipated deadlines and meetings, other City Departments' involvement in the process, public noticing requirements, and actions to be taken by the Commission.

The Commission discussed other City Departments' involvement in the process, the Comprehensive Plan presentation schedule, public participation, natural gas limitations for housing, the Capital Facilities element and school districts portion of the Comprehensive Plan, and electing a new Chair and Co-Chair of the Commission.

VI. COMMUNITY DEVELOPMENT REPORT

Acting Assistant Director Sturza introduced himself to the Commission and shared that the Diamond Valley Estates is making progress with their permits and will likely break ground in spring or early summer of 2024.

The Commission discussed the former Carnegie Library building and the new Food Bank facility opening.

VII. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:41 p.m.

APPROVED this 2nd day of April, 2024.

JUDI ROLAND, CHAIR

**Rebecca Wood-Pollock,
Deputy City Clerk**

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Actions taken by the Planning Commission, other than approvals or amendments to the Planning Commission Rules of Procedure, are not final decisions; they are in the form of recommendations to the city council which must ultimately make the final decision.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Annual Review of Planning Commission Rules of Procedure
(Teague)

Date:

March 12, 2024

Department:

Community Development

Attachments:

[Memorandum - Election & Rules of Procedure](#)

[Attachment A - 2023 Adopted Rules of Procedure](#)

[Attachment B - Amended Rules of Procedure](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:**Background for Motion:****Background Summary:**

See attached Memorandum

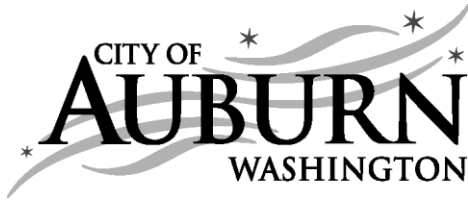
Reviewed by Council Committees:**Councilmember:**

Meeting Date: April 2, 2024

Staff:

Teague

Item Number:



MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Phillip Stephens, Vice-Chair Planning Commission
Planning Commission Members

FROM: Alexandria D. Teague, Planning Services Manager

DATE: March 1, 2024

RE: For April 2, 2024 Planning Commission Agenda Topics:

- Annual Review of PC Rules of Procedure
- Election of Officers

Distribution of Rules of Procedure

The Planning Commission's (PC) Rules of Procedure were last amended on March 7, 2023. Annually, the Planning Commission reviews the Planning Commission Rules of Procedure document as a content reminder and to consider any modifications.

Election of Officers for 2023 – Section III

Pursuant to the Planning Commission's adopted Rules of Procedure (provided as Attachment A), Subsection III.2 states that the Planning Commission shall elect officers at the first regular meeting of each calendar year, or as soon thereafter, as possible. Officers should be elected for year 2023. The results of the election will take effect at the following meeting so that new appointees are prepared to serve in their new capacity. The term of office of each officer shall run until the subsequent election.

Review for Modifications to PC Rules of Procedure

Transmitted is a copy of the Planning Commission's (PC) Rules of Procedure that were last amended on March 7, 2023 and an amended version. Staff requests that the Commissioners please review the document and identify if any revisions are appropriate. Staff request to change the meeting start time to 6 p.m. The amended version of the Rules of Procedure reflects this change. Staff requests to discuss the Rules of Procedure, including the amendment, at the April 2, 2024 meeting.

Attachment A – Planning Commission Rules of Procedure as adopted March 7, 2023
Attachment B - Amended Planning Commission Rules of Procedure

CITY OF AUBURN

PLANNING COMMISSION

RULES OF PROCEDURE

ADOPTED NOVEMBER, 1983
REVISED NOVEMBER, 1988
UPDATED APRIL, 2000
REVISED FEBRUARY, 2007
REVISED APRIL 2, 2013
REVISED MARCH 8, 2016
REVISED May 2, 2017
REVISED February 6, 2018
REVISED, 2018
REVISED June 5, 2018
REVISED March 5, 2019
REVISED March 3, 2020
REVISED June 8, 2021
REVISED May 3, 2022
REVISED March 7, 2023

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PLANNING COMMISSION - RULES OF PROCEDURE

TABLE OF CONTENTS

SECTION	SUBJECT	PAGE
I.	NAME	4
II.	MEETINGS.....	4
III.	ELECTION OF OFFICERS	6
IV.	CHAIR	6
V.	SECRETARY	7
VI.	QUORUM.....	7
VII.	ABSENCE OF MEMBERS	7
VIII.	ACTIONS DEFINED.....	8
IX.	AGENDA	8
X.	PUBLIC HEARINGS.....	9
XI.	PUBLIC COMMENT AND CONDUCT	14
XII.	CONFLICT OF INTEREST.....	15
XIII.	AMENDMENT	17

CITY OF AUBURN PLANNING COMMISSION

RULES OF PROCEDURE

We, the members of the Planning Commission of the City of Auburn, do hereby adopt, publish, and declare the following Rules of Procedure:

I. NAME:

The official name of the City of Auburn advisory planning agency shall be "The City of Auburn Planning Commission." The membership and terms of office of the members of the Planning Commission shall be as provided in Chapter 2.45 of the Auburn City Code (ACC).

II. MEETINGS:

1. All meetings will be held at the Auburn City Hall, Auburn, Washington, unless otherwise directed by the Secretary or Chair of the Planning Commission. Commissioners shall attend in person at the notified location unless the Chair consents to remote attendance by a member(s).

If after a declaration of an emergency by the mayor, governor, or the federal government, the Chair determines that a meeting in-person with public attendance cannot be held with reasonable safety due to the emergency, the Chair may order the meeting held at a site other than City Hall, held remotely without a physical location, or held with limitations on the physical attendance of some or all members of the public. At any such meeting, the Commission may determine if future meetings will be held in the same manner until the declaration is terminated or the Commission determines that an in-person meeting with public attendance is reasonably safe. Remote or partially remote meetings shall comply with RCW 42.30.230.

"remotely" and "remote attendance" means attending a meeting virtually or using an internet connection where all persons attending the meeting in any manner can hear one another, including telephonic connections and broadcasting the meeting.

2. Regular meetings shall be held on the Tuesday following the first Monday of each month and shall be open to the public. The meeting shall convene at 7:00 P.M. unless otherwise directed by the Secretary or the Chair.
3. If the first Monday of the month is a legal holiday, the regular meeting shall be held on the following Wednesday. If a regular meeting day (Tuesday) falls on a legal holiday or on the November General Election, the Commission will convene on the following Wednesday.
4. Special meetings of the Planning Commission may be called by the Chair. Special meetings of the Planning Commission may also be called by any three members of the Commission. A minimum notice of 24 hours shall be provided for special meetings in accordance with State law.
5. If no matters over which the Planning Commission has jurisdiction are pending upon its calendar, a meeting may be canceled at the notice of the Secretary or Chair provided at least 24 hours in advance.
6. Except as modified by these Rules of Procedure, Robert's Rules of Order, Newly Revised, most current version, shall govern the conduct of the meetings.
7. Meetings of the Planning Commission shall be conducted in conformity with the requirements of the Washington State Open Public Meetings Act, Chapter 42.30 of the Revised Code of Washington (RCW). Executive sessions can only be held in accordance with the provisions of Section 42.30.110 RCW.
8. The Planning Commission may conduct business in closed session as allowed in conformity with Section 42.30.140 RCW.
9. An agenda shall be prepared in advance of every regular and special meeting of the Planning Commission. Meeting agendas and materials on items on an agenda for a regular meeting shall be provided to members of the Planning Commission not less than five (5) days in advance of the regular meeting. Meeting agendas and materials on items on an agenda for a special meeting shall be provided to members of the Planning Commission as promptly in advance of the meeting as can reasonably be accomplished.
10. At all meetings of the Commission, commissioners are prohibited from using cell phones or other personal communication devices, and shall not send or receive and read e-mails, text messages, or any other social media postings.

III. ELECTION OF OFFICERS:

1. The officers of the Commission shall consist of a Chair and Vice Chair elected from the appointed members of the Commission and such other officers as the Commission may, by the majority vote, approve and appoint.
2. The election of officers shall take place once each year at the Commission's first regular meeting of each calendar year, or as soon thereafter as possible. The term of office of each officer shall run until the subsequent election.
3. If the Chair or Vice-Chair vacates their position mid-term, the Planning Commission will re-elect officers at their next scheduled meeting and as their first order of business. If it is the Chair position that has been vacated, the Vice-Chair will administer the election proceedings.

IV. CHAIR:

1. The Chair shall preside over the meetings of the Commission and may exercise all the powers usually incident of the office. The Chair shall be considered as a member of the Commission and have the full right to have his/her own vote recorded in all deliberations of the Commission.
2. The Chair shall have the power to create temporary committees of one, two or three members. Standing committees of the Commission shall be created at the direction of the Commission and appointed by the Chair. Standing or temporary committees may be charged with such duties, examinations, investigations and inquiries relative to one or more subjects of interest to the Commission. No standing or temporary committee shall have the power to commit the Commission to the endorsement of any plan or program without the approval at the regular or special meeting of the Commission.
3. The Vice Chair shall in the absence of the Chair, perform all the duties incumbent upon the Chair.
4. In the event of the absence of the Chair and Vice Chair, the senior member of the Commission present shall act as Chair for that meeting or may delegate the responsibility to another member.

V. SECRETARY:

The Community Development Director (“Director”), or his/her appointee, shall act as the Secretary for the Planning Commission and shall keep a record of all meetings of the Commission and its committees. These records shall be retained at the Community Development Department and by the City Clerk.

All public hearings shall be electronically recorded verbatim and may be transcribed upon request of the Director, City Attorney, the majority of the Commission, or City Council. Transcriptions may be requested by other parties, in which case, the costs of transcription shall be borne by the requesting party.

The City Clerk shall record the meeting minutes, which shall be action minutes that include the meeting date, time, and place; commissioner attendance; and official acts taken at the meeting. The Clerk shall prepare the minutes in writing and present them to the Commission for correction and approval.

VI. QUORUM:

A simple majority of the appointed members shall constitute a quorum for the transaction of business. A simple majority vote of the quorum present shall be sufficient to take action on the matters before the Commission; provided that if at any time during the meeting, a quorum is no longer present, the Commission may not take action on any matter.

VII. ABSENCE OF MEMBERS:

Participation in Planning Commission responsibilities is essential; not only so that a quorum can be established, but to also ensure that discussions and decision making are as representative of the community as possible. Recurring absence also diminishes a member’s ability to vote on matters discussed during prior meetings. It is therefore important for all appointed members to participate to the maximum extent possible. If a member is unable to participate on a regular basis, it may be appropriate for a member to be replaced. This section of the rules is intended to provide standards that ensure that the regular absence of one member does not become disruptive to, or impede the work of, the full Commission.

In the event of a member being absent for two (2) consecutive regular meetings, or being absent from 25% of the regular meetings during any calendar year, without being excused by the Chair, the Chair may request that the Mayor ask for his or her resignation. To be excused, members must inform the planning commission’s secretary in advance if they cannot attend a scheduled meeting.

VIII. ACTIONS DEFINED:

The rules of the Commission impose different requirements according to the type of action before the Commission.

1. Legislative actions are those which affect broad classes of people of the whole City. These actions include adopting, amending, or revising comprehensive, community, or neighborhood plans, or other land use planning documents or the adoption of area wide zoning ordinances or the adoption of a zoning ordinance amendment that is area wide in significance.
2. Quasi-judicial actions of the Planning Commission are those actions which determine the legal rights, duties, or privileges of specific parties in a hearing or other contested case proceeding. Quasi-judicial actions include actions that would otherwise be administrative or legislative if applied more widely or city-wide, rather than affecting one or a small number of persons or properties. Quasi-judicial actions do not include the legislative actions adopting, amending, or revising comprehensive, community, or neighborhood plans or other land use planning documents or the adoption of area-wide zoning ordinances or the adoption of a zoning amendment that is of general or area-wide significance.
3. Organizational actions are those actions related to the organization and operation of the Commission. Such actions include adoption of rules, directions to staff, approval of reports, election of officers, etc.

IX. AGENDA:

An agenda shall be prepared for each meeting consisting of the following order of business:

1. CALL TO ORDER
 - a) Roll Call/Establishment of Quorum
 - b) Pledge of Allegiance
2. Approval of Minutes
3. Public Hearings
4. Other Business Items as Appropriate
5. Community Development Report
6. Adjournment

Additional items may be added to the agenda by the Planning Commission. The Chair shall have the discretion to amend the order of business.

X. PUBLIC HEARINGS:

The procedure for conducting all public hearings will be as follows:

1. Chair opens the public hearing and establishes whether the proponent, if applicable, is in attendance.
2. Staff Report.
3. Testimony of Proponent, if applicable. Persons addressing the Commission, who are not specifically scheduled on the agenda, will be requested to step up to the podium, give their name and address for the record, and limit their remarks to three (3) minutes, in addition to filling out the speaker sign in sheet available at the Secretary's desk. All remarks will be addressed to the Commission as a whole. The Secretary shall serve as timekeeper. The Presiding Officer may make exceptions to the time restrictions of persons addressing the Commission when warranted, at the discretion of the Presiding Officer.
4. Chair calls for other testimony, either for or against. Testimony must be called for three times. The Chair shall have the discretion to set time limits on individual public testimony.
5. All testimony and comments by persons addressing the Commission shall be relevant and pertinent to issues before the Commission's public hearing. The Chair shall have the discretion to rule on the relevance of individual public testimony.
6. Questions of staff or persons presenting testimony. Questions by Planning Commissioners that are intended for persons who have provided testimony shall be directed through the Chair. Questions to persons who have provided testimony shall be relevant to the testimony that was provided.
7. Chair closes public hearing.
8. A public hearing may be reopened by motion duly seconded and approved by a majority vote to accept additional testimony.
9. Deliberation.
10. Voting:
 - A. The Chair shall call for a vote.

- B. Members shall vote by voice, unless a member is unable to do so or a member requests a vote by show of hands. If unable to vote by voice, a member shall make a clear expression of the member's vote through raising a hand, sending an electronic message or electronic signal that can be seen by all other commissioners simultaneous with the vote, or other similarly clear and timely action. Any member, including the Chair, not voting or submitting an unclear vote shall be recorded as voting in the negative.
- C. The Chair or a Commission member may request that the Secretary take a roll call vote or a vote by show of hands. Also, to ensure an accurate record of voting, the Secretary may take either on his/her own initiative.
- D. A member may abstain from discussion and voting on a question because of a stated conflict of interest or appearance of fairness. If any member of the Planning Commission wishes to abstain, or has disclosed a conflict of interest and must abstain from a vote, that member shall so advise the Commission, shall remove and absent himself/herself from the deliberations, and considerations of the matter, and shall have no further participation in the matter. The member should make this determination prior to any discussion or participation on the subject matter or as soon thereafter as the member perceives a need to abstain. A member may confer with the City Attorney to determine if the member is required to abstain.

If the intended abstention can be anticipated in advance, any conference with the City Attorney should occur prior to the meeting at which the subject matter would be coming before the Planning Commission. If that cannot be done, the member should advise the Chair that he/she has an "abstention question" that he/she wants to review with the City Attorney, in which case, the Chair shall call a brief recess for that purpose before proceeding further.

- E. If a tie vote exists, after recording the Chair's vote, the motion fails. However, a motion for denial that fails on a tie vote shall not be considered an approval.
- F. No member may participate in any decision if the member had not reviewed the staff reports and testimony presented at the hearing on the matter. Such member may, however, listen to the recording of the hearing in order to satisfy this requirement.

11. Continuing an Item:

If the Commission wishes to continue a public hearing item, the Chair should open the public hearing, solicit testimony, and request a motion from the Commission to continue the public hearing item to a time, place, and date certain. If any matter is tabled or postponed without establishing a date, time, and place certain, the matter shall be scheduled for a hearing pursuant to the appropriate noticing procedure in the Auburn City Code and the day, time, and place shall be those defined in these rules for regular meetings of the Commission.

The secretary shall conspicuously post notice that a hearing has been continued and the date, time, and location of the continued hearing on the City's website and at or near the place where the continued meeting was held.

12. Findings of Fact:

The Commission should adopt findings of fact and conclusions for actions taken involving public hearing items. The findings and conclusions may be approved by any one of the following methods:

- A. The Commission may adopt in whole, in part, or with amendments, the written findings prepared by staff. Motions to approve the staff recommendations shall be deemed to incorporate such findings and conclusions unless otherwise indicated. Such findings and conclusions do not have to be read in order to be deemed a part of the record.
- B. The motion to take action may adopt oral finding of fact statements made by Commission members or staff during the hearing or deliberation.
- C. The motion to take an action may direct that additional written findings and conclusions be developed based on the hearing and deliberation of the Commission.
- D. Findings and conclusions may be approved or amended at any time by the Planning Commission, but all such actions shall be based on the record of the matter at hand.

13. Order of Hearings:

Normally the order of hearings shall be as published in the agenda. However, the Chair in order to avoid unnecessary inconvenience to people wishing to testify, or the late arrival of a proponent, may change the order as may be necessary to facilitate the meeting. If the

proponent does not appear at the public hearing, the Planning Commission may continue the public hearing until the next meeting in order to ensure adequate consideration of the proposal. However, in such case the Chair shall take whatever testimony that may be given before accepting a motion to continue pursuant to Section (8).

14. Hearing Record

A. The “record” for a public hearing shall consist of all testimony or comment presented at the hearing and all documents or exhibits that have been submitted, according to these rules, in connection with the matter being considered. Specifically, the record shall include, but not limited to the following:

- Recordings of a hearing;
- The hearing agenda, attendance sheet(s), and the Secretary’s minutes;
- All final staff recorded testimony, presentations, documents, maps, reports, memos, and other staff-produced evidence submitted to the Commission to assist it make a decision or recommendation regarding the agenda topic that is the subject of the hearing subject matter;
- All submissions to the City by the proponent of the hearing subject matter;
- The Planning Commission’s findings of fact and formal recommendation, and record of any other action taken by the Commission;
- Any document publicly cited by the Commission or a Commission member in connection with a decision or recommendation.

B. Anyone wanting to submit into the record physical evidence (e.g. documents, letters, photographs, maps) shall provide the evidence to the Secretary. Persons may submit evidence by email or other electronic means to:

Planning@auburnwa.gov

or by post mail to:

Secretary of the Planning Commission
Community Development Dept.
City of Auburn
25 West Main Street
Auburn, WA 98001-4998

Additionally, a person may submit evidence into the record at the public hearing. However, Commission members may not be able to consider evidence that is submitted at the time of the hearing. The Secretary will enter the evidence into the record without the necessity of it being read into the record and shall make note in the minutes that the evidence was entered. Persons submitting evidence are discouraged from reading verbatim the evidence at a hearing; they are encouraged rather to summarize such evidence during testimony. It may not be possible to copy evidence submitted at the time of a hearing. All material submitted to the record by whatever means may be subject to disclosure to the public under the Public Records Act, RCW 42.56.

- C. The Planning Commission will accept evidence into the record prior to the date and time of the close of the public hearing. The Commission may close the record at an earlier time upon approval by a majority of the Commission. If the Commission reopens a hearing, the record shall also be reopened to submission of evidence. The Commission may accept evidence into the record after close of a hearing if it has not already adopted a recommendation or decision on the matter being considered and if a majority of the Commission finds that the Commission would substantially benefit from the material being submitted into the record.
- D. All evidence shall be suitable for copying for distribution (e.g. will be legible and on paper not exceeding 8-1/2 x 14 inches in size, except diagrams or drawings) and shall identify at the top of the first page or on a cover sheet the date(s) of the public hearing, the date the evidence was submitted, and the submitter's contact information. All pages shall be consecutively numbered, regardless of the number of different documents submitted. Any submitted material proposing revisions to Auburn City Code shall show the revisions by striking out the text proposed to be removed from the code (e.g. ~~for example~~) and underlining text proposed to be added to the code (e.g. for example).
- E. Submitted evidence must consist of less than 100 pages, unless a majority of the Commission approves accepting submissions exceeding that number. If the Commission does not approve, a person submitting evidence exceeding this page number shall have 3 business days from the close of the hearing to comply with the page limit. Evidence submitted by the city is not subject to this page limitation.

- F. All digital or electronic submissions shall be sent to the Commission Secretary as an attachment to an email and may not exceed 20 megabytes. The email shall state the hearing date and topic that the digital documents regard. Submissions larger than 20 megabytes shall be transmitted by a different electronic method pre-arranged with the Secretary. The digital or electronic evidence shall be in portable document format (PDF) and otherwise meet the requirements for physical evidence (e.g. consist of no more than 100 pages, be consecutively paginated, etc.). No audio or video evidence will be accepted without prior consent of a majority of the Commission. Evidence submitted by email shall be considered received at the date and time the email arrives in the Secretary's email box, or the date and time of a delivery receipt if one is requested by the sender. If desired, it is the sender's responsibility to remove metadata from digital submissions.

XI. PUBLIC COMMENT AND CONDUCT:

1. In any meeting when the Commission takes final action, the Commission shall provide an opportunity for the submission of written comment at or before its meeting and oral comment during the meeting.

"Final action" means a collective positive or negative decision, or an actual vote by a majority of Commission members on a motion, proposal, resolution, or order.
2. Persons may address the Commission by filling out a speaker sign-in sheet (available at the entrance to the room or from the staff) and when recognized by the Chair, stepping to the podium, lectern, or table designated by the Chair for speaking.
3. Public remarks will be limited to 3 minutes unless the Chair consents to an extension of time. Speakers may not "donate" their speaking time to others. Comments will be addressed to the Commission as a body and not to individual commissioners.
4. Public comment at a meeting is reserved for topics that are not the subject of a public hearing being conducted at that same meeting. Persons may comment on public hearing topics at the time for testimony during the public hearing.
5. Written public comments not submitted for a public hearing, shall be submitted to the Secretary no later than 3 business days before the meeting for which the comments will be distributed. Written comments shall be limited to 1,000 words of 12-point font. Any related diagrams,

pictures, or drawings will be limited to three pages. Once submitted, the secretary shall distribute the written comments to the commissioners for consideration.

6. These rules are intended to promote an orderly system of holding public meetings and public hearings. Any person who causes a disruption by making personal, impertinent or slanderous remarks or noises, by using speech intended to incite fear of violence, by failing to comply with the allotted time established for the individual speaker's public comment, by yelling or screaming in a manner that prevents the Commission from conducting the meeting, or by other disruptive conduct while addressing the Commission at a public hearing may be barred from further participation by the Chair, unless permission to continue is granted by a majority vote of the Commission.
7. No comments shall be made from any other location other than the podium, lectern or table set up for people to address the Commission at a public hearing, unless approved in advance by the Chair, and anyone making irrelevant, distracting, or offensive comments or noises that are disruptive may be subject to removal from the meeting.
8. Demonstrations, disruptive applause, other disruptive behavior, or audience interruption during anyone's presentation are prohibited. It is distracting to the Commission, the audience, and persons testifying and renders orderly conduct of the meeting unfeasible.

XII. CONFLICT OF INTEREST:

1. Any member of the Commission who in his or her opinion has an interest in any matter before the Commission that would tend to prejudice his or her actions shall publicly indicate, step down and leave the meeting room until the matter is disposed. A member need only be excused from legislative or organizational action if the potential conflict of interest is direct and substantial.
 - A. No member of the Planning Commission may use his or her position to secure special privileges or exemptions for himself, herself, or others.
 - B. No member of the Planning Commission may, directly or indirectly, give or receive or agree to receive any compensation, gift, reward, or gratuity from a source except the employing municipality, for a matter connected with or related to the officer's services as such an officer unless otherwise provided for by law.

- C. No member of the Planning Commission may accept employment or engage in business or professional activity that the officer might reasonably expect would require or induce him or her by reason of his or her official position to disclose confidential information acquired by reason of his or her official position.
- D. No member of the Planning Commission may disclose confidential information gained by reason of the officer's position, nor may the officer otherwise use such information for his or her personal gain or benefit.
- E. No member of the Planning Commission may take any action that is prohibited by Chapter 42.23 RCW or any other statutes identifying conflicts of interest.

2. Appearance of Fairness:

Commission members shall strive to follow, in good faith, the Appearance of Fairness Doctrine as established under Washington State Law as it applies to quasi-judicial decisions (RCW 42.36) even for legislative actions before the Commission. The doctrine includes but is not limited to the following:

- A. Members shall avoid communicating in respect to any proposal with any interested parties, other than staff, outside of public hearings. Written communication from an interested party to a member may be permitted provided that such communication is made part of the record.
- B. Members shall avoid drawing conclusions regarding decisions until after the public hearing is closed.
- C. Members shall avoid participating in decisions which affect their or any family member's property, personal or business interest, or organization.
- D. Members shall avoid participating in decisions in which a preconceived bias or conclusion has been formed in the mind of the member prior to the hearing.
- E. If any concern relating to Items A through D- should arise, the affected member shall declare at the start of the public hearing on the matter, the extent of such concern and whether the member's decision has been influenced. If the member has been influenced, or if the extent of the concern is significant, the

member shall be excused by the Chair from the meeting room and his vote recorded as an abstention.

If, under these rules, a quorum would be excused from the meeting, the Chair in order to establish a quorum, shall under the rule of necessity, permit sufficient members (beginning with those who are least affected by these rules) to participate in the decision.

These rules are intended to be consistent with RCW 42.36. In the case of any conflict, RCW 42.36 or applicable case law shall govern.

XIII. AMENDMENT:

The Rules of Procedure may be amended at any regular meeting of the Commission by a majority vote of the entire membership. The proposed amendment should be presented in writing at a preceding regular meeting. By a two-thirds affirmative vote of the quorum present at a meeting, the Commission may suspend the rules as authorized by Robert's Rules of Order, except when such suspension would conflict with state law or city ordinance.

CITY OF AUBURN

PLANNING COMMISSION

RULES OF PROCEDURE

ADOPTED NOVEMBER, 1983
REVISED NOVEMBER, 1988
UPDATED APRIL, 2000
REVISED FEBRUARY, 2007
REVISED APRIL 2, 2013
REVISED MARCH 8, 2016
REVISED May 2, 2017
REVISED February 6, 2018
REVISED, 2018
REVISED June 5, 2018
REVISED March 5, 2019
REVISED March 3, 2020
REVISED June 8, 2021
REVISED May 3, 2022
REVISED March 7, 2023

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PLANNING COMMISSION - RULES OF PROCEDURE

TABLE OF CONTENTS

SECTION	SUBJECT	PAGE
I.	NAME	4
II.	MEETINGS.....	4
III.	ELECTION OF OFFICERS	6
IV.	CHAIR	6
V.	SECRETARY	7
VI.	QUORUM.....	7
VII.	ABSENCE OF MEMBERS	7
VIII.	ACTIONS DEFINED.....	8
IX.	AGENDA	8
X.	PUBLIC HEARINGS.....	9
XI.	PUBLIC COMMENT AND CONDUCT	14
XII.	CONFLICT OF INTEREST.....	15
XIII.	AMENDMENT	17

CITY OF AUBURN PLANNING COMMISSION

RULES OF PROCEDURE

We, the members of the Planning Commission of the City of Auburn, do hereby adopt, publish, and declare the following Rules of Procedure:

I. NAME:

The official name of the City of Auburn advisory planning agency shall be "The City of Auburn Planning Commission." The membership and terms of office of the members of the Planning Commission shall be as provided in Chapter 2.45 of the Auburn City Code (ACC).

II. MEETINGS:

1. All meetings will be held at the Auburn City Hall, Auburn, Washington, unless otherwise directed by the Secretary or Chair of the Planning Commission. Commissioners shall attend in person at the notified location unless the Chair consents to remote attendance by a member(s).

If after a declaration of an emergency by the mayor, governor, or the federal government, the Chair determines that a meeting in-person with public attendance cannot be held with reasonable safety due to the emergency, the Chair may order the meeting held at a site other than City Hall, held remotely without a physical location, or held with limitations on the physical attendance of some or all members of the public. At any such meeting, the Commission may determine if future meetings will be held in the same manner until the declaration is terminated or the Commission determines that an in-person meeting with public attendance is reasonably safe. Remote or partially remote meetings shall comply with RCW 42.30.230.

“remotely” and “remote attendance” means attending a meeting virtually or using an internet connection where all persons attending the meeting in any manner can hear one another, including telephonic connections and broadcasting the meeting.

2. Regular meetings shall be held on the Tuesday following the first Monday of each month and shall be open to the public. The meeting shall convene at 6:00 P.M. unless otherwise directed by the Secretary or the Chair.
3. If the first Monday of the month is a legal holiday, the regular meeting shall be held on the following Wednesday. If a regular meeting day (Tuesday) falls on a legal holiday or on the November General Election, the Commission will convene on the following Wednesday.
4. Special meetings of the Planning Commission may be called by the Chair. Special meetings of the Planning Commission may also be called by any three members of the Commission. A minimum notice of 24 hours shall be provided for special meetings in accordance with State law.
5. If no matters over which the Planning Commission has jurisdiction are pending upon its calendar, a meeting may be canceled at the notice of the Secretary or Chair provided at least 24 hours in advance.
6. Except as modified by these Rules of Procedure, Robert's Rules of Order, Newly Revised, most current version, shall govern the conduct of the meetings.
7. Meetings of the Planning Commission shall be conducted in conformity with the requirements of the Washington State Open Public Meetings Act, Chapter 42.30 of the Revised Code of Washington (RCW). Executive sessions can only be held in accordance with the provisions of Section 42.30.110 RCW.
8. The Planning Commission may conduct business in closed session as allowed in conformity with Section 42.30.140 RCW.
9. An agenda shall be prepared in advance of every regular and special meeting of the Planning Commission. Meeting agendas and materials on items on an agenda for a regular meeting shall be provided to members of the Planning Commission not less than five (5) days in advance of the regular meeting. Meeting agendas and materials on items on an agenda for a special meeting shall be provided to members of the Planning Commission as promptly in advance of the meeting as can reasonably be accomplished.
10. At all meetings of the Commission, commissioners are prohibited from using cell phones or other personal communication devices, and shall not send or receive and read e-mails, text messages, or any other social media postings.

III. ELECTION OF OFFICERS:

1. The officers of the Commission shall consist of a Chair and Vice Chair elected from the appointed members of the Commission and such other officers as the Commission may, by the majority vote, approve and appoint.
2. The election of officers shall take place once each year at the Commission's first regular meeting of each calendar year, or as soon thereafter as possible. The term of office of each officer shall run until the subsequent election.
3. If the Chair or Vice-Chair vacates their position mid-term, the Planning Commission will re-elect officers at their next scheduled meeting and as their first order of business. If it is the Chair position that has been vacated, the Vice-Chair will administer the election proceedings.

IV. CHAIR:

1. The Chair shall preside over the meetings of the Commission and may exercise all the powers usually incident of the office. The Chair shall be considered as a member of the Commission and have the full right to have his/her own vote recorded in all deliberations of the Commission.
2. The Chair shall have the power to create temporary committees of one, two or three members. Standing committees of the Commission shall be created at the direction of the Commission and appointed by the Chair. Standing or temporary committees may be charged with such duties, examinations, investigations and inquiries relative to one or more subjects of interest to the Commission. No standing or temporary committee shall have the power to commit the Commission to the endorsement of any plan or program without the approval at the regular or special meeting of the Commission.
3. The Vice Chair shall in the absence of the Chair, perform all the duties incumbent upon the Chair.
4. In the event of the absence of the Chair and Vice Chair, the senior member of the Commission present shall act as Chair for that meeting or may delegate the responsibility to another member.

V. SECRETARY:

The Community Development Director (“Director”), or his/her appointee, shall act as the Secretary for the Planning Commission and shall keep a record of all meetings of the Commission and its committees. These records shall be retained at the Community Development Department and by the City Clerk.

All public hearings shall be electronically recorded verbatim and may be transcribed upon request of the Director, City Attorney, the majority of the Commission, or City Council. Transcriptions may be requested by other parties, in which case, the costs of transcription shall be borne by the requesting party.

The City Clerk shall record the meeting minutes, which shall be action minutes that include the meeting date, time, and place; commissioner attendance; and official acts taken at the meeting. The Clerk shall prepare the minutes in writing and present them to the Commission for correction and approval.

VI. QUORUM:

A simple majority of the appointed members shall constitute a quorum for the transaction of business. A simple majority vote of the quorum present shall be sufficient to take action on the matters before the Commission; provided that if at any time during the meeting, a quorum is no longer present, the Commission may not take action on any matter.

VII. ABSENCE OF MEMBERS:

Participation in Planning Commission responsibilities is essential; not only so that a quorum can be established, but to also ensure that discussions and decision making are as representative of the community as possible. Recurring absence also diminishes a member’s ability to vote on matters discussed during prior meetings. It is therefore important for all appointed members to participate to the maximum extent possible. If a member is unable to participate on a regular basis, it may be appropriate for a member to be replaced. This section of the rules is intended to provide standards that ensure that the regular absence of one member does not become disruptive to, or impede the work of, the full Commission.

In the event of a member being absent for two (2) consecutive regular meetings, or being absent from 25% of the regular meetings during any calendar year, without being excused by the Chair, the Chair may request that the Mayor ask for his or her resignation. To be excused, members must inform the planning commission’s secretary in advance if they cannot attend a scheduled meeting.

VIII. ACTIONS DEFINED:

The rules of the Commission impose different requirements according to the type of action before the Commission.

1. Legislative actions are those which affect broad classes of people of the whole City. These actions include adopting, amending, or revising comprehensive, community, or neighborhood plans, or other land use planning documents or the adoption of area wide zoning ordinances or the adoption of a zoning ordinance amendment that is area wide in significance.
2. Quasi-judicial actions of the Planning Commission are those actions which determine the legal rights, duties, or privileges of specific parties in a hearing or other contested case proceeding. Quasi-judicial actions include actions that would otherwise be administrative or legislative if applied more widely or city-wide, rather than affecting one or a small number of persons or properties. Quasi-judicial actions do not include the legislative actions adopting, amending, or revising comprehensive, community, or neighborhood plans or other land use planning documents or the adoption of area-wide zoning ordinances or the adoption of a zoning amendment that is of general or area-wide significance.
3. Organizational actions are those actions related to the organization and operation of the Commission. Such actions include adoption of rules, directions to staff, approval of reports, election of officers, etc.

IX. AGENDA:

An agenda shall be prepared for each meeting consisting of the following order of business:

1. CALL TO ORDER
 - a) Roll Call/Establishment of Quorum
 - b) Pledge of Allegiance
2. Approval of Minutes
3. Public Hearings
4. Other Business Items as Appropriate
5. Community Development Report
6. Adjournment

Additional items may be added to the agenda by the Planning Commission. The Chair shall have the discretion to amend the order of business.

X. PUBLIC HEARINGS:

The procedure for conducting all public hearings will be as follows:

1. Chair opens the public hearing and establishes whether the proponent, if applicable, is in attendance.
2. Staff Report.
3. Testimony of Proponent, if applicable. Persons addressing the Commission, who are not specifically scheduled on the agenda, will be requested to step up to the podium, give their name and address for the record, and limit their remarks to three (3) minutes, in addition to filling out the speaker sign in sheet available at the Secretary's desk. All remarks will be addressed to the Commission as a whole. The Secretary shall serve as timekeeper. The Presiding Officer may make exceptions to the time restrictions of persons addressing the Commission when warranted, at the discretion of the Presiding Officer.
4. Chair calls for other testimony, either for or against. Testimony must be called for three times. The Chair shall have the discretion to set time limits on individual public testimony.
5. All testimony and comments by persons addressing the Commission shall be relevant and pertinent to issues before the Commission's public hearing. The Chair shall have the discretion to rule on the relevance of individual public testimony.
6. Questions of staff or persons presenting testimony. Questions by Planning Commissioners that are intended for persons who have provided testimony shall be directed through the Chair. Questions to persons who have provided testimony shall be relevant to the testimony that was provided.
7. Chair closes public hearing.
8. A public hearing may be reopened by motion duly seconded and approved by a majority vote to accept additional testimony.
9. Deliberation.
10. Voting:
 - A. The Chair shall call for a vote.

- B. Members shall vote by voice, unless a member is unable to do so or a member requests a vote by show of hands. If unable to vote by voice, a member shall make a clear expression of the member's vote through raising a hand, sending an electronic message or electronic signal that can be seen by all other commissioners simultaneous with the vote, or other similarly clear and timely action. Any member, including the Chair, not voting or submitting an unclear vote shall be recorded as voting in the negative.
- C. The Chair or a Commission member may request that the Secretary take a roll call vote or a vote by show of hands. Also, to ensure an accurate record of voting, the Secretary may take either on his/her own initiative.
- D. A member may abstain from discussion and voting on a question because of a stated conflict of interest or appearance of fairness. If any member of the Planning Commission wishes to abstain, or has disclosed a conflict of interest and must abstain from a vote, that member shall so advise the Commission, shall remove and absent himself/herself from the deliberations, and considerations of the matter, and shall have no further participation in the matter. The member should make this determination prior to any discussion or participation on the subject matter or as soon thereafter as the member perceives a need to abstain. A member may confer with the City Attorney to determine if the member is required to abstain.

If the intended abstention can be anticipated in advance, any conference with the City Attorney should occur prior to the meeting at which the subject matter would be coming before the Planning Commission. If that cannot be done, the member should advise the Chair that he/she has an "abstention question" that he/she wants to review with the City Attorney, in which case, the Chair shall call a brief recess for that purpose before proceeding further.

- E. If a tie vote exists, after recording the Chair's vote, the motion fails. However, a motion for denial that fails on a tie vote shall not be considered an approval.
- F. No member may participate in any decision if the member had not reviewed the staff reports and testimony presented at the hearing on the matter. Such member may, however, listen to the recording of the hearing in order to satisfy this requirement.

11. Continuing an Item:

If the Commission wishes to continue a public hearing item, the Chair should open the public hearing, solicit testimony, and request a motion from the Commission to continue the public hearing item to a time, place, and date certain. If any matter is tabled or postponed without establishing a date, time, and place certain, the matter shall be scheduled for a hearing pursuant to the appropriate noticing procedure in the Auburn City Code and the day, time, and place shall be those defined in these rules for regular meetings of the Commission.

The secretary shall conspicuously post notice that a hearing has been continued and the date, time, and location of the continued hearing on the City's website and at or near the place where the continued meeting was held.

12. Findings of Fact:

The Commission should adopt findings of fact and conclusions for actions taken involving public hearing items. The findings and conclusions may be approved by any one of the following methods:

- A. The Commission may adopt in whole, in part, or with amendments, the written findings prepared by staff. Motions to approve the staff recommendations shall be deemed to incorporate such findings and conclusions unless otherwise indicated. Such findings and conclusions do not have to be read in order to be deemed a part of the record.
- B. The motion to take action may adopt oral finding of fact statements made by Commission members or staff during the hearing or deliberation.
- C. The motion to take an action may direct that additional written findings and conclusions be developed based on the hearing and deliberation of the Commission.
- D. Findings and conclusions may be approved or amended at any time by the Planning Commission, but all such actions shall be based on the record of the matter at hand.

13. Order of Hearings:

Normally the order of hearings shall be as published in the agenda. However, the Chair in order to avoid unnecessary inconvenience to people wishing to testify, or the late arrival of a proponent, may change the order as may be necessary to facilitate the meeting. If the

proponent does not appear at the public hearing, the Planning Commission may continue the public hearing until the next meeting in order to ensure adequate consideration of the proposal. However, in such case the Chair shall take whatever testimony that may be given before accepting a motion to continue pursuant to Section (8).

14. Hearing Record

A. The “record” for a public hearing shall consist of all testimony or comment presented at the hearing and all documents or exhibits that have been submitted, according to these rules, in connection with the matter being considered. Specifically, the record shall include, but not limited to the following:

- Recordings of a hearing;
- The hearing agenda, attendance sheet(s), and the Secretary’s minutes;
- All final staff recorded testimony, presentations, documents, maps, reports, memos, and other staff-produced evidence submitted to the Commission to assist it make a decision or recommendation regarding the agenda topic that is the subject of the hearing subject matter;
- All submissions to the City by the proponent of the hearing subject matter;
- The Planning Commission’s findings of fact and formal recommendation, and record of any other action taken by the Commission;
- Any document publicly cited by the Commission or a Commission member in connection with a decision or recommendation.

B. Anyone wanting to submit into the record physical evidence (e.g. documents, letters, photographs, maps) shall provide the evidence to the Secretary. Persons may submit evidence by email or other electronic means to:

Planning@auburnwa.gov

or by post mail to:

Secretary of the Planning Commission
Community Development Dept.
City of Auburn
25 West Main Street
Auburn, WA 98001-4998

Additionally, a person may submit evidence into the record at the public hearing. However, Commission members may not be able to consider evidence that is submitted at the time of the hearing. The Secretary will enter the evidence into the record without the necessity of it being read into the record and shall make note in the minutes that the evidence was entered. Persons submitting evidence are discouraged from reading verbatim the evidence at a hearing; they are encouraged rather to summarize such evidence during testimony. It may not be possible to copy evidence submitted at the time of a hearing. All material submitted to the record by whatever means may be subject to disclosure to the public under the Public Records Act, RCW 42.56.

- C. The Planning Commission will accept evidence into the record prior to the date and time of the close of the public hearing. The Commission may close the record at an earlier time upon approval by a majority of the Commission. If the Commission reopens a hearing, the record shall also be reopened to submission of evidence. The Commission may accept evidence into the record after close of a hearing if it has not already adopted a recommendation or decision on the matter being considered and if a majority of the Commission finds that the Commission would substantially benefit from the material being submitted into the record.
- D. All evidence shall be suitable for copying for distribution (e.g. will be legible and on paper not exceeding 8-1/2 x 14 inches in size, except diagrams or drawings) and shall identify at the top of the first page or on a cover sheet the date(s) of the public hearing, the date the evidence was submitted, and the submitter's contact information. All pages shall be consecutively numbered, regardless of the number of different documents submitted. Any submitted material proposing revisions to Auburn City Code shall show the revisions by striking out the text proposed to be removed from the code (e.g. ~~for example~~) and underlining text proposed to be added to the code (e.g. for example).
- E. Submitted evidence must consist of less than 100 pages, unless a majority of the Commission approves accepting submissions exceeding that number. If the Commission does not approve, a person submitting evidence exceeding this page number shall have 3 business days from the close of the hearing to comply with the page limit. Evidence submitted by the city is not subject to this page limitation.

- F. All digital or electronic submissions shall be sent to the Commission Secretary as an attachment to an email and may not exceed 20 megabytes. The email shall state the hearing date and topic that the digital documents regard. Submissions larger than 20 megabytes shall be transmitted by a different electronic method pre-arranged with the Secretary. The digital or electronic evidence shall be in portable document format (PDF) and otherwise meet the requirements for physical evidence (e.g. consist of no more than 100 pages, be consecutively paginated, etc.). No audio or video evidence will be accepted without prior consent of a majority of the Commission. Evidence submitted by email shall be considered received at the date and time the email arrives in the Secretary's email box, or the date and time of a delivery receipt if one is requested by the sender. If desired, it is the sender's responsibility to remove metadata from digital submissions.

XI. PUBLIC COMMENT AND CONDUCT:

1. In any meeting when the Commission takes final action, the Commission shall provide an opportunity for the submission of written comment at or before its meeting and oral comment during the meeting.

"Final action" means a collective positive or negative decision, or an actual vote by a majority of Commission members on a motion, proposal, resolution, or order.
2. Persons may address the Commission by filling out a speaker sign-in sheet (available at the entrance to the room or from the staff) and when recognized by the Chair, stepping to the podium, lectern, or table designated by the Chair for speaking.
3. Public remarks will be limited to 3 minutes unless the Chair consents to an extension of time. Speakers may not "donate" their speaking time to others. Comments will be addressed to the Commission as a body and not to individual commissioners.
4. Public comment at a meeting is reserved for topics that are not the subject of a public hearing being conducted at that same meeting. Persons may comment on public hearing topics at the time for testimony during the public hearing.
5. Written public comments not submitted for a public hearing, shall be submitted to the Secretary no later than 3 business days before the meeting for which the comments will be distributed. Written comments shall be limited to 1,000 words of 12-point font. Any related diagrams,

pictures, or drawings will be limited to three pages. Once submitted, the secretary shall distribute the written comments to the commissioners for consideration.

6. These rules are intended to promote an orderly system of holding public meetings and public hearings. Any person who causes a disruption by making personal, impertinent or slanderous remarks or noises, by using speech intended to incite fear of violence, by failing to comply with the allotted time established for the individual speaker's public comment, by yelling or screaming in a manner that prevents the Commission from conducting the meeting, or by other disruptive conduct while addressing the Commission at a public hearing may be barred from further participation by the Chair, unless permission to continue is granted by a majority vote of the Commission.
7. No comments shall be made from any other location other than the podium, lectern or table set up for people to address the Commission at a public hearing, unless approved in advance by the Chair, and anyone making irrelevant, distracting, or offensive comments or noises that are disruptive may be subject to removal from the meeting.
8. Demonstrations, disruptive applause, other disruptive behavior, or audience interruption during anyone's presentation are prohibited. It is distracting to the Commission, the audience, and persons testifying and renders orderly conduct of the meeting unfeasible.

XII. CONFLICT OF INTEREST:

1. Any member of the Commission who in his or her opinion has an interest in any matter before the Commission that would tend to prejudice his or her actions shall publicly indicate, step down and leave the meeting room until the matter is disposed. A member need only be excused from legislative or organizational action if the potential conflict of interest is direct and substantial.
 - A. No member of the Planning Commission may use his or her position to secure special privileges or exemptions for himself, herself, or others.
 - B. No member of the Planning Commission may, directly or indirectly, give or receive or agree to receive any compensation, gift, reward, or gratuity from a source except the employing municipality, for a matter connected with or related to the officer's services as such an officer unless otherwise provided for by law.

- C. No member of the Planning Commission may accept employment or engage in business or professional activity that the officer might reasonably expect would require or induce him or her by reason of his or her official position to disclose confidential information acquired by reason of his or her official position.
- D. No member of the Planning Commission may disclose confidential information gained by reason of the officer's position, nor may the officer otherwise use such information for his or her personal gain or benefit.
- E. No member of the Planning Commission may take any action that is prohibited by Chapter 42.23 RCW or any other statutes identifying conflicts of interest.

2. Appearance of Fairness:

Commission members shall strive to follow, in good faith, the Appearance of Fairness Doctrine as established under Washington State Law as it applies to quasi-judicial decisions (RCW 42.36) even for legislative actions before the Commission. The doctrine includes but is not limited to the following:

- A. Members shall avoid communicating in respect to any proposal with any interested parties, other than staff, outside of public hearings. Written communication from an interested party to a member may be permitted provided that such communication is made part of the record.
- B. Members shall avoid drawing conclusions regarding decisions until after the public hearing is closed.
- C. Members shall avoid participating in decisions which affect their or any family member's property, personal or business interest, or organization.
- D. Members shall avoid participating in decisions in which a preconceived bias or conclusion has been formed in the mind of the member prior to the hearing.
- E. If any concern relating to Items A through D- should arise, the affected member shall declare at the start of the public hearing on the matter, the extent of such concern and whether the member's decision has been influenced. If the member has been influenced, or if the extent of the concern is significant, the

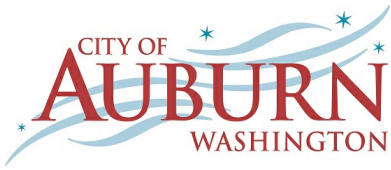
member shall be excused by the Chair from the meeting room and his vote recorded as an abstention.

If, under these rules, a quorum would be excused from the meeting, the Chair in order to establish a quorum, shall under the rule of necessity, permit sufficient members (beginning with those who are least affected by these rules) to participate in the decision.

These rules are intended to be consistent with RCW 42.36. In the case of any conflict, RCW 42.36 or applicable case law shall govern.

XIII. AMENDMENT:

The Rules of Procedure may be amended at any regular meeting of the Commission by a majority vote of the entire membership. The proposed amendment should be presented in writing at a preceding regular meeting. By a two-thirds affirmative vote of the quorum present at a meeting, the Commission may suspend the rules as authorized by Robert's Rules of Order, except when such suspension would conflict with state law or city ordinance.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Annual Election of Officers (Teague)

Date:

March 12, 2024

Department:

Community Development

Attachments:

No Attachments Available

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:**Background for Motion:****Background Summary:****Reviewed by Council Committees:****Councilmember:****Staff:**

Teague

Meeting Date: April 2, 2024

Item Number:



AGENDA BILL APPROVAL FORM

Agenda Subject:

2024 Comprehensive Plan (Steiner)

Date:

March 26, 2024

Department:

Community Development

Attachments:

[2024 Comp Plan Memorandum](#)
[Attachment A - Land Use Element and Housing
Element Presentation](#)
[Attachment B - Land Use Element \(edited\)](#)
[Attachment C - Land Use Element \(clean\)](#)
[Attachment D - Housing Element \(edited\)](#)
[Attachment D - Housing Element \(edited\)](#)
[Attachment E - Housing Element \(clean\)](#)
[Attachment F - 2044 Proposed Zoning Map](#)

Budget Impact:

Current Budget: \$0
Proposed Revision: \$0
Revised Budget: \$0

Administrative Recommendation:**Background for Motion:****Background Summary:**

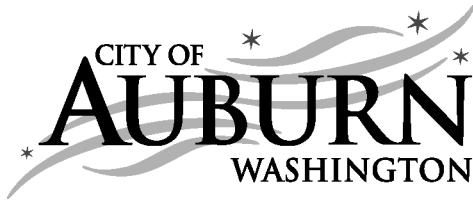
See attached Memorandum

Reviewed by Council Committees:**Councilmember:****Staff:**

Steiner

Meeting Date: April 2, 2024

Item Number:



Memorandum

To: Judi Roland, Chair, Planning Commission
Planning Commission Members

From: Josh Steiner, Senior Long-Range Planner, Comm. Dev. Dept.

Date: April 2, 2024

Re: **Special Meeting: 2024 Comprehensive Plan - Planning Commission**

Each city and county in Washington state is required to conduct a periodic update of its comprehensive plan and development regulations per RCW 36.70A.130 (The Growth Management Act or GMA). In general, the purpose is to ensure consistency with the Puget Sound Regional Council Vision 2050, the Countywide Planning Policies (for Auburn this means both Pierce and King County), any changes in state laws over the intervening time, and to respond to changing conditions within the local community.

Tonight, staff will be presenting on the Land Use Element and the Housing Element of the Comprehensive Plan. This presentation will include a discussion of the proposed changes and the purpose and implication of the changes. This meeting is open to the public and has been advertised appropriately as a Special Meeting. Table 1 illustrates current, past, and upcoming Planning Commission meetings for the Comprehensive Plan update, as well as subject.

Subject	Public Meeting	Public Hearing	Deliberation and Action
Land Use	<i>Tonight</i>	April 16	April 30
Housing	<i>Tonight</i>	April 16	April 30
Historic Preservation	April 16	April 30	May 7
Economic Development	April 16	April 30	May 7
Climate	April 30	May 7	May 21
Parks and Open Space	April 30	May 7	May 21
Capital Facilities	May 7	May 21	June 4
Sewer System Plan	May 7	May 21	June 4
Storm Water Plan	May 7	May 21	June 4
Transportation	May 21	June 4	June 18
Water System Plan	July 2	July 16	If Needed
Utilities Element	July 2	July 16	If Needed

For reference, the current adopted Land Use Element can be found [HERE](#), and the current adopted Housing Element can be found [HERE](#):

Feel free to contact either Josh Steiner, Senior Long-Range Planner at jsteiner@auburnwa.gov or 253-804-5064 with any questions.

Included Attachments:

Attachment A – Land Use Element and Housing Element Presentation
Attachment B – Land Use Element (edited)
Attachment C – Land Use Element (clean)
Attachment D – Housing Element (edited)
Attachment E – Housing Element (clean)
Attachment F – 2044 Proposed Zoning Map

CITY DEPARTMENTS

2024 COMPREHENSIVE PLAN – LAND USE ELEMENT

JOSH STEINER, AICP, SENIOR PLANNER
PLANNING COMMISSION SPECIAL MEETING

APRIL 2, 2024

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Community Services • Code Enforcement

AUBURN
VALUES

S E R V I C E
E N V I R O N M E N T
E C O N O M Y
C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT



Purpose and Scope of Comprehensive Plan Amendments

- A. Provide zoned capacity for 12,000 new housing units and 19,520 new jobs by 2044**
- B. Incorporate Middle Housing (HB 1110)**
- C. Land Use and Zoning Updates**
- D. Opportunities to simplify land use and zoning**
- E. Approaches for density in Growth Centers**
- F. Zoning changes in Downtown**
- G. Goals and Policies Updates**
- H. Other clean-up items**

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT



Core Changes to Land Use Element

○ Growth Targets Driving Update

- King County Countywide Planning Policies (March 2023) Identifies 2019-2044 housing targets (**12,000 net new residential units, 19,520 net new jobs**)
- Pierce County Countywide Planning Policies (Ordinance 2023-22s) identifies 2020-2044 housing targets (**112 net new residential units, 0 net new jobs**)
 - Note that original housing target was 96 units and was amended by Pierce County Council in June 2023

Accommodating this growth in central to Comprehensive Plan Update

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT



Core Changes to Land Use Element

○ Middle Housing Update

Overall density increases in residential zones

Basic Requirements

- Allow 6 of 9 Middle Housing types in all Residential Zones
- 4 units per lot minimum
- Up to 6 units per lot if near transit and/or with affordability requirement
- Development regulations apply

How it is Implemented

- Allow all 9 types in different zones
- Consolidate existing R-5 and R-7 to R-10
- Consolidate R-10 and R-16 into R-16
- R-20 and Mixed-Use zones
- DUC Neighborhood Residential zone
- Plan for 6 units per lot in residential zones
- R-MHC Exclusion
- ADUs can satisfy MH requirements
- Development regulations to be updated
 - Consultant assistance

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

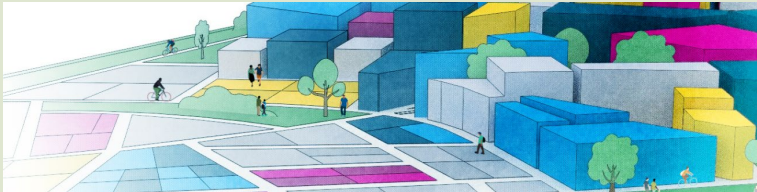


Core Changes to Land Use Element

Other Land Use and Zoning Updates

Land Use

- Neighborhood Residential I-III
- Mixed-Use
- Growth Centers
- Downtown Urban Center Alignment



Zoning

- R1 – 1 DU per Acre
- R2 – Residential Low – R-5, R-7
- R3 – Residential Medium – R-10, R-16
- R4 – Residential High – R-20
- Mixed-Use
 - N-NM Neighborhood Mixed-Use (new)
 - RF – Residential-Flex (RO)
- Downtown Urban Center Zones (Auburn Comp Plan Update)

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT



Core Changes to Land Use Element

Land Use and Zoning Updates

Proposed Land and Zoning - Overall Density Increases in Residential Zones

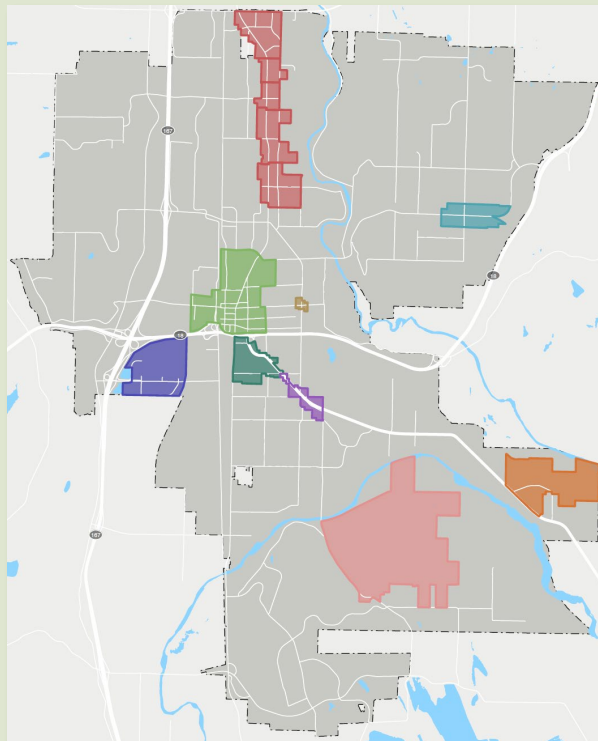
Existing Zoning District	Proposed Zoning	Existing Land Use	Proposed Land Use	Description
RC RESIDENTIAL CONSERVANCY	RC RESIDENTIAL CONSERVANCY	Residential Conservancy	Residential Conservancy	Allow for Middle Housing
R1 - RESIDENTIAL 1 DU/ACRE	R1 - RESIDENTIAL 1 DU/ACRE	Single Family	Neighborhood Residential One	Allow for Middle Housing
R-5, R-7	R2 - Residential Low	Single Family	Neighborhood Residential Two	SF, Townhouse, Duplex, Triplex, Fourplex, Two-Story Stacked Flats, Courtyard Apartments, Cottage Housing - 4-6 units/lot, ADUs
R-10, R-16	R3 - Residential Moderate	Moderate Density Residential	Neighborhood Residential Two	R2 (No SF)+ Fiveplex, Sixplex, 3-Story Stacked Flats, Apartment Buildings and Mixed-Use up to 20 units/3 Stories, ADUs
R-20	R4 - Residential High	Multiple-Family	Neighborhood Residential Three	R3 + Apartment Buildings and Mixed-Use over 20 units/3-Stories, ADUs
N/A	R-NM NEIGHBORHOOD MIXED-USE	N/A	Mixed-Use	R4 and C1 Uses + Mixed-Use (horizontal or vertical) Emphasis
RO - Residential Office	RF - FLEX-RESIDENTIAL	Varies	Mixed-Use	Smaller-scale R-NM with emphasis on conversion of existing structure, middle housing not to exceed two stories. No new SF.
Downtown Urban Center	DUC Downtown Urban Center - 125 District	Downtown Urban Center	Downtown Urban Center	DUC up to 125' tall buildings where permitted
Downtown Urban Center	DUC Downtown Urban Center - 75 District	Downtown Urban Center	Downtown Urban Center	DUC up to 75' tall buildings where permitted
Downtown Urban Center	DUC Downtown Urban Center - 55 District	Downtown Urban Center	Downtown Urban Center	DUC up to 55' tall buildings where permitted
Downtown Urban Center	DUC Neighborhood Residential District	Downtown Urban Center	Downtown Urban Center	R-3
Downtown Urban Center	DUC Health and Wellness District	Downtown Urban Center	Downtown Urban Center	Multicare Zone
Downtown Urban Center	DUC Flex-Residential District	Downtown Urban Center	Downtown Urban Center	RF with permitted specific industrial uses (craft workshops, breweries, coffee, etc.)
Downtown Urban Center	DUC Light Commercial District	Downtown Urban Center	Downtown Urban Center	C-1 but DUC Design Guidelines Apply
Downtown Urban Center	DUC Heavy Commercial District	Downtown Urban Center	Downtown Urban Center	C-2 but DUC Design Guidelines Apply
Downtown Urban Center	DUC Light Industrial District	Downtown Urban Center	Downtown Urban Center	M-1 but DUC Design Guidelines Apply

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT



Core Changes to Land Use Element

○ Planning for Future Growth – Growth Centers



Growth Centers

- Primary areas for residential and employment growth
- Located at key intersections, travel corridors, or previously adopted areas
- Smaller “Downtown Urban Centers”
- Downtown Urban Center, I-Street, Stuck River Subarea are primary growth centers
 - I-Street 2021 Housing is 6%, employment 9% of city total; 2044 – housing 7%, employment 13%
- Core of Growth Center is Mixed-Use Designation (horizontal or vertical)
- Zoning based on context
- Growth Centers should be Performance-Based to ensure consistency with accommodating growth targets

Downtown Urban Center	Outlet Collection	I Street Corridor
South Downtown	Auburn Way S	Academy
Lea Hill	Stuck River Road Subarea	M Street/ E Main

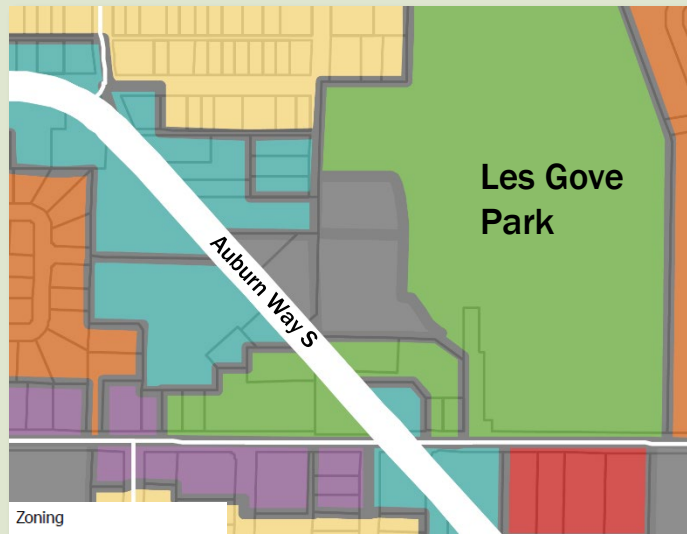
2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT



Core Changes to Land Use Element

○ Planning for Future Growth – Growth Centers

Growth Centers



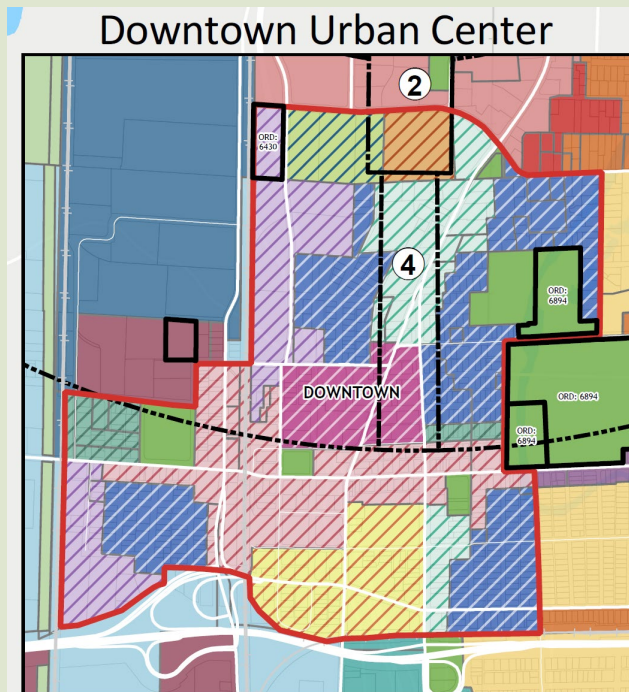
- Core of Growth Center is Mixed-Use Designation (horizontal or vertical)
- Mixed-Use is surrounded by lesser dense zoning or other types of zoning
- Zoning based on context
- Growth Centers should be Performance-Based to ensure consistency with accommodating growth targets

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT



Core Changes to Land Use Element

● Downtown Auburn Growth



- Auburn Downtown Plan Update
- Regional Growth Center
- Downtown Boundary Changes
- Downtown Urban Center Zoning
 - Specific to DUC with Downtown Design Guidelines
- Planned Growth
 - 2021 – 10% of Total City Employment, 5% Housing Units
 - 2044 – 12% Total City Employment (17% growth), 17% (52% growth) Housing Units

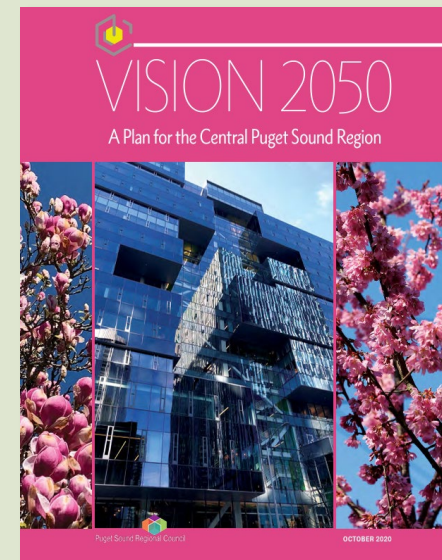
2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT



Core Changes to Land Use Element

○ Goals and Policies Updates

- Updates to address Growth Management Act and Puget Sound Regional Council Requirements
 - Growth Centers
 - Climate Change
 - Regional Coordination
 - Equity
- Updates to maps
 - Growth Centers
 - Land Use and Zoning



2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT



Potential Implications of Proposed Changes

- Middle Housing Allowed in majority of city
- Code updates
 - Rezone Process
 - Middle Housing Development Regulations
 - Downtown Urban Center and Design Guidelines
- Few transportation issues that can't be addressed through capital projects, but close coordination needed
- Accountable for targets and policies
- Compliance for continued grant eligibility

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT



Next Steps

- April 16th Public Hearing
 - Technical Analysis for Land Use and Housing
 - Housing Needs and Characteristics Assessment
 - Requested updates based on feedback

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT



Questions, Discussion, and Feedback

CITY DEPARTMENTS

2024 COMPREHENSIVE PLAN – HOUSING ELEMENT

JOSH STEINER, AICP, SENIOR PLANNER
PLANNING COMMISSION SPECIAL MEETING

APRIL 2, 2024

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Community Services • Code Enforcement

AUBURN
VALUES

S E R V I C E
E N V I R O N M E N T
E C O N O M Y
C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Purpose and Scope of Comprehensive Plan Amendments

- A. Plan for 12,000 new housing units by 2044**
- B. Incorporate Middle Housing (HB 1110)**
- C. Land Use and Zoning Updates**
- D. Unit-Lot Subdivision for Ownership**
- E. Mixed-Use in Growth Centers**
- F. Downtown Housing**
- G. Goals and Policies Updates**

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

○ Growth Targets Driving Update

- King County Countywide Planning Policies (March 2023) Identifies 2019-2044 housing targets (**12,000 net new residential units, 19,520 net new jobs**)
- Pierce County Countywide Planning Policies (Ordinance 2023-22s) identifies 2020-2044 housing targets (**112 net new residential units, 0 net new jobs**)
 - Note that original housing target was 96 units and was amended by Pierce County Council in June 2023

Accommodating this growth in central to Comprehensive Plan Update

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

○ Middle Housing Update

Overall density increases in residential zones

Basic Requirements

- Allow 6 of 9 Middle Housing types in all Residential Zones
- 4 units per lot minimum
- Up to 6 units per lot if near transit and/or with affordability requirement
- Development regulations apply

How it is Implemented

- Allow all 9 types in different zones
- Zoning Changes
- DUC Neighborhood Residential zone
- Plan for 6 units per lot in residential zones
- R-MHC Exclusion
- ADUs can satisfy MH requirements
- Development regulations updated so Middle Housing is more feasible
- “If it fits, it sits”

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

Townhome



2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

Duplex



2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

Duplex



2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

Triplex



Source: Opticos Design

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

Fourplex



2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

Fiveplex



Source: Opticos Design

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

Sixplex



Source: Opticos Design

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

Stacked Flat



Source: Opticos Design

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

Courtyard Apartments



Source: Opticos Design

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

Cottage Housing



2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

Accessory Dwelling Unit (attached or detached)



Source: Housing Solutions Network

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

Land Use and Zoning Updates

Overall density increases in residential zones

Existing Zoning District	Proposed Zoning	Existing Land Use	Proposed Land Use	Description
RC RESIDENTIAL CONSERVANCY	RC RESIDENTIAL CONSERVANCY	Residential Conservancy	Residential Conservancy	Allow for Middle Housing
R1 - RESIDENTIAL 1 DU/ACRE	R1 - RESIDENTIAL 1 DU/ACRE	Single Family	Neighborhood Residential One	Allow for Middle Housing SF, Townhouse, Duplex, Triplex, Fourplex, Two-Story Stacked Flats, Courtyard Apartments, Cottage Housing - 4-6 units/lot, ADUs
R-5, R-7	R2 - Residential Low	Single Family	Neighborhood Residential Two	R2 (No SF)+ Fiveplex, Sixplex, 3-Story Stacked Flats, Apartment Buildings and Mixed-Use up to 20 units/3 Stories, ADUs
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Downtown Urban Center	DUC Neighborhood Residential District	Downtown Urban Center	Downtown Urban Center	R-3
Downtown Urban Center	DUC Health and Wellness District	Downtown Urban Center	Downtown Urban Center	Multicare Zone RF with permitted specific industrial uses (craft workshops, breweries, coffee, etc.)
Downtown Urban Center	DUC Flex-Residential District	Downtown Urban Center	Downtown Urban Center	C-1 but DUC Design Guidelines Apply
Downtown Urban Center	DUC Light Commercial District	Downtown Urban Center	Downtown Urban Center	C-2 but DUC Design Guidelines Apply
Downtown Urban Center	DUC Heavy Commercial District	Downtown Urban Center	Downtown Urban Center	M-1 but DUC Design Guidelines Apply
Downtown Urban Center	DUC Light Industrial District	Downtown Urban Center	Downtown Urban Center	

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

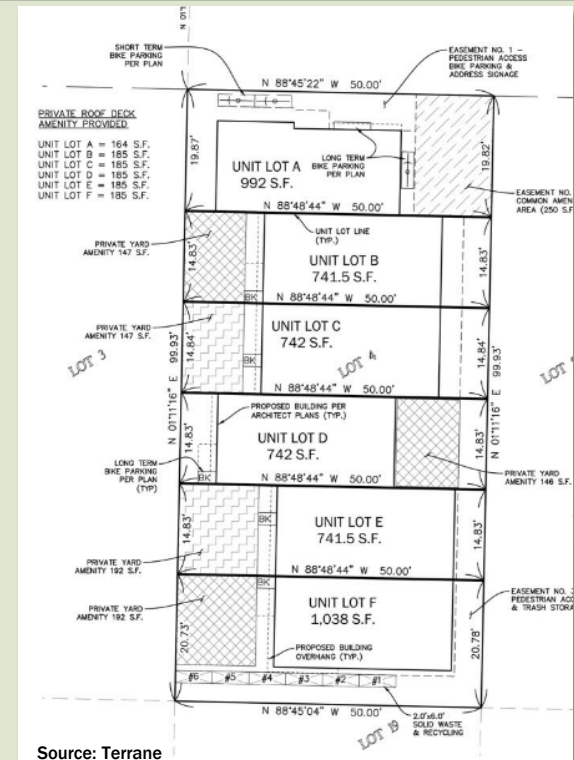


Core Changes to Housing Element

Unit Lot Subdivision

Intent of Change

- Alternative to condominium ownership; Unit is individually owned including land beneath it
- Complies with HB 1110 Requirements
- Ownership opportunities –middle housing is more affordable than traditional single-family houses
- “Parent Lot” and “Unit Lot”
- Easements for shared areas, owned in common (often through HOA)
- Implemented in development regulations and code; can be processed like standard subdivision



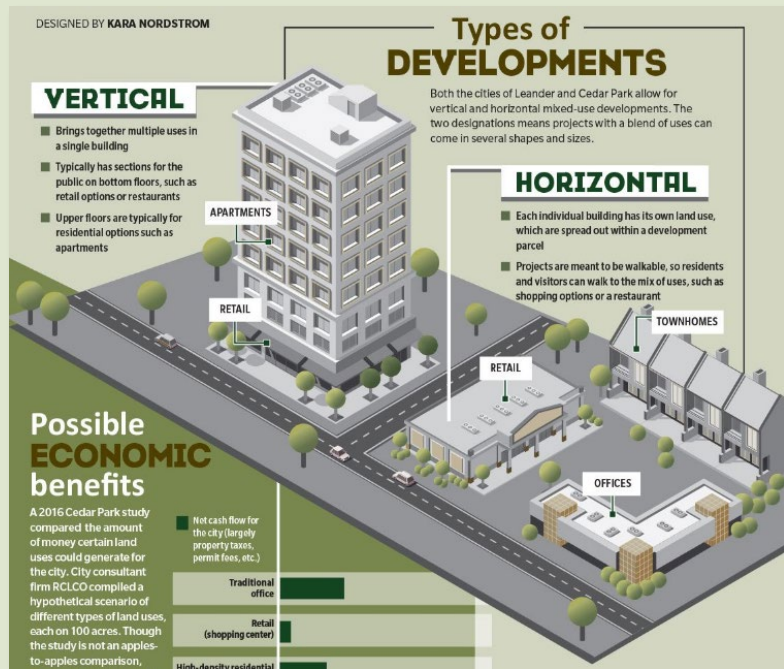
Source: Terrane

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

○ Planning for Future Growth – Growth Centers



Source: Community Impact

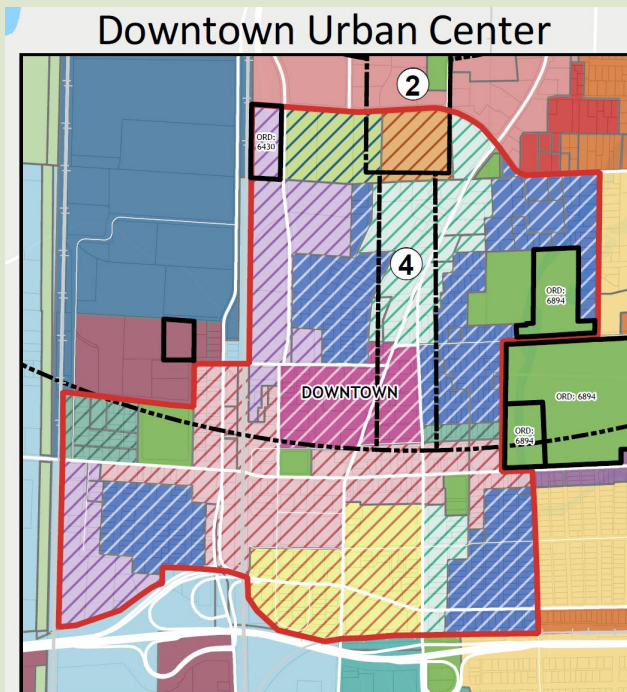
- **Buildings:** Combination of mixed-use buildings, apartments, middle housing, standalone commercial
- **Space:** Both vertical and horizontal mixed-use
- **Zoning:** R-NM Neighborhood Mixed-Use, RF – Residential-Flex, C-AG Auburn Gateway, other
- **Land Use:** Mixed-Use, R3 – Residential High, other
- Zoning is context based
- Growth Center should be performance based

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

○ Downtown Auburn Growth



Residential Existing Zoning District	Proposed Zoning
Downtown Urban Center	DUC Downtown Urban Center - 125 District
Downtown Urban Center	DUC Downtown Urban Center - 75 District
Downtown Urban Center	DUC Downtown Urban Center - 55 District
Downtown Urban Center	DUC Neighborhood Residential District
Downtown Urban Center	DUC Health and Wellness District
Downtown Urban Center	DUC Flex-Residential District
Downtown Urban Center	DUC Light Commercial District
Downtown Urban Center	DUC Heavy Commercial District
Downtown Urban Center	DUC Light Industrial District

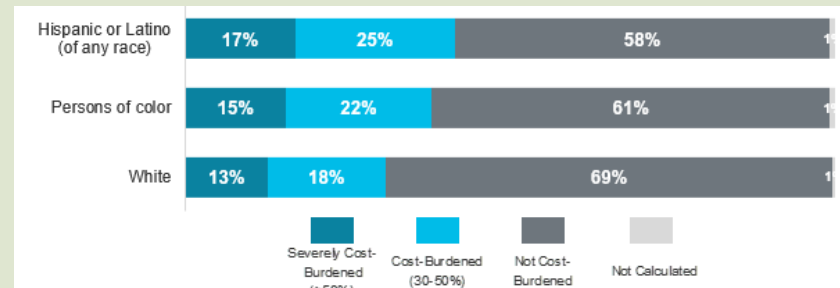
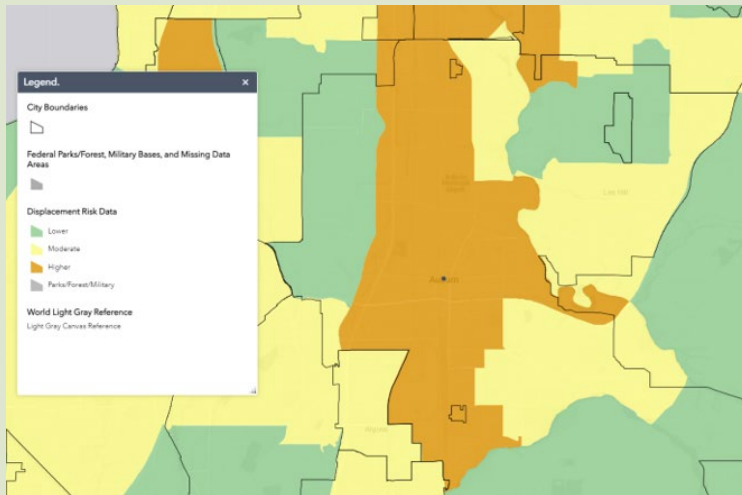
- Housing permitted in most zones
- Building can be more mixed-use with residential (DUC Health and Wellness, DUC Flex-Residential)
- Apartments and mixed-use capture most housing growth
- Auburn Downtown Plan Update – Spring/Summer 2024

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

● Racially Disparate Impacts



■ Takeaways:

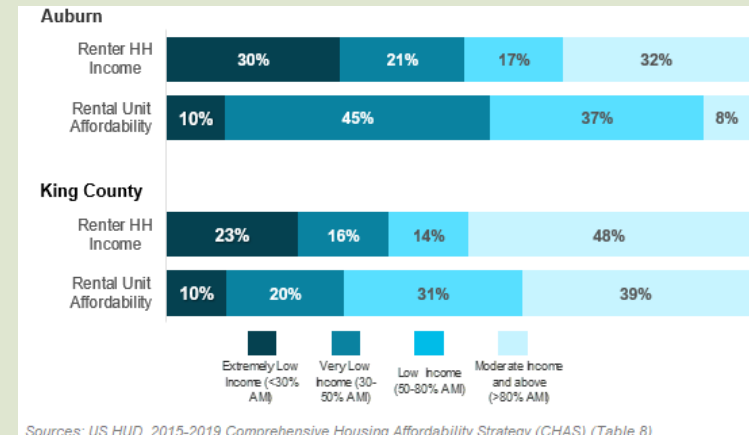
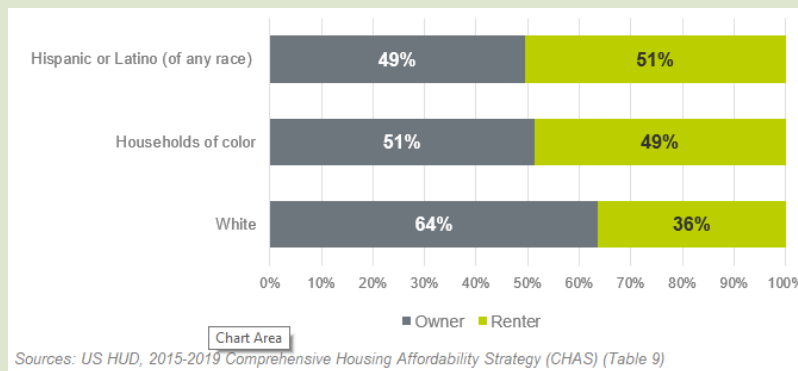
- Auburn is at “Higher” risk of displacement (orange)
- Persons of color and Hispanic or Latino (of any race) experience more cost burden than those identifying as white
- As housing becomes more expensive, more are likely cost burdened

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

○ Racially Disparate Impacts



- **Takeaways:**
 - Opportunities for homeownership
 - Renters are lower-income than King County average
- **Goals and Policies Update Themes:** Create more housing stock while maintaining current stock (Preservation and anti-displacement); Create middle housing stock as a more affordable type of housing for wealth generation; Infill and Redevelopment; Housing density near transit; Incentives and Strategies

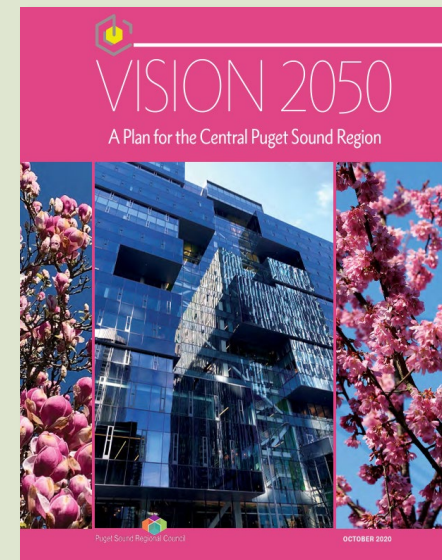
2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Core Changes to Housing Element

● Goals and Policies Updates

- Updates to address Growth Management Act and Puget Sound Regional Council Requirements
 - Growth Centers
 - Housing Legislation
 - Regional Coordination
 - Equity
- Updates to maps
 - Growth Centers
 - Land Use and Zoning



2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Potential Implications of Proposed Changes

- Middle Housing Allowed in majority of city
- Code updates
 - Middle Housing Development Regulations
 - Downtown Urban Center and Design Guidelines
- Greater Housing Options for Community and more supply for affordability
- Housing served by transit is key – also for Climate
- Accountable for targets and policies
- Compliance for continued grant eligibility
- Community education on density changes is necessary – already underway
- Coordination with all departments for amenities, access, etc.

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Next Steps

- April 16th Public Hearing
 - Technical Analysis for Land Use and Housing
 - Housing Needs and Characteristics Assessment
 - Requested updates based on feedback

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT



Questions, Discussion, and Feedback

City of Auburn

Land Use Element

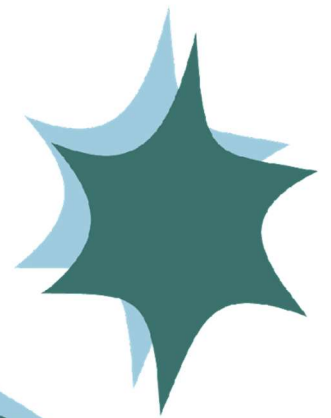


Table of Contents

Land Use Element	1
Introduction.....	1
Planning Framework.....	2
Land Use Patterns.....	3
Future Land Use	3
Goals, Policies, and Land Use Characteristics.....	7
Residential Land Use Designations	7
Residential Conservancy Designation.....	9
Neighborhood Residential One Designation	11
Neighborhood Residential Two Designation	12
Neighborhood Residential Three Designation.....	14
Mixed-Use Designation.....	16
Commercial Land Use Designation	18
Downtown Urban Center Designation	20
Industrial Land Use Designation	25
Public/Quasi-Public Designation	30
Open Space Designation	33
Overlays, Urban Growth Area, and Special Planning Land Use Designations.....	34

Maps and Figures

Map 1.1 – 2044 Population Estimates by Area	5
Map 1.2 – 2044 Net New Housing Units by Area	6
Map 1.3 - City of Auburn Comprehensive Land Use Map.....	55
Map 1.4 - City of Auburn Comprehensive Growth Centers	56
Map 1.5 - City of Auburn Districts Map.....	57
Map 1.6 - City of Auburn Designated Areas.....	58
Map 1.7 - City of Auburn Adopted Areas.....	59
Map 1.8 - City of Auburn Impression Corridors.....	60
Map 1.9 - City of Auburn Gateways.....	61

Land Use Element

Introduction

All land within the City of Auburn is assigned a land use designation and implementing zoning district, which builds ~~from off the past previously adopted Comprehensive Plan Maps~~, the existing land use pattern, ~~the future land use map, previously approved adopted~~ subarea plans, topography, natural features, and targeted goals for shifting the character of specified areas. This chapter provides a description for each designation, general criteria for how to assign the designation, and a series of goals and policies that govern land use within each designation.

The Comprehensive Plan Land Use Map ~~contained in the Core Comprehensive Plan~~ shows the location and boundaries for each designation. This map should be consulted together with the written policies of this Plan when decisions about zoning designations, land use activities, and development of public infrastructure are considered.

~~This Section of the document also The Land Use Element~~ explains the reasoning and intention behind the ~~Plan Map's~~ land use designations. This should be useful in:

- ~~D~~eveloping and implementing tools (such as zoning provisions)
- ~~I~~nterpreting the ~~Land Use Plan~~ Map as it applies to ~~specific~~ regulatory decisions or development proposals
- ~~A~~adjusting or amending the ~~Plan Land Use~~ Map when changing conditions or land use markets warrant
- ~~P~~lanning for public services and infrastructure

Finally, this ~~Element chapter Eelement~~ sets forth special policies intended to address the unique challenges and opportunities of specific locations within Auburn. These specific policies supplement the general goals, objectives and policies found ~~elsewhere in other Elements~~ elements of this the comprehensive plan.

Vision

The Auburn community is both physically and socially connected. We take pride in the quality of our built environment as well as the beauty and function of our natural environment. Land use patterns are supported by a complete and efficient transportation and utility infrastructure system. Neighborhoods, commercial centers, and parks are attractive, interesting, accessible, and well maintained. Natural riverine and forested corridors are interspersed throughout the city, offering sanctuaries where fish and

wildlife reside, and providing opportunities for people to observe and learn about the environment. Residents have a strong association with their neighborhoods, are engaged and involved in the decisions that steer Auburn into the future.

Planning Framework

The Growth Management Act (GMA), codified as RCW 36.70A, is the enabling legislation that renders this Comprehensive Plan a legally recognized document by the State of Washington. This plan is a policy document only; the policies are required by GMA to be implemented through the use of such regulatory tools as zoning and subdivision ordinances, as well as other innovative techniques. The implementing regulations must be developed and maintained in accordance with the goals and policies of this Comprehensive Plan, and as set forth in the Growth Management Act, as amended, and consistent with King and Pierce County, [Ceountywide Ppanning Ppolicies \(CWPP\)](#).

In 1991, the State Legislature amended the GMA to require that counties adopt CWPP's in cooperation with their municipalities. The purpose of these policies is to establish a coordinated, countywide framework within which to develop comprehensive plans. The CWPP must guide the subsequent adoption of comprehensive plans without overly constraining with excessive detail. The Countywide Planning Policies shall, at a minimum, address the following:

1. Policies to implement RCW 36.70A.110;
2. Policies for promotion of contiguous and orderly development and provision of urban services to such development;
3. Policies for siting public capital facilities of a countywide or statewide nature, including transportation facilities of statewide significance as defined in RCW 47.06.140;
4. Policies for countywide transportation facilities and strategies;
5. Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution;
6. Policies for joint county and municipality planning within urban growth areas;
7. Policies for countywide economic development and employment, which must include consideration of the future development of commercial and industrial facilities; and
8. An analysis of the fiscal impact.
9. Policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited pursuant to subsection (4) of this section, provided that a tribe, or more than one tribe, chooses to participate in the process.

Land Use Patterns

For the first 100 years of Auburn's existence, the land use pattern developed in a relatively logical manner. Auburn was fully contained to the valley floor with a traditional downtown urban center, several north/south heavy commercial and industrial corridors paralleling Highway 167, and a surrounding housing stock that was built primarily between 1910 and 1960. In the last 30 years, the land use pattern of Auburn has changed, primarily from incorporation of areas to the south, east, and west. Each newly incorporated area has its own identity and land use pattern.

Because a significant portion of today's Auburn was settled prior to incorporation, the basic land use patterns and infrastructure have already been established. Furthermore, much of today's Auburn land use pattern was established in either Auburn, the Muckleshoot Reservation, or prior to incorporation in King County or Pierce County. Given the mix of jurisdictional oversight, myriad land use policies, regulations, infrastructure standards, and investments have been applied in these areas. This has resulted in a relatively uncoordinated and random land use pattern. It also means that the various communities lack connectivity to each other, have a mix of identities, and are experiencing a change in their character from rural to more urban.

Auburn has a strong mix of housing and industry. Auburn's residential land use pattern includes a variety of densities, ages, and housing type. Auburn's nonresidential land use pattern includes a mix of local and regional retail, entertainment, services, manufacturing, warehousing, and distribution centers. This mix of land use is a strength because it exemplifies social, economic, and cultural diversity.

Auburn's natural resources include the Green River and its tributaries, the White River and its tributaries, a robust inventory of wetlands, floodplains, steep slopes, and mature open spaces. With a strong base to work from, the city and its partners can be strategic about how to better connect and preserve natural areas so that the overall system is enhanced for future generations to enjoy.

Future Land Use

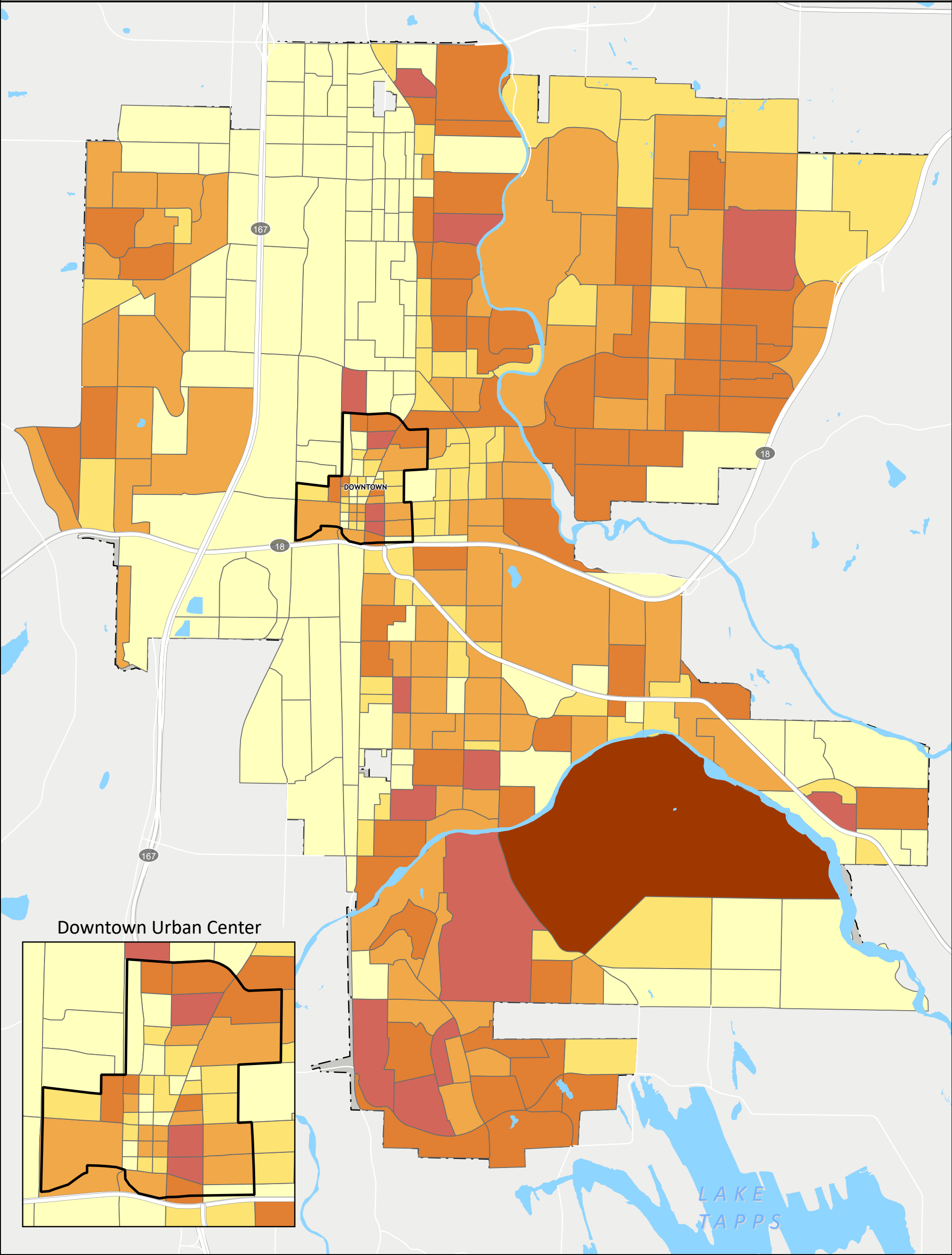
The City of Auburn conducted a process to determine the preferred alternative for Auburn's future land use. [Alternatives are different options to achieve the project's purpose and needs, and they serve as the basis for analyses related to environmental elements. The alternatives considered provide a range of capacities to accommodate growth for housing and employment, housing types, and citywide infrastructure investments. The Preferred Alternative, which is adopted as the future Zoning and Land Use maps, incorporate feedback from the community](#)

regarding where household and growth should occur as well as modelling to determine how growth may affect local infrastructure such as transportation and utilities. The Land Use and Zoning maps and assumptions described in the Land Use Element are assumed in each of the Comprehensive Plan Element and related systems plans. Future land use and zoning decisions were based on modelling results and calculations to demonstrate that there is adequate zoned capacity to accommodate the city's required future housing and employment targets.

Map 1.1 below shows where future new population is anticipated based on new households. It is anticipated that Auburn will have a population of 100,000 by 2029 and approaching 130,000 by 2044.

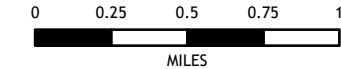
Map 1.2 shows the allocation of net new housing units by 2044 throughout the city. The net new housing units are consistent with King County and Pierce County Countywide Planning Policies required household units for 2044. Many of the new housing units are allocated in the Downtown Urban Center and in designated Growth Corridors. See Appendix for Land Use and Growth Center maps.

2044 Estimated Population By Area



2044 Estimated Total Population

- 0 - 100
- 101 - 250
- 251 - 500
- 501 - 1000
- 1001 - 2000
- 2000 +

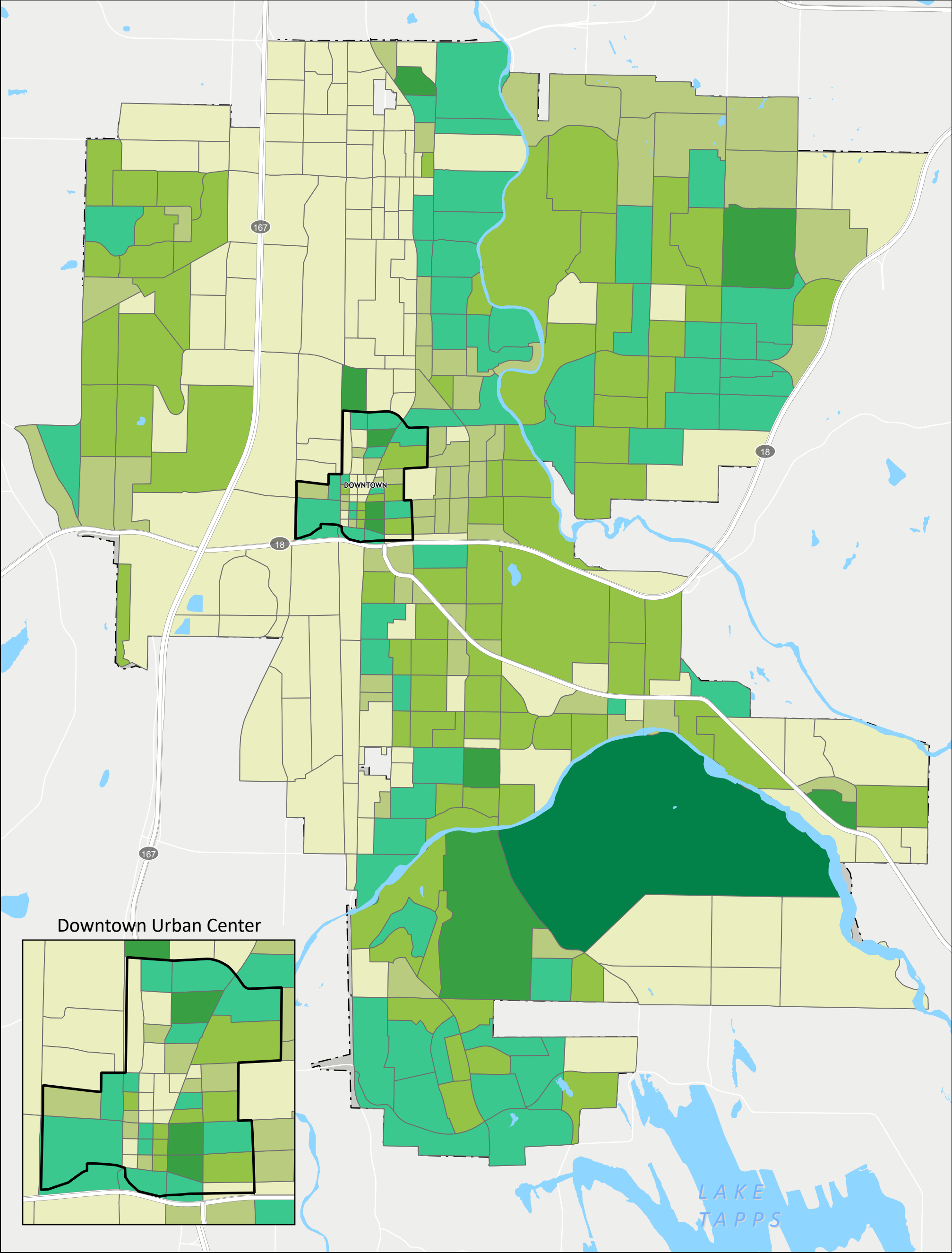


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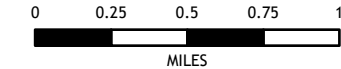
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Projected 2044 Housing Units by Area



2044 Total Projected Housing Units

- 0 - 50
- 51 - 100
- 101 - 200
- 201 - 500
- 501 - 1000
- 1001 - 1395



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Goals, Policies, and Land Use Characteristics

Residential Land Use Designations

Character *Sketch*

Residential uses will comprise a diverse arrangement of multiple densities and housing types. The pattern of one single density in a zone or neighborhood will evolve into increased and mixed densities in exchange for amenities that enhance quality of life. There will be greater connectivity and stronger spatial relationships between neighborhoods through strategic locations of roadway, trail, park, and neighborhood-serving businesses. These amenities will help create localized identity while also linking one area to another. The design and build quality of the new construction and infill will be held to a high standard. The city will encourage projects to be unique, innovative, and provide the residents of Auburn with true choice.

Values

- Character: Residential neighborhoods will include amenities, features, and layouts that promote interaction amongst residents.
- Wellness: The design of residential neighborhoods will emphasize safety and nonmotorized connectivity.
- Service: Through outreach and engagement, individual residents and homeowners' associations are connected to and aware of municipal services, events, and activities.
- Economy: Neighborhoods have a physical and personal connection to Auburn's commercial centers and attractions. People want to move to Auburn because of the commercial and recreational opportunities it has to offer.
- Celebration: Districts and neighborhoods are identified, promoted, and celebrated.
- Environment: The built environment will fit into the natural landscape in a way that protects and respects ecosystem function and that preserves native vegetation and soils.
- Sustainability: Natural resources, economic prosperity, and cultural vibrancy are balanced in a way that builds and maintains a thriving and long-lasting community.

Policies

LU-1 Regulations for new developments and infill should address the following elements:

- a. Connectivity by multiple means to adjacent subdivisions, nearby commercial hubs, and parks and recreation facilities.
- b. Relationship to nearby existing or future transit service.
- c. Usable community amenities and spaces.
- d. Environmental protection and preservation of natural features.
- e. Preservation of areas that can support low-impact development techniques.
- f. Promote the use of energy and water conservation measures
- g. Efficient and effective delivery of utility service.
- h. Innovative design.
- i. Crime prevention through environmental design.
- j. Long-term maintenance considerations.

LU-2 As ~~LU-2 As the market and availability of utilities enable~~ denser development ~~continues~~ to ~~occur, occur~~; standards should be developed to maximize density while preserving open space and critical areas.

LU-3 Programs should continue to be implemented to improve the quality of low-income neighborhoods and encourage rehabilitation of deteriorating structures and facilities.

LU-4 ~~Public and institutional~~ Public/Quasi-Public uses may be permitted as a conditional use if ~~designed~~ signed in a manner that enhances the residential character of the area. Special care shall be given to ensuring ~~adequate~~ appropriate levels of parking, landscaping, and traffic circulation to avoid conflict with residential uses.

LU-5 New residential development ~~shall~~ should contribute to the creation, enhancement, and improvement of the transportation system, health and human services, emergency services, school system, and park system. This may be accomplished through the development of level-of-service standards, mitigation fees, impact fees, and/or construction contributions.

LU-6 Cluster development is the preferred form of residential development in all residential designations with the goal of preserving natural areas, critical areas, and areas that support low-impact development. Where clustering accomplishes these objectives, it should not come at the expense of lost development potential. Variances to lot size, lot dimensions, building height, and other bulk or dimensional standards should be utilized in order to create incentives that promote preservation.

LU-7 Ensure that new development in Growth Centers meets minimum development intensity thresholds to ensure that employment and housing growth will help achieve the desired levels of jobs and housing units.

LU-8 Designated Growth Centers and Downtown Urban Center shall promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state.

LU-9 Consider Land use patterns and development regulations to promote development that addresses potential environmental health disparities in coordination with the Climate Element.

LU-10 Identify and implement strategies to mitigate the risk to lives and property posed by wildfires. Risk identification and strategies should be aligned with Climate Element workplan through 2029.

LU-11 Coordinate land use choices with neighboring jurisdictions, agencies, and the Muckleshoot Indian Tribe to encourage consistency and predictability for regional planning and environmental considerations.

LU-12 Encourage inclusive engagement on land use decisions to ensure decisions do not negatively impact historically marginalized communities.

Residential Conservancy Designation

Description

This designation should consist primarily of low-density residential uses (one dwelling unit per four acres is allowed) and accessory agricultural uses in areas featuring environmental constraints or requiring special protection such as the Coal Creek Springs watershed area, low-lying areas along the Green River, and areas that are isolated from the full complement of urban services. This designation will serve to both protect environmental features and hold areas for higher density development until such a time public facilities become available. Per HB 1110 requirements adopted in 2023, Middle Housing is permitted in this zone however adopted city development regulations still apply. This designation should consist primarily of low-density residential uses (one dwelling unit per four acres is allowed) and accessory agricultural uses in areas featuring environmental constraints or requiring special protection such as the Coal Creek Springs watershed area, low-lying areas along the Green River, and areas that are isolated from urban services. This designation will serve to both protect environmental features and hold areas for higher density development until such a time public facilities become available.

Designation Criteria

1. Areas with significant environmental constraints, intrinsic value, or that may pose environmental hazards if developed, such as areas tributary to public water sources;
2. Affords greater—protections to environmental features than existing designation;
3. Level of service for property consistent with adjacent residential conservancy properties; or
4. Location, size of properties, and character is consistent with a residential conservancy use.

Implementation Zoning Designation

- A. [RC](#) Residential Conservancy

Policies

LU-~~138~~⁷ Densities and activities shall be of a very low intensity and shall not compromise environmental and watershed resources.

LU-~~149~~⁸ In addition to single-family homes, these larger properties can also be developed with garages, accessory dwelling units, barns, and other accessory outbuildings. Home occupations, agricultural uses, and other allowed nonresidential activities may operate out of any type of permitted building, subject to intensity and use limitations.

LU-~~150~~⁹ Until these areas are served by public utilities (water, sewer, storm services), existing and new development is not expected to be served by public infrastructure, such as urban streets, curbs, gutters, sidewalks, street lighting, and landscaping.

LU-~~161~~¹⁰ As the market and utility availability enable denser development to occur, standards should be developed to maximize density while preserving open space and critical areas.

LU-~~172~~¹¹ Small-scale agricultural uses are allowed and encouraged. Commercial activities that are directly related to and support agricultural uses may also be allowed. The procedural standards may vary depending upon the type and scale of agricultural uses and supporting commercial activities. Small-scale agricultural uses are allowed and encouraged.

LU-~~183~~¹² Land use standards should adequately limit and control excessive accumulation of de~~bris~~^{bris}. Where a permitted activity does allow outdoor storage, it should be adequately screened from adjacent properties and roads, as well as ensuring adequate soil and environmental protection.

LU-19413 ~~Public, institutional~~Public/Quasi-Public, and resource extractive uses that are low-intensity and preserve the environment may be considered conditional uses.

Neighborhood Single-Family Residential Designation Neighborhood Residential One Designation¹

Description

Low density land use for detached single-unit detached housing with a density of one unit per acre. Neighborhood Residential One includes all properties zoned R1 -Residential 1 du/acre including areas within the Urban Separator Overlay, as designated in King County Countywide Planning Policies. Per HB 1110 requirements adopted in 2023, Middle Housing is permitted in this zone however adopted city development regulations still apply. This designation is the predominant land use category in the city. Maintaining and creating a diverse arrangement of interconnected subdivisions, neighborhoods, and communities that have a mix of densities and housing types; linkages with other residential areas and commercial hubs through nonmotorized modes, such as pedestrian and bicycling, and vehicular modes will be encouraged.

Designation Criteria

5-1. Low density residential areas located within the Urban Separator Overlay that are also constrained by the presence of critical areas Previously developed single-family residential areas; Undeveloped areas that do not meet the designation criteria for other Residential, Commercial, Industrial, Institutional or Public/Quasi-Public designations; or

Residential Conservancy areas that contain limited critical

¹ This designation was previously called "Single Family" prior to the 2024 Periodic Comprehensive Plan Update. However, the implementing zones may have changed.

~~areas, are served by public utilities (water, sewer, storm services), and meet the development parameters of the single-family designation.~~

Implementing Zoning Designations

~~A. R-1 Residential Zone (One Dwelling Unit Per Acre): All properties located within the Urban Separator Overlay are zoned R-1, as consistent with King County Countywide Planning Policies.~~

~~B. R-5 Residential Zone (Five Dwelling Units Per Acre): All properties not located within the Urban Separator Overlay may be zoned R-5.~~

~~A.~~

~~R-7 Residential Zone (Seven Dwelling Units Per Acre): All properties not located within the Urban Separator Overlay may be zoned R-7.~~

Policies

LU-~~2015~~¹⁴ Accessory dwelling units should play an integral part of promoting infill development and affordable ~~housing, and~~ housing and are therefore encouraged within this land use category.

LU-~~2116~~¹⁵ Home occupations, bed-and-breakfasts, day cares, and other appropriate uses should be encouraged as viable accessory uses.

LU-~~2217~~¹⁶ Manufactured homes shall be permitted on single-family lots provided they are sited and constructed in a manner that would blend with adjacent homes.

LU-~~2318~~¹⁷ ~~Encourage the development of~~ Provide a variety of housing typologies to suit the needs of various potential residents.

LU-~~2419~~¹⁸ Density bonuses outside of the Urban Separator Overlay should be approved based on innovations in transportation, stormwater management, and public amenities proposed for the development or adjacent neighborhoods associated with the request. The onus is on the developer to justify density above baseline. Examples of amenities and concepts that justify density bonuses include park space, art, enhanced landscaping, trails that connect to adjacent properties, neighborhood commercial property set asides, use of low-impact development techniques beyond the minimum code requirements, incorporation of CPTED concepts, and variation of architecture and housing typology.

Neighborhood Moderate Density Residential Neighborhood Residential Two

Designation²

Description

Moderate Density Residential designated areas are planned to accommodate a variety of residential dwelling types. Varying intensities may be permitted to provide a transition between single-family residential and other more intensive uses or activities (such as arterial streets) based on adjacent density, intensity, and/or character. Appropriate densities in these areas generally range from 7 dwelling units up to 20 dwelling units per acre. Dwelling types generally range from single-family dwelling to multiple-family dwellings, with larger structures allowed (within the density range) where offsetting community benefits can be identified.

Neighborhood Residential Two designated areas are planned to accommodate a variety of residential dwelling types. Varying intensities may be permitted to provide a transition between Neighborhood Residential One and other more intensive uses or activities (such as arterial streets) based on adjacent density, intensity, and/or character. Appropriate densities in these areas range from 25-30 dwelling units per acre, with between 4 and 6 Middle Housing units per lot permitted. Dwelling types generally range from single-unit detached dwellings to Middle Housing, and moderately sized mixed-use and apartment buildings that fit the size and character of traditional single-family neighborhoods. Low-impact, neighborhood scale business such as small-scale food stores, coffee shops, and cultural or recreational services in pre-existing structures, either separate from or as part of a mixed-use building, are allowed in Neighborhood Residential Two.

Designation Criteria

Previously developed moderate-density residential areas; or

1. Previously developed Neighborhood Residential Two areas; or

2. Areas that provide a transition between Neighborhood Residential One and Neighborhood Residential Three, Neighborhood Residential One and nonresidential, Neighborhood Residential Three and nonresidential zones or development that are adjacent and meet the development parameters of the Neighborhood Residential Two designation.

² This designation was previously called “Moderate Density Residential” prior to the 2024 Periodic Comprehensive Plan Update. However, the implementing zones may have changed.

~~Areas that provide a transition between single-family and multifamily, single-family, and nonresidential, multifamily and nonresidential zones or development that are adjacent and meet the development parameters of the Moderate Density Residential designation.~~

Implementing Zoning Designations

~~A. Residential Transition~~

~~B. R-10 Residential (Ten Dwelling Units Per Acre)~~

~~A. R-16 Plus Residential (Sixteen R2 – Residential Low~~

~~B. R3 – Residential Moderate~~

~~Dwelling Units Per Acre)~~

Policies

LU-~~250~~¹⁹ Density bonuses and flexible development standards should be considered an incentive for innovative neighborhood design.

LU-~~261~~²⁰ Carefully developed low-intensity ~~office, or residentially related~~ commercial uses (such as day care centers, food and beverage establishments) can be compatible.

LU-~~272~~²¹ Middle Housing and a Accessory dwelling units should play an integral part of promoting infill development and affordable housing and are therefore encouraged within this land use category.

NeighborhoodMultiple-Family DesignationNeighborhood Residential Three Designation³

Description

Neighborhood Residential Three encourages a mix of Middle Housing residential, apartment buildings and mixed-use development at a greater density compared to Neighborhood Residential Two. These communities are served by nearby high-capacity transit, have nonmotorized connections to surrounding amenities (parks, libraries, community centers, etc.) and services.

³ This designation was previously called “Multiple-Family” prior to the 2024 Periodic Comprehensive Plan Update. However, the implementing zones may have changed.

or have access to on-site amenities. Small, local commercial development is allowed consistent with Neighborhood Resident Two.

Land use density standards are based on dwelling units per lot for all Middle Housing types, while base density of units per acre continues to apply for detached single-unit housing. This use includes Residential Manufactured Home communities, for which the City will be coordinating with the Department of Commerce for exception to compliance with middle housing requirements.

~~*This category shall be applied to those areas that are either now developed or are reserved for multiple family dwellings. Densities may range from 20 to 24 units per acre. These communities are served by transit, have nonmotorized connections to surrounding amenities and services, or have access to on-site amenities.*~~

Designation Criteria

1. Previously developed high-density residential or manufactured/mobile home parks; or
2. Properties that are connected to Neighborhood Residential One and nonresidential designations by the Neighborhood Residential Two designation or are connected to a Mixed-Use District.

~~*Previously developed high-density residential or manufactured/mobile home parks; or*~~

~~*Properties that are connected to single-family and nonresidential designations by the Residential Transition designation and meet the development parameters of the Multifamily designation.*~~

Implementing Zoning Designations

A. R4 - Residential High

A. ~~R-20 Residential Zone (Twenty Dwelling Units Per Acre): All Multiple-family designated land not previously developed as manufactured/mobile home parks are zoned R-20.~~

B. R-MHC Residential Manufactured/Mobile Home Community
Manufactured/Mobile Home Park: All previously developed manufactured/mobile home parks are zoned RMHC.

Policies (cont.)

LU-~~283~~~~22~~ Development regulations should include density bonuses and flexible development standards that create incentives for innovative site and building design, incorporation of open space and public art, nonmotorized connectivity to parks and commercial areas, proximity to transit services, supplemental natural resource protection, supplemental use of CPTED, and supplemental use of low-impact development techniques.

LU-~~294~~~~23~~ Home occupations and shared housing should be allowed in this designation; however, given their high densities, it is appropriate to establish additional restrictions, procedures, and requirements in order to ensure that they are compatible with their surroundings and do not adversely affect the community.

LU-~~302~~~~24~~ Live-work units are encouraged [in Neighborhood Residential Two and Neighborhood Residential Three designations.](#)

LU-~~312~~~~25~~ Improve the quality of low-income neighborhoods and implement programs that encourage rehabilitation of deteriorating structures and facilities the downtown area, areas between lower-density residential uses and more intense nonresidential activities, and areas with high levels of transit service and available high-quality services.

[LU-3227 Parking requirements for Middle Housing types of development shall be reduced within ½ mile walk of a major transit stop, consistent with state requirements.](#)

[LU-3328 Middle Housing types are eligible for bonus of two dwelling units depending on proximity to a major transit stop or when two dwelling units are developed as affordable housing. Affordable housing bonus dwelling units shall remain affordable for a 50-year period and recorded on the covenant, per RCW 36.70A.030.](#)

Mixed-Use Designation

Description

[The Mixed-Use Designation permits a complementary mix of residential and commercial uses in a single land use designation. This designation encourages vertical mixed-use, horizontal-mixed use, conversion of existing residential to commercial, middle housing, and pedestrian and non-motorized travel, while allowing flexibility for how uses are combined within this area. Mixed-Use Districts align with areas where moderate and high-density development is served by transit and amenities that create healthy and livable neighborhoods.](#)

Designation Criteria

1. Mixed-Use Districts are primarily located within designated Growth Centers or other areas where it can be demonstrated that the Mixed-Use District provides local neighborhood benefits consistent with the description and intent of the Mixed-Use District and where orientation to walkable communities is desired.
2. Residential and commercial uses are encouraged to be integrated as a component in all development projects.
3. A variety of housing options and development types is encouraged within this designation.
4. Mixed-Use District is not intended for automobile oriented or businesses that rely on outdoor storage, or any other type of storage facility. Such uses will be not permitted.
5. Development within a Growth Center designation along major roadways between Mixed-Use zones should provide additional building setback from the street right of way and include areas for landscaping, open space, and pedestrian activity.

Implementing Zoning Designations

- A. R-NM Neighborhood Mixed-Use
- B. RO Residential Office District
- C. Auburn Gateway District

LU-~~34-29~~ ~~Multiplex~~~~26~~ ~~Multiple-family Apartment~~ development should be subject to building and site design standards. These standards should address the appearance of buildings, compatibility with nearby uses, exterior lighting, connectivity with surrounding properties and uses, the relationship of ground floor spaces and entryways with the streetscape, and connectivity to nearby nonresidential hubs (shopping centers and schools).

LU-~~350~~~~27~~ Provide a variety of housing typologies to suit the needs of various potential residents.

LU-~~361~~~~28~~ Establish intensity limitations such as floor area ratios, density, building height, coverage ratios, setbacks, and other standards.

LU-~~372~~~~29~~ Access to nearby amenities and health and human services should be considered when reviewing senior housing developments.

LU-~~383~~~~30~~ Encourage development of permanent supportive housing to address the homeless population and those with special needs.

LU-~~394~~~~31~~ Encourage adaptive reuse, particularly of historic properties.

[LU-4035 Mixed-Use Districts should create cohesive, diverse, neighborhood mixed-use centers that allow flexibility in uses that provide local housing, shopping, and employment options that also allows each center to foster it's own identity.](#)

[LU-4136 Encourage sustainable transportation options by creating viable options for people to get to destinations by alternatives to personal vehicles in Mixed-Use Districts, Neighborhood Residential Three, and Neighborhood Residential Two designations.](#)

[LU-4237 Support development of small-scale, local neighborhood serving commercial such as food and drink establishments and local services in Residential Two and Three designations.](#)

[LU-4338 The residential uses permitted must be carefully regulated in regard to performance criteria to ensure alignment with the City's responsibility to accommodate required share of regional growth.](#)

Commercial Land Use Designation

Character __ *Sketch*

Commercial uses will be wide ranging in terms of scale and type. A mix of businesses – local, regional, and national – will be among the businesses in the various designations and will be carefully located to create balance and maintain appropriateness based on adjacent uses. These commercial areas will be economically vibrant, unique, and active outside of traditional work hours. They will be accessible by foot, bike, car, and public transport.

Values

Character – Active gathering spaces, such as parks, plazas, cafes, concert venues, festivals and markets, will be distributed throughout the City; these spaces will be engaging and filled with people interacting, irrespective of culture, age, or income level.

Wellness: A variety of healthy food options will be physically and economically accessible to all members of the Auburn community.

Service: The City's resources and services are available and utilized by the business community. The business community finds the City approachable, empathetic, and responsive. An open and collaborative dialogue exists to help identify problems and find solutions.

Economy: A wide complement of retail, service, and dining options will cater to local needs, attract visitors, and encourage consistent patronage of local businesses.

Celebration: Auburn will have a thriving and expanding arts and culture community. There will be events, amenities, and attractions that draw people to congregate and socialize.

Environment: Local businesses benefit from Auburn's collection of natural resources and amenities because residents and visitors are choosing Auburn as their home or destination.

Sustainability: Local businesses benefit from, and contribute to, a sustainable economy because Auburn is an easy location to start up, maintains opportunity for growth, and has a ~~business-friendly~~business-friendly economic climate.

General Policies

~~LU-4439~~ The commercial uses permitted must be carefully regulated in regard to performance criteria and design to ensure alignment with the City's responsibility to accommodate required share of regional growth.

~~LU-LU-45032~~ The commercial uses permitted must be carefully regulated in regards to performance criteria and design.

~~LU-33~~ Permitted uses in Residential designations would consist of local-serving and community-serving retail trade, offices, personal services, and eating establishments.

~~LU-46134~~ Encourage uses that provide health and human services to the adjacent community.

~~LU-47235~~ Encourage adaptive reuse, particularly of historic properties.

~~LU-48336~~ Promote the use of energy and water conservation measures

~~LU-49437~~ Ensure that legally established existing uses that may not conform with the underlying zone, but that are compatible with their surrounding uses, and are allowed to continue to evolve and operate without being classified as "nonconforming" uses.

LU-50 Consider commercial displacement when evaluating new development proposals and determine strategies to mitigate impacts when possible.

Description

Commercial land use designations are predominantly a mix of retail, office, service, hospitality, entertainment, and eating/drinking establishments. Some districts have a greater non-motorized emphasis where buildings and site features are scaled to a pedestrian level while other districts are more auto-centric. Extra design emphasis is placed on architecture, lighting, landscaping, accessory uses, landscaping, hours of operation, site layout, and transitions to adjacent uses.

Designation Criteria

- [1. Previously developed light commercial areas buffered from more intense commercial or industrial designations by landscaping or environmental features; or](#)
- [1. Previously developed heavy commercial areas; or](#)
- [2. Located along arterial or collector streets;](#)
- [3. Properties that are buffered from the single-family designation by landscaping, or environmental features; and](#)
- [4. Meets the development parameters of the Light and Heavy Commercial designations.](#)

Implementing Zoning Designations

- [A. C-1 Light Commercial](#)
- [B. C-2 Heavy Commercial](#)

Downtown Urban Center Designation

Description

[The Downtown Urban Center \(DUC\) land use designation should be applied exclusively in the Downtown Auburn Subarea and Regional Growth center as identified in the Comprehensive Plan and 2024 Auburn Downtown Plan. As a Regional Growth Center, the DUC must maintain a planned target density of 45 activity units per acre minimum, per Puget Sound Regional Center Requirements. The Land Use Element assumes this target when considering future land use and zoning changes in the DUC. DUC zoning and land use in the Land Use Element and map are consistent with those in the draft 2024 Auburn Downtown Plan, which is under development with an anticipated 2025 adoption date. The DUC is implemented by zoning districts specific to Downtown Urban Center and the Downtown Design Guidelines. The ambiance of the downtown should encourage leisure shopping, provide amenities that attract regional visitors and shoppers, and provide housing and services to local residents and area employees.](#)

Designation Criteria

1. Located within the Urban Center boundaries established by the King County Countywide planning policies or [within the PSRC Regional Growth Center boundaries, within Business Improvement Area boundaries.](#)

Implementing Zoning Designations

[DUC Subarea-Specific Zoning classifications consisting of:](#)

- [A. DUC Downtown Urban Center - 125' District](#)
- [B. DUC Downtown Urban Center - 75' District](#)
- [C. DUC Downtown Urban Center – 55' District](#)
- [D. DUC Downtown Urban Center – Health and Wellness District](#)
- [E. DUC Downtown Urban Center - C1 Light Commercial District](#)
- [F. DUC Downtown Urban Center - C2 Heavy Commercial District](#)
- [G. DUC Downtown Urban Center - M1 Light Industrial District](#)

[H. DUC Downtown Urban Center - Flex-Residential District](#)
[A.I. DUC Downtown Urban Center - Neighborhood Residential District](#)

[Downtown Urban Center](#)

Policies

LU-~~514~~~~538~~ Vertical mixed-use should be encouraged; the location of retail sales and services should predominately be on the ground floor with residential or more retail or services above. However, small freestanding commercial spaces may be established as an accessory use to a larger vertical mixed-use development.

LU-~~524~~~~639~~ Deviations of height, density or intensity limitations should be allowed when supplemental amenities are incorporated into site and building design. Examples of amenities include use of low-impact development, use of sustainable site and building techniques, public space and art, transit-oriented development (TOD), landscaping and lighting, and bike shelters as well as the inclusion of affordable housing.

LU-~~534~~~~740~~ Encourage a broad mix of uses within the downtown area. A wide range of consumer-oriented goods and services are compatible within this designation since creating an attractive shopping environment is a primary emphasis. Permitted uses include retail trade, offices, personal services, eating and drinking establishments, financial institutions, governmental offices, and similar uses. Legally established existing uses that do not fit within the range of desired new uses continue to be a valuable part of the downtown economy and character and should be allowed to evolve and operate in a manner that resembles listed permitted uses.

LU-~~544~~~~841~~ Encourage ~~residential~~multiple family dwellings, particularly within the upper stories of buildings and provide flexibility with how those spaces are organized and utilized.

LU-~~554~~~~942~~ Drive-in windows ~~shall~~should not be permitted to maintain the area's pedestrian environment.

LU-~~560~~~~43~~ Parking standards within the downtown should reflect the pedestrian orientation of the area, but also consider parking's impact for economic development.

LU-~~571~~~~44~~ Discourage uses that rely on direct access by vehicles or involve heavy truck traffic (other than for merchandise delivery).

LU-~~58~~~~245~~ Unsightly outdoor storage and similar activities should be prohibited.

LU-~~593~~~~46~~ The downtown should capitalize on opportunities for multimodal transportation.

LU-~~605~~~~447~~ Encourage adaptive reuse of existing buildings, particularly of historic properties.

LU-~~6155~~⁴⁸ As a designated VISION 20~~45~~⁵⁰ Regional Growth Center that contains a transit station, land use policies and regulations should encourage population and employment growth.

Neighborhood Commercial Designation

Description

~~Low-intensity, small-scale commercial services that meet the daily needs of and complement the quality of the residential neighborhoods they serve. Commercial uses need to be carefully located (if located within single-family residential neighborhoods) or should be buffered from single-family residential areas. These areas are characterized by lower traffic generation, fewer operating hours, smaller-scale buildings, and less signage than light commercial areas~~

Designation Criteria

- ~~1. Located along arterial or collector streets;~~
- ~~2. Properties that are buffered from the single-family designation by landscaping, environmental features, or the Residential Transition designation; and~~
- ~~3. Meets the development parameters of the Neighborhood Commercial designation.~~

Implementation Zoning Designation

Neighborhood Commercial

Policies

LU-~~6256~~⁴⁹ The commercial uses permitted must be carefully regulated in regards to performance criteria and design. Architectural style, building height and size, lighting, and signage should be consistent with the surrounding residential properties.

LU-~~6357~~⁵⁰ Permitted uses would consist of ~~small-scale local-serving and~~ community ~~and regional~~-serving retail trade, offices, personal services, and non-drive through eating establishments.

LU-~~6458~~⁵¹ Special emphasis will be directed at those accessory activities that can alter the character of these areas into heavier commercial areas. Examples include outdoor storage, location, and screening of trash receptacles, loading and unloading zones, and parking lots. Regulations and permit conditions will employ techniques that mitigate light and noise impacts associated with surrounding residential properties.

~~LU-LU-6559~~⁵² ~~Encourage adaptive reuse of existing residential buildings and historic properties.~~

~~LU-53~~ Commercial uses will have an orientation that is directed toward adjacent public streets while also providing pedestrian and bike-oriented access.

LU-~~660~~⁵⁴ Upzone requests to the next zone will be considered for approval~~should be approved~~ based on the innovations in transportation and stormwater management and public amenities proposed for the development associated with the request.

LU-~~67~~ Encourage occupancy of storefront and other ground floor public-facing spaces to create a active environment downtown.

LU-~~68~~ Explore opportunities to increase the amount of public green space in downtown that provide spaces for recreation and activation.

Light Commercial Designation

Description

~~This category represents the prime commercial designation for small to moderate-scale commercial activities. These commercial areas should be developed in a manner consistent with~~

Designation Criteria

Implementation Zoning Designation

A. Light Commercial

Policies

LU-~~693~~⁵⁵ A wide range of consumer-oriented goods and services are compatible within this designation since creating an attractive shopping environment is a primary emphasis. Permitted uses would consist of local-serving and community-serving retail trade, offices, personal services, eating establishments, financial institutions, governmental offices, and similar uses.

LU-~~706~~⁴⁵⁶ Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low-impact development techniques and landscaping should be used to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use.

LU-~~716~~⁵⁵⁷ Development incentives should be established that encourage the creation of electric car charging stations, use of sustainable building and/or operational practices, development of nonmotorized infrastructure, and proximity and connection to public transit.

LU-~~7266~~⁵⁸ Multiple family dwellings are only allowed 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.

LU-~~7367~~⁵⁹ Drive in windows should only be allowed accessory to a permitted use, and only when carefully sited under the administrative use process, in order to ensure that an area's pedestrian environment is not compromised

LU-~~7468~~⁶⁰ Large-scale regional retail uses and uses that rely on direct access by vehicles or involve heavy truck traffic (other than for merchandise delivery) are not appropriate in this category.

LU-~~7569~~⁶¹ Unsightly outdoor storage and similar activities should be prohibited.

LU-~~760~~⁶² Encourage adaptive reuse, particularly of historic properties.

LU-~~771~~⁶³ Upzone requests to the next zone should be approved based on the innovations in transportation and stormwater management and public amenities proposed for the development associated with the request.

Heavy Commercial Designation

Description

~~This category is intended to accommodate uses that would also accommodate a wide range of heavier commercial uses involving extensive storage or vehicular movement.~~

Designation Criteria

- ~~1. Previously developed heavy commercial areas; or~~
- ~~2. Located along major arterial streets;~~
- ~~3. Properties that are buffered from the single-family designation by landscaping, environmental features, or the Residential Transition designation and buffered from all other Residential designations; and~~
- ~~4. Meets the development parameters of the Heavy Commercial designation.~~

Implementation Zoning Designation

~~Heavy Commercial: All Heavy Commercial designated land not located within the Northeast Auburn Special Planning Area or located within the Northeast Auburn Special Planning Area, but incapable of meeting the CMU zoning requirements.~~

Policies

LU-~~782~~⁶⁹ A wide variety of commercial-oriented services are appropriate within this category. This includes but is not limited to regional-scale retail and entertainment uses, commercial uses with outdoor sales areas, drive-in restaurant or other drive-in commercial businesses, and commercial services with outdoor storage as an accessory use.

LU-~~79370~~ Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low-impact development techniques and landscaping should be used to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use.

LU-~~807471~~ Development incentives should be established that encourage the creation of electric car charging stations, use of sustainable building and/or operational practices, development of nonmotorized infrastructure, and proximity and connection to public transit.

Industrial Land Use Designations

Character __ Sketch

Industrial uses will become a more integrated part of the physical and social life of the city. Since so many people work in these areas and these companies contribute so much to the financial life of the city, it is important that they are connected through paths, roads and by public transportation. Locations that have access to rail and highways that also encourage intelligent growth patterns will be prioritized. Innovation will be a key requirement of new and infill projects as the city looks to mitigate impacts of production and limit damage to the environment.

Values

Character: Buildings, landscaping, and outdoor spaces will be attractive, interesting, well designed, and well maintained.

Wellness: Risk to life and property from all hazards will be minimized. Properties and businesses are connected to nonmotorized corridors that offers alternative means to commute.

Service: The city works closely with individuals and organizations to fully understand the demands, needs, and concerns of the industrial community so that the city can sponsor initiatives that help aid in their success.

Economy: Cornerstone institutions will strategically expand in regional prominence. As industry grows, land use policy will support efforts to grow within Auburn.

Celebration: The Community will be made aware of and celebrate the accomplishments of our local, regional and international leaders in manufacturing, warehousing, and distribution.

Environment: The built environment will fit into the natural landscape in a way that protects and respects ecosystem function. Natural resource protection will be supported and celebrated by City leadership and the community.

Sustainability: Industrial uses are contributing to, and supportive of, efforts to build and maintain a transportation system that ensures the people and goods move safely throughout the city and beyond.

Description

Industrial lands allow for a mix of manufacturing, logistics, and warehousing along with the space needed to store materials and vehicles. These areas have a heavy reliance upon the transportation of goods by rail or truck which necessitates loading docks/bays, ample area for truck movement, and convenient access to robust rail and road infrastructure. These areas can also accommodate uses such as breweries and distilleries and their associated tasting rooms, restaurants and banquet halls, warehouse style retail outlets, and a modest level of integrated housing.

Designation Criteria

1. Previously developed light or heavy industrial areas; or
2. Light Industrial provides buffering for heavy industrial areas or is buffered from the single-family designation by landscaping, environmental features, and buffered from all other Residential designations;
3. Meets the development parameters of the Light and Heavy Industrial zoning districts.
1. Heavy Industrial districts should not located along high-visibility corridors serving non-industrial uses;
2. Properties identified as LF Airport Landing Field on the zoning map in the Airport Master Plan, and properties identified for future acquisition.

Implementing Zoning Designations

- A. M-1 Light Industrial
- B. M-2 Heavy Industrial
- C. Airport Landing Field District

General Policies

LU-~~8175~~⁷² A wide range of industrial uses may be permitted, subject to performance standards.

LU-~~8276~~⁷³ Outside storage shall be permitted subject to performance criteria addressing its quantity and location.

LU-~~8377~~⁷⁴ Development incentives should be established that encourage the creation of electric car charging stations, use of sustainable building and/or operational practices, development of nonmotorized infrastructure, and proximity and connection to public transit.

LU-~~8478~~⁷⁵ Promote the use of energy and water conservation measures.

Light Industrial Designation

Description

~~This category is intended to accommodate a wide range of industrial and commercial uses. This designation is intended to provide an attractive location for manufacturing, processing and assembling land use activities that contribute to quality surroundings. A wide variety of appropriate commercial uses in this designation benefit from the location, access, physical configuration, and 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.~~

Design Criteria

Implementing Zoning Designation

~~A. Light Industrial~~

Policies

LU-~~8579~~⁷⁶ A wide range of industrial uses may be permitted, subject to performance standards. Heavy commercial uses that serve the needs of workers in light industries are also appropriate. 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.

LU-~~8607~~⁷⁷ Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low-~~impac~~^{tim}-~~pact~~ development techniques and landscaping should be used to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use.

LU-~~8717~~⁷⁸ Landscaping, sidewalks, and bike paths will be integral parts of site design if a development is located on an impression corridor or located within or adjacent to an identified nonmotorized corridor.

LU-~~882~~⁷⁹ Outside storage shall be permitted subject to performance criteria addressing its quantity and location. This is to ensure compatibility with adjacent uses, 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.

LU-~~893~~⁸⁰ Where an ~~Industrial light Industrial~~^{Industrial} use is located adjacent to a property with a less intense zoning designation, the light industrial use bears the burden of incorporating techniques that mitigate the visual, noise, dust, and odor impacts.

LU-~~908~~⁸¹ Uses involving substantial storage or processing of hazardous materials, as well as substantial emissions, should not be permitted in these areas.

LU-~~918~~⁸² A wide range of commercial activities may be allowed to provide increased opportunities for sales tax revenue.

LU-~~928~~⁸³ 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. 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.

LU-~~938~~⁸⁴ Upzone requests to the next zone should be approved based on the innovations in transportation and stormwater management and public amenities proposed for the development associated with the request.

Heavy Industrial Designation

Description

~~This designation allows the full range of industrial uses, as well as certain heavy commercial uses that serve the needs of workers in light industries are also appropriate.~~

Designation Criteria

- ~~1. Previously developed heavy industrial areas; or~~
- ~~2. Not located along high-visibility corridors;~~
- ~~3. Buffered by the Light Industrial Designation or otherwise buffered from all other compatible designations; and~~
- ~~4. Meets the development parameters of the Heavy Industrial designation.~~

Implementing Zoning Designation

~~Heavy Industrial~~

Policies

LU-~~9488~~⁸⁵ While this zone should be reserved primarily for the heavier forms of industrial activities, a wide range of industrial activities may be permitted. These heavier forms of industrial activities may include outdoor or semi-enclosed manufacturing, processing, or assembling activities, significant outdoor storage, and uses involving substantial storage or processing of hazardous materials. Heavy commercial uses that serve the needs of workers in heavy industries are also appropriate.

~~LU-8986 Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low impact development techniques and landscaping should be used to promote on-site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use.~~

LU-~~950~~⁸⁷ Landscaping, sidewalks, and bike paths will be integral parts of site design if a development is located on an impression corridor or located within or adjacent to an identified nonmotorized corridor.

~~LU-9188 Where a heavy industrial use is located adjacent to a property with a less intense zoning designation, the heavy industrial use bears the burden of incorporating techniques that mitigate the visual, noise, dust, and odor impacts.~~

LU-96 For the LF Airport Landing Field District, the Airport Master Plan (AMP) establishes the vision, policies, and implementation strategies that govern uses, management principles, and future planning efforts. The AMP is incorporated by reference in the Auburn Comprehensive Plan as an appendix.

LU-972 Auburn Municipal Airport is included in the federal airport system the National Plan of Integrated Airport Systems (NPIAS). Participation in the NPIAS is limited to public use airports that meet specific FAA criteria. NPIAS airports are eligible for federal funding of improvements through FAA programs. To maintain eligibility for funding through FAA programs, the Airport Master Plan should be periodically updated as conditions change.

LU-983 Uses, activities, and operations within the LF Airport Landing Field District must be coordinated and consistent with the Airport Master Plan.

LU-994 Future expansions of the LF Airport Landing Field District, for the purpose of airport uses, activities, and operations, should be coordinated and consistent with the Airport Master Plan.

LU-10095 While the industrially designated area east of the Airport is highly suited for airport related activities, other industrial type uses are now located here. Therefore, the City will encourage use in this area to take advantage of its proximity to the Airport.

LU-10196 New commercial land uses in proximity to the airport should be air related and/ or complementary to the airport.

LU-10297 To protect the viability of the Auburn Municipal Airport the City shall create an airport overlay that is consistent with FAA regulations and WSDOT guidance.

LU-10398 The City's zoning ordinance and other appropriate regulatory measures shall enforce the airport overlay and the FAR Part 77 surfaces.

LU-10499 The airport overlay shall protect the operations of the Auburn Municipal Airport by establishing controls on incompatible land uses and development.

LU-1050 The airport overlay should be implemented to manage land uses and development around the airport to ensure compatibility into the future and prevent incompatible future uses. The regulations applied to properties surrounding the airport should encourage land uses that are related to, and benefit from, proximity to the airport but not restricted exclusively to only these.

LU-1061 The impact of development on air safety shall be assessed through the City zoning ordinance, FAA regulations, SEPA review, input from the Auburn Municipal Airport, and relevant technical guidance. Appropriate mitigation measures shall be required by the City.

LU-1072 Uses in proximity to the airport that may create potential operational (e.g. height or noise) conflicts shall be reviewed for their consistency to airport operations and conformance with the FAA regulations.

LU-1083 The airport should be protected from nonconforming uses and structures that pose a safety concern to airport operations.

LU-1094 The City shall determine whether nonconforming uses and structures affect airport operations and require their minimization or elimination, at cost to owner, based on individualized study of proposals, City regulations, input from the Auburn Municipal Airport, and relevant technical guidance.

Public and Institutional Land UsePublic/Quasi-Public Designation

Character Sketch

This category includes those areas that are reserved for public or quasi-public uses. It is intended to include those of a significant extent, and not those smaller public uses that are consistent with and may be included in another designation. These public uses include public schools, developed parks, and uses of quasi-public character such as large churches and private schools. Public uses of an industrial

character are included in the industrial designation, and small-scale religious institutions of a residential character are included in the residential designation. Streets, utilities, and other separate uses are not intended to be mapped separately as Public/Quasi-Public. Public and institutional uses will occur in both low- and high-density environments. For passive uses, land and views will be protected; limited access to these areas will be typical. For more active uses, usability and accessibility will be key features and new development will be subject to standards reflecting programmed space and interconnectivity. These spaces will be varied in type, providing service to areas large and small, urban and more rural in character. Sustainable solutions and innovations that are responsive to the native ecology will be typical of public and institutional uses.

Values

Character: Community facilities and programs bring people together and connect residents and visitors to our natural resources.

Wellness: Multiple recreation options, and nearby trails, parks, activities, and events will be readily accessible to the entire community.

Service: Land use policy supports the provision of community, health and human services to all residents.

Economy: Residents and visitors seek Auburn as a residence or destination because of its natural resources, community events, and community pride.

Celebration: We utilize our open spaces and public facilities to promote who we are, our diversity, and our community pride.

Environment: Residents and visitors will enjoy open spaces and environmentally sensitive areas, while encouraging the appreciation of their importance and beauty. Impacts of new development on natural resources are considerate of their sensitivity and importance.

Sustainability: Public and private funds are used to make investments in land preservation, restoration and protection. Public investments in land and facilities are considered for their perpetual or generational value versus short-term motivations.

General Policies

LU-1100589 The primary purpose of this designation is to address public needs while taking advantage of synergies with the adjacent areas where they are sited.

[LU-11106](#) Appropriate uses for this designation include facilities that serve the needs of the larger community such as public schools, active parks, city operated municipal facilities, police stations, and fire stations.

LU-~~1120790~~ Innovative strategies to integrate the uses and sites into the areas where they are sited is encouraged. These strategies should maximize use of the site while minimizing fiscal impacts and impacts to adjacent areas.

LU-~~1130891~~ Increase visibility of resources through public information campaigns.

LU-~~1140992~~ Appropriate uses include low-intensity recreational uses, passive use open areas, protected environmental habitat, stormwater detention facilities, and similar low-intensity uses.

LU-~~1150993~~ Promote the use of energy and water conservation measures.

LU-~~1161101~~ A responsible management entity and the purpose for Institutional districts~~the institutional designation~~ should be identified for each property interest within this designation. Management policies and plans are appropriate for all lands in this designation.

~~LU-1112102 Appropriate uses for this designation include facilities that serve the needs of the larger community such as public schools, active parks, city-operated municipal facilities, large churches, and fire stations.~~

~~LU-11703 This designation permits a wide array of uses that tend to be located in the midst of other dissimilar uses. For this reason, special emphasis should be directed at the following:~~

- a. The appropriateness of new requests for this designation and the impacts that it may have on the surrounding community.
- b. Site-specific conditions that should be attached to the granting of new requests for this designation that are designed to mitigate impacts on the surrounding community.
- c. Site-specific conditions that should be attached to development proposals that are designed to mitigate impacts on the surrounding community.

LU-~~118113104~~ Coordination with other ~~public or institutional~~ Institutional entities is essential in the implementation of the Public/Quasi-Public ~~institutional~~ land use designation.

LU-~~1194105~~ Industrial and commercial uses that are affiliated with and managed by educational institutions for vocational educational purposes may be classified as a Public ~~institutional~~ Public/Quasi-Public use and permitted on a conditional basis.

Designation Criteria

1. Previously developed institutional uses; or
2. Meets the development parameters of the Public/Quasi-Public designation.

Implementing Zoning Designations

A. ~~I~~ Institutional

A.

B. P-1 Public Use District

Open Space Designation

Description

Open space lands are in public ownership or an otherwise permanently protected state that provide enhanced protection of floodplains, aquatic and/or wildlife corridors, wetlands, hazardous slopes, or that protect groundwater supplies. Open Space lands may be made available for public access and education which includes ancillary supportive uses such as bathrooms, trails, boardwalks, interpretive signs, parking, and picnic areas. This category shall be applied to areas that are owned by a public entity and managed in a largely undeveloped character. It includes parks, watersheds, shoreline areas, significant wildlife habitats, storm drainage ponds, utility corridors with public access, and areas with significant development restrictions

Designation Criteria

1. Passive parks or undeveloped Parks Department property;
2. Any site containing a significant developmental hazard; or
3. Any site containing open space value suitable for public protection without unduly encroaching on private property rights.
4. Sites that are permanently protected as a result of the terms of acquisition or a recorded instrument.

~~Passive parks or undeveloped Parks Department property;~~

~~Any site containing a significant developmental hazard; or~~

~~Any site containing open space value suitable for public protection without unduly encroaching on private property rights.~~

Implementing Zoning Designations

~~A.~~ OS Open Space

A.

Policies

LU-~~12015~~⁹⁴ Active parks that provide sports field, activity and community centers, ~~cemetery~~^{scemeteries}, and public buildings should not be designated as open space.

LU-~~121~~~~16~~⁹⁵ Open space lands are primarily designated to provide wildlife and aquatic habitat, flood detention, vegetation and soil preservation, and view shed protection. Land designated as open space may be used for public access to trails, interpretive centers, education opportunities, and other uses and facilities that support the purpose of their designation.

LU-~~122~~~~17~~⁹⁶ Increase distribution of open space and increase access to open space amenities throughout Auburn.

LU-~~123~~~~18~~⁹⁷ Enhance restoration, preservation and protection of natural resources and critical areas.

LU-~~124~~~~19~~⁹⁸ Seek out opportunities to develop recreation and education opportunities on public lands or through public-private partnerships.

LU-~~125~~~~0~~⁹⁹ Increase visibility of resources through public information campaigns. Continue to work with regional partners to develop and maintain trail systems that connect Auburn with regional destinations.

LU-~~126~~~~1~~¹⁰⁰ Build on partnerships with school districts to expand public use of school facilities for recreation and exercise, and to improve public access to facilities for this purpose, as appropriate.

Overlays, Urban Growth Area, and Special Planning Land Use Designations

Character ~~___~~Sketch

These areas help control growth, protect the environment, and prevent urban sprawl conditions in our City. For a variety of reasons, specific areas exist within the City that require further specificity or focus of land use planning, policy, regulation, or investment. Overlays, urban growth areas, and special planning areas may be designated that help further enumerate a purpose. These areas are to be designated through the Comprehensive Plan and treated as a component of the Land Use Element of the Plan.

Values

Each area designated as an overlay, urban growth area, or special planning area shall reflect the values identified in the Core Comprehensive Plan.

General Policies

LU-~~1272~~~~120~~ These land use designations must be consistent with the Growth Management Act, Puget Sound Regional Council, and countywide planning policies.

LU-~~1283~~~~121~~ Any proposed changes to these designations must be pursued in coordination with applicable State, Regional and County agencies.

Urban Separator Designation

Description

Urban separators are areas designated for low-density uses in the King County Countywide planning policies. They are intended to “protect Resource Lands, the Rural Area, and environmentally sensitive areas, and create open space and wildlife corridors within and between communities while also providing public health, environmental, visual, and recreational benefits.” There are two primary areas of urban separators, one on Lea Hill and one on West Hill.

Designation Criteria

Areas designated through the process of annexation.

Implementing Zoning Designations

A. ~~Lea~~ Hill Overlay

West

B. Hill Overlay

~~A.C.~~ Bridges Overlay

~~B.D.~~ Urban Separator Overlay

Policies

LU-~~1294~~~~122~~ The City is obligated to maintain (and not redesignate) [the Urban Separator designation](#) until at least the year 2022, pursuant to countywide planning policies and an annexation agreement with King County. [The City will coordinate with King County on redesignation of Urban Separators in 2025.](#)

LU-~~13025~~~~123~~ 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.

Urban Growth Area and Potential Annexation Area Designation

Description

Urban growth areas and potential annexation areas are areas located outside of the municipal city limits of Auburn. They are areas that are anticipated to be incorporated into the City within 10 years of their designation.

Designation Criteria

Potential annexation areas are jointly developed by cities and the County in which they are located. They are based upon countywide growth projections that are divided among all urban growth areas within each respective County. Urban growth areas and potential annexation areas are distinguished from each other by whether they have been assigned to a city or not. Urban growth areas have been identified but have not been assigned to a city. Potential annexation areas are urban growth areas that have been assigned to a specific city.

Implementing Zoning Designations

~~A.~~ Urban Growth Area Potential

~~A.~~ Annexation Area

Policies

LU-~~13126~~¹²⁴ Work with King and Pierce County, as well as nearby cities, to redesignate urban growth areas into potential annexation areas.

LU-~~13227~~¹²⁵ Auburn's Potential Annexation Area is shown on the Comprehensive Plan Land Use Map (Map 1.1). Map 1.1 also depicts Growth Impact Areas. These Growth Impact Areas are generally adjacent to cities or unincorporated County lands in which development that occurs potentially impacts the city of Auburn.

LU-~~13328~~¹²⁶ The Auburn City Council may revise the boundaries of the Potential Annexation Area in the future, in response to:

- a. Amendments to King and Pierce County Urban Growth Areas as specified in the King and Pierce 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
- d. Changed circumstances relating to population and employment growth and projections, urban service feasibility, or similar factors.

LU-~~13429~~¹²⁷ Develop strategies and agreements for the review of development and provision of utilities within potential annexation areas that have yet to be annexed.

LU-~~1350~~¹²⁸ Prior to annexation, develop strategies and agreements that address the orderly transition of areas into the city such as transfer of permit authority,

infrastructure financing, financing of fire and police services, and interim development regulations.

Transition Designation

Description

The Transition Designation following establishes policies and guidance are intended to provide a basis for future development of zoning and other regulatory tools to manage and reduce impacts from proximity of boundaries between sharper differences of intensity in land uses and is meant to apply city wide.

Designation Criteria

The Designation should apply to areas that are located between single family and multifamily land use designations; between multifamily and nonresidential land use designations; and between single family and nonresidential land use designations.

Implementation Zoning Designation

The Designation and implementing zoning and other regulatory tools shall generally apply to the more intense land use designation.

Policies

LU-129 Between single family and multi-family:

- a. Where a multi-family use is proposed to be located adjacent to a single-family zone, the multifamily use will bear the burden of providing an adequate transition of land use. Mitigating measures that control light, noise, and dust should be incorporated into multifamily development proposals.
- b. Provide non-motorized access through the site in order to connect the adjacent land uses.
- c. Housing size, type, and orientation shall be utilized as a means of providing harmonious transition of the built environment.
- d. Provide a mix of townhomes, duplexes, cottage housing and small-scale multifamily housing.

LU-130 Between multifamily and nonresidential

- a. Where a non-residential use is proposed to be located adjacent to a multifamily zone, the non-residential use will bear the burden of providing an adequate transition of land use. Mitigating measures that control light, noise, and dust should be incorporated into nonresidential development proposals.

- ~~b. Provide non-motorized access through the site in order to connect the adjacent land uses.~~
- ~~c. Provide a mix of townhomes, duplexes, cottage housing and small-scale multifamily housing.~~

~~LU-131 Between single-family and nonresidential:~~

- ~~a. Where a non-residential use is proposed to be located adjacent to a single-family zone, the non-residential use will bear the burden of providing an adequate transition of land use. Mitigating measure that control light, noise, and dust should be incorporated into nonresidential development proposals.~~
- ~~b. Provide non-motorized access through the site in order to connect the adjacent land uses.~~

Critical Area Overlay Land Use

Description

Under the Growth Management Act cities and counties are required to identify, designate and protect critical areas. Critical areas include (a) wetlands, (b) [aquifer recharge areas \(including areas with a critical recharging effect on aquifers used for potable water\)](#), (c) fish and wildlife habitat conservation areas, (d) frequently flooded areas, and (e) geologically hazardous areas.

Designation Criteria

Designation of critical areas includes both criteria that should be applied to the specific type of critical area as well as buffers and/or setbacks that are necessary for the protection of the critical area and/or life and property. Designation of critical areas is based on best available science as it applies to local conditions.

Implementing Zoning Designations

A. Wetlands

A.B. Critical Aquifer Recharge Areas

C. Fish and Wildlife Habitat Conservation Areas

B.D. Frequently Flooded Areas

C.E. Geologically Hazardous Area

Policies

LU-~~136~~¹³² Best available science will be utilized for the specific designation criteria and the associated adopted protection standards and development regulations.

LU-~~137~~¹³³ Reasonable use provisions will be included within the critical area regulations that ensure a property owner is not denied use of a preexisting parcel, lot or tract.

LU-~~1383~~¹³⁴ Exemptions to the critical areas ordinance should be provided for very limited and justified circumstances such as maintenance of existing land uses, work within some types of human-made features, limited types of site investigation work, emergency activities, and certain types of invasive vegetation control.

LU-~~1394~~¹³⁵ Critical area regulations will identify the process and standards for alteration of a critical area and criteria related to mitigation, performance, and monitoring.

Special Planning Area Designation

Description

“Special Planning Areas” consist of Districts, subareas, Impression Corridors, and Gateways within Auburn that warrant additional emphasis in planning, investments, and policy development. Each may be recognized separately within the Comprehensive Plan, as an Element of the Comprehensive Plan, or as a subarea plan (discussed below). There are a variety of reasons for designating and distinguishing a special planning area, and once designated, a variety of potential outcomes. Reasons for designating a special planning area include:

- [Growth Centers are areas of the city identified through the Comprehensive Planning process where a large share of growth is allocated. These areas provide a combination of Mixed-use, higher density residential, and higher density commercial uses which serve the local area. There will be a special focus on the performance of these Centers, including housing units and jobs created, to ensure the City accommodates the required share of regional growth by 2044. Growth Centers are shown in Map 1.4 and reflected in development regulations found in city code.](#)
- Areas of high visibility and traffic. These areas create an impression or image of Auburn. It is therefore particularly important to ensure that they are attractive and well maintained. Examples include Auburn Way South and associated major highway on- and off-ramps.
- Land use activities that warrant joint planning between the city and owner/operator. In addition to developing approaches and strategies for the land use activity, there may be additional emphasis on ensuring compatibility with surrounding land uses. Examples include Green River College, the Auburn Municipal Airport, and Emerald Downs Thoroughbred Horse Racetrack.
- Neighborhoods in which a resident and merchant live and conduct daily business and leisure. Neighborhoods may also be distinguished by physical setting, physical separations, and similarity over an area. Examples include downtown, Lea Hill, and Lakeland.

- Areas with a focused desire to create greater physical and economic cohesiveness. These may be large, planned developments or clusters. Examples include the Auburn North Business Area and Mt. Rainier Vista.
- Areas with an existing built environment or an existing regulatory framework that does not, in itself, meet the expectations of the seven values that underscore the Comprehensive Plan. Examples include the need for multimodal connections between West Hill and Lea Hill to north and downtown Auburn.

Designation Criteria

1. **Districts:** The geographic limit of districts and areas that make up this category of Special Planning Areas extends beyond an alignment with any particular street, trail, river, stream, or other linear corridor. Districts may contain other smaller Special Planning Areas, such as subareas. Additionally, districts are generally consistent with the geography of one of the eight “neighborhoods”¹ identified in the 2014 City of Auburn Community Vision Report. Generally speaking, districts are identified for the purpose of creating identity. This means that the land use designations and overarching policies and implementing regulations are not going to change from one district to the next. Instead, Districts are important for event planning, establishing park and open space level-of-service standards, and promoting community identity.

Districts (see Map 1.42)

- West Hill
- North Auburn
- Lea Hill
- Downtown
- South Auburn
- Plateau
- Lakeland
- Southeast Auburn

2. **Subareas:** Subareas are smaller in geography than a district. Though relatively large, multiple subareas may be located within a single district. Subareas allow for the refinement and recognition of existing unique characteristics within a district. Subareas are intended to anticipate, support, and guide long-term growth and redevelopment through planned development and a unique vision for how that area should look and function in the future. It can also be used to provide flexibility when there is

uncertainty regarding how an area may be most appropriately developed in the future.

2.

3. Twenty-eight (28) subareas currently exist. These subareas are categorized into five different types of subareas:
 - Identified Areas;
 - Designated Areas;
 - Economic Development Strategy Areas (a Designated Areas sub-category);
 - Areas of Concern (another Designated Areas sub-category); and
 - Adopted Areas.

Uses, intensities, and infrastructure development determined for each subarea or planned area through individual planning processes. Connectivity throughout the planned area, and connections to multimodal transportation opportunities outside of the planned area are also emphasized through the individual planning process. The result of each individual planning process is the adoption of Comprehensive Plan element or subarea plan for the particular subarea by the City Council. Each Plan element must be consistent with the general goals, objectives, and policies of the Comprehensive Plan, and once adopted, subarea plans are intended to guide the future development of each respectively adopted subarea.

2a. Identified Areas: Identified areas are identified as a subarea within the Comprehensive Plan, but have not been established on the Comprehensive Plan Map. Therefore, the specific and detailed boundaries of an identified subarea have not been defined. Identification of a subarea within the Comprehensive Plan occurs by official action of the City Council.

Identified Areas

- Auburn Golf Course
- GSA/Boeing
- Green River College
- Mary Olsen Farm
- Les Gove Campus
- Emerald Downs
- Auburn High School

2b. Designated Areas: Designated Areas have been designated on the Comprehensive Plan Map, which defines the specific and detailed boundaries of

the area. Designation of an area on the Comprehensive Plan Map occurs by official action of the Auburn City Council. It is intended that future development of these areas will be guided by individual Plan element or subarea plan of the Comprehensive Plan. The future subarea plan will either supplement existing goals, policies, and implement strategies, or replace existing Comprehensive Plan designations and policies for the area within the specific and detailed boundary.

Designated Areas (see Map 1.63):

- Auburn Municipal Airport
- BNSF Rail Yard
- [Stuck River Road](#)
- [Mount Rainier Vista](#)
- Lakeview
- [Mt. Rainier](#)

2b(1). Designated Areas - Areas of Concern: Areas of Concern are a specific type (or subcategory) of the designated area. Areas of Concern are established because they represent an area that features a lack in the infrastructure and services (e.g. municipal water and sewer service, urban roads, traffic demand, and storm water management) necessary to support increase in density or other development. These areas require a close assessment of and an emphasis on infrastructure development and planning to support further development. While this Plan may 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). Development intensification within the Area of Concern needs to be coordinated with the necessary infrastructure and services to support growth.

Designated Areas - Areas of Concern (see Map 1.63):

- AWS/Auburn Black Diamond Rd.
- Pike Street NE
- 8th Street NE

2b (2). Designated Areas - Economic Development Strategy Areas: The Economic Development Strategy Areas are a specific type (or subcategory) of designated area. In 2005, City Council adopted six Economic Development Strategy Areas under Resolution No. 3944. These areas, initially identified by a focus group of diverse business and community interests, are targeted for population and employment growth within the planning horizon of the City's 20-year growth target ([2031204431](#)). By 2012, the City Council added three additional economic development strategy areas, bringing the total to nine (9) strategy areas.

During the City's 2015 update of the Comprehensive Plan the list of economic development strategy areas reflects current conditions and status of these areas. As such, two of the original six economic development strategy areas were removed from the list. The Urban Center, one of the original six development strategy areas, was removed as it is no longer a designated area. The Urban Center, also known as "Downtown Auburn" or the "Downtown Urban Center" is an adopted area (since 2001) and features its own subarea plan. The Auburn Environmental Park (AEP)/Green Zone has also been removed as an economic development strategy area. The AEP/Green Zone economic development strategy area was previously zoned EP, Environmental Park Zone. The intent of this zone was to encourage economic development in the form of medical, biotech and "green" technologies including energy conservation, engineering, water quality and similar uses. Through Ordinance No. 6660 City Council rezoned the AEP/Green Zone from EP, Environmental Park Zone to M-1, Light Industrial, hereby effectively removing the need to designate the AEP/Green Zone as a specific economic development strategy area.

The current economic development strategy areas are included below. The boundaries of the economic development strategy areas are incorporated as designated sub-areas "Designated Areas – Special Planning Areas" map of the Land Use Element.

Designated Areas -Economic Development Strategy Areas (see Map 1.63)

- A St SE (corridor)
- Auburn Way South (AWS) Corridor
- Auburn Way North (AWN) Corridor
- M St SE (between AWN and AWS)
- SE 312th/124th Ave
- NW Manufacturing Village
- 15th St SW/West Valley Hwy N

2c. Adopted Areas: Adopted Areas include an Adopted Subarea Plan incorporated into the Comprehensive Plan that establishes the purpose of its designation, goals and policies, and implementation strategies. Adoption of a subarea plan occurs by official action of the City Council. As an adopted document of the Comprehensive Plan, the subarea Plans are subject to a review, and if necessary, revision to address changes in conditions, issues, or even characteristics of the planned areas. The review and revision of the Subarea Plan will also include the review and, if necessary, a revision of zoning regulations and architectural design standards.

Adopted Areas (see Map 1.74)

- Downtown (Ordinance No. 5549)

- Auburn Adventist Academy (Resolution No. 2254)
- Auburn North Business Area (Resolution No. 2283)
- Lakeland Hills (Resolution No. 1851)
- Lake Hills South (County H.E. Case Z15/UP70)
- Northeast Auburn (Ordinance N. 6183)

3. Impression Corridors: Impression corridors are aligned with a particular street, trail, river, stream, or specific linear corridor. Some corridors may be part of a subarea, in which case the Impression Corridor policies are additive to a subarea plan. Impression corridors enhance the areas in which residents, businesses, and visitors move throughout the city. The benefit of an impression corridor is two-fold: residents know that the city is invested in the aesthetic of main thoroughfares and businesses can build off of the design and aesthetic provided by the impression corridor. Improvements or modification to impression corridors consist of aesthetic signage, landscaping, and monument features, and the rehabilitation or removal of existing buildings and property. Impression Corridor boundaries and policies are formally designated by adoption of the Comprehensive Plan. Priority is given to the impression corridors that are a part of a subarea. Priority impression corridors are the thoroughfares in which residents, businesses, visitors move throughout a specific subarea. The priority impression corridors are italicized below.

Impression Corridors (see Map 1.[85](#))

- *Auburn Way North*
- *Auburn Way South*
- *Auburn Black Diamond Road*
- *A Street SE/Auburn Avenue*
- *C Street SW*
- *Division Street*
- *M Street/Harvey Road*
- *Main Street*
- *8th Street NE*
- *15th Street SW*
- *West Valley Highway*
- *15th Street NW/NE*

- 132nd Ave SE
- SE 320th Street
- SE 312th Street
- SE 304th Street
- R Street
- Lake Tapps Pkwy SE
- Green River Road
- 37th Street NW
- S 277th Street
- Interurban Trail
- Green River
- White River
- Mill Creek

4. Gateways: Gateways are specific places, intersections, or blocks within the city. These essential locations are established because they constitute the first impression into of Auburn. Gateways are intended to create a “welcome” into distinct areas of the city or into the city itself. They are therefore highly important to plan, construct, maintain, and enhance their appearance and function. Gateway locations and policies are formally designated by adoption of the Comprehensive Plan. Priority is given to those gateways that are along a priority impression corridor. Priority gateways function as an entrance to an impression corridor. The priority gateways are italicized below.

Gateways (see Map 1.96)

- *Auburn Way North and Auburn Avenue (where the roads converge)*
- *East Main Street and M Street NE/ SE (at the intersection)*
- *Auburn Way South and 4th Street SE*
- *Auburn Way S and 6th Street SE*
- *West Main Street between C Street NW and B Street NW*
- All roads with an entry into the city
- Hwy 167 Off Ramps

- SR 18 Off Ramps

Implementing Zoning Designations

A. Planned Unit Development (PUD) Master Plans

Special Plan Area Policies

District Policies.

LU-~~14035~~¹²³ Through regulation, capital investment, and community planning, identify, promote and market district identity.

Subarea Policies.

LU-~~14136~~¹²⁴ Each subarea will contain its own vision, goals, policies and strategies.

LU-~~14237~~¹²⁵ BNSF Rail Yard - 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:

- The needs of Burlington Northern.
- Providing pedestrian, bicycle and vehicular access across the site to connect the southeast and southwest sides of the city.
- Providing a more visually appealing “entry corridor” into the city from the south along A and C Streets.
- Allowing for a mix of uses including single and multifamily development and commercial and industrial uses where appropriate.

LU-~~14338~~¹²⁶ Stuck River Road - 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 (every 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.

LU-~~14439~~127 Lakeview - The Lakeview subarea 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, the historical and cultural significance, as well as tribal ownership and jurisdiction of 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 in 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.

LU-~~1450~~¹²⁸ Mt. Rainier Vista - This 145-acre subarea 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 the 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. 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.
3. 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.
4. 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.
5. The Mt. Rainier Vista special planning area boundary may be modified through the development of the subarea plan.
- ~~6.~~ The Mt. Rainier Vista and Stuck River Road Special Planning Areas shall be coordinated subarea plans.

6.

Designated Areas - Areas of Concern Policies:

LU-~~1461~~¹²⁹ AWS/Auburn Black Diamond Rd – The area between Auburn-Black Diamond Road and the Burlington Northern Railroad currently lacks 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.

LU-~~1472~~¹³⁰ Pike Street NE – The area located north of 8th NE, east of Harvey Road, and south of 22nd NE is inadequately served by residential arterials. No increase in density or other development which would increase traffic demand in this area should be approved.

LU-~~1483~~¹³¹ 8th Street NE – The areas paralleling 8th Street NE located between Auburn Way and M Street are designated for multiple family residential while 8th Street NE is designated as a minor arterial. However, the road is not currently constructed to this standard and is not able to support current traffic demand adequately. The Plan designation would greatly increase traffic volumes. Implementation of the Plan designations should not occur until 8th Street NE is constructed to the adequate arterial standard and water service is upgraded. Up zones should not be granted from current zoning until these stems are upgraded or guaranteed.

Designated Areas - Economic Development Strategy Areas Policies:

LU-~~1494~~¹³² The City should adopt a formal subarea plan for each of the seven economic development strategy areas (listed below) as an element of the Comprehensive Plan. Each economic development strategy area subarea plan should identify the uses, intensities, and infrastructure development necessary to support the types of business and activities that are most consistent with community aspirations. Each subarea plan should address and include policies regarding the expected level of housing density (or residential growth targets) and employment growth targets.

- Auburn Way South Corridor
- Auburn Way North Corridor
- NW Auburn Manufacturing Village
- 15th St. SW/C St. SW/W Valley Hwy. N
- A St. SE
- SE 312th St. /124th Ave SE
- ~~—~~ M St. SE between Auburn Way N and Auburn Way S
- —

Adopted Areas Policies:

LU-~~1504~~¹³³ Adoption or revision of a subarea plan will be treated as a comprehensive plan amendment and will comply with the Growth Management Act, Countywide planning policies, Vision 20~~45~~⁵⁰, and the Core Comprehensive Plan.

LU-~~1514~~¹³⁴ Adventist Academy - Adopted under Resolution No. 2254 on November 14, 1991. The Auburn Adventist Academy is Special Planning Area (Adopted Area) is

a multi-use campus operated by the Western Washington Conference of Seventh-Day Adventists. The Campus plays a large role in the Western Washington Conference of Seventh- Day Adventists' private elementary and secondary education system in Washington and hosts many community events as well as an annual regional camp meeting for Adventists from Washington and around the world. The Campus previously housed Harris Pine Mill, a furniture manufacturer, for many years. The Mill provided financial benefit to the Academy's budget and provided employment opportunities, learning experiences, and vocational education for Academy students. The Academy continues to include in its plan industrial uses that support the mission of the school financially. The reuse of existing mill buildings and redevelopment of buildings lost to a fire in 1989 are the focal points of the current industrial development. In addition to institutional and industrial uses, the Academy also operates a landing strip and associated aircraft hangars for student aviation and flight training. A single-family subdivision is located to the south of the airstrip. In addition to these uses, the Academy wishes to allow development of uses such a multi-family and senior housing and assisted living and memory care which will generate perpetual revenue through a long-term land lease on a portion of the Campus lying generally north of Auburn Way South and south of 32nd Street S.E. that will directly aid its mission. The financial benefit from these uses will allow funding an endowment, subsidize student tuition, provide financial aid for students needing tuition assistance, for new educational programs, for additional faculty, facility maintenance and upgrades, and other needs. The plan focuses on provides predictability to planning, zoning, subdivision, and development decisions within the Special Planning Area (Adopted Area) made by the city.

LU-~~15247~~¹³⁵ Auburn North Business Area - Adopted under Resolution No. 2283 on March 2, 1992. The Auburn North Business Area Special Planning Area Plan was the result of a comprehensive planning study due to increased development pressure north of the Central Business District. Since the Central Business District, which contains Downtown, the core of Auburn, is adjacent to these areas, future development in this area is crucial. A comprehensive and cohesive direction was also needed based on increased development proposals and rezone requests. In addition to development concerns, many of the considerable undeveloped parcels contain wetlands. All of these factors made development controls beyond zoning and development regulations advisable.

LU-~~15348~~¹³⁶ Lakeland Hills - Adopted under Resolution No. 1851 on April 18, 1988. Lakeland Hills area lies between the Stuck River and the southern City limits of Auburn in the most southwestern part of the city. The area consists of planned residential and commercial subdivisions, and is predominately residential in nature, offering a range of housing types, including single family and multi-family dwellings. The Lakeland Hills Plan was intended to provide long-term predictability to both the city and potential developers. As a planned community, development and design must be consistent with the policy guidance of the Lakeland Hills Plan.

LU-~~15449~~¹³⁷ Lakeland Hills South - Approved under Pierce County Hearing Examiner Case Z15/UP70. Lakeland Hills South lies south of the Lakeland Hills special plan area and is the most southwestern part of the city. The area is predominately residential, allowing for a range of housing types, with commercial uses, including Lakeland Town Center, in the center. Nonresidential uses, including civic, religious, and municipal services are allowed throughout the area through an Administrative Use Permit. Unlike Lakeland Hills, Lakeland Hills South was accepted into Auburn as a Planned Unit Development (PUD). The Lakeland Hills PUD, originally the Lakeland Hills South Planned Development District (PDD), was approved under Pierce County Hearing Examiner Case no Z15-UP70 in 1990. Lakeland Hills South PUD is intended to provide enhanced flexibility to develop a site through innovative and alternative development standards. As a PUD, specific development and design standards are prescribed.

LU-~~1550~~¹³⁸ Auburn Downtown Plan ([Downtown](#) Urban Center) – Adopted under Ordinance No. 5549 on May 21, 2001. Downtown Auburn is the business, governmental, and cultural hub of Auburn, its physical and cultural heart. Many stores, restaurants, service providers, and small offices are well-represented throughout this district. Downtown hosts many community events and activities, such as the weekly Auburn International Farmers Market in the summer, Soundbites! Concert Series (in the City Hall Plaza) and the Veterans Day Parade. Downtown features public art that includes temporary installations such as Pianos on Parade and a permanent outdoor Downtown Sculpture Gallery with rotating pieces. This dynamism is possible because the district is a collection of uses that coexist in close proximity to one another. Due to the value, importance, and complexity of this district, The Auburn Downtown Plan identified four general needs to be addressed by the plan:

- Update of the existing plan in order to continue Downtown revitalization
- Concern over the reopening of Stampede Pass
- Multiple large projects proposed for Downtown
- Scarce private investment

In conjunction with project-based items, a regulatory element that emerged from the goals of the Auburn Downtown Plan was the Downtown Urban Center (DUC) zoning district, which was established in 2007. While the DUC zoning district is intended specifically to address the needs of downtown, though the implementation of policies identified by the Downtown Auburn Plan, many challenges related to public and private investment, development, and strategic planning have yet to be addressed as downtown has evolved.

[The Auburn Downtown Plan is in the process of being updated and is expected to be considered for adoption in 2025, after this Periodic Comprehensive Plan update is adopted in 2024. The DUC zoning districts and DUC boundaries found in the](#)

[Comprehensive Plan Land Use Map, related Zoning Map, and Implementing Zones is consistent with direction in the updated Auburn Downtown Plan.](#)

LU-~~1561~~¹³⁹ Northeast Auburn Special Plan Area – Adopted under Ordinance No. 6183 on June 5, 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 277th Street (52nd Street NE) and north of approximately 37th 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 45th 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-AG Auburn Gateway~~^{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.

Impression Corridor Policies.

LU-~~1572~~¹⁴⁰ Create specific plans for each identified corridor, outlining development policies and regulations, necessary capital improvements, and implementation strategies. In the absence of any specific corridor plans, this section contains general policies that are to be applied within designated impression corridors.

LU-~~1583~~¹⁴¹ Coordinate corridor planning, design, construction, and maintenance with other agencies, such as BNSF, the Muckleshoot Indian Reservation, and the Washington State Department of Transportation. Where one agency may more effectively manage the corridor, management or ownership consolidation is appropriate.

LU-~~1594~~¹⁴² Promote the elimination or renovation of existing derelict or unmaintained structures, signs, fences, and properties along impression corridors through regulatory or enforcement mechanisms.

LU-~~1605~~¹⁴³ Work with private and public property owners to educate, create incentives, and enforce regulations that are intended to improve the overall appearance of identified corridors.

LU-~~1615~~¹⁴⁴ Emphasize the design, orientation, construction materials, landscaping, and site layout for development proposals of new and existing buildings along impression corridors. New construction and the renovation of existing buildings create important opportunities for enhancing the appearance of impression corridors.

LU-~~16257~~¹⁴⁵ Establish regulations that ensure coordinated, attractive commercial signage is of an appropriate size and quantity. Signage regulations along these corridors may be different than those in other areas.

LU-~~16358~~¹⁴⁶ Take advantage of opportunities to provide informational signs, wayfinding signs, and traffic control signs that are attractive, useful, and integrated into a larger citywide signage plan or policy.

LU-~~16459~~¹⁴⁷ Outdoor storage of materials, inventory, and other goods and off-street surface parking should be located at the rear of the property. If outdoor storage cannot be located in the rear of the property, then it should be screened from view from adjacent rights-of-way.

LU-~~1650~~¹⁴⁸ Design, construct, and enhance impression corridors to accommodate multimodal uses.

LU-~~1661~~¹⁴⁹ Design and construct vehicular access points in a manner that consolidates access points serving multiple uses.

LU-~~1672~~¹⁵⁰ Signage, landscaping, and monument features should be used to establish prominent access points.

LU-~~1683~~¹⁵¹ Discourage aerial utilities.

LU-~~1694~~¹⁵² Invest in impression corridors by acquiring rights-of-way, constructing and widening sidewalks, installing landscaping, building center medians, constructing parklets, providing street furniture, and constructing other improvements.

Gateway Policies:

LU-~~17065~~¹⁵³ Prioritize by ranking all gateways and develop potential opportunities and designs for each location.

LU-~~17166~~¹⁵⁴ Develop land use regulations that incorporate gateway priorities and concepts into private development proposals that are located at identified gateways.

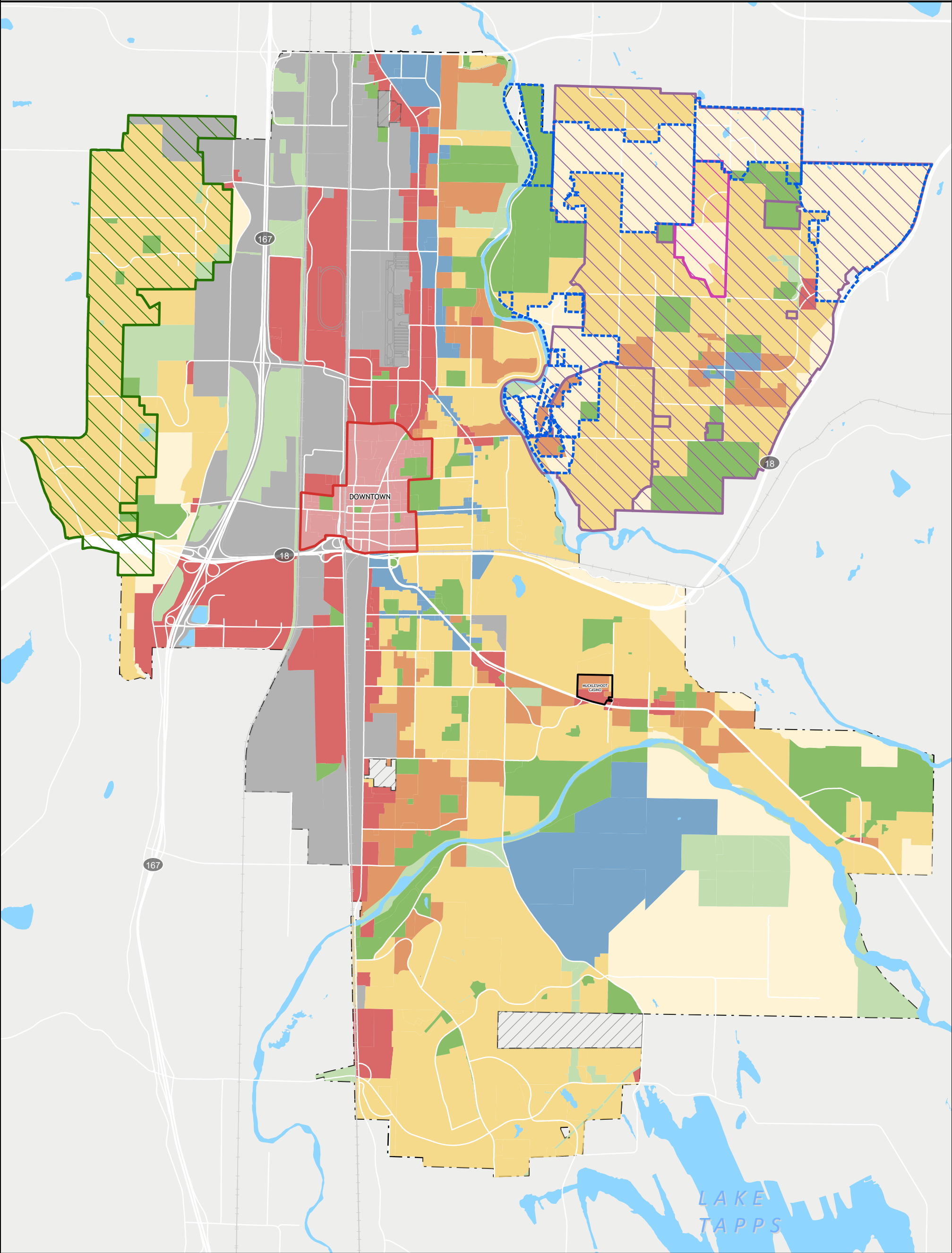
LU-~~17267~~¹⁵⁵ Coordinate with the Washington State Department of Transportation to understand options and implement actions at gateway location. Many of the gateway locations are within the WSDOT right-of-way.

LU-~~17368~~¹⁵⁶ Develop design layouts for gateway locations. Designs will identify key areas that greet residents and visitors as they enter the city or downtown center, opportunities for signage and monument features, and landscaping.

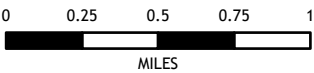
LU-~~17469~~¹⁵⁷ Maintain established gateways.

Subsequent Pages Reserved for Maps

Draft 2024 City of Auburn Land Use Map



- | | | |
|--------------------------------|----------------------------|---|
| COMMERCIAL | PUBLIC/QUASI-PUBLIC | Urban Separators Overlay |
| DOWNTOWN URBAN CENTER | MIXED USE | West Hill Overlay (Ordinance: 6122) |
| NEIGHBORHOOD RESIDENTIAL ONE | INDUSTRIAL | Bridges Overlay (Ordinance: 6922) |
| NEIGHBORHOOD RESIDENTIAL TWO | RESIDENTIAL CONSERVANCY | Lea Hill Overlay (Ordinance: 5346 & 6121) |
| NEIGHBORHOOD RESIDENTIAL THREE | Downtown Urban Center | |
| OPEN SPACE | Potential Annexation Areas | |

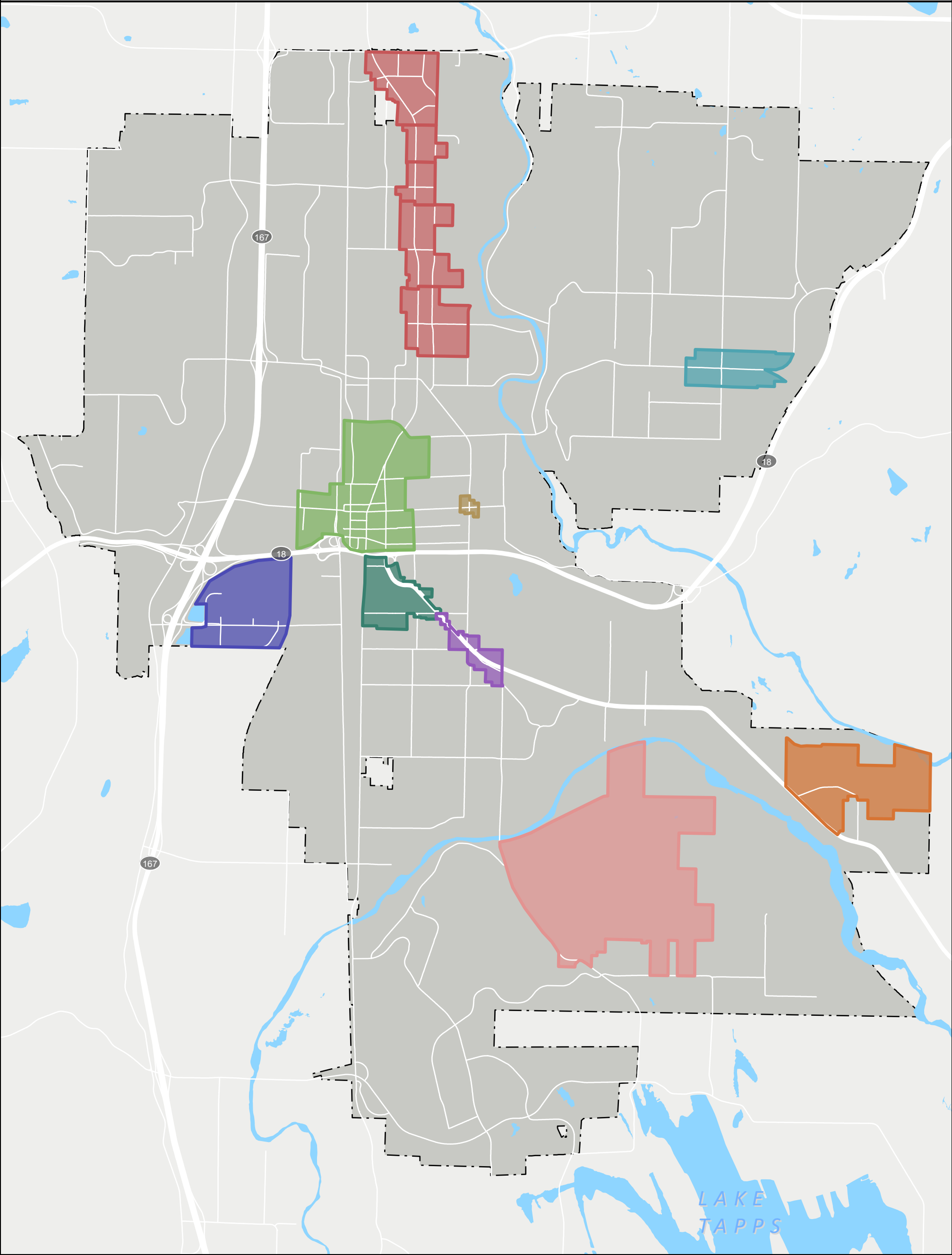


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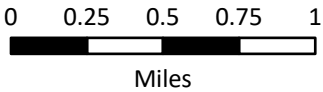


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Draft 2024 City of Auburn Growth Centers



- | | | |
|--|---|---|
| ■ Downtown Urban Center | ■ Outlet Collection | ■ I Street Corridor |
| ■ South Downtown | ■ Auburn Way S | ■ Academy |
| ■ Lea Hill | ■ Stuck River Road Subarea | ■ M Street/ E Main |

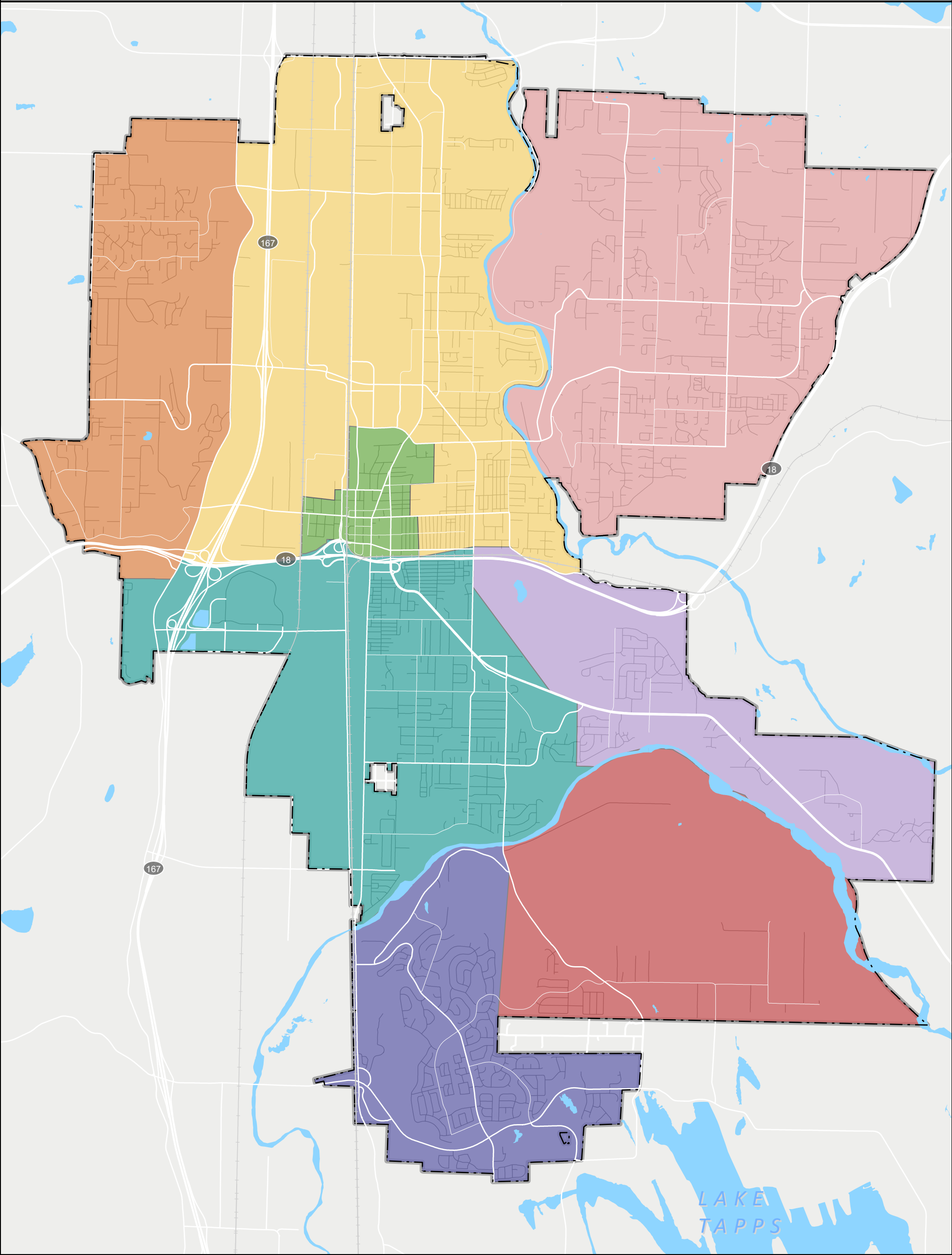


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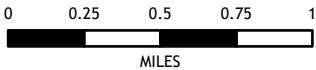


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Draft 2024 City of Auburn Districts



- | | |
|--|---|
| DOWNTOWN URBAN CENTER | SOUTH AUBURN |
| LEA HILL | WEST HILL |
| NORTH AUBURN | LAKELAND HILLS |
| PLATEAU | SOUTHEAST AUBURN |

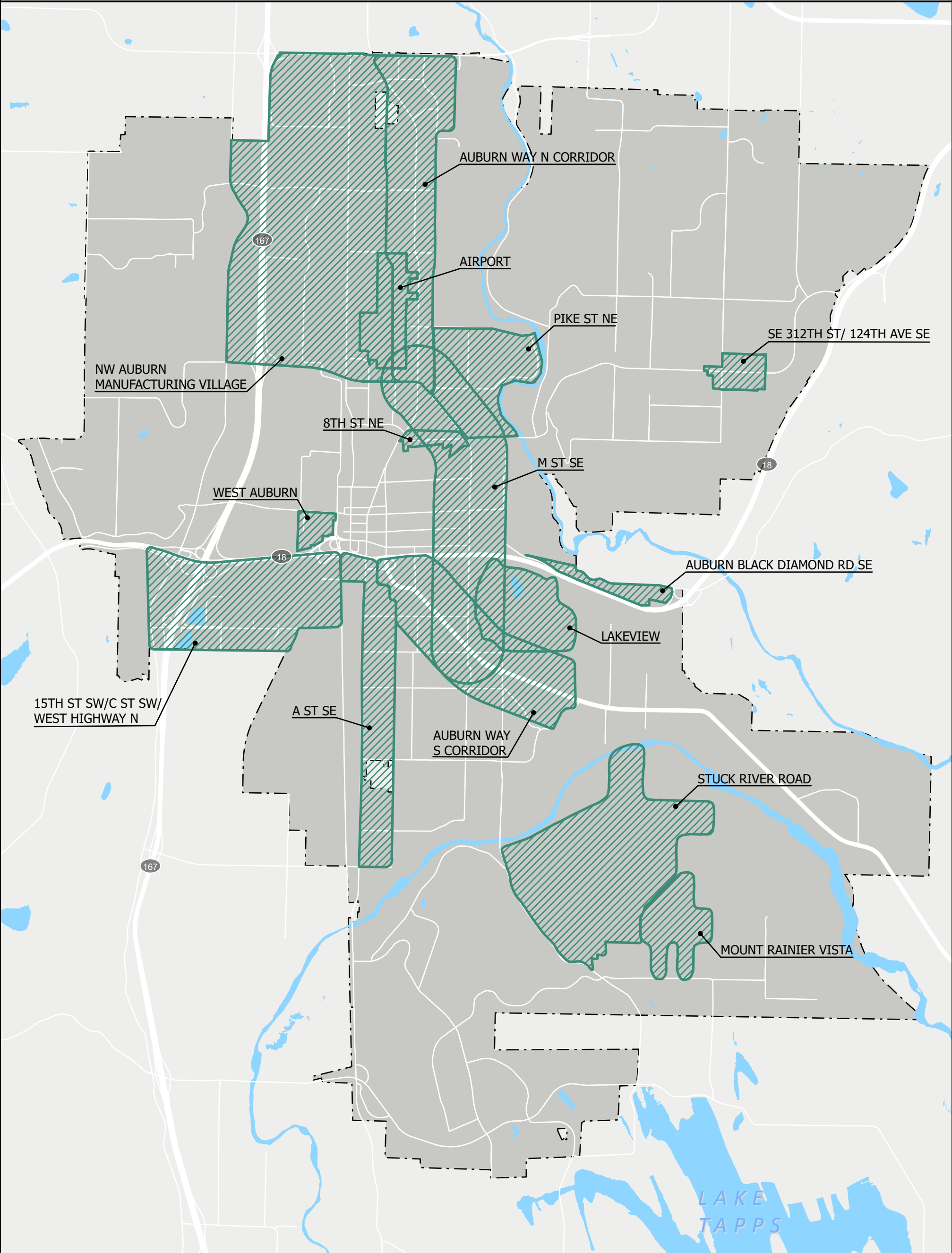


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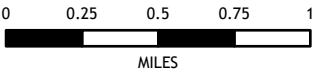


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City of Auburn Designated Areas



 Designated Areas

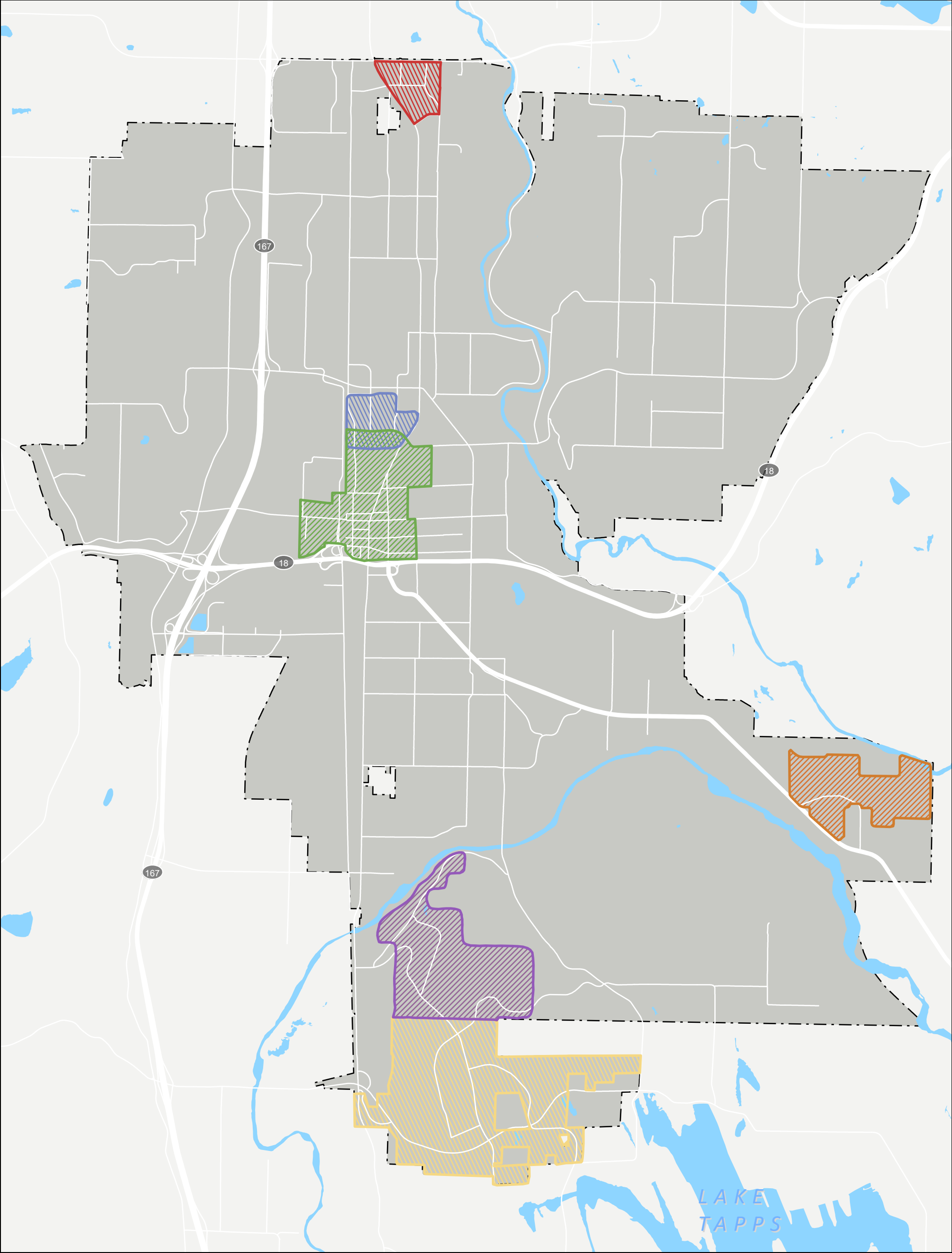








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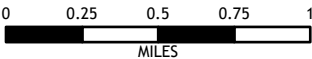


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Draft 2024 City of Auburn Adopted Areas



- | | | |
|--|---|--|
|  ACADEMY |  DOWNTOWN URBAN CENTER |  LAKELAND HILLS |
|  AUBURN NORTH BUSINESS AREA |  LAKELAND HILL SOUTH |  NORTHEAST AUBURN |

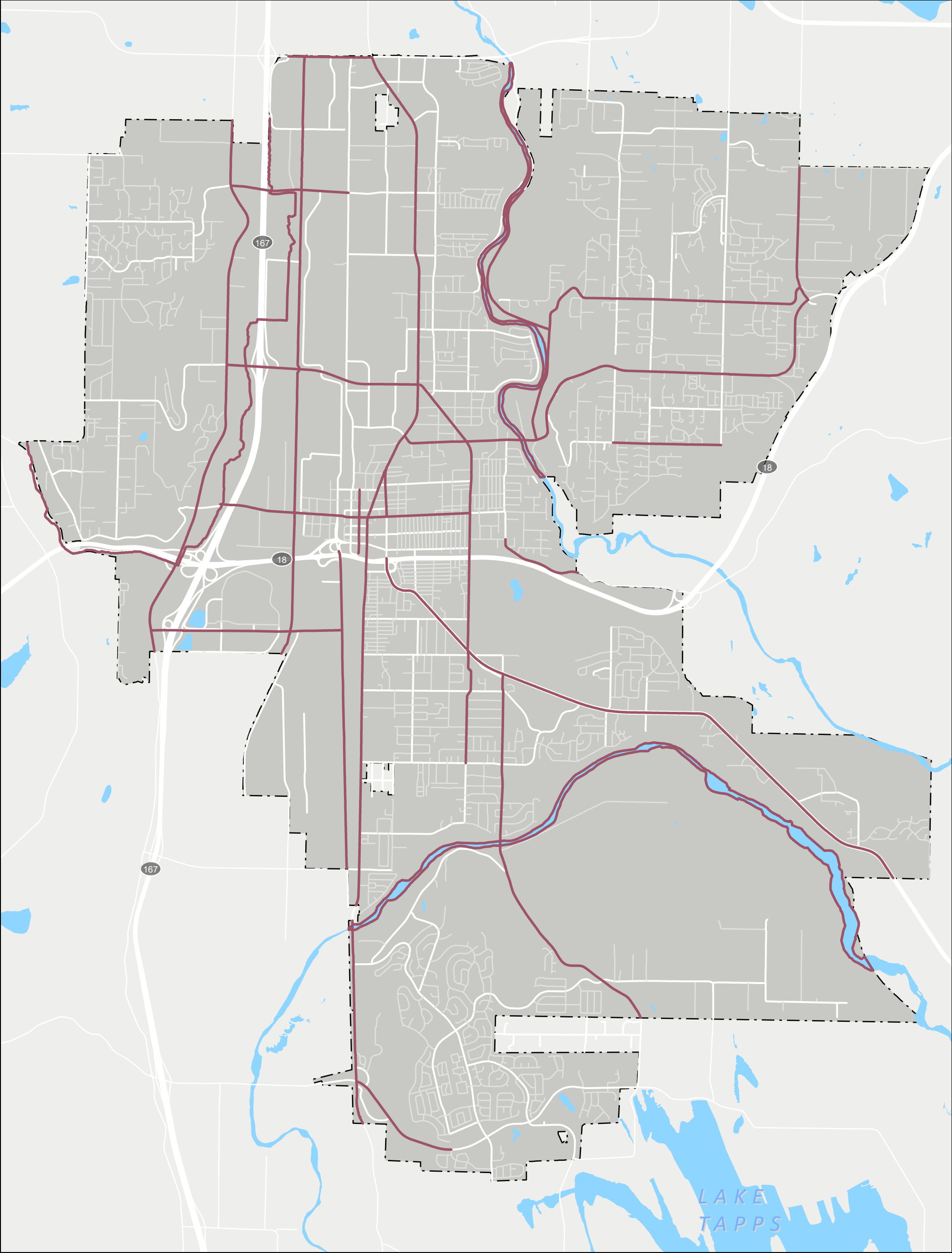


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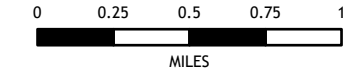


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City of Auburn Impression Corridors



Impression Corridors

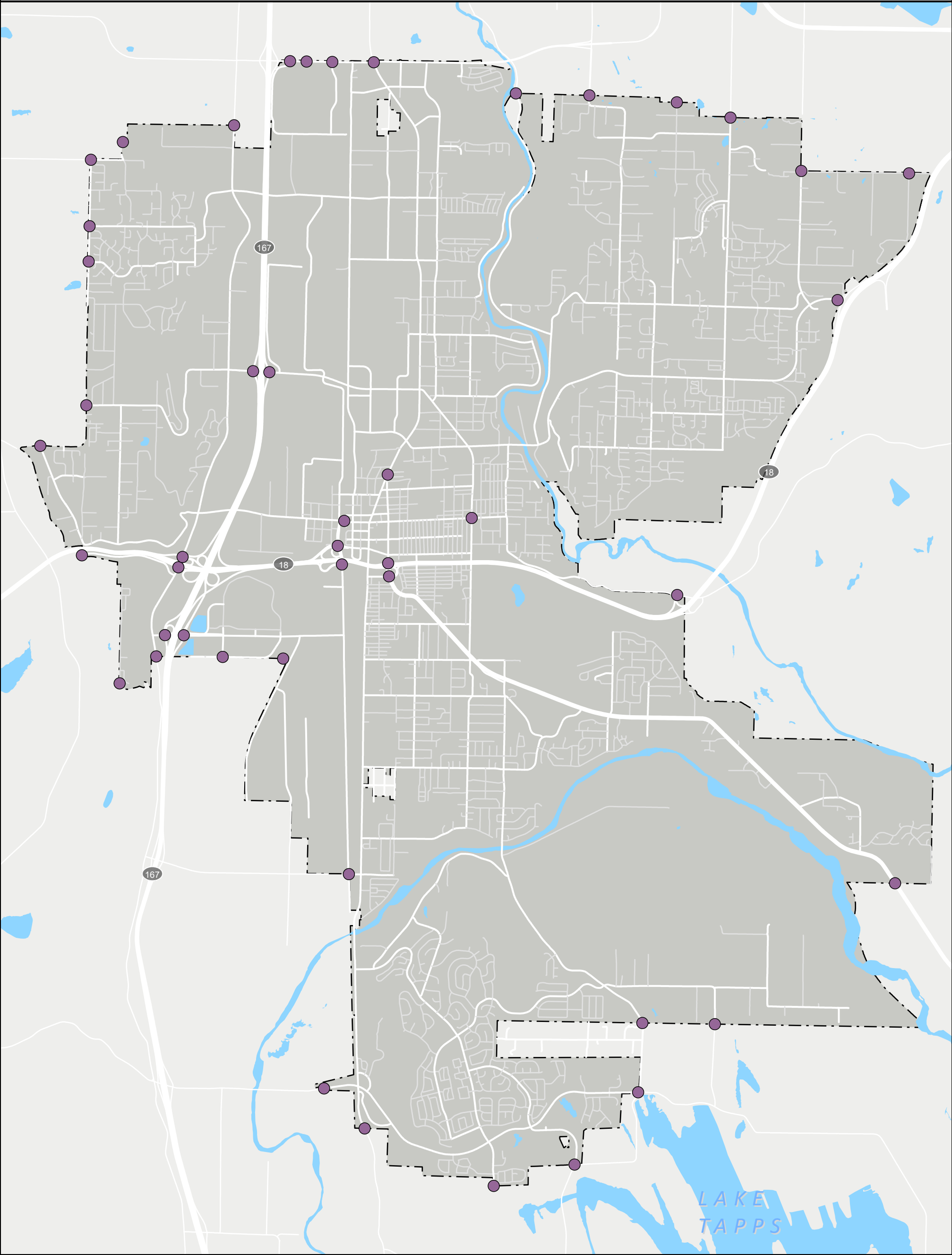


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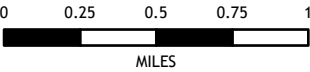


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Gateways



● Gateways



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City of Auburn

Land Use Element

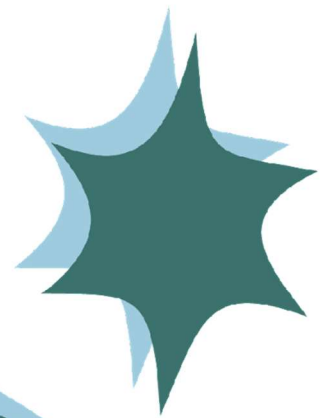


Table of Contents

Land Use Element	1
Introduction.....	1
Planning Framework.....	2
Land Use Patterns.....	3
Future Land Use	3
Goals, Policies, and Land Use Characteristics.....	7
Residential Land Use Designations	7
Residential Conservancy Designation.....	9
Neighborhood Residential One Designation	10
Neighborhood Residential Two Designation	11
Neighborhood Residential Three Designation.....	12
Mixed-Use Designation.....	14
Commercial Land Use Designation	15
Downtown Urban Center Designation	17
Industrial Land Use Designation	21
Public/Quasi-Public Designation	25
Open Space Designation	27
Overlays, Urban Growth Area, and Special Planning Land Use Designations.....	28

Maps and Figures

Map 1.1 – 2044 Population Estimates by Area	5
Map 1.2 – 2044 Net New Housing Units by Area	6
Map 1.3 - City of Auburn Comprehensive Land Use Map.....	47
Map 1.4 - City of Auburn Comprehensive Growth Centers	48
Map 1.5 - City of Auburn Districts Map.....	49
Map 1.6 - City of Auburn Designated Areas.....	50
Map 1.7 - City of Auburn Adopted Areas.....	51
Map 1.8 - City of Auburn Impression Corridors.....	52
Map 1.9 - City of Auburn Gateways.....	53

Land Use Element

Introduction

All land within the City of Auburn is assigned a land use designation and implementing zoning district, which builds from previously adopted Comprehensive Plan Maps, the existing land use pattern, adopted subarea plans, topography, natural features, and targeted goals for shifting the character of specified areas. This chapter provides a description for each designation, general criteria for how to assign the designation, and a series of goals and policies that govern land use within each designation.

The Comprehensive Plan Land Use Map shows the location and boundaries for each designation. This map should be consulted together with the written policies of this Plan when decisions about zoning designations, land use activities, and development of public infrastructure are considered.

The Land Use Element explains the reasoning and intention behind the land use designations. This should be useful in:

- Developing and implementing tools (such as zoning provisions)
- Interpreting the Land Use Map as it applies to specific regulatory decisions or development proposals
- Adjusting or amending the Land Use Map when changing conditions or land use markets warrant
- Planning for public services and infrastructure

Finally, this Element sets forth special policies intended to address the unique challenges and opportunities of specific locations within Auburn. These specific policies supplement the general goals, objectives and policies found in other Elements of the comprehensive plan.

Vision

The Auburn community is both physically and socially connected. We take pride in the quality of our built environment as well as the beauty and function of our natural environment. Land use patterns are supported by a complete and efficient transportation and utility infrastructure system. Neighborhoods, commercial centers, and parks are attractive, interesting, accessible, and well maintained. Natural riverine and forested corridors are interspersed throughout the city, offering sanctuaries where fish and wildlife reside, and providing opportunities for people to observe and learn about the environment. Residents have a strong association with their

neighborhoods, are engaged and involved in the decisions that steer Auburn into the future.

Planning Framework

The Growth Management Act (GMA), codified as RCW 36.70A, is the enabling legislation that renders this Comprehensive Plan a legally recognized document by the State of Washington. This plan is a policy document only; the policies are required by GMA to be implemented through the use of such regulatory tools as zoning and subdivision ordinances, as well as other innovative techniques. The implementing regulations must be developed and maintained in accordance with the goals and policies of this Comprehensive Plan, and as set forth in the Growth Management Act, as amended, and consistent with King and Pierce County, Countywide Planning Policies (CPP).

In 1991, the State Legislature amended the GMA to require that counties adopt CPP's in cooperation with their municipalities. The purpose of these policies is to establish a coordinated, countywide framework within which to develop comprehensive plans. The CPP must guide the subsequent adoption of comprehensive plans without overly constraining with excessive detail. The Countywide Planning Policies shall, at a minimum, address the following:

1. Policies to implement RCW 36.70A.110;
2. Policies for promotion of contiguous and orderly development and provision of urban services to such development;
3. Policies for siting public capital facilities of a countywide or statewide nature, including transportation facilities of statewide significance as defined in RCW 47.06.140;
4. Policies for countywide transportation facilities and strategies;
5. Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution;
6. Policies for joint county and municipality planning within urban growth areas;
7. Policies for countywide economic development and employment, which must include consideration of the future development of commercial and industrial facilities; and
8. An analysis of the fiscal impact.
9. Policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited pursuant to subsection (4) of this section, provided that a tribe, or more than one tribe, chooses to participate in the process.

Land Use Patterns

For the first 100 years of Auburn's existence, the land use pattern developed in a relatively logical manner. Auburn was fully contained to the valley floor with a traditional downtown urban center, several north/south heavy commercial and industrial corridors paralleling Highway 167, and a surrounding housing stock that was built primarily between 1910 and 1960. In the last 30 years, the land use pattern of Auburn has changed, primarily from incorporation of areas to the south, east, and west. Each newly incorporated area has its own identity and land use pattern.

Because a significant portion of today's Auburn was settled prior to incorporation, the basic land use patterns and infrastructure have already been established. Furthermore, much of today's Auburn land use pattern was established in either Auburn, the Muckleshoot Reservation, or prior to incorporation in King County or Pierce County. Given the mix of jurisdictional oversight, myriad land use policies, regulations, infrastructure standards, and investments have been applied in these areas. This has resulted in a relatively uncoordinated and random land use pattern. It also means that the various communities lack connectivity to each other, have a mix of identities, and are experiencing a change in their character from rural to more urban.

Auburn has a strong mix of housing and industry. Auburn's residential land use pattern includes a variety of densities, ages, and housing type. Auburn's nonresidential land use pattern includes a mix of local and regional retail, entertainment, services, manufacturing, warehousing, and distribution centers. This mix of land use is a strength because it exemplifies social, economic, and cultural diversity.

Auburn's natural resources include the Green River and its tributaries, the White River and its tributaries, a robust inventory of wetlands, floodplains, steep slopes, and mature open spaces. With a strong base to work from, the city and its partners can be strategic about how to better connect and preserve natural areas so that the overall system is enhanced for future generations to enjoy.

Future Land Use

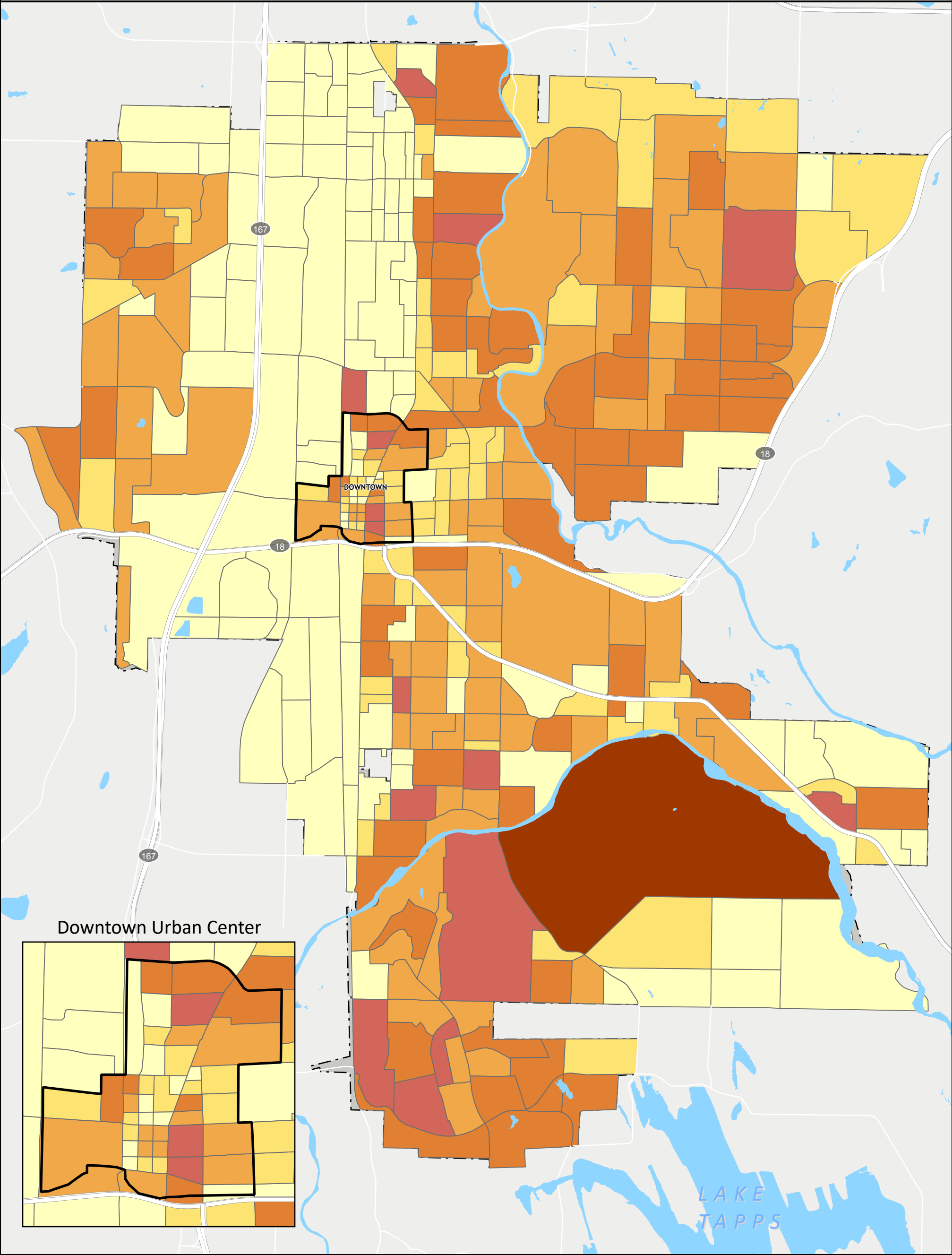
The City of Auburn conducted a process to determine the preferred alternative for Auburn's future land use. Alternatives are different options to achieve the project's purpose and needs, and they serve as the basis for analyses related to environmental elements. The alternatives considered provide a range of capacities to accommodate growth for housing and employment, housing types, and citywide infrastructure investments. The Preferred Alternative, which is adopted as the future Zoning and Land Use maps, incorporate feedback from the community regarding where household and growth should occur as well as modelling to determine how growth may affect local infrastructure such as transportation and utilities. The Land Use and Zoning maps and assumptions described in the Land

Use Element are assumed in each of the Comprehensive Plan Element and related systems plans. Future land use and zoning decisions were based on modelling results and calculations to demonstrate that there is adequate zoned capacity to accommodate the city's required future housing and employment targets.

Map 1.1 below shows where future new population is anticipated based on new households. It is anticipated that Auburn will have a population of 100,000 by 2029 and approaching 130,000 by 2044.

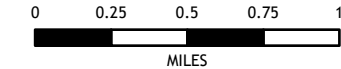
Map 1.2 shows the allocation of net new housing units by 2044 throughout the city. The net new housing units are consistent with King County and Pierce County Countywide Planning Policies required household units for 2044. Many of the new housing units are allocated in the Downtown Urban Center and in designated Growth Corridors. See Appendix for Land Use and Growth Center maps.

2044 Estimated Population By Area



2044 Estimated Total Population

- 0 - 100
- 101 - 250
- 251 - 500
- 501 - 1000
- 1001 - 2000
- 2000 +

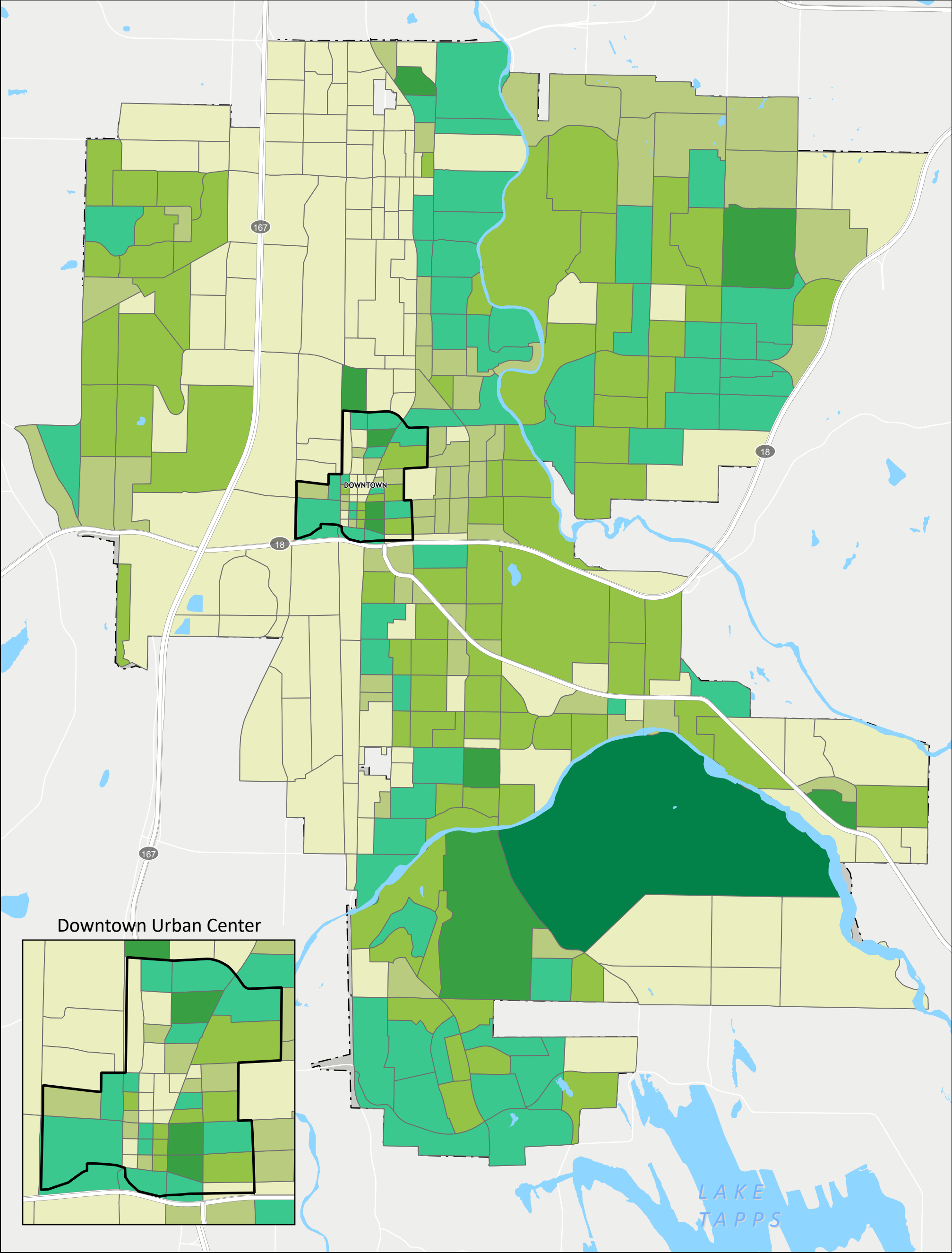


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Map ID: 6282



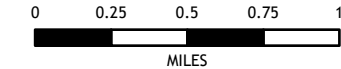
Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Projected 2044 Housing Units by Area



2044 Total Projected Housing Units

- 0 - 50
- 51 - 100
- 101 - 200
- 201 - 500
- 501 - 1000
- 1001 - 1395



Printed On: 3/20/2024
Map ID: 6281



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.

Goals, Policies, and Land Use Characteristics

Residential Land Use Designations

Character

Residential uses will comprise a diverse arrangement of multiple densities and housing types. The pattern of one single density in a zone or neighborhood will evolve into increased and mixed densities in exchange for amenities that enhance quality of life. There will be greater connectivity and stronger spatial relationships between neighborhoods through strategic locations of roadway, trail, park, and neighborhood-serving businesses. These amenities will help create localized identity while also linking one area to another. The design and build quality of the new construction and infill will be held to a high standard. The city will encourage projects to be unique, innovative, and provide the residents of Auburn with true choice.

Values

- Character: Residential neighborhoods will include amenities, features, and layouts that promote interaction amongst residents.
- Wellness: The design of residential neighborhoods will emphasize safety and nonmotorized connectivity.
- Service: Through outreach and engagement, individual residents and homeowners' associations are connected to and aware of municipal services, events, and activities.
- Economy: Neighborhoods have a physical and personal connection to Auburn's commercial centers and attractions. People want to move to Auburn because of the commercial and recreational opportunities it has to offer.
- Celebration: Districts and neighborhoods are identified, promoted, and celebrated.
- Environment: The built environment will fit into the natural landscape in a way that protects and respects ecosystem function and that preserves native vegetation and soils.
- Sustainability: Natural resources, economic prosperity, and cultural vibrancy are balanced in a way that builds and maintains a thriving and long-lasting community.

Policies

LU-1 Regulations for new developments and infill should address the following elements:

- a. Connectivity by multiple means to adjacent subdivisions, nearby commercial hubs, and parks and recreation facilities.
- b. Relationship to nearby existing or future transit service.
- c. Usable community amenities and spaces.
- d. Environmental protection and preservation of natural features.
- e. Preservation of areas that can support low-impact development techniques.
- f. Promote the use of energy and water conservation measures
- g. Efficient and effective delivery of utility service.
- h. Innovative design.
- i. Crime prevention through environmental design.
- j. Long-term maintenance considerations.

LU-2 As denser development continues to occur; standards should be developed to maximize density while preserving open space and critical areas.

LU-3 Programs should continue to be implemented to improve the quality of low-income neighborhoods and encourage rehabilitation of deteriorating structures and facilities.

LU-4 Public/Quasi-Public uses may be permitted as a conditional use if designed in a manner that enhances the residential character of the area. Special care shall be given to ensuring appropriate levels of parking, landscaping, and traffic circulation to avoid conflict with residential uses.

LU-5 New residential development shall contribute to the creation, enhancement, and improvement of the transportation system, health and human services, emergency services, school system, and park system. This may be accomplished through the development of level-of-service standards, mitigation fees, impact fees, and/or construction contributions.

LU-6 Cluster development is the preferred form of residential development in all residential designations with the goal of preserving natural areas, critical areas, and areas that support low-impact development. Where clustering accomplishes these objectives, it should not come at the expense of lost development potential. Variances to lot size, lot dimensions, building height, and other bulk or dimensional standards should be utilized in order to create incentives that promote preservation.

LU-7 Ensure that new development in Growth Centers meets minimum development intensity thresholds to ensure that employment and housing growth will help achieve the desired levels of jobs and housing units.

LU-8 Designated Growth Centers and Downtown Urban Center shall promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state.

LU-9 Consider Land use patterns and development regulations to promote development that addresses potential environmental health disparities in coordination with the Climate Element.

LU-10 Identify and implement strategies to mitigate the risk to lives and property posed by wildfires. Risk identification and strategies should be aligned with Climate Element workplan through 2029.

LU-11 Coordinate land use choices with neighboring jurisdictions, agencies, and the Muckleshoot Indian Tribe to encourage consistency and predictability for regional planning and environmental considerations.

LU-12 Encourage inclusive engagement on land use decisions to ensure decisions do not negatively impact historically marginalized communities.

Residential Conservancy Designation

Description

This designation should consist primarily of low-density residential uses (one dwelling unit per four acres is allowed) and accessory agricultural uses in areas featuring environmental constraints or requiring special protection such as the Coal Creek Springs watershed area, low-lying areas along the Green River, and areas that are isolated from the full complement of urban services. This designation will serve to both protect environmental features and hold areas for higher density development until such a time public facilities become available. Per HB 1110 requirements adopted in 2023, Middle Housing is permitted in this zone however adopted city development regulations still apply.

Designation Criteria

1. Areas with significant environmental constraints, intrinsic value, or that may pose environmental hazards if developed, such as areas tributary to public water sources;
2. Affords greater protections to environmental features than existing designation;
3. Level of service for property consistent with adjacent residential conservancy properties; or
4. Location, size of properties, and character is consistent with a residential conservancy use.

Implementation Zoning Designation

- A. RC Residential Conservancy

Policies

LU-13 Densities and activities shall be of a very low intensity and shall not compromise environmental and watershed resources.

LU-14 In addition to single-family homes, these larger properties can also be developed with garages, accessory dwelling units, barns, and other accessory outbuildings. Home occupations, agricultural uses, and other allowed nonresidential activities may operate out of any type of permitted building, subject to intensity and use limitations.

LU-15 Until these areas are served by public utilities (water, sewer, storm services), existing and new development is not expected to be served by public infrastructure, such as urban streets, curbs, gutters, sidewalks, street lighting, and landscaping.

LU-16 As the market and utility availability enable denser development to occur, standards should be developed to maximize density while preserving open space and critical areas.

LU-17 Small-scale agricultural uses are allowed and encouraged. Commercial activities that are directly related to and support agricultural uses may also be allowed. The procedural standards may vary depending upon the type and scale of agricultural uses and supporting commercial activities. Small-scale agricultural uses are allowed and encouraged.

LU-18 Land use standards should adequately limit and control excessive accumulation of debris. Where a permitted activity does allow outdoor storage, it should be adequately screened from adjacent properties and roads, as well as ensuring adequate soil and environmental protection.

LU-19 Public/Quasi-Public and resource extractive uses that are low-intensity and preserve the environment may be considered conditional uses.

Neighborhood Residential One Designation¹

Description

Low density land use for detached single-unit detached housing with a density of one unit per acre. Neighborhood Residential One includes all properties zoned R1 - Residential 1 du/acre including areas within the Urban Separator Overlay, as designated in King County Countywide Planning Policies. Per HB 1110 requirements

¹ This designation was previously called “Single Family” prior to the 2024 Periodic Comprehensive Plan Update. However, the implementing zones may have changed.

adopted in 2023, Middle Housing is permitted in this zone however adopted city development regulations still apply.

Designation Criteria

1. Low density residential areas located within the Urban Separator Overlay that are also constrained by the presence of critical areas

Implementing Zoning Designations

- A. R1 - Residential Zone (One Dwelling Unit Per Acre): All properties located within the Urban Separator Overlay are zoned R-1, as consistent with King County Countywide Planning Policies.

Policies

LU-20 Accessory dwelling units should play an integral part of promoting infill development and affordable housing and are therefore encouraged within this land use category.

LU-21 Home occupations, bed-and-breakfasts, day cares, and other appropriate uses should be encouraged as viable accessory uses.

LU-22 Manufactured homes shall be permitted on single-family lots provided they are sited and constructed in a manner that would blend with adjacent homes.

LU-23 Encourage the development of a variety of housing typologies to suit the needs of various potential residents.

LU-24 Density bonuses outside of the Urban Separator Overlay should be approved based on innovations in transportation, stormwater management, and public amenities proposed for the development or adjacent neighborhoods associated with the request. The onus is on the developer to justify density above baseline. Examples of amenities and concepts that justify density bonuses include park space, art, enhanced landscaping, trails that connect to adjacent properties, neighborhood commercial property set asides, use of low-impact development techniques beyond the minimum code requirements, incorporation of CPTED concepts, and variation of architecture and housing typology.

Neighborhood Residential Two Designation²

Description

Neighborhood Residential Two designated areas are planned to accommodate a variety of residential dwelling types. Varying intensities may be permitted to

² This designation was previously called “Moderate Density Residential” prior to the 2024 Periodic Comprehensive Plan Update. However, the implementing zones may have changed.

provide a transition between Neighborhood Residential One and other more intensive uses or activities (such as arterial streets) based on adjacent density, intensity, and/or character. Appropriate densities in these areas range from 25-30 dwelling units per acre, with between 4 and 6 Middle Housing units per lot permitted. Dwelling types generally range from single-unit detached dwellings to Middle Housing, and moderately sized mixed-use and apartment buildings that fit the size and character of traditional single-family neighborhoods. Low-impact, neighborhood scale business such as small-scale food stores, coffee shops, and cultural or recreational services in pre-existing structures, either separate from or as part of a mixed-use building, are allowed in Neighborhood Residential Two.

Designation Criteria

1. Previously developed Neighborhood Residential Two areas; or
2. Areas that provide a transition between Neighborhood Residential One and Neighborhood Residential Three, Neighborhood Residential One and nonresidential, Neighborhood Residential Three and nonresidential zones or development that are adjacent and meet the development parameters of the Neighborhood Residential Two designation.

Implementing Zoning Designations

- A. R2 – Residential Low
- B. R3 – Residential Moderate

Policies

LU-25 Density bonuses and flexible development standards should be considered an incentive for innovative neighborhood design.

LU-26 Carefully developed low-intensity commercial uses (such as day care centers, food and beverage establishments) can be compatible.

LU-27 Middle Housing and accessory dwelling units should play an integral part of promoting infill development and affordable housing and are therefore encouraged within this land use category.

Neighborhood Residential Three Designation³

Description

³ This designation was previously called “Multiple-Family” prior to the 2024 Periodic Comprehensive Plan Update. However, the implementing zones may have changed.

Neighborhood Residential Three encourages a mix of Middle Housing residential, apartment buildings and mixed-use development at a greater density compared to Neighborhood Residential Two. These communities are served by nearby high-capacity transit, have nonmotorized connections to surrounding amenities (parks, libraries, community centers, etc.) and services, or have access to on-site amenities. Small, local commercial development is allowed consistent with Neighborhood Resident Two.

Land use density standards are based on dwelling units per lot for all Middle Housing types, while base density of units per acre continues to apply for detached single-unit housing. This use includes Residential Manufactured Home communities, for which the City will be coordinating with the Department of Commerce for exception to compliance with middle housing requirements.

Designation Criteria

1. Previously developed high-density residential or manufactured/mobile home parks; or
2. Properties that are connected to Neighborhood Residential One and nonresidential designations by the Neighborhood Residential Two designation or are connected to a Mixed-Use District.

Implementing Zoning Designations

- A. R4 - Residential High
- B. R-MHC Residential Manufactured/Mobile Home Community

Policies (cont.)

LU-28 Development regulations should include density bonuses and flexible development standards that create incentives for innovative site and building design, incorporation of open space and public art, nonmotorized connectivity to parks and commercial areas, proximity to transit services, supplemental natural resource protection, supplemental use of CPTED, and supplemental use of low-impact development techniques.

LU-29 Home occupations and shared housing should be allowed in this designation; however, given their high densities, it is appropriate to establish additional restrictions, procedures, and requirements in order to ensure that they are compatible with their surroundings and do not adversely affect the community.

LU-30 Live-work units are encouraged in Neighborhood Residential Two and Neighborhood Residential Three designations.

LU-31 Improve the quality of low-income neighborhoods and implement programs that encourage rehabilitation of deteriorating structures and facilities the downtown area, areas between lower-density residential uses and more intense

nonresidential activities, and areas with high levels of transit service and available high-quality services.

LU-32 Parking requirements for Middle Housing types of development shall be reduced within ½ mile walk of a major transit stop, consistent with state requirements.

LU-33 Middle Housing types are eligible for bonus of two dwelling units depending on proximity to a major transit stop or when two dwelling units are developed as affordable housing. Affordable housing bonus dwelling units shall remain affordable for a 50-year period and recorded on the covenant, per RCW 36.70A.030.

Mixed-Use Designation

Description

The Mixed-Use Designation permits a complementary mix of residential and commercial uses in a single land use designation. This designation encourages vertical mixed-use, horizontal-mixed use, conversion of existing residential to commercial, middle housing, and pedestrian and non-motorized travel, while allowing flexibility for how uses are combined within this area. Mixed-Use Districts align with areas where moderate and high-density development is served by transit and amenities that create healthy and livable neighborhoods.

Designation Criteria

1. Mixed-Use Districts are primarily located within designated Growth Centers or other areas where it can be demonstrated that the Mixed-Use District provides local neighborhood benefits consistent with the description and intent of the Mixed-Use District and where orientation to walkable communities is desired.
2. Residential and commercial uses are encouraged to be integrated as a component in all development projects.
3. A variety of housing options and development types is encouraged within this designation.
4. Mixed-Use District is not intended for automobile oriented or businesses that rely on outdoor storage, or any other type of storage facility. Such uses will be not permitted.
5. Development within a Growth Center designation along major roadways between Mixed-Use zones should provide additional building setback from the street right of way and include areas for landscaping, open space, and pedestrian activity.

Implementing Zoning Designations

- A. R-NM Neighborhood Mixed-Use
- B. RO Residential Office District

C. Auburn Gateway District

LU-34 Apartment development should be subject to building and site design standards. These standards should address the appearance of buildings, compatibility with nearby uses, exterior lighting, connectivity with surrounding properties and uses, the relationship of ground floor spaces and entryways with the streetscape, and connectivity to nearby nonresidential hubs (shopping centers and schools).

LU-35 Provide a variety of housing typologies to suit the needs of various potential residents.

LU-36 Establish intensity limitations such as floor area ratios, density, building height, coverage ratios, setbacks, and other standards.

LU-37 Access to nearby amenities and health and human services should be considered when reviewing senior housing developments.

LU-38 Encourage development of permanent supportive housing to address the homeless population and those with special needs.

LU-39 Encourage adaptive reuse, particularly of historic properties.

LU-40 Mixed-Use Districts should create cohesive, diverse, neighborhood mixed-use centers that allow flexibility in uses that provide local housing, shopping, and employment options that also allows each center to foster it's own identity.

LU-41 Encourage sustainable transportation options by creating viable options for people to get to destinations by alternatives to personal vehicles in Mixed-Use Districts, Neighborhood Residential Three, and Neighborhood Residential Two designations.

LU-42 Support development of small-scale, local neighborhood serving commercial such as food and drink establishments and local services in Residential Two and Three designations.

LU-43 The residential uses permitted must be carefully regulated in regard to performance criteria to ensure alignment with the City's responsibility to accommodate required share of regional growth.

Commercial Land Use Designation

Character

Commercial uses will be wide ranging in terms of scale and type. A mix of businesses – local, regional, and national – will be among the businesses in the various designations and will be carefully located to create balance and maintain appropriateness based on adjacent uses. These commercial areas will be

economically vibrant, unique, and active outside of traditional work hours. They will be accessible by foot, bike, car, and public transport.

Values

Character – Active gathering spaces, such as parks, plazas, cafes, concert venues, festivals and markets, will be distributed throughout the City; these spaces will be engaging and filled with people interacting, irrespective of culture, age, or income level.

Wellness: A variety of healthy food options will be physically and economically accessible to all members of the Auburn community.

Service: The City's resources and services are available and utilized by the business community. The business community finds the City approachable, empathetic, and responsive. An open and collaborative dialogue exists to help identify problems and find solutions.

Economy: A wide complement of retail, service, and dining options will cater to local needs, attract visitors, and encourage consistent patronage of local businesses.

Celebration: Auburn will have a thriving and expanding arts and culture community. There will be events, amenities, and attractions that draw people to congregate and socialize.

Environment: Local businesses benefit from Auburn's collection of natural resources and amenities because residents and visitors are choosing Auburn as their home or destination.

Sustainability: Local businesses benefit from, and contribute to, a sustainable economy because Auburn is an easy location to start up, maintains opportunity for growth, and has a business-friendly economic climate.

Policies

LU-44 The commercial uses permitted must be carefully regulated in regard to performance criteria and design to ensure alignment with the City's responsibility to accommodate required share of regional growth.

LU-45 Permitted uses in Residential designations would consist of local-serving and community-serving retail trade, offices, personal services, and eating establishments.

LU-46 Encourage uses that provide health and human services to the adjacent community.

LU-47 Encourage adaptive reuse, particularly of historic properties.

LU-48 Promote the use of energy and water conservation measures

LU-49 Ensure that legally established existing uses that may not conform with the underlying zone, but that are compatible with their surrounding uses, and are allowed to continue to evolve and operate without being classified as “nonconforming” uses.

LU-50 Consider commercial displacement when evaluating new development proposals and determine strategies to mitigate impacts when possible.

Description

Commercial land use designations are predominantly a mix of retail, office, service, hospitality, entertainment, and eating/drinking establishments. Some districts have a greater non-motorized emphasis where buildings and site features are scaled to a pedestrian level while other districts are more auto-centric. Extra design emphasis is placed on architecture, lighting, landscaping, accessory uses, landscaping, hours of operation, site layout, and transitions to adjacent uses.

Designation Criteria

1. Previously developed light commercial areas buffered from more intense commercial or industrial designations by landscaping or environmental features; or
1. Previously developed heavy commercial areas; or
2. Located along arterial or collector streets;
3. Properties that are buffered from the single-family designation by landscaping, or environmental features;; and
4. Meets the development parameters of the Light and Heavy Commercial designations.

Implementing Zoning Designations

- A. C-1 Light Commercial
- B. C-2 Heavy Commercial

Downtown Urban Center Designation

Description

The Downtown Urban Center (DUC) land use designation should be applied exclusively in the Downtown Auburn Subarea and Regional Growth center as identified in the Comprehensive Plan and 2024 Auburn Downtown Plan. As a Regional Growth Center, the DUC must maintain a planned target density of 45 activity units per acre minimum, per Puget Sound Regional Center Requirements. The Land Use Element assumes this target when considering future land use and zoning changes in the DUC. DUC zoning and land use in the Land Use Element and map are consistent with those in the draft 2024 Auburn Downtown Plan, which is under development with an anticipated 2025 adoption date. The DUC is implemented by zoning districts specific to Downtown Urban Center and the Downtown Design Guidelines. The ambiance of the downtown should encourage

leisure shopping, provide amenities that attract regional visitors and shoppers, and provide housing and services to local residents and area employees.

Designation Criteria

1. Located within the Urban Center boundaries established by the King County Countywide planning policies or within the PSRC Regional Growth Center boundaries.

Implementing Zoning Designations

DUC Subarea-Specific Zoning classifications consisting of:

- A. DUC Downtown Urban Center - 125' District
- B. DUC Downtown Urban Center - 75' District
- C. DUC Downtown Urban Center - 55' District
- D. DUC Downtown Urban Center - Health and Wellness District
- E. DUC Downtown Urban Center - C1 Light Commercial District
- F. DUC Downtown Urban Center - C2 Heavy Commercial District
- G. DUC Downtown Urban Center - M1 Light Industrial District
- H. DUC Downtown Urban Center - Flex-Residential District
- I. DUC Downtown Urban Center - Neighborhood Residential District

Policies

LU-51 Vertical mixed-use should be encouraged; the location of retail sales and services should predominately be on the ground floor with residential or more retail or services above. However, small freestanding commercial spaces may be established as an accessory use to a larger vertical mixed-use development.

LU-52 Deviations of height, density or intensity limitations should be allowed when supplemental amenities are incorporated into site and building design. Examples of amenities include use of low-impact development, use of sustainable site and building techniques, public space and art, transit-oriented development (TOD), landscaping and lighting, and bike shelters as well as the inclusion of affordable housing.

LU-53 Encourage a broad mix of uses within the downtown area. A wide range of consumer-oriented goods and services are compatible within this designation since creating an attractive shopping environment is a primary emphasis. Permitted uses include retail trade, offices, personal services, eating and drinking establishments, financial institutions, governmental offices, and similar uses. Legally established existing uses that do not fit within the range of desired new uses continue to be a valuable part of the downtown economy and character and should be allowed to evolve and operate in a manner that resembles listed permitted uses.

LU-54 Encourage residential dwellings within the upper stories of buildings and provide flexibility with how those spaces are organized and utilized.

LU-55 Drive-in windows shall not be permitted to maintain the area's pedestrian environment.

LU-56 Parking standards within the downtown should reflect the pedestrian orientation of the area, but also consider parking's impact for economic development.

LU-57 Discourage uses that rely on direct access by vehicles or involve heavy truck traffic (other than for merchandise delivery).

LU-58 Unsightly outdoor storage and similar activities should be prohibited.

LU-59 The downtown should capitalize on opportunities for multimodal transportation.

LU-60 Encourage adaptive reuse of existing buildings, particularly of historic properties.

LU-61 As a designated VISION 2050 Regional Growth Center that contains a transit station, land use policies and regulations should encourage population and employment growth.

LU-62 The commercial uses permitted must be carefully regulated in regards to performance criteria and design. Architectural style, building height and size, lighting, and signage should be consistent with the surrounding residential properties.

LU-63 Permitted uses would consist of community and regional-serving retail trade, offices, personal services, and non-drive through eating establishments.

LU-64 Special emphasis will be directed at those accessory activities that can alter the character of these areas into heavier commercial areas. Examples include outdoor storage, location, and screening of trash receptacles, loading and unloading zones, and parking lots. Regulations and permit conditions will employ techniques that mitigate light and noise impacts associated with surrounding residential properties.

LU-65 Commercial uses will have an orientation that is directed toward adjacent public streets while also providing pedestrian and bike-oriented access.

LU-66 Upzone requests to the next zone will be considered for approval based on the innovations in transportation and stormwater management and public amenities proposed for the development associated with the request.

LU-67 Encourage occupancy of storefront and other ground floor public-facing spaces to create a active environment downtown.

LU-68 Explore opportunities to increase the amount of public green space in downtown that provide spaces for recreation and activation.

LU-69 A wide range of consumer-oriented goods and services are compatible within this designation since creating an attractive shopping environment is a primary emphasis. Permitted uses would consist of local-serving and community-serving retail trade, offices, personal services, eating establishments, financial institutions, governmental offices, and similar uses.

LU-70 Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low-impact development techniques and landscaping should be used to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use.

LU-71 Development incentives should be established that encourage the creation of electric car charging stations, use of sustainable building and/or operational practices, development of nonmotorized infrastructure, and proximity and connection to public transit.

LU-72 Multiple family dwellings are only allowed 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.

LU-73 Drive in windows should only be allowed accessory to a permitted use, and only when carefully sited under the administrative use process, in order to ensure that an area's pedestrian environment is not compromised

LU-74 Large-scale regional retail uses and uses that rely on direct access by vehicles or involve heavy truck traffic (other than for merchandise delivery) are not appropriate in this category.

LU-75 Unsightly outdoor storage and similar activities should be prohibited.

LU-76 Encourage adaptive reuse, particularly of historic properties.

LU-77 Upzone requests to the next zone should be approved based on the innovations in transportation and stormwater management and public amenities proposed for the development associated with the request.

LU-78 A wide variety of commercial-oriented services are appropriate within this category. This includes but is not limited to regional-scale retail and entertainment uses, commercial uses with outdoor sales areas, drive-in restaurant or other drive-in commercial businesses, and commercial services with outdoor storage as an accessory use.

LU-79 Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low-impact development techniques and landscaping should be used

to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use.

LU-80 Development incentives should be established that encourage the creation of electric car charging stations, use of sustainable building and/or operational practices, development of nonmotorized infrastructure, and proximity and connection to public transit.

Industrial Land Use Designation

Character

Industrial uses will become a more integrated part of the physical and social life of the city. Since so many people work in these areas and these companies contribute so much to the financial life of the city, it is important that they are connected through paths, roads and by public transportation. Locations that have access to rail and highways that also encourage intelligent growth patterns will be prioritized. Innovation will be a key requirement of new and infill projects as the city looks to mitigate impacts of production and limit damage to the environment.

Values

Character: Buildings, landscaping, and outdoor spaces will be attractive, interesting, well designed, and well maintained.

Wellness: Risk to life and property from all hazards will be minimized. Properties and businesses are connected to nonmotorized corridors that offers alternative means to commute.

Service: The city works closely with individuals and organizations to fully understand the demands, needs, and concerns of the industrial community so that the city can sponsor initiatives that help aid in their success.

Economy: Cornerstone institutions will strategically expand in regional prominence. As industry grows, land use policy will support efforts to grow within Auburn.

Celebration: The Community will be made aware of and celebrate the accomplishments of our local, regional and international leaders in manufacturing, warehousing, and distribution.

Environment: The built environment will fit into the natural landscape in a way that protects and respects ecosystem function. Natural resource protection will be supported and celebrated by City leadership and the community.

Sustainability: Industrial uses are contributing to, and supportive of, efforts to build and maintain a transportation system that ensures the people and goods move safely throughout the city and beyond.

Description

Industrial lands allow for a mix of manufacturing, logistics, and warehousing along with the space needed to store materials and vehicles. These areas have a heavy reliance upon the transportation of goods by rail or truck which necessitates loading docks/bays, ample area for truck movement, and convenient access to robust rail and road infrastructure. These areas can also accommodate uses such as breweries and distilleries and their associated tasting rooms, restaurants and banquet halls, warehouse style retail outlets, and a modest level of integrated housing.

Designation Criteria

1. Previously developed light or heavy industrial areas; or
2. Light Industrial provides buffering for heavy industrial areas or is buffered from the single-family designation by landscaping, environmental features, and buffered from all other Residential designations;
3. Meets the development parameters of the Light and Heavy Industrial zoning districts.
1. Heavy Industrial districts should not be located along high-visibility corridors serving non-industrial uses;
2. Properties identified as LF Airport Landing Field on the zoning map in the Airport Master Plan, and properties identified for future acquisition.

Implementing Zoning Designations

- A. M-1 Light Industrial
- B. M-2 Heavy Industrial
- C. Airport Landing Field District

LU-81 A wide range of industrial uses may be permitted, subject to performance standards.

LU-82 Outside storage shall be permitted subject to performance criteria addressing its quantity and location.

LU-83 Development incentives should be established that encourage the creation of electric car charging stations, use of sustainable building and/or operational practices, development of nonmotorized infrastructure, and proximity and connection to public transit.

LU-84 Promote the use of energy and water conservation measures.

LU-85 A wide range of industrial uses may be permitted, subject to performance standards. Heavy commercial uses that serve the needs of workers in light industries are also appropriate. 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.

LU-86 Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low-impact development techniques and landscaping should be used to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use.

LU-87 Landscaping, sidewalks, and bike paths will be integral parts of site design if a development is located on an impression corridor or located within or adjacent to an identified nonmotorized corridor.

LU-88 Outside storage shall be permitted subject to performance criteria addressing its quantity and location. This is to ensure compatibility with adjacent uses, 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.

LU-89 Where an Industrial use is located adjacent to a property with a less intense zoning designation, the light industrial use bears the burden of incorporating techniques that mitigate the visual, noise, dust, and odor impacts.

LU-90 Uses involving substantial storage or processing of hazardous materials, as well as substantial emissions, should not be permitted in these areas.

LU-91 A wide range of commercial activities may be allowed to provide increased opportunities for sales tax revenue.

LU-92 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. 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.

LU-93 Upzone requests to the next zone should be approved based on the innovations in transportation and stormwater management and public amenities proposed for the development associated with the request.

LU-94 While this zone should be reserved primarily for the heavier forms of industrial activities, a wide range of industrial activities may be permitted. These heavier forms of industrial activities may include outdoor or semi-enclosed manufacturing, processing, or assembling activities, significant outdoor storage, and uses involving substantial storage or processing of hazardous materials. Heavy

commercial uses that serve the needs of workers in heavy industries are also appropriate.

LU-95 Landscaping, sidewalks, and bike paths will be integral parts of site design if a development is located on an impression corridor or located within or adjacent to an identified nonmotorized corridor.

LU-96 For the LF Airport Landing Field District, the Airport Master Plan (AMP) establishes the vision, policies, and implementation strategies that govern uses, management principles, and future planning efforts. The AMP is incorporated by reference in the Auburn Comprehensive Plan as an appendix.

LU-97 Auburn Municipal Airport is included in the federal airport system the National Plan of Integrated Airport Systems (NPIAS). Participation in the NPIAS is limited to public use airports that meet specific FAA criteria. NPIAS airports are eligible for federal funding of improvements through FAA programs. To maintain eligibility for funding through FAA programs, the Airport Master Plan should be periodically updated as conditions change.

LU-98 Uses, activities, and operations within the LF Airport Landing Field District must be coordinated and consistent with the Airport Master Plan.

LU-99 Future expansions of the LF Airport Landing Field District, for the purpose of airport uses, activities, and operations, should be coordinated and consistent with the Airport Master Plan.

LU-100 While the industrially designated area east of the Airport is highly suited for airport related activities, other industrial type uses are now located here. Therefore, the City will encourage use in this area to take advantage of its proximity to the Airport.

LU-101 New commercial land uses in proximity to the airport should be air related and/ or complementary to the airport.

LU-102 To protect the viability of the Auburn Municipal Airport the City shall create an airport overlay that is consistent with FAA regulations and WSDOT guidance.

LU-103 The City's zoning ordinance and other appropriate regulatory measures shall enforce the airport overlay and the FAR Part 77 surfaces.

LU-104 The airport overlay shall protect the operations of the Auburn Municipal Airport by establishing controls on incompatible land uses and development.

LU-105 The airport overlay should be implemented to manage land uses and development around the airport to ensure compatibility into the future and prevent incompatible future uses. The regulations applied to properties surrounding the airport should encourage land uses that are related to, and benefit from, proximity to the airport but not restricted exclusively to only these.

LU-106 The impact of development on air safety shall be assessed through the City zoning ordinance, FAA regulations, SEPA review, input from the Auburn Municipal Airport, and relevant technical guidance. Appropriate mitigation measures shall be required by the City.

LU-107 Uses in proximity to the airport that may create potential operational (e.g. height or noise) conflicts shall be reviewed for their consistency to airport operations and conformance with the FAA regulations.

LU-108 The airport should be protected from nonconforming uses and structures that pose a safety concern to airport operations.

LU-109 The City shall determine whether nonconforming uses and structures affect airport operations and require their minimization or elimination, at cost to owner, based on individualized study of proposals, City regulations, input from the Auburn Municipal Airport, and relevant technical guidance.

Public/Quasi-Public Designation

Character

This category includes those areas that are reserved for public or quasi-public uses. It is intended to include those of a significant extent, and not those smaller public uses that are consistent with and may be included in another designation. These public uses include public schools, developed parks, and uses of quasi-public character such as large churches and private schools. Public uses of an industrial character are included in the industrial designation, and small-scale religious institutions of a residential character are included in the residential designation. Streets, utilities, and other separate uses are not intended to be mapped separately as Public/Quasi-Public.

Values

Character: Community facilities and programs bring people together and connect residents and visitors to our natural resources.

Wellness: Multiple recreation options, and nearby trails, parks, activities, and events will be readily accessible to the entire community.

Service: Land use policy supports the provision of community, health and human services to all residents.

Economy: Residents and visitors seek Auburn as a residence or destination because of its natural resources, community events, and community pride.

Celebration: We utilize our open spaces and public facilities to promote who we are, our diversity, and our community pride.

Environment: Residents and visitors will enjoy open spaces and environmentally sensitive areas, while encouraging the appreciation of their importance and beauty. Impacts of new development on natural resources are considerate of their sensitivity and importance.

Sustainability: Public and private funds are used to make investments in land preservation, restoration and protection. Public investments in land and facilities are considered for their perpetual or generational value versus short-term motivations.

Policies

LU-110 The primary purpose of this designation is to address public needs while taking advantage of synergies with the adjacent areas where they are sited.

LU-111 Appropriate uses for this designation include facilities that serve the needs of the larger community such as public schools, active parks, city operated municipal facilities, police stations, and fire stations.

LU-112 Innovative strategies to integrate the uses and sites into the areas where they are sited is encouraged. These strategies should maximize use of the site while minimizing fiscal impacts and impacts to adjacent areas.

LU-113 Increase visibility of resources through public information campaigns.

LU-114 Appropriate uses include low-intensity recreational uses, passive use open areas, protected environmental habitat, stormwater detention facilities, and similar low-intensity uses.

LU-115 Promote the use of energy and water conservation measures.

LU-116 A responsible management entity and the purpose for Institutional districts should be identified for each property interest within this designation. Management policies and plans are appropriate for all lands in this designation.

LU-117 This designation permits a wide array of uses that tend to be located in the midst of other dissimilar uses. For this reason, special emphasis should be directed at the following:

- a. The appropriateness of new requests for this designation and the impacts that it may have on the surrounding community.
- b. Site-specific conditions that should be attached to the granting of new requests for this designation that are designed to mitigate impacts on the surrounding community.
- c. Site-specific conditions that should be attached to development proposals that are designed to mitigate impacts on the surrounding community.

LU-118 Coordination with other Institutional entities is essential in the implementation of the Public/Quasi-Public land use designation.

LU-119 Industrial and commercial uses that are affiliated with and managed by educational institutions for vocational educational purposes may be classified as a Publican Public/Quasi-Public use and permitted on a conditional basis.

Designation Criteria

1. Previously developed institutional uses; or
2. Meets the development parameters of the Public/Quasi-Public designation.

Implementing Zoning Designations

- A. *I Institutional*
- B. P-1 Public Use District

Open Space Designation

Description

Open space lands are in public ownership or an otherwise permanently protected state that provide enhanced protection of floodplains, aquatic and/or wildlife corridors, wetlands, hazardous slopes, or that protect groundwater supplies. Open Space lands may be made available for public access and education which includes ancillary supportive uses such as bathrooms, trails, boardwalks, interpretive signs, parking, and picnic areas.

Designation Criteria

1. Passive parks or undeveloped Parks Department property;
2. Any site containing a significant developmental hazard; or
3. Any site containing open space value suitable for public protection without unduly encroaching on private property rights.
4. Sites that are permanently protected as a result of the terms of acquisition or a recorded instrument.

Implementing Zoning Designations

- A. OS Open Space

Policies

LU-120 Active parks that provide sports field, activity and community centers, cemeteries, and public buildings should not be designated as open space.

LU-121 Open space lands are primarily designated to provide wildlife and aquatic habitat, flood detention, vegetation and soil preservation, and view shed protection. Land designated as open space may be used for public access to trails, interpretive

centers, education opportunities, and other uses and facilities that support the purpose of their designation.

LU-122 Increase distribution of open space and increase access to open space amenities throughout Auburn.

LU-123 Enhance restoration, preservation and protection of natural resources and critical areas.

LU-124 Seek out opportunities to develop recreation and education opportunities on public lands or through public–private partnerships.

LU-125 Increase visibility of resources through public information campaigns. Continue to work with regional partners to develop and maintain trail systems that connect Auburn with regional destinations.

LU-126 Build on partnerships with school districts to expand public use of school facilities for recreation and exercise, and to improve public access to facilities for this purpose, as appropriate.

Overlays, Urban Growth Area, and Special Planning Land Use Designations

Character

These areas help control growth, protect the environment, and prevent urban sprawl conditions in our City. For a variety of reasons, specific areas exist within the City that require further specificity or focus of land use planning, policy, regulation, or investment. Overlays, urban growth areas, and special planning areas may be designated that help further enumerate a purpose. These areas are to be designated through the Comprehensive Plan and treated as a component of the Land Use Element of the Plan.

Values

Each area designated as an overlay, urban growth area, or special planning area shall reflect the values identified in the Core Comprehensive Plan.

General Policies

LU-127 These land use designations must be consistent with the Growth Management Act, Puget Sound Regional Council, and countywide planning policies.

LU-128 Any proposed changes to these designations must be pursued in coordination with applicable State, Regional and County agencies.

Urban Separator Designation

Description

Urban separators are areas designated for low-density uses in the King County Countywide planning policies. They are intended to “protect Resource Lands, the Rural Area, and environmentally sensitive areas, and create open space and wildlife corridors within and between communities while also providing public health, environmental, visual, and recreational benefits.” There are two primary areas of urban separators, one on Lea Hill and one on West Hill.

Designation Criteria

Areas designated through the process of annexation.

Implementing Zoning Designations

- A. Lea Hill Overlay
- B. West Hill Overlay
- C. Bridges Overlay
- D. Urban Separator Overlay

Policies

LU-129 The City is obligated to maintain (and not redesignate) the Urban Separator designation until at least the year 2022, pursuant to countywide planning policies and an annexation agreement with King County. The City will coordinate with King County on redesignation of Urban Separators in 2025.

LU-130 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.

Urban Growth Area and Potential Annexation Area Designation

Description

Urban growth areas and potential annexation areas are areas located outside of the municipal city limits of Auburn. They are areas that are anticipated to be incorporated into the City within 10 years of their designation.

Designation Criteria

Potential annexation areas are jointly developed by cities and the County in which they are located. They are based upon countywide growth projections that are divided among all urban growth areas within each respective County. Urban growth areas and potential annexation areas are distinguished from each other by whether they have been assigned to a city or not. Urban growth areas have been

identified but have not been assigned to a city. Potential annexation areas are urban growth areas that have been assigned to a specific city.

Implementing Zoning Designations

A. Urban Growth Area Potential Annexation Area

Policies

LU-131 Work with King and Pierce County, as well as nearby cities, to redesignate urban growth areas into potential annexation areas.

LU-132 Auburn's Potential Annexation Area is shown on the Comprehensive Plan Land Use Map (Map 1.1). Map 1.1 also depicts Growth Impact Areas. These Growth Impact Areas are generally adjacent to cities or unincorporated County lands in which development that occurs potentially impacts the city of Auburn.

LU-133 The Auburn City Council may revise the boundaries of the Potential Annexation Area in the future, in response to:

- a. Amendments to King and Pierce County Urban Growth Areas as specified in the King and Pierce 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
- d. Changed circumstances relating to population and employment growth and projections, urban service feasibility, or similar factors.

LU-134 Develop strategies and agreements for the review of development and provision of utilities within potential annexation areas that have yet to be annexed.

LU-135 Prior to annexation, develop strategies and agreements that address the orderly transition of areas into the city such as transfer of permit authority, infrastructure financing, financing of fire and police services, and interim development regulations.

Critical Area Overlay Land Use

Description

Under the Growth Management Act cities and counties are required to identify, designate and protect critical areas. Critical areas include (a) wetlands, (b) aquifer recharge areas (including areas with a critical recharging effect on aquifers used for potable water), (c) fish and wildlife habitat conservation areas, (d) frequently flooded areas, and (e) geologically hazardous areas.

Designation Criteria

Designation of critical areas includes both criteria that should be applied to the specific type of critical area as well as buffers and/or setbacks that are necessary for the protection of the critical area and/or life and property. Designation of critical areas is based on best available science as it applies to local conditions.

Implementing Zoning Designations

- A. Wetlands
- B. Aquifer Recharge Areas
- C. Fish and Wildlife Habitat Conservation Areas
- D. Frequently Flooded Areas
- E. Geologically Hazardous Area

Policies

LU-136 Best available science will be utilized for the specific designation criteria and the associated adopted protection standards and development regulations.

LU-137 Reasonable use provisions will be included within the critical area regulations that ensure a property owner is not denied use of a preexisting parcel, lot or tract.

LU-138 Exemptions to the critical areas ordinance should be provided for very limited and justified circumstances such as maintenance of existing land uses, work within some types of human-made features, limited types of site investigation work, emergency activities, and certain types of invasive vegetation control.

LU-139 Critical area regulations will identify the process and standards for alteration of a critical area and criteria related to mitigation, performance, and monitoring.

Special Planning Area Designation

Description

“Special Planning Areas” consist of Districts, subareas, Impression Corridors, and Gateways within Auburn that warrant additional emphasis in planning, investments, and policy development. Each may be recognized separately within the Comprehensive Plan, as an Element of the Comprehensive Plan, or as an subarea plan (discussed below). There are a variety of reasons for designating and distinguishing a special planning area, and once designated, a variety of potential outcomes. Reasons for designating a special planning area include:

- Growth Centers are areas of the city identified through the Comprehensive Planning process where a large share of growth is allocated. These areas provide a combination of Mixed-use, higher density residential, and higher density commercial uses which serve the local area. There will be a special focus on the performance of these Centers, including housing units and jobs created, to ensure the City accommodates the required share of regional

growth by 2044. Growth Centers are shown in Map 1.4 and reflected in development regulations found in city code.

- Areas of high visibility and traffic. These areas create an impression or image of Auburn. It is therefore particularly important to ensure that they are attractive and well maintained. Examples include Auburn Way South and associated major highway on- and off-ramps.
- Land use activities that warrant joint planning between the city and owner/operator. In addition to developing approaches and strategies for the land use activity, there may be additional emphasis on ensuring compatibility with surrounding land uses. Examples include Green River College, the Auburn Municipal Airport, and Emerald Downs Thoroughbred Horse Racetrack.
- Neighborhoods in which a resident and merchant live and conduct daily business and leisure. Neighborhoods may also be distinguished by physical setting, physical separations, and similarity over an area. Examples include downtown, Lea Hill, and Lakeland.
- Areas with a focused desire to create greater physical and economic cohesiveness. These may be large, planned developments or clusters. Examples include the Auburn North Business Area and Mt. Rainier Vista.
- Areas with an existing built environment or an existing regulatory framework that does not, in itself, meet the expectations of the seven values that underscore the Comprehensive Plan. Examples include the need for multimodal connections between West Hill and Lea Hill to north and downtown Auburn.

Designation Criteria

1. **Districts:** The geographic limit of districts and areas that make up this category of Special Planning Areas extends beyond an alignment with any particular street, trail, river, stream, or other linear corridor. Districts may contain other smaller Special Planning Areas, such as subareas. Additionally, districts are generally consistent with the geography of one of the eight “neighborhoods” identified in the 2014 City of Auburn Community Vision Report. Generally speaking, districts are identified for the purpose of creating identity. This means that the land use designations and overarching policies and implementing regulations are not going to change from one district to the next. Instead, Districts are important for event planning, establishing park and open space level-of-service standards, and promoting community identity.

Districts (see Map 1.4)

- West Hill

- North Auburn
 - Lea Hill
 - Downtown
 - South Auburn
 - Plateau
 - Lakeland
 - Southeast Auburn
2. **Subareas:** Subareas are smaller in geography than a district. Though relatively large, multiple subareas may be located within a single district. Subareas allow for the refinement and recognition of existing unique characteristics within a district. Subareas are intended to anticipate, support, and guide long-term growth and redevelopment through planned development and a unique vision for how that area should look and function in the future. It can also be used to provide flexibility when there is uncertainty regarding how an area may be most appropriately developed in the future.
3. Twenty-eight (28) subareas currently exist. These subareas are categorized into five different types of subareas:
- Identified Areas;
 - Designated Areas;
 - Economic Development Strategy Areas (a Designated Areas sub-category);
 - Areas of Concern (another Designated Areas sub-category); and
 - Adopted Areas.

Uses, intensities, and infrastructure development determined for each subarea or planned area through individual planning processes. Connectivity throughout the planned area, and connections to multimodal transportation opportunities outside of the planned area are also emphasized through the individual planning process. The result of each individual planning process is the adoption of Comprehensive Plan element or subarea plan for the particular subarea by the City Council. Each Plan element must be consistent with the general goals, objectives, and policies of the Comprehensive Plan, and once adopted, subarea plans are intended to guide the future development of each respectively adopted subarea.

2a. Identified Areas: Identified areas are identified as a subarea within the Comprehensive Plan, but have not been established on the Comprehensive Plan Map. Therefore, the specific and detailed boundaries of an identified subarea have

not been defined. Identification of a subarea within the Comprehensive Plan occurs by official action of the City Council.

Identified Areas

- Auburn Golf Course
- GSA/Boeing
- Green River College
- Mary Olsen Farm
- Les Gove Campus
- Emerald Downs
- Auburn High School

2b. Designated Areas: Designated Areas have been designated on the Comprehensive Plan Map, which defines the specific and detailed boundaries of the area. Designation of an area on the Comprehensive Plan Map occurs by official action of the Auburn City Council. It is intended that future development of these areas will be guided by individual Plan element or subarea plan of the Comprehensive Plan. The future subarea plan will either supplement existing goals, policies, and implement strategies, or replace existing Comprehensive Plan designations and policies for the area within the specific and detailed boundary.

Designated Areas (see Map 1.6):

- Auburn Municipal Airport
- BNSF Rail Yard
- Stuck River Road
- Mount Rainier Vista
- Lakeview

2b(1). Designated Areas - Areas of Concern: Areas of Concern are a specific type (or subcategory) of the designated area. Areas of Concern are established because they represent an area that features a lack in the infrastructure and services (e.g. municipal water and sewer service, urban roads, traffic demand, and storm water management) necessary to support increase in density or other development. These areas require a close assessment of and an emphasis on infrastructure development and planning to support further development. While this Plan may 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). Development intensification within the Area of Concern needs to be coordinated with the necessary infrastructure and services to support growth.

Designated Areas - Areas of Concern (see Map 1.6):

- AWS/Auburn Black Diamond Rd.
- Pike Street NE
- 8th Street NE

2b (2). Designated Areas - Economic Development Strategy Areas: The Economic Development Strategy Areas are a specific type (or subcategory) of designated area. In 2005, City Council adopted six Economic Development Strategy Areas under Resolution No. 3944. These areas, initially identified by a focus group of diverse business and community interests, are targeted for population and employment growth within the planning horizon of the City's 20-year growth target (204431). By 2012, the City Council added three additional economic development strategy areas, bringing the total to nine (9) strategy areas.

During the City's 2015 update of the Comprehensive Plan the list of economic development strategy areas reflects current conditions and status of these areas. As such, two of the original six economic development strategy areas were removed from the list. The Urban Center, one of the original six development strategy areas, was removed as it is no longer a designated area. The Urban Center, also known as "Downtown Auburn" or the "Downtown Urban Center" is an adopted area (since 2001) and features its own subarea plan. The Auburn Environmental Park (AEP)/Green Zone has also been removed as an economic development strategy area. The AEP/Green Zone economic development strategy area was previously zoned EP, Environmental Park Zone. The intent of this zone was to encourage economic development in the form of medical, biotech and "green" technologies including energy conservation, engineering, water quality and similar uses. Through Ordinance No. 6660 City Council rezoned the AEP/Green Zone from EP, Environmental Park Zone to M-1, Light Industrial, hereby effectively removing the need to designate the AEP/Green Zone as a specific economic development strategy area.

The current economic development strategy areas are included below. The boundaries of the economic development strategy areas are incorporated as designated sub-areas "Designated Areas – Special Planning Areas" map of the Land Use Element.

Designated Areas -Economic Development Strategy Areas (see Map 1.6)

- A St SE (corridor)
- Auburn Way South (AWS) Corridor
- Auburn Way North (AWN) Corridor
- M St SE (between AWN and AWS)
- SE 312th/124th Ave

- NW Manufacturing Village
- 15th St SW/West Valley Hwy N

2c. Adopted Areas: Adopted Areas include an Adopted Subarea Plan incorporated into the Comprehensive Plan that establishes the purpose of its designation, goals and policies, and implementation strategies. Adoption of a subarea plan occurs by official action of the City Council. As an adopted document of the Comprehensive Plan, the subarea Plans are subject to a review, and if necessary, revision to address changes in conditions, issues, or even characteristics of the planned areas. The review and revision of the Subarea Plan will also include the review and, if necessary, a revision of zoning regulations and architectural design standards.

Adopted Areas (see Map 1.7)

- Downtown (Ordinance No. 5549)
- Auburn Adventist Academy (Resolution No. 2254)
- Auburn North Business Area (Resolution No. 2283)
- Lakeland Hills (Resolution No. 1851)
- Lake Hills South (County H.E. Case Z15/UP70)
- Northeast Auburn (Ordinance N. 6183)

3. Impression Corridors: Impression corridors are aligned with a particular street, trail, river, stream, or specific linear corridor. Some corridors may be part of a subarea, in which case the Impression Corridor policies are additive to a subarea plan. Impression corridors enhance the areas in which residents, businesses, and visitors move throughout the city. The benefit of an impression corridor is two-fold: residents know that the city is invested in the aesthetic of main thoroughfares and businesses can build off of the design and aesthetic provided by the impression corridor. Improvements or modification to impression corridors consist of aesthetic signage, landscaping, and monument features, and the rehabilitation or removal of existing buildings and property. Impression Corridor boundaries and policies are formally designated by adoption of the Comprehensive Plan. Priority is given to the impression corridors that are a part of a subarea. Priority impression corridors are the thoroughfares in which residents, businesses, visitors move throughout a specific subarea. The priority impression corridors are italicized below.

Impression Corridors (see Map 1.8)

- *Auburn Way North*
- *Auburn Way South*
- *Auburn Black Diamond Road*

- *A Street SE/Auburn Avenue*
- *C Street SW*
- *Division Street*
- *M Street/Harvey Road*
- *Main Street*
- *8th Street NE*
- *15th Street SW*
- *West Valley Highway*
- *15th Street NW/NE*
- 132nd Ave SE
- SE 320th Street
- SE 312th Street
- SE 304th Street
- R Street
- Lake Tapps Pkwy SE
- Green River Road
- 37th Street NW
- S 277th Street
- Interurban Trail
- Green River
- White River
- Mill Creek

4. Gateways: Gateways are specific places, intersections, or blocks within the city. These essential locations are established because they constitute the first impression into of Auburn. Gateways are intended to create a “welcome” into distinct areas of the city or into the city itself. They are therefore highly important to plan, construct, maintain, and enhance their appearance and function. Gateway locations and policies are formally designated by adoption of the Comprehensive Plan. Priority is given to those gateways that are along a priority impression corridor. Priority

gateways function as an entrance to an impression corridor. The priority gateways are italicized below.

Gateways (see Map 1.9)

- *Auburn Way North and Auburn Avenue (where the roads converge)*
- *East Main Street and M Street NE/ SE (at the intersection)*
- *Auburn Way South and 4th Street SE*
- *Auburn Way S and 6th Street SE*
- *West Main Street between C Street NW and B Street NW*
- All roads with an entry into the city
- Hwy 167 Off Ramps
- SR 18 Off Ramps

Implementing Zoning Designations

A. Planned Unit Development (PUD) Master Plans

Special Plan Area Policies

District Policies.

LU-140 Through regulation, capital investment, and community planning, identify, promote and market district identity.

Subarea Policies.

LU-141 Each subarea will contain its own vision, goals, policies and strategies.

LU-142 BNSF Rail Yard - 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:

- The needs of Burlington Northern.
- Providing pedestrian, bicycle and vehicular access across the site to connect the southeast and southwest sides of the city.
- Providing a more visually appealing “entry corridor” into the city from the south along A and C Streets.

- Allowing for a mix of uses including single and multifamily development and commercial and industrial uses where appropriate.

LU-143 Stuck River Road - 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 (every 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.

LU-144 Lakeview - The Lakeview subarea 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, the historical and cultural significance, as well as tribal ownership and jurisdiction of 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 in 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.

LU-145 Mt. Rainier Vista - This 145-acre subarea 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 the 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. 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.
3. 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.

4. 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.
5. The Mt. Rainier Vista special planning area boundary may be modified through the development of the subarea plan.
6. The Mt. Rainier Vista and Stuck River Road Special Planning Areas shall be coordinated subarea plans.

Designated Areas - Areas of Concern Policies

LU-146 AWS/Auburn Black Diamond Rd – The area between Auburn-Black Diamond Road and the Burlington Northern Railroad currently lacks 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.

LU-147 Pike Street NE – The area located north of 8th NE, east of Harvey Road, and south of 22nd NE is inadequately served by residential arterials. No increase in density or other development which would increase traffic demand in this area should be approved.

LU-148 8th Street NE – The areas paralleling 8th Street NE located between Auburn Way and M Street are designated for multiple family residential while 8th Street NE is designated as a minor arterial. However, the road is not currently constructed to this standard and is not able to support current traffic demand adequately. The Plan designation would greatly increase traffic volumes. Implementation of the Plan designations should not occur until 8th Street NE is constructed to the adequate arterial standard and water service is upgraded. Up zones should not be granted from current zoning until these stems are upgraded or guaranteed.

Designated Areas - Economic Development Strategy Areas Policies

LU-149 The City should adopt a formal subarea plan for each of the seven economic development strategy areas (listed below) as an element of the Comprehensive Plan. Each economic development strategy area subarea plan should identify the uses, intensities, and infrastructure development necessary to support the types of business and activities that are most consistent with community aspirations. Each subarea plan should address and include policies regarding the expected level of housing density (or residential growth targets) and employment growth targets.

- Auburn Way South Corridor
- Auburn Way North Corridor
- NW Auburn Manufacturing Village
- 15th St. SW/C St. SW/W Valley Hwy. N
- A St. SE
- SE 312th St. /124th Ave SE

- M St. SE between Auburn Way N and Auburn Way S

Adopted Areas Policies

LU-150 Adoption or revision of a subarea plan will be treated as a comprehensive plan amendment and will comply with the Growth Management Act, Countywide planning policies, Vision 2050, and the Core Comprehensive Plan.

LU-151 Adventist Academy - Adopted under Resolution No. 2254 on November 14, 1991. The Auburn Adventist Academy is Special Planning Area (Adopted Area) is a multi-use campus operated by the Western Washington Conference of Seventh-Day Adventists. The Campus plays a large role in the Western Washington Conference of Seventh- Day Adventists' private elementary and secondary education system in Washington and hosts many community events as well as an annual regional camp meeting for Adventists from Washington and around the world. The Campus previously housed Harris Pine Mill, a furniture manufacturer, for many years. The Mill provided financial benefit to the Academy's budget and provided employment opportunities, learning experiences, and vocational education for Academy students. The Academy continues to include in its plan industrial uses that support the mission of the school financially. The reuse of existing mill buildings and redevelopment of buildings lost to a fire in 1989 are the focal points of the current industrial development. In addition to institutional and industrial uses, the Academy also operates a landing strip and associated aircraft hangars for student aviation and flight training. A single-family subdivision is located to the south of the airstrip. In addition to these uses, the Academy wishes to allow development of uses such a multi-family and senior housing and assisted living and memory care which will generate perpetual revenue through a long-term land lease on a portion of the Campus lying generally north of Auburn Way South and south of 32nd Street S.E. that will directly aid its mission. The financial benefit from these uses will allow funding an endowment, subsidize student tuition, provide financial aid for students needing tuition assistance, for new educational programs, for additional faculty, facility maintenance and upgrades, and other needs. The plan focuses on provides predictability to planning, zoning, subdivision, and development decisions within the Special Planning Area (Adopted Area) made by the city.

LU-152 Auburn North Business Area - Adopted under Resolution No. 2283 on March 2, 1992. The Auburn North Business Area Special Planning Area Plan was the result of a comprehensive planning study due to increased development pressure north of the Central Business District. Since the Central Business District, which contains Downtown, the core of Auburn, is adjacent to these areas, future development in this area is crucial. A comprehensive and cohesive direction was also needed based on increased development proposals and rezone requests. In addition to development concerns, many of the considerable undeveloped parcels contain

wetlands. All of these factors made development controls beyond zoning and development regulations advisable.

LU-153 Lakeland Hills - Adopted under Resolution No. 1851 on April 18, 1988. Lakeland Hills area lies between the Stuck River and the southern City limits of Auburn in the most southwestern part of the city. The area consists of planned residential and commercial subdivisions, and is predominately residential in nature, offering a range of housing types, including single family and multi-family dwellings. The Lakeland Hills Plan was intended to provide long-term predictability to both the city and potential developers. As a planned community, development and design must be consistent with the policy guidance of the Lakeland Hills Plan.

LU-154 Lakeland Hills South - Approved under Pierce County Hearing Examiner Case Z15/UP70. Lakeland Hills South lies south of the Lakeland Hills special plan area and is the most southwestern part of the city. The area is predominately residential, allowing for a range of housing types, with commercial uses, including Lakeland Town Center, in the center. Nonresidential uses, including civic, religious, and municipal services are allowed throughout the area through an Administrative Use Permit. Unlike Lakeland Hills, Lakeland Hills South was accepted into Auburn as a Planned Unit Development (PUD). The Lakeland Hills PUD, originally the Lakeland Hills South Planned Development District (PDD), was approved under Pierce County Hearing Examiner Case no Z15-UP70 in 1990. Lakeland Hills South PUD is intended to provide enhanced flexibility to develop a site through innovative and alternative development standards. As a PUD, specific development and design standards are prescribed.

LU-155 Auburn Downtown Plan (Downtown Urban Center) – Adopted under Ordinance No. 5549 on May 21, 2001. Downtown Auburn is the business, governmental, and cultural hub of Auburn, its physical and cultural heart. Many stores, restaurants, service providers, and small offices are well-represented throughout this district. Downtown hosts many community events and activities, such as the weekly Auburn International Farmers Market in the summer, Soundbites! Concert Series (in the City Hall Plaza) and the Veterans Day Parade. Downtown features public art that includes temporary installations such as Pianos on Parade and a permanent outdoor Downtown Sculpture Gallery with rotating pieces. This dynamism is possible because the district is a collection of uses that coexist in close proximity to one another. Due to the value, importance, and complexity of this district, The Auburn Downtown Plan identified four general needs to be addressed by the plan:

- Update of the existing plan in order to continue Downtown revitalization
- Concern over the reopening of Stampede Pass
- Multiple large projects proposed for Downtown
- Scarce private investment

In conjunction with project-based items, a regulatory element that emerged from the goals of the Auburn Downtown Plan was the Downtown Urban Center (DUC) zoning district, which was established in 2007. While the DUC zoning district is intended specifically to address the needs of downtown, though the implementation of policies identified by the Downtown Auburn Plan, many challenges related to public and private investment, development, and strategic planning have yet to be addressed as downtown has evolved.

The Auburn Downtown Plan is in the process of being updated and is expected to be considered for adoption in 2025, after this Periodic Comprehensive Plan update is adopted in 2024. The DUC zoning districts and DUC boundaries found in the Comprehensive Plan Land Use Map, related Zoning Map, and Implementing Zones is consistent with direction in the updated Auburn Downtown Plan.

LU-156 Northeast Auburn Special Plan Area – Adopted under Ordinance No. 6183 on June 5, 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 277th Street (52nd Street NE) and north of approximately 37th 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 45th 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-AG Auburn Gateway) 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.

Impression Corridor Policies.

LU-157 Create specific plans for each identified corridor, outlining development policies and regulations, necessary capital improvements, and implementation strategies. In the absence of any specific corridor plans, this section contains general policies that are to be applied within designated impression corridors.

LU-158 Coordinate corridor planning, design, construction, and maintenance with other agencies, such as BNSF, the Muckleshoot Indian Reservation, and the Washington State Department of Transportation. Where one agency may more effectively manage the corridor, management or ownership consolidation is appropriate.

LU-159 Promote the elimination or renovation of existing derelict or unmaintained structures, signs, fences, and properties along impression corridors through regulatory or enforcement mechanisms.

LU-160 Work with private and public property owners to educate, create incentives, and enforce regulations that are intended to improve the overall appearance of identified corridors.

LU-161 Emphasize the design, orientation, construction materials, landscaping, and site layout for development proposals of new and existing buildings along impression corridors. New construction and the renovation of existing buildings create important opportunities for enhancing the appearance of impression corridors.

LU-162 Establish regulations that ensure coordinated, attractive commercial signage is of an appropriate size and quantity. Signage regulations along these corridors may be different than those in other areas.

LU-163 Take advantage of opportunities to provide informational signs, wayfinding signs, and traffic control signs that are attractive, useful, and integrated into a larger citywide signage plan or policy.

LU-164 Outdoor storage of materials, inventory, and other goods and off-street surface parking should be located at the rear of the property. If outdoor storage cannot be located in the rear of the property, then it should be screened from view from adjacent rights-of-way.

LU-165 Design, construct, and enhance impression corridors to accommodate multimodal uses.

LU-166 Design and construct vehicular access points in a manner that consolidates access points serving multiple uses.

LU-167 Signage, landscaping, and monument features should be used to establish prominent access points.

LU-168 Discourage aerial utilities.

LU-169 Invest in impression corridors by acquiring rights-of-way, constructing and widening sidewalks, installing landscaping, building center medians, constructing parklets, providing street furniture, and constructing other improvements.

Gateway Policies

LU-170 Prioritize by ranking all gateways and develop potential opportunities and designs for each location.

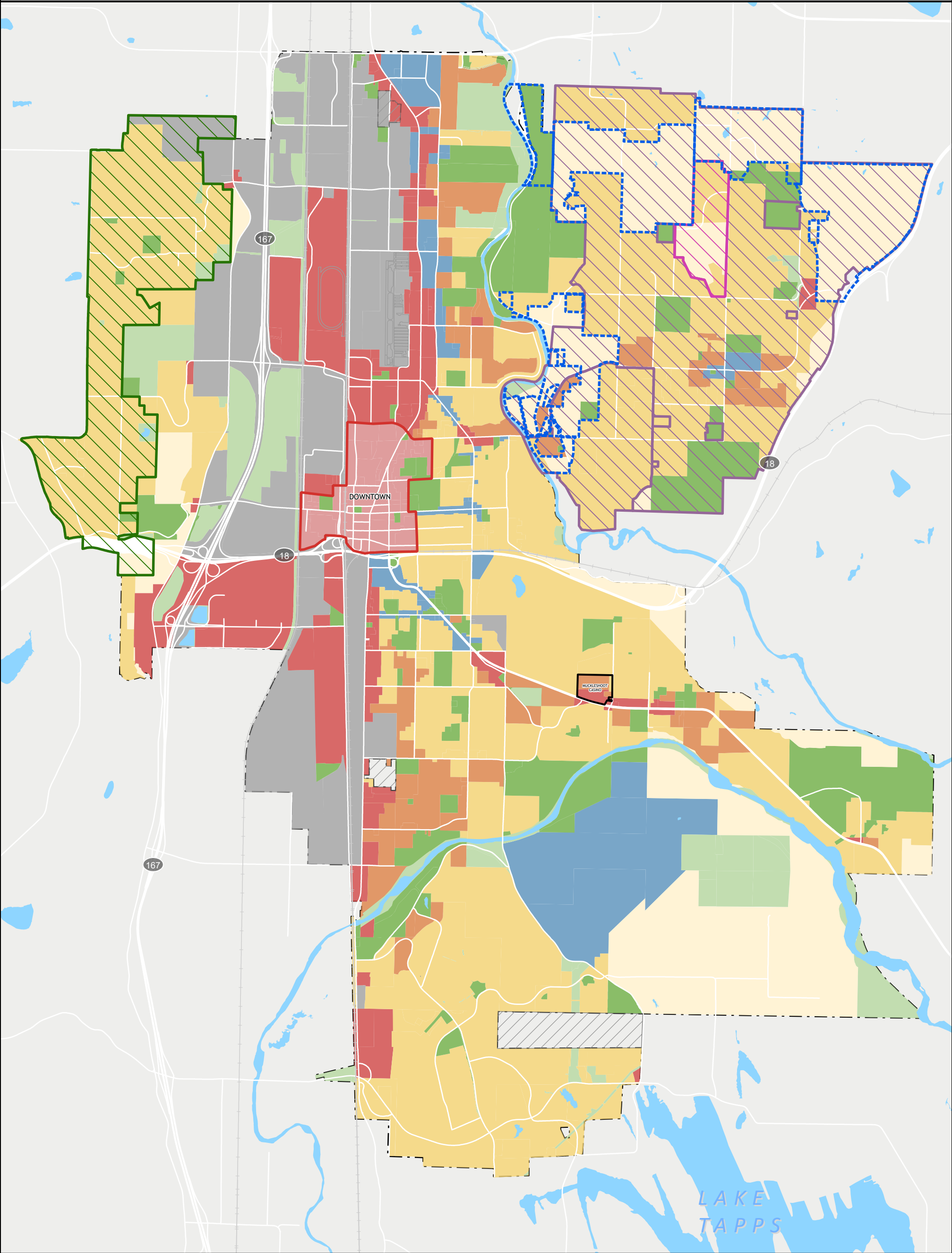
LU-171 Develop land use regulations that incorporate gateway priorities and concepts into private development proposals that are located at identified gateways.

LU-172 Coordinate with the Washington State Department of Transportation to understand options and implement actions at gateway location. Many of the gateway locations are within the WSDOT right-of-way.

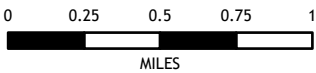
LU-173 Develop design layouts for gateway locations. Designs will identify key areas that greet residents and visitors as they enter the city or downtown center, opportunities for signage and monument features, and landscaping.

LU-174 Maintain established gateways.

Draft 2024 City of Auburn Land Use Map



- | | | |
|--------------------------------|----------------------------|---|
| COMMERCIAL | PUBLIC/QUASI-PUBLIC | Urban Separators Overlay |
| DOWNTOWN URBAN CENTER | MIXED USE | West Hill Overlay (Ordinance: 6122) |
| NEIGHBORHOOD RESIDENTIAL ONE | INDUSTRIAL | Bridges Overlay (Ordinance: 6922) |
| NEIGHBORHOOD RESIDENTIAL TWO | RESIDENTIAL CONSERVANCY | Lea Hill Overlay (Ordinance: 5346 & 6121) |
| NEIGHBORHOOD RESIDENTIAL THREE | Downtown Urban Center | |
| OPEN SPACE | Potential Annexation Areas | |

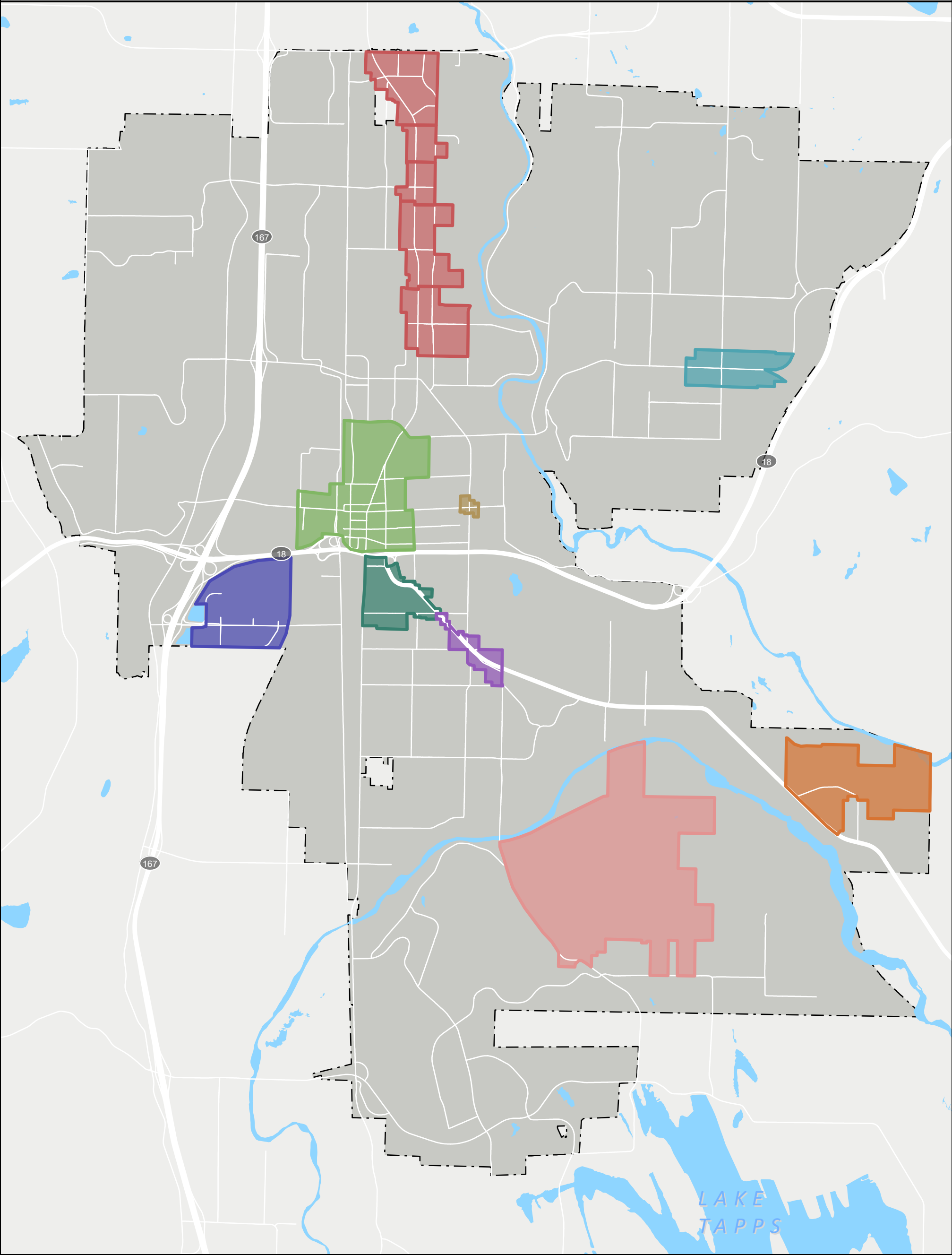


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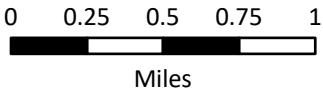


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Draft 2024 City of Auburn Growth Centers



- | | | |
|--|---|---|
| ■ Downtown Urban Center | ■ Outlet Collection | ■ I Street Corridor |
| ■ South Downtown | ■ Auburn Way S | ■ Academy |
| ■ Lea Hill | ■ Stuck River Road Subarea | ■ M Street/ E Main |

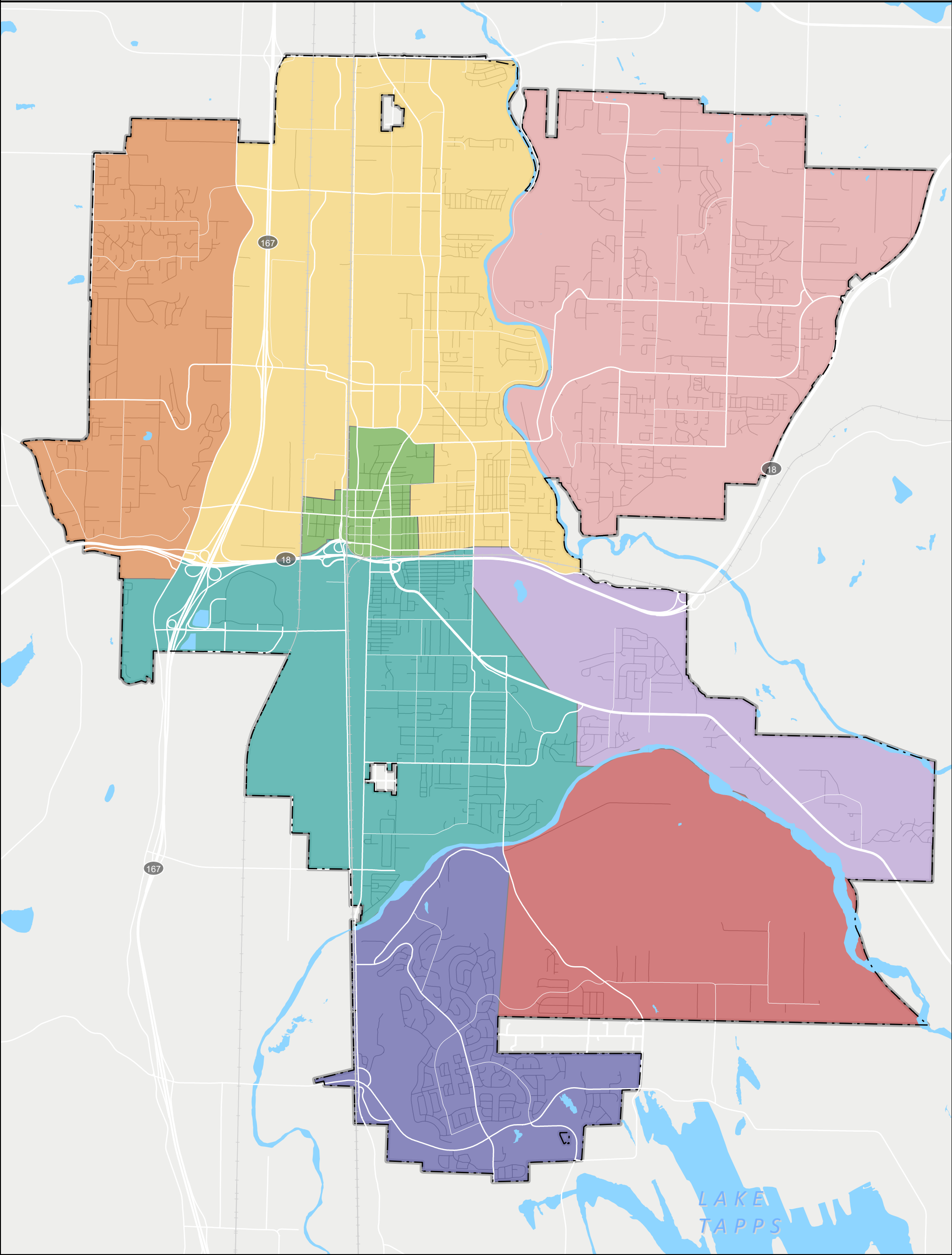


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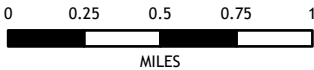


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Draft 2024 City of Auburn Districts



- | | |
|---|--|
| DOWNTOWN URBAN CENTER | SOUTH AUBURN |
| LEA HILL | WEST HILL |
| NORTH AUBURN | LAKELAND HILLS |
| PLATEAU | SOUTHEAST AUBURN |

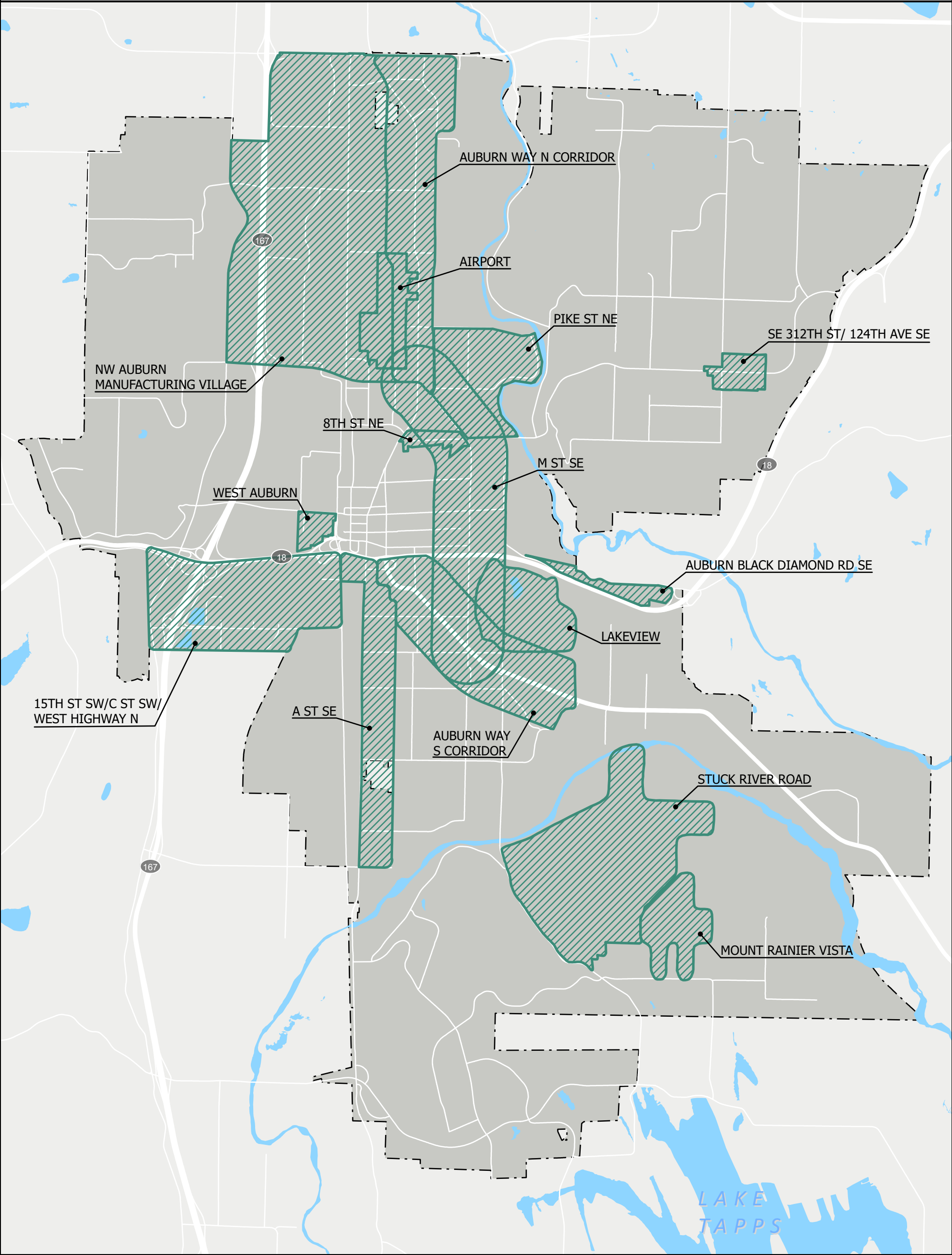


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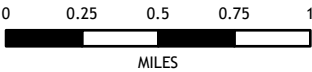


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City of Auburn Designated Areas



 Designated Areas

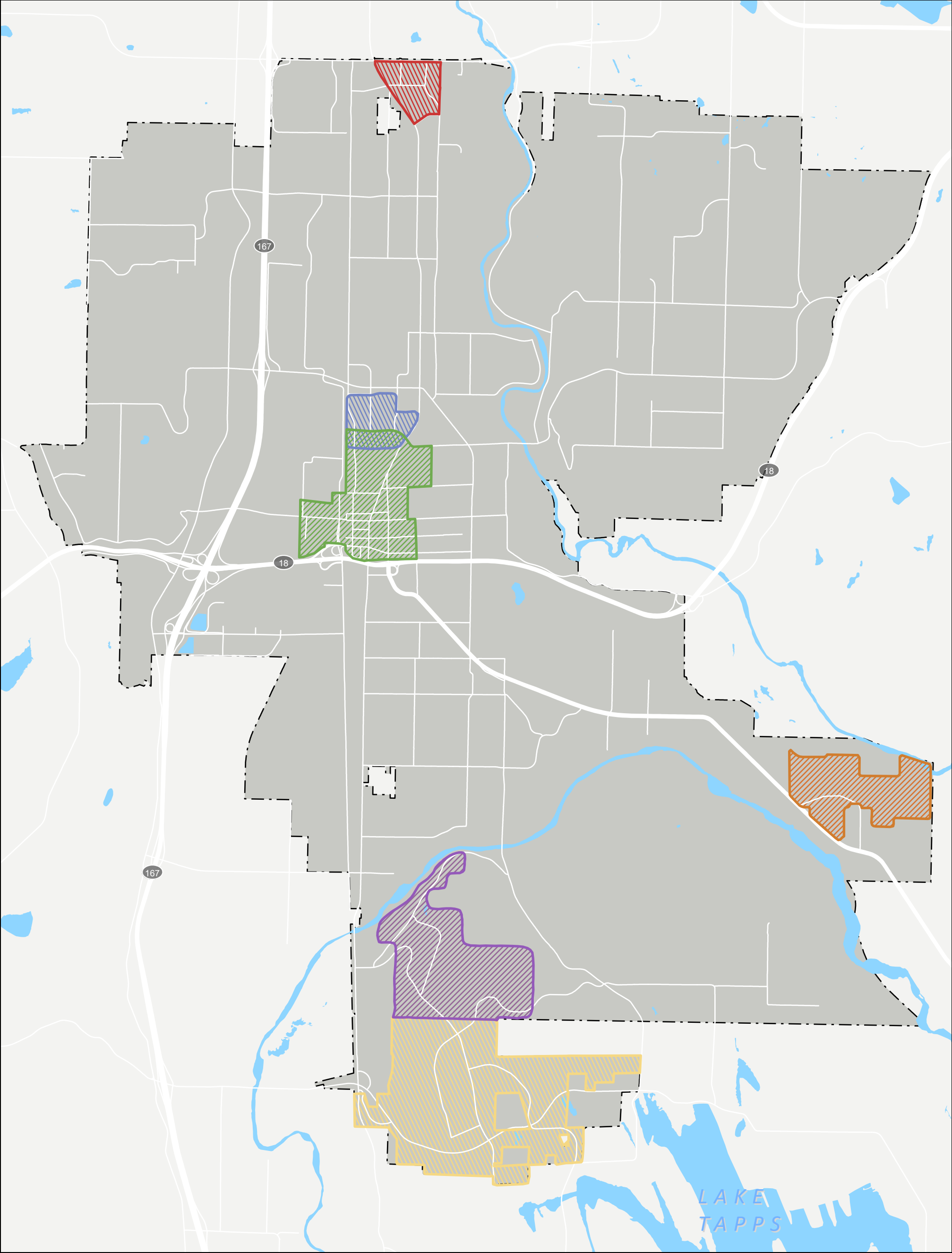








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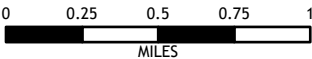


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Draft 2024 City of Auburn Adopted Areas



- | | | |
|--|---|--|
|  ACADEMY |  DOWNTOWN URBAN CENTER |  LAKELAND HILLS |
|  AUBURN NORTH BUSINESS AREA |  LAKELAND HILL SOUTH |  NORTHEAST AUBURN |

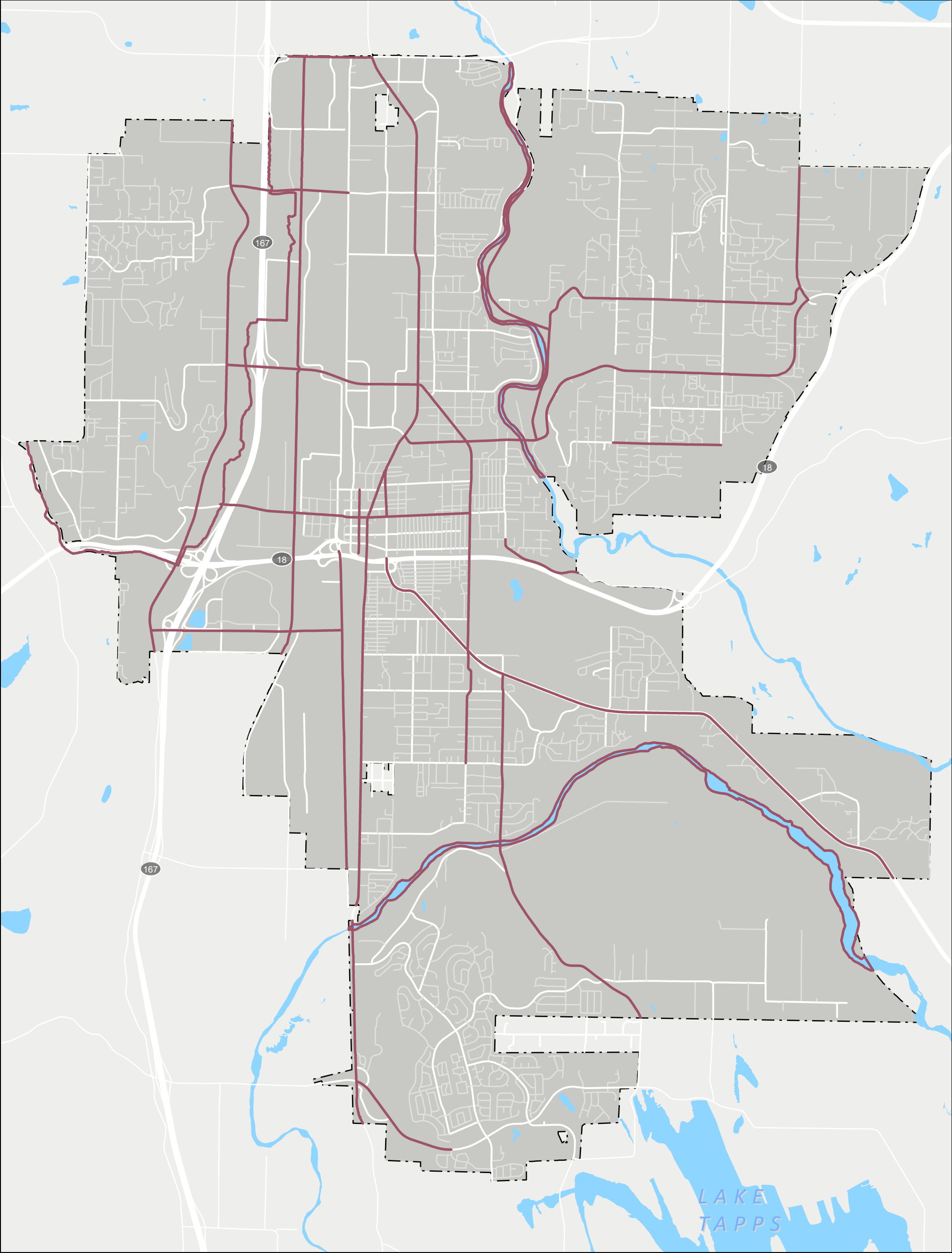


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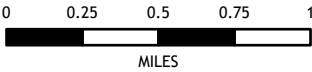


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City of Auburn Impression Corridors



Impression Corridors

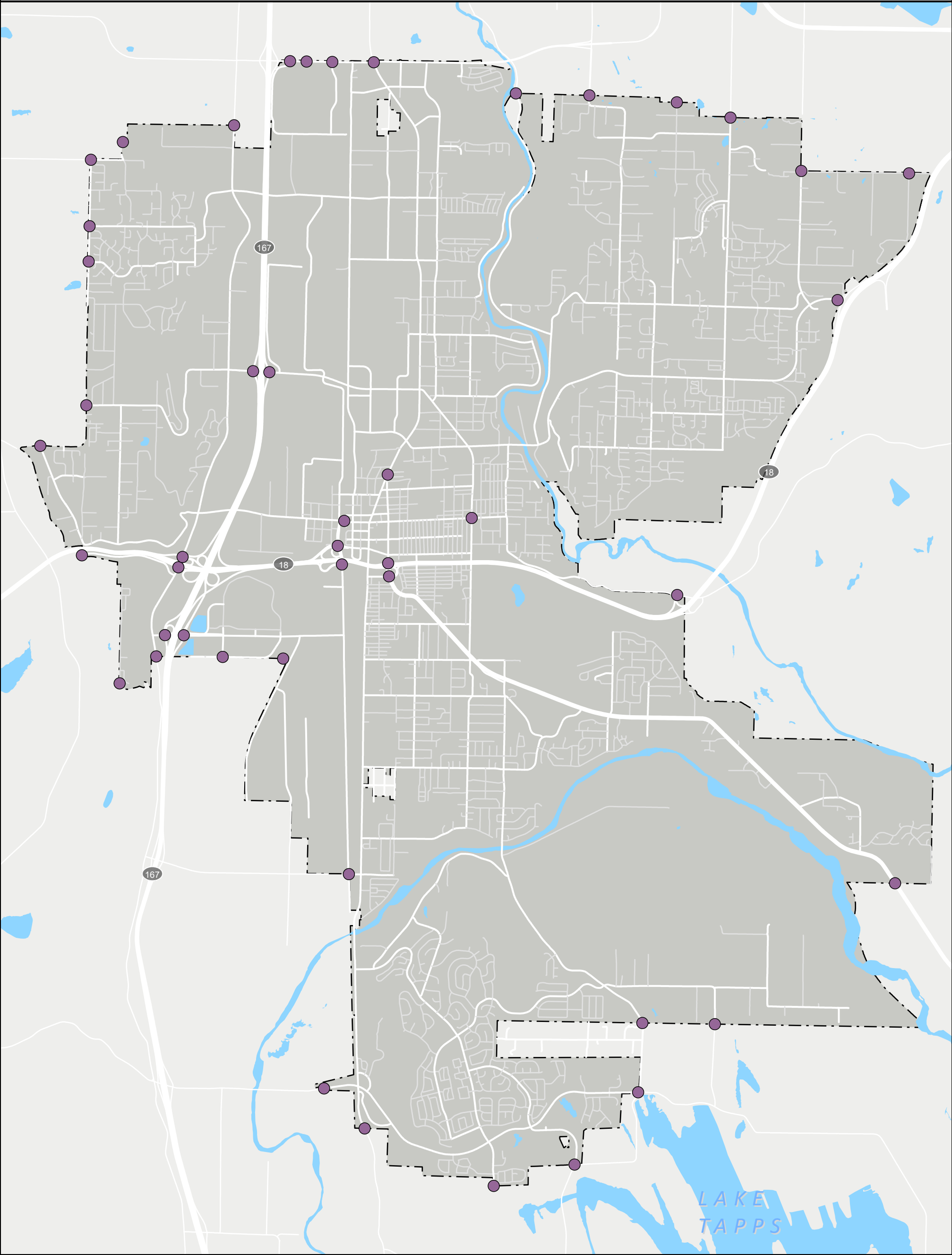


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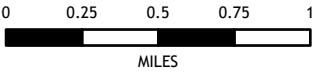


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Gateways



● Gateways



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City of Auburn

Housing Element

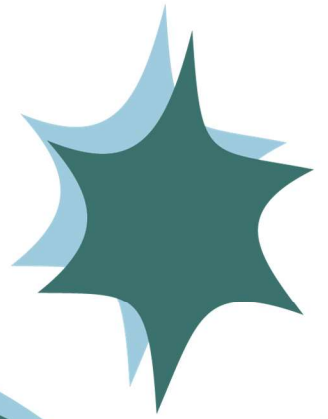


Table of Contents

Why is Housing Important to Auburn's Future?	1
Vision	1
Conditions and Trends	2
Affordability	2
Household Size	2
Housing Stock	3
Diversity	5
Trends	5
Racially Disparate Impacts	6
Displacement Risk	6
Planning Approach	7
Housing Choices for All	8
Housing and Employment Targets	9
Housing Need by Income Level	9
Housing Capacity in Future Land Use	11
Goals and Policies	11

Maps and Figures

Figure 1 - Housing Stock by Year Built	4
Figure 2. Race and Ethnicity in Auburn (2021)	5
Figure 3. Housing Objectives and Tools	19

Why is Housing Important to Auburn's Future?

The Housing Element can serve as a useful management tool to meet changing community needs for housing and address land use, economic development, transportation, environmental, and other concerns.

- A variety of housing choices can meet the needs of Auburn's current and future residents across all ages and affordability levels, help residents maintain and retain their homes, and promote services and amenities that improve neighborhood livability.
- Well-planned housing can support Auburn's economic goals by making it attractive and possible for residents to live near their jobs and by serving as a source of customers to support commercial districts.
- Housing in proximity to transit or mixed-use projects can help reduce the need for costly infrastructure such as roads and sewers, and reduce environmental impacts related to transportation. In addition, housing. ~~Housing~~ in proximity to a variety of transportation modes can increase a household's disposable income and savings by reducing household transportation costs.
- Well-designed and located housing can reduce energy and water consumption, and it can promote healthy lifestyles.

For these reasons, as well as others discussed or referenced in this Housing Element, an emphasis on encouraging Middle Housing, Mixed-Use, Transit-Oriented Development is core to planning for housing both in the near-term and by 2044.

Vision

Auburn is a place that those in our diverse community are proud to call home for a lifetime. Auburn provides opportunities for attainable housing in a variety of styles to meet the needs of all ages, abilities, cultures, and incomes. Our neighborhoods are safe and attractive, offer gathering places to meet friends and family, are connected by trails, streets, and transit, and are well kept. Our households are aware of the opportunities and services offered by governmental, educational, employment, health, and service providers that can enhance their quality of life. Volunteerism to improve our parks, schools, streets, and homes makes our neighborhoods and families stronger. Our quality housing and neighborhoods support our local economy.

Conditions and Trends

This section summarizes key findings of the Housing Needs and Characteristics ~~Assessment~~Report (HNCA), which was updated in 2023. The HNCA provides a comprehensive picture of Auburn's housing conditions, needs, and regional context.

~~Analysis and data to support required analysis, policy choices, and to help illustrate the housing picture in Auburn was collected from a variety of sources.~~ In ~~2021~~2020, the City of Auburn prepared and adopted a Housing Action Plan (HAP), funded by a state grant (authorized by HB 1923) for the purpose of identifying city strategies and recommendations to increase residential capacity. ~~Findings~~Data in the HAP may vary slightly from ~~those completed for~~ the HNCA due to differences in ~~horizon~~ years. ~~Both of these data sources, as well as others from the Washington State Department of Commerce, Puget Sound Regional Council, King and Pierce Counties, as well as other sources are referenced in the HNCA and this Findings from the Housing Element. The Housing Needs and Characteristics Assessment can be found in Appendix X of the Comprehensive Action Plan, are incorporated as well.~~

The conditions and trends inform Housing Element goals and policies to address projected housing need in Auburn.

Affordability

~~The cost of housing in Auburn has substantially increased from 2010. Auburn is relatively affordable compared to 2020. Between 2010 the region but is unaffordable for most low-income populations and 2020, rental households. Median home sales trend \$100,000-\$150,000 below the surrounding region and the average monthly market rent in Auburn increased by 49 percent (\$459 per month). In this same period, the median sales price for a home increased by 88 percent (\$195,550) based on 2017-2021 American Community Survey Data.~~

~~Of the approximate 15,507 trends lower than nearby communities. However, over two-thirds of renter households in Auburn, more than half (53 percent) are cost-burdened, and more than one-quarter (27 percent) are severely cost-burdened, spending over 30% of their income on housing costs.~~ About a quarter of households are considered unaffordable for renters and homeowners in Auburn according to state and federal affordability thresholds. While Auburn is more affordable than other cities in King County, housing is unaffordable for most households.

Household Size

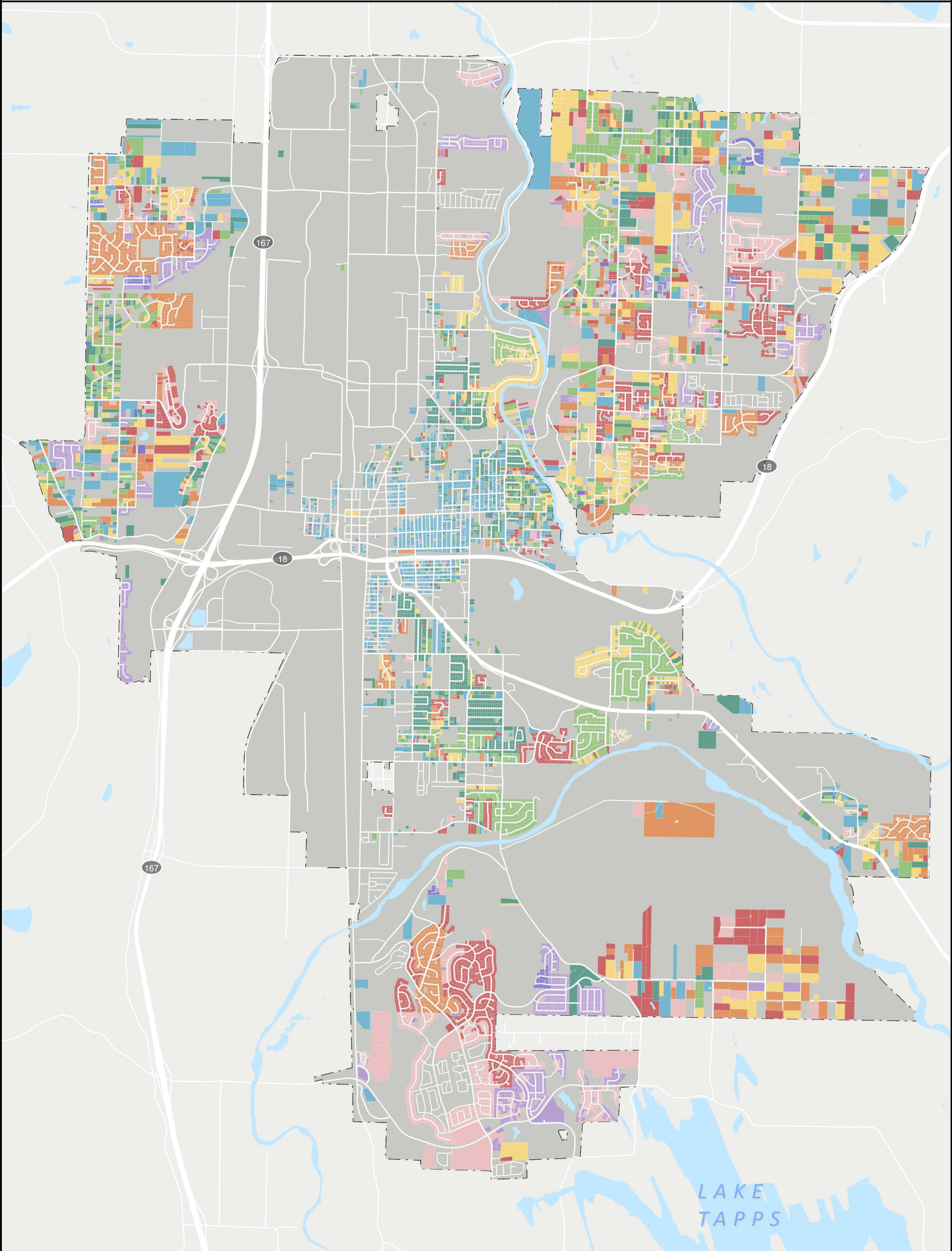
Trends in household size indicate that Auburn will need to ensure the availability of a variety of housing types to match the needs of both small and large households. Auburn has both a larger household size (2.7) and a larger share of average family households compared to size than do King and Pierce Counties overall. Data on

household composition indicates however, that 38% significant portions of the City's households are made up of single-person and two-person households without children, and Auburn also has a higher-than-average percentage (7%) of single-parent households compared to King and Pierce County (4% and 6%, respectively). Overall, 24% of Auburn households are married with children, compared to 21% in King and Pierce Counties. The types of homes needed for smaller households may be different than those needed for larger households, putting an emphasis on planning for a variety of housing types and sizes in the future.

Housing Stock

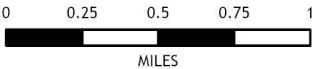
Auburn's housing stock is older than average, and much of its rental housing stock is in fair or poor condition. Though housing is affordable in Auburn, the City could lose some of its most affordable rental housing as structures approach the end of their useful lives. About half of Auburn's housing stock is 2-3-bedroom units, accounting for 56.7% of housing units.

Auburn Housing Stock - Year Built



Residential Properties:
Year Built

- | | |
|--|---|
| ■ < 1950 | ■ 1991 - 2000 |
| ■ 1951 - 1960 | ■ 2001 - 2010 |
| ■ 1961 - 1970 | ■ 2011 - 2020 |
| ■ 1971 - 1980 | ■ 2021 - Present |
| ■ 1981 - 1990 | |



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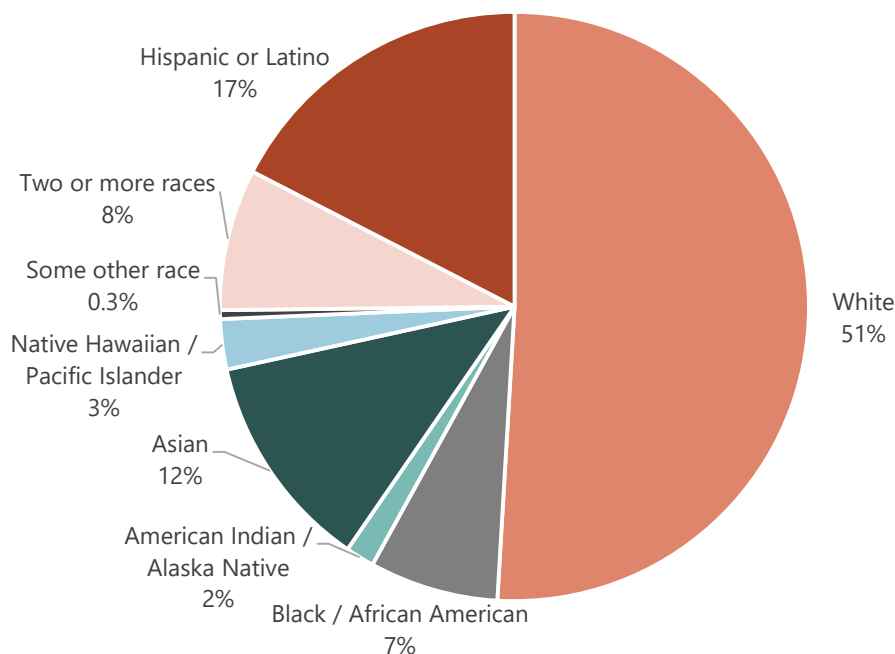
Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Diversity

Auburn is diverse. Approximately 25% of Auburn residents speak a language other than English. Auburn's racial and ethnic makeup is more diverse than that of King County and Washington as a whole, with 48% of residents identifying as Black, Indigenous, or People of Color (BIPOC), compared with 42% in King County and 34% statewide.

Auburn's diverse communities may have different housing, neighborhood amenities, and service needs. For example, outreach conducted with the Hispanic community has shown that most would recommend Auburn as a place to live for family and friends, and though residents wanted their children to grow up and remain in Auburn, they desired improved security and traffic [calming](#). Outreach participants were interested in helping to improve their neighborhood and in volunteering.

Figure 2. Race and Ethnicity in Auburn (2021)



Source: 2020 ACS 5-Year Estimates, Table DP05

Trends

Overall, Auburn's housing market is characterized by strong growth in both the homeownership and multifamily rental markets. These trends are important to consider as the City works to encourage development to reach the 10,429 units needed by 2040. Key findings include the following:

- Multifamily rents in Auburn increased 47 percent from \$1.14 per square foot in 2010 to \$1.68 in 2020 Q3. Auburn did not see a dip in rents in 2011-2013 like many of its peer cities. In addition, thus far through 2020, multifamily rents are continuing to grow in Auburn, approaching levels in Kent and Tukwila which have started to level off.
- Auburn's rental vacancy rates are low, indicating continued demand for housing. Multifamily vacancy rates in Auburn increased by 2.7 percentage points from 8.3 percent in 2008 to 11.0 percent in 2020 Q3, spurred by the recent Copper Gate affordable apartment complex, which added 500 units to Auburn's housing market in late 2020. Although this increase in vacancy is reflected by an influx of new multifamily units that have yet to be rented, the mostly positive net absorption in the City from 2008 to 2019 indicates demand for multifamily housing is strong.
- About 60 percent of the new units developed in Auburn between 2010 and 2018 are for homeownership, while only about 40 percent are intended as rentals. These ownership trends, coupled with strong price growth, indicate strength in the market.
- Auburn has not been producing enough housing to meet its demand from household formation (net in-migration and people forming new households, such as moving out of a family home). Over the 2010-2019 time period, only 7.8 housing units (of all types and sizes) were constructed for every 10 new households that formed. This translates into housing underproduction and is a contributor to Auburn's rent and price increases.
- An additional 12,112 housing units are needed in Auburn citywide by 2044 to accommodate growth.

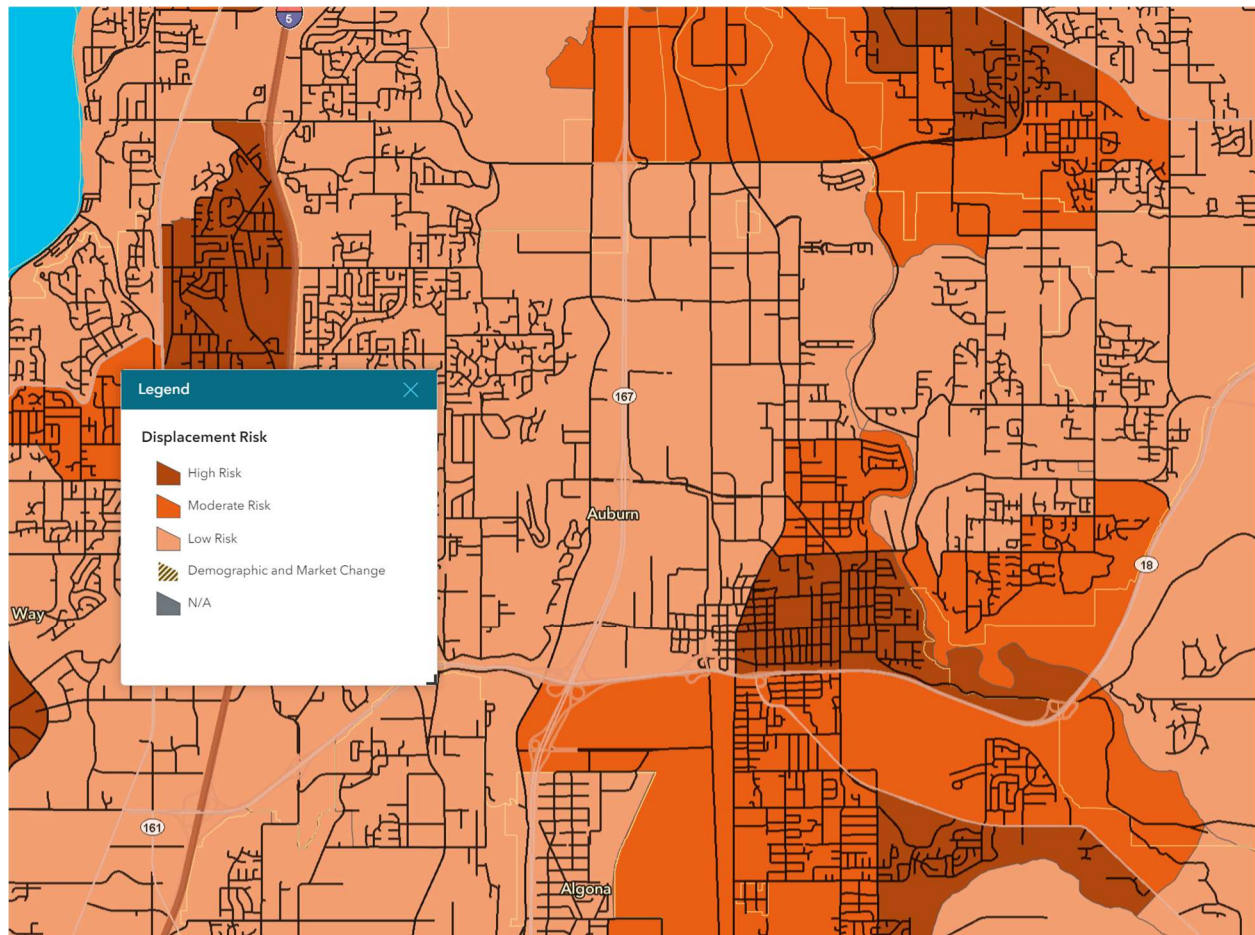
Racially Disparate Impacts

The Housing Element and Housing Needs and Characteristics Assessment (appendix X) identifies data and strategies to undo local policies and regulations that result in racially disparate impacts. As described in the Housing Needs and Characteristics Assessment and earlier in this Element, Racially Disparate Impacts were identified in Auburn such as potential for displacement. Considerations for displacement are also addressed in the Land Use Element when developing future land use. Where appropriate, goals, policies, actions, and overall strategies have been created or revised to address these issues as a first step towards undoing racially disparate impacts.

Displacement Risk

The highest displacement risk in Auburn is the few housing units located in southwest Auburn where mostly industrial and commercial is located. In particular, a mobile home park located in this block group is particularly vulnerable to displacement. Downtown Auburn is also susceptible to moderate to high displacement risk. The downtown area currently contains 426 subsidized

affordable units in several developments, slightly more than a quarter of the housing units in the area. A full analysis is located in the Housing Needs and Characteristics Assessment.



Source: Washington State Department of Commerce Displacement Risk Map

Planning Approach

Auburn's preferred Comprehensive Plan Land Use Map land-use scenario sufficiently addresses housing needs for all economic segments of the Auburn community. The Comprehensive Land Use map scenario considers adequate capacity for housing and employment targets and housing needs by income level through a Center centers-and-corridors approach. Centers in Auburn are high-intensity and density cores characterized as primarily a either mixed-use areas served by Middle Housing and neighborhoods. Corridors are commercial development, focused and will absorb very little of the housing need. Most new housing is planned projected to be built in the neighborhood centers and downtown. More information on the Comprehensive Land Use Map and future land uses can be found in the Land Use Element, Chapter 1 of the Comprehensive Plan.

Housing Choices for All

Central to planning for future housing is providing a range of housing types to choose from which facilitates home ownership across a wide range of households and affordability levels. Consideration “Middle Housing” is key to increasing housing types in Auburn. Middle Housing, typically attached to one-another, provide options to increase residential density in existing residential neighborhoods and are designed at the scale and overall aesthetic of these areas. In 2023, the Washington State Legislature passed HB 1110 which requires jurisdictions to incorporate Middle Housing into Comprehensive Plans and related development regulations. This Housing Element, and updated city code, fully complies with HB 1110 requirements by allowing for townhomes, duplexes, triplexes, fourplexes, fiveplexes, sixplexes, stacked flats, cottage housing, courtyard housing in residential zones throughout the city.

In addition, the City also acknowledges Accessory Dwelling Units (or ADUs) as an important piece of Middle Housing , complying with HB 1337 legislation allowing ADUs in residential zones throughout the City. Middle Housing, in combination with Mixed-Use Development, are critical development types that enable the City to meet future housing needs and provide a variety of housing options for current and future residents.



Middle Housing: Example of a Duplex from Auburn Housing Action Plan Implementation project

Housing and Employment Targets

Based on legislative changes, communities must plan for housing and employment targets allocated by [Countywide Planning Policies \(CPP\)](#). [These growth targets are consistent with PSRC Vision 2025 requirements and originate at the state level.](#) [countywide planning policies \(CPP\)](#). King County CPP, [and the related 2021 King County Urban Growth Capacity Report](#), identifies [targets of 12,000 net new residential units and 19,520 net new jobs](#) [between 2019-targets-by 2044](#). Pierce County CPP identifies [11296](#) net new residential units and 0 net new jobs targets [by 2044](#). The [Comprehensive Plan Land Use and Zoning Maps and policies adopted](#) [countywide planning policy targets for housing exceed the projected housing needs in the Comprehensive Plan demonstrate adequate capacity and strategies in order to accommodate these city.](#) [The preferred land use scenario plans for the 2044 housing and employment growth targets.](#) [in the Land Use Element.](#)

[Traffic analysis zones \(TAZ\) were used to apply housing and employment targets in geographic areas of Auburn.](#) [TAZs provide a geographic approach that is more precise than block groups and more inclusive than parcel-level data.](#)

Housing Need by Income Level

The Housing Needs and Characteristics Assessment projects housing need by income level using Area Median Income (AMI) bands. [This assessment, as required by the Department of Commerce in coordination with counties, identifies the number of units necessary to serve varying AMI levels and for Emergency Housing.](#) [These figures were provided by both King and Pierce Counties using their own methodologies.](#) The full methodology for the projections is provided in the assessment. [As shown in FIGURE X, Auburn has a need for housing at the 80% or greater AMI and for less than 30% AMI.](#) Policies in this Element describe how Auburn plans to address these housing needs.

	Jurisdictional Net New Permanent Housing Units Needed, 2019-2044							Jurisdictional Net New Emergency Housing Needs	
	Total	0 to ≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100 %	>100 to ≤120%		
		Non-PSH	PSH						
Auburn	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293

Source: [King County Ordinance 19660, Countywide Planning Policies](#) [Tool, WA State Department of Commerce, Growth Management Services](#)

		Permanent Housing Needs by Income Level (% of Area Median Income)								Emergency Housing Needs (Beds)
		Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Unincorporated Pierce County	Est. Supply (2020)	152,322	2,134	292	17,603	42,774	32,502	21,957	35,060	0
	Allocation (2020-2044)	32,048	4,140	5,594	5,943	4,697	2,022	1,833	7,817	1,961
Auburn	Est. Supply (2020)	3,963	0	33	134	493	1,141	680	1,482	8
	Allocation (2020-2044)	112	14	20	21	16	7	6	27	7

Source: Pierce County Ordinance 2023-22s, Countywide Planning Policies

The overall housing need by 2044 in Auburn is 9,722 additional permanent units between 30% and greater than 125% AMI range, and 2,3006,687 additional temporary/emergency housing beds totaling 12,112 new. ~~The projects' needs are consistent with Auburn's share of housing units needs in King and Pierce counties.~~

Barriers that limit the development of affordable housing, including emergency housing, such as allowing appropriate housing types to serve various income levels, permitting a range of development serving all income levels in various zones, and development-related bonuses related to inclusion of affordable housing are included in this Element and in Auburn City Code. The Housing Needs by Average Median Income (AMI) analysis discussed in the next section describes how the city is ensuring adequate zoned capacity and development types to accommodate a range of affordable housing.

Supportive and Emergency Housing

Supportive housing is defined by Washington State in RCW 35.70A.30 as either Permanent Supportive Housing (PSH) or Non-Permanent Supportive Housing(non-PSH). Households earning below 30% of the AMI are considered extremely low income and severely cost-burdened. In Auburn by 2044 the city needs an additional 2,389 supportive housing units for households earning below 30% AMI.

Permanent supportive housing includes supportive services such as health care and housing assistance. Auburn needs 812 additional permanent supportive housing units by 2044 in King County (King County CPPs) and another 20 in Pierce County (Pierce County CPPs).

Non-permanent supportive housing is to provide temporary or transitional shelter and supportive services to those struggling to stay housed. Auburn needs 1,543 additional non-permanent supportive housing units by 2044 in King County (King County CPPs) and 14 in Pierce County (Pierce County CPPs). Auburn also has a severe shortage of emergency housing beds compared to the projected need in 2044. As of 2020, there are 66 emergency/temporary housing beds citywide and 2,300 are needed by 2044 (King and Pierce CPPs). An additional 115 beds a year will need to be built between 2024-2044.

Housing Needs by AMI Capacity Analysis

Housing Capacity in Future Land Use

Total Housing Capacity

PLACEHOLDER FOR APRIL 16, 2024 MEETING

Goals and Policies

Goal 1: Healthy Homes and Neighborhoods

H-1 Recognize the important role of public improvements, facilities, and programs in providing a healthy home environment within the community.

~~[H-4]~~

H-2 Through integrated planning for land use, parks and recreation, transportation, housing, and jobs, support active living and healthy eating opportunities.

H-3 Promote safe and connected neighborhoods.

- a. Continue to implement crime prevention programs such as neighborhood block watches.
- b. Through the land use and building permit process, implement principles of crime prevention through environmental design.
- c. Promote community volunteerism to increase the well-being and safety of residents.
- d. Invest in transportation improvements that will create safe neighborhoods for walking, biking, and connecting to transit.

H-4 Promote housing that meets the needs of Auburn's workforce, is located near and designed to take advantage of support affordable multimodal transportation options and contributes to a regional jobs-housing balance.

~~H-5 Provide housing choices in downtown and other designated mixed-use centers where infrastructure is more available or can be improved with regional and local funds.~~

~~H-6~~H-5 Improve streetscapes in developed neighborhoods. Continue to repair and/ or replace deteriorated sidewalks and remove barriers to pedestrian traffic. ~~[H-30]~~

~~H-7~~H-6 Seek and provide assistance for the reduction of lead-based paint hazards and measures to remove mold, improve energy conservation and

provide for healthy indoor air quality. ~~[Lead-based, HO-29; also housing audit]~~

~~H-8~~H-7 Promote the City's neighborhood program. Connect residents to volunteer activities.

~~H-9~~H-8 When evaluating proposed developments, apply site and building design standards, require quality streetscape, landscape, on-site recreational and open space, and low-impact development measures that will improve community character and environmental quality.

~~H-10~~H-9 As neighborhoods change, work to eliminate the displacement of those who are under-served or under-represented.

How can Auburn plan for Active Living and Healthy Eating?

- Provide for a complete community with a variety of work, shopping, recreation, health and education, and home environments.
- Implement a connected nonmotorized trail and park system with neighborhood gathering spaces. Work with transit providers to connect neighborhoods to commercial and social services.
- Facilitate access to regional transportation and job centers in and near Auburn.
- Support art projects and cultural events to provide opportunities to build a sense of community investment, improve aesthetics, bring people together cross-culturally, and involve neighborhood youth. Support community gardens to improve access to healthy food and to build community relationships.

Goal 2: Support Housing GrowthVariety

~~H-11~~H-10 Provide a land use plan and zoning that offers opportunities to achieve a variety of housing styles and densities for private and nonprofit housing providers.

~~H-11~~ Support development of a variety of housing choices by allowing Middle Housing types in residential zones including townhomes, duplexes, triplexes, fourplexes, fiveplexes, sixplexes, cottage housing, courtyard apartments, and accessory dwelling units.

~~H-12~~ Provide dense housing choices downtown and other areas identified in the Comprehensive Plan where infrastructure is more available or can be improved with regional and local funds.

~~H-13~~ Encourage residential development downtown, particularly housing that is integrated with commercial development.

~~H-14~~ Allow accessory dwelling units as an affordable housing strategy and Middle Housing option.

~~H-12~~H-15 Promote greater opportunities for home ownership for all incomes and ethnicities in the community through development of middlesingle-family

- ~~detached and semi-attached housing options and, fee-simple development, cottages and townhouses, and condominium apartments.~~
- ~~H-13 Allow accessory dwelling units as an affordable housing strategy. [HO-19]~~
- ~~H-14 Encourage residential development downtown, particularly housing that is integrated with commercial development. [HO-18]~~
- ~~H-15~~H-16 Implement incentives for developing underutilized parcels into new uses that allow them to function as pedestrian-oriented mixed-use neighborhoods. Existing uses that are complementary, economical, and physically viable shall integrate into the form and function of the neighborhood. [HO-26]
- ~~H-16~~H-17 Use innovative zoning provisions to encourage infill development of underutilized parcels in zones that have been identified in the Comprehensive Plan 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. [HO-27]
- ~~H-17~~H-18 Allow appropriately designed manufactured housing within Neighborhood Residential areas~~single-family neighborhoods~~, consistent with state law. [HO-13]
- ~~H-18~~H-19 Allow manufactured housing parks, transitional housing, supportive housing, and multiplex~~multifamily~~ housing in appropriately zoned ~~but limited~~ areas. [HO-14]
- ~~H-19 Promote and consider a variety of housing types in the urban growth area including duplexes, triplexes, and townhomes.~~
- H-20 Adopt incentives, strategies, actions and regulations to create and sustain neighborhoods that provide equitable access to parks and open space, safe pedestrian and bicycle networks, clean air, soil and water, healthy foods, high-quality education, affordable and high-quality transit options and jobs.
- H-21 Prioritize affordable housing when surplus public land or property to provide opportunities for increased affordable housing.

Goal 3: Maintenance and Preservation Quality

- ~~H-21~~H-22 Conserve Auburn's existing housing stock because it is the most affordable form of housing. [Objective-7.7]
- ~~H-22~~H-23 Inventory and map dilapidated properties. [Public Works, 2012]
- ~~H-23~~H-24 Organize, educate and assist property managers and owners in the creation and preservation of safe neighborhoods. [HO-28]
- a. Offer an owner-landlord training program to better market, manage and maintain residential rental property. [Public Works, 2012]
 - b. Encourage retention of professional management assistance. [Public Works, 2012]

- c. Recognize and publicize well-maintained apartment properties, such as by awarding a “multifamily property of the year.” ~~{Public Works, 2012}~~
- d. Advise landlords with problem buildings about the benefits of donating their property or selling it below market cost to a specially designated nonprofit organization. ~~{Public Works, 2012}~~

~~H-24~~H-25 Promote housing improvements by property owners and building managers. Seek available assistance for housing rehabilitation. Assistance will include the development of residential infrastructure and the rehabilitation of individual properties. ~~{HO-20}~~

- a. Find public and private sources of capital and offer low-interest loans for rehabilitation. ~~{Public Works, 2012}~~
- b. Continue to participate in the Emergency Home Repair Program and consider partnering with nongovernmental organizations to maximize funds. ~~{Public Works, 2012}~~
- c. Encourage green lending for improved energy conservation, indoor air quality, and other measures. ~~{Public Works, 2012}~~
- d. Help identify professional volunteers at educational or professional associations to plan redesign or architectural upgrades of the properties. ~~{Public Works, 2012}~~
- e. Support additional healthy housing and preservation strategies, such as property tax exemptions to preserve affordable housing opportunities and utilizing community health workers to offer property owners and residents the education and resources needed to maintain housing.

~~H-25~~H-26 Evaluate and update codes applicable to housing and provide effective and appropriate enforcement. ~~{HO-9}~~

- a. Enforce city ordinances regarding abandoned properties. ~~{Public Works, 2012}~~
- b. Consider a multifamily inspection program. ~~{Public Works, 2012}~~.
- c. Consider public identification of landlords who are found to be out of compliance for extended time periods and unwilling to take steps to ameliorate substandard conditions. ~~{Public Works, 2012}~~
- d. Consider a landlord compliance program where code enforcement penalties can be reduced if attending landlord training programs. ~~{Public Works, 2012}~~
- e. Work with park owners, managers, and park tenants to develop policies and regulations to preserve manufactured home parks and the affordable housing they offer. ~~{HO-21}~~
- f. Consider an Auburn Housing Authority. ~~{Council Vision}~~

H-27 Ensure that rental housing units comply with life and fire safety standards and provide a safe place for tenants to live, including renters with disabilities.

H-28 Promote the maintenance, energy efficiency, and weatherization of existing affordable housing stock.

Goal 4: Housing Attainability and Affordability

H-29 Promote affordable housing that meets changing demographic needs.

H-26H-30 Promote housing stability for the most vulnerable residents.

H-27H-31 Work in partnership with King and Pierce Counties and other cities to address ~~the~~ countywide ~~needs~~need for ~~housing~~ affordable housing to households with moderate, low, ~~and~~ very low, and extremely- low incomes, including those with special needs and our veterans.

a. The King County need for housing, countywide, by percentage of area median income is:

i. 50%-80%-1220% of AMI (moderate) – 262016% of total housing need

ii. 50%-80% of AMI (low) – 145% of total housing needssupply

iii. 30%-50% of AMI (very low) – 11212% of total housing needssupply

iv. 30% and below AMI (extremelyvery low) – 132012% of total housing needssupply

iii-

b. Address the King County need for housing affordable to households at less than 30% AMI (~~extremelyvery~~ low income) and for -market rate-moderate and market rate housingmarket rate income (greater than 80% AMI) in Auburn, through all jurisdictions working individually and collectively.

c. ~~TheMeet~~ Pierce County ~~need~~countywide-planning policies to provide opportunities for housing, countywide, by percentage of area median income is less than 1% for-affordable to all AMI groups because the target is 112. incomes including low incomes.

d. Focus Auburn's efforts toward the countywide and community need for low- and moderate-income housing on preserving existing affordable housing with robust maintenance and repair programs, minimizing displacement impacts, and ensuring long-term affordability of existing housing.

e. Act as a County leader in the exploration and implementation of new funding mechanisms and strategies to develop housing affordable at 30% AMI and below across King County and throughout South King County.

H-28H-32 Encourage and assist in the renovation of surplus public and commercial buildings and land into affordable housing. Additionally, explore opportunities to dedicate revenues from sales of publicly owned properties, including tax title sales, to affordable housing projects.

{extension of HO-22; element audit}

H-33 Seek, encourage, and assist nonprofit organizations in acquiring

depreciated apartment units for the purpose of maintaining and ensuring their long-term affordability. ~~{HO-23}~~

~~H-29~~H-34 Review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.

~~H-30~~H-35 Promote compliance with federal and state fair housing laws. Support fair housing opportunities for all regardless race, color, national origin, religion, sex, familial status, or disability.

~~H-31~~H-36 Explore the use of density bonuses, parking reductions, multifamily tax exemptions ~~(MFTE)~~, fee waivers and exemptions, and permit expediting to encourage the development of housing affordable at below-market rate.

~~H-32~~H-37 Where practical, ensure that housing created or preserved using local public resources or by regulation benefits low-income households and retains its affordability over time.

~~H-33~~H-38 Partner with Affordable Housing Providers – partner with local affordable housing providers and services who have additional knowledge and resources that are not available to the city.

~~H-34~~H-39 Support existing programs that provide emergency rental assistance for families facing homelessness due to temporary economic hardship.

~~H-35~~H-40 Engage with communities disproportionately impacted by housing challenges in developing, implementing and monitoring policies that reduce and undo harm to these communities. Prioritize the needs and solutions expressed by these disproportionately impacted communities for implementation.

H-41 Support the long-term preservation of income-restricted affordable housing with expiring affordability covenants through acquisition by acting as a facilitator between affordable housing groups interested in purchasing the property and property owners.

H-42 Explore opportunities to implement a Community Preference policy or a first right to return policy that prioritizes members of the community in new affordable housing developments.

Goal 5: Supportive ServicesSpecial Needs

~~H-36~~H-43 Encourage and support human and health service organizations that offer programs and facilities for people with special needs. Support programs in particular that help people to remain within the community, including those that are veterans, disabled, seniors, single-parent households, and the homeless. ~~{broadened HO-1}~~

~~H-37~~H-44 Assist low-income people, who are displaced as a result of redevelopment, find affordable housing in accordance with state and federal laws and regulations. ~~{HO-15}~~

H-45 Develop strategies that seek to preserve naturally occurring affordable housing at-risk of redevelopment and/or in deteriorating physical condition.

- ~~H-38~~H-46 Continue to ensure that funding becomes available to support youth, veterans, and social services in Auburn. ~~{HO-31}~~
- ~~H-39~~H-47 Support seniors who wish to age in place in their homes, such as with home rehabilitation services, adult day health and Senior Center activities.
- ~~H-40~~H-48 Provide opportunities for transitional housing assisted living and retirement communities.
- H-49 Promote universal design principles to ensure housing is designed to be compatible with surrounding neighborhoods.
- ~~H-41~~H-50 usable by all people regardless of age or abilities.

Supportive Services

- ~~H-42~~H-51 Provide empowering training for residents who want to participate in civic activities and who would like to improve their knowledge and skills around community leadership. ~~{Public Works, 2012}~~
- ~~H-43~~H-52 Provide information in multiple languages to Auburn's diverse communities regarding services offered by local and regional governmental, educational, employment, health, and other providers to improve residents' quality of life and to promote resident engagement and household economic independence.
- ~~H-44~~H-53 Offer financial and homebuyer education to encourage household saving and budgeting to consider home ownership. ~~{Public Works, 2012}~~
- ~~H-45~~H-54 Provide information and resources that educate and guide low-income persons toward affordable housing opportunities. Develop materials in multiple languages. ~~{HO-16}~~
- ~~H-46~~H-55 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: ~~{HO-5}~~
 - a. While Auburn will willingly accept its regional share of facilities that 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.

Goal 6: ImplementationPartnerships and Monitoring

- ~~H-47~~H-56 Partner with South King County jurisdictions in ongoing efforts to coordinate the human, educational, and housing needs of our diverse cultural communities, such as through the Road Map Project, interjurisdictional housing and human services forums, and other efforts.

H-57 Pursue partnerships with non-profits, housing authorities, SKHHP, and other organizations to preserve existing unregulated and naturally occurring affordable housing including through acquisition.

~~H-48~~H-58 Work with other jurisdictions and health and social service organizations to implement a coordinated, regional approach to homelessness.

~~H-49~~H-59 Support national, state and especially regional efforts to address the housing and human service needs of the region and the City. ~~[H-7]~~

~~H-50~~H-60 Explore all available federal, state and local programs and private options for financing affordable housing, removing or reducing risk factors, and preserving safe neighborhoods. ~~[Objective 4.4]~~

~~H-51~~H-61 Work in partnership with public and private housing providers, businesses, and other agencies in the provision of housing assistance to Auburn residents and business employees.

~~H-52~~H-62 Support nonprofit organizations during all stages of siting and project planning and when applying for county, state, and federal funding.

~~H-53~~H-63 Through the building permit process, inventory and track affordable housing opportunities within Auburn. Distribute affordable housing information to nonprofit agencies serving the homeless and low-income people. ~~[H-17]~~

~~H-54~~H-64 Monitor housing supply, affordability, and diversity in Auburn and its contribution to the countywide and regional housing need.

H-65 Explore options to identify and monitor unregulated affordable housing for the purpose of long-term preservation particularly in urban centers, near transit, and/or where most redevelopment pressure is anticipated.

~~H-55~~H-66 Review and amend, a minimum every 5 years, local housing policies and strategies.

H-67 ~~Policy 3.4: Consider opportunities to evaluate~~ Evaluate City actions for potential to increase potential displacement risk for naturally occurring affordable housing and vulnerable communities, especially those with historical and cultural ties to the community in daily work,; and mitigate or review actions avoid taking actions that significantly increase this risk.

Housing Objectives and Implementation

- ~~The City has developed housing objective implementation strategies addressing housing diversity, condition, attainability, and programs to serve special needs. See Figure 2. The City will “Middle Housing” monitor the objectives over time, required to internally and externally deliberate where and how allowances might apply.~~

Figure 3. Housing Objectives and Tools

Outcomes	Indicators	Example Tools
Improve housing quality	Increased quality of rental housing	<ul style="list-style-type: none"> Housing rehabilitation and repair loans Loans for energy conservation and healthy indoor air quality City-sponsored and nonprofit property manager programs Housing inspection program Code enforcement Community volunteer program
Meet demand for new housing units	Land capacity to meet or exceed housing target	<ul style="list-style-type: none"> Land use plan and zoning Variety of housing options
Promote housing ownership	Maintain or increase homeownership rates	<ul style="list-style-type: none"> Single-family dwellings including small lots Accessory dwelling units Cottages; townhomes Middle Housing Unit-Lot Subdivision
Allow for a variety of housing types to meet size, and age, and cultural trends	<p>Increased numbers of small unitsmiddle housing units and apartment units with neighborhood recreation and service amenities</p> <p>Retention of housing stock with larger units</p>	<ul style="list-style-type: none"> Single-family dwellings includingMiddle Housing on small and infill lots Accessory dwelling units Multiplexes;cottages;townhomes Mixed-use zoning Incentives infill housing typesIncentivize infill development
Increase opportunities for housing to extremely-low , very-low, low-, and moderate-income households	<p>Increased numbers of ownership dwellings available to moderate incomes</p> <p>Increased mixed-use development for all incomes</p> <p>Increased preservation and improvement of rental housing with long-term affordability commitments</p>	<ul style="list-style-type: none"> Accessory dwelling units Downtown and Growth Center incentives for apartment and mixed-use Infill incentives Permit and impact fee waivers See also “improve housing quality” above Expansion of MFTE program outside of Downtown

Improved opportunities for special needs housing and services	Greater match of housing to special needs including housing for all ages and abilities as well as the homeless	<ul style="list-style-type: none"> • Community services programs • Partnerships with nonprofit housing providers and nongovernmental organizations
Monitor housing supply, affordability, and diversity	Address achievement of indicators above	<ul style="list-style-type: none"> • Monitor in conjunction with regular and annual Comprehensive Plan updates and new countywide planning policy housing targets

City of Auburn

Housing Element

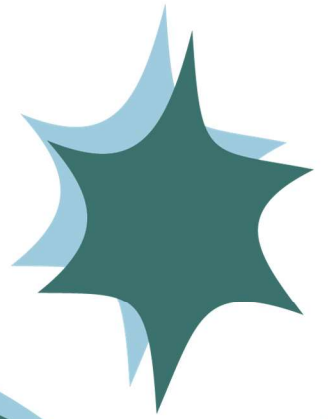


Table of Contents

Why is Housing Important to Auburn's Future?	1
Vision	1
Conditions and Trends	2
Affordability	2
Household Size	2
Housing Stock	3
Diversity	5
Trends	5
Racially Disparate Impacts	6
Displacement Risk	6
Planning Approach	7
Housing Choices for All	8
Housing and Employment Targets	9
Housing Need by Income Level	9
Housing Capacity in Future Land Use	11
Goals and Policies	11

Maps and Figures

Figure 1 - Housing Stock by Year Built	4
Figure 2. Race and Ethnicity in Auburn (2021)	5
Figure 3. Housing Objectives and Tools	19

Why is Housing Important to Auburn's Future?

The Housing Element can serve as a useful management tool to meet changing community needs for housing and address land use, economic development, transportation, environmental, and other concerns.

- A variety of housing choices can meet the needs of Auburn's current and future residents across all ages and affordability levels, help residents maintain and retain their homes, and promote services and amenities that improve neighborhood livability.
- Well-planned housing can support Auburn's economic goals by making it attractive and possible for residents to live near their jobs and by serving as a source of customers to support commercial districts.
- Housing in proximity to transit or mixed-use projects can help reduce the need for costly infrastructure such as roads and sewers, and reduce environmental impacts related to transportation. In addition, housing. ~~Housing~~ in proximity to a variety of transportation modes can increase a household's disposable income and savings by reducing household transportation costs.
- Well-designed and located housing can reduce energy and water consumption, and it can promote healthy lifestyles.

For these reasons, as well as others discussed or referenced in this Housing Element, an emphasis on encouraging Middle Housing, Mixed-Use, Transit-Oriented Development is core to planning for housing both in the near-term and by 2044.

Vision

Auburn is a place that those in our diverse community are proud to call home for a lifetime. Auburn provides opportunities for attainable housing in a variety of styles to meet the needs of all ages, abilities, cultures, and incomes. Our neighborhoods are safe and attractive, offer gathering places to meet friends and family, are connected by trails, streets, and transit, and are well kept. Our households are aware of the opportunities and services offered by governmental, educational, employment, health, and service providers that can enhance their quality of life. Volunteerism to improve our parks, schools, streets, and homes makes our neighborhoods and families stronger. Our quality housing and neighborhoods support our local economy.

Conditions and Trends

This section summarizes key findings of the Housing Needs and Characteristics ~~Assessment~~Report (HNCA), which was updated in 2023. The HNCA provides a comprehensive picture of Auburn's housing conditions, needs, and regional context.

~~Analysis and data to support required analysis, policy choices, and to help illustrate the housing picture in Auburn was collected from a variety of sources.~~ In ~~2021~~2020, the City of Auburn prepared and adopted a Housing Action Plan (HAP), funded by a state grant (authorized by HB 1923) for the purpose of identifying city strategies and recommendations to increase residential capacity. ~~Findings~~Data in the HAP may vary slightly from ~~those completed for~~ the HNCA due to differences in ~~horizon~~ years. ~~Both of these data sources, as well as others from the Washington State Department of Commerce, Puget Sound Regional Council, King and Pierce Counties, as well as other sources are referenced in the HNCA and this Findings from the Housing Element. The Housing Needs and Characteristics Assessment can be found in Appendix X of the Comprehensive Action Plan, are incorporated as well.~~

The conditions and trends inform Housing Element goals and policies to address projected housing need in Auburn.

Affordability

~~The cost of housing in Auburn has substantially increased from 2010. Auburn is relatively affordable compared to 2020. Between 2010 the region but is unaffordable for most low-income populations and 2020, rental households. Median home sales trend \$100,000-\$150,000 below the surrounding region and the average monthly market rent in Auburn increased by 49 percent (\$459 per month). In this same period, the median sales price for a home increased by 88 percent (\$195,550) based on 2017-2021 American Community Survey Data.~~

~~Of the approximate 15,507 trends lower than nearby communities. However, over two-thirds of renter households in Auburn, more than half (53 percent) are cost-burdened, and more than one-quarter (27 percent) are severely cost-burdened, spending over 30% of their income on housing costs.~~ About a quarter of households are considered unaffordable for renters and homeowners in Auburn according to state and federal affordability thresholds. While Auburn is more affordable than other cities in King County, housing is unaffordable for most households.

Household Size

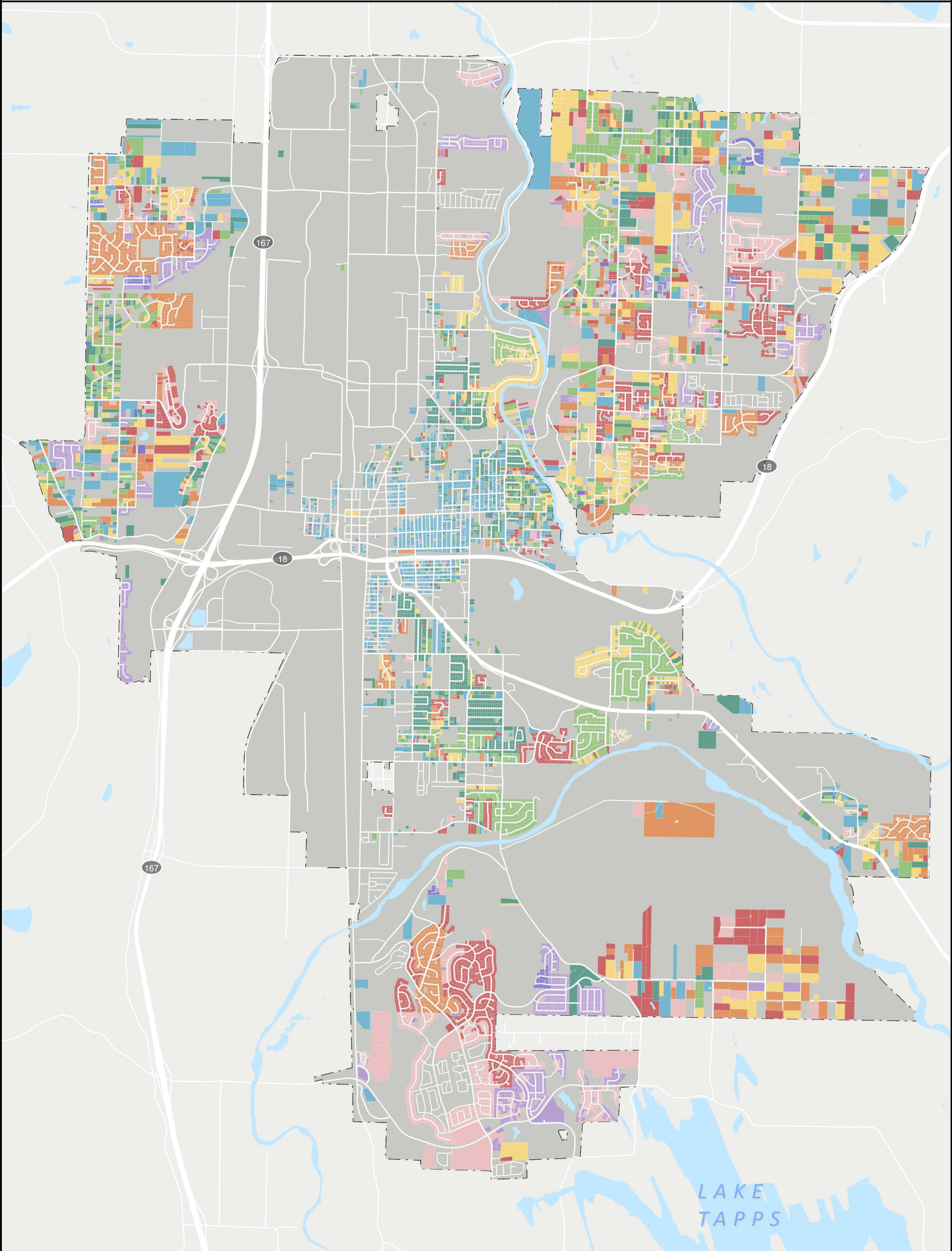
Trends in household size indicate that Auburn will need to ensure the availability of a variety of housing types to match the needs of both small and large households. Auburn has both a larger household size (2.7) and a larger share of average family ~~households compared to size than do~~ King and Pierce Counties overall. Data on

household composition indicates however, that 38% significant portions of the City's households are made up of single-person and two-person households without children, and Auburn also has a higher-than-average percentage (7%) of single-parent households compared to King and Pierce County (4% and 6%, respectively). Overall, 24% of Auburn households are married with children, compared to 21% in King and Pierce Counties. The types of homes needed for smaller households may be different than those needed for larger households, putting an emphasis on planning for a variety of housing types and sizes in the future.

Housing Stock

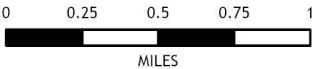
Auburn's housing stock is older than average, and much of its rental housing stock is in fair or poor condition. Though housing is affordable in Auburn, the City could lose some of its most affordable rental housing as structures approach the end of their useful lives. About half of Auburn's housing stock is 2-3-bedroom units, accounting for 56.7% of housing units.

Auburn Housing Stock - Year Built



Residential Properties:
Year Built

- | | |
|---|--|
| ■ < 1950 | ■ 1991 - 2000 |
| ■ 1951 - 1960 | ■ 2001 - 2010 |
| ■ 1961 - 1970 | ■ 2011 - 2020 |
| ■ 1971 - 1980 | ■ 2021 - Present |
| ■ 1981 - 1990 | |



Printed On: 3/13/2024
Map ID: 6283



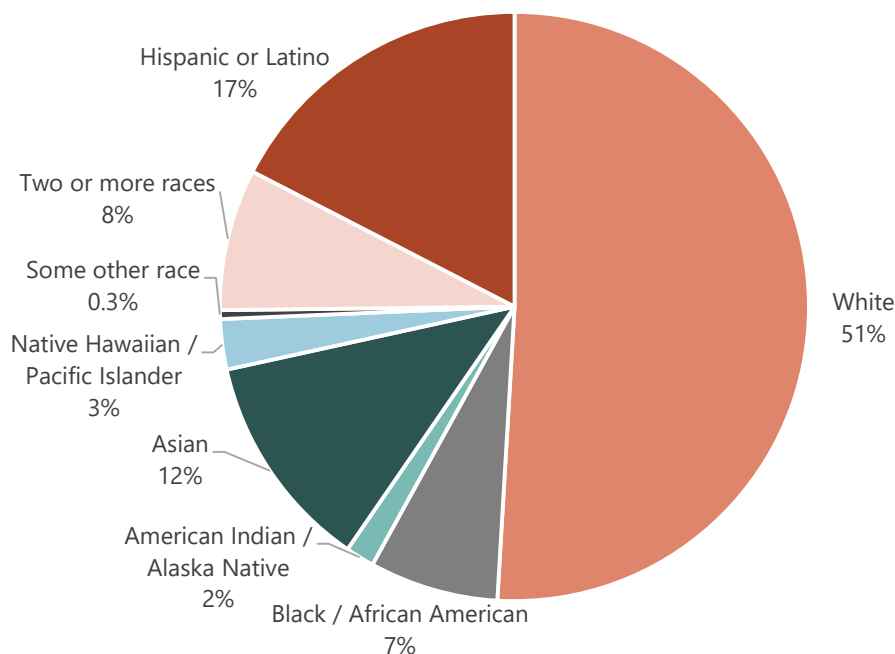
Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Diversity

Auburn is diverse. Approximately 25% of Auburn residents speak a language other than English. Auburn's racial and ethnic makeup is more diverse than that of King County and Washington as a whole, with 48% of residents identifying as Black, Indigenous, or People of Color (BIPOC), compared with 42% in King County and 34% statewide.

Auburn's diverse communities may have different housing, neighborhood amenities, and service needs. For example, outreach conducted with the Hispanic community has shown that most would recommend Auburn as a place to live for family and friends, and though residents wanted their children to grow up and remain in Auburn, they desired improved security and traffic [calmingcalming](#). Outreach participants were interested in helping to improve their neighborhood and in volunteering.

Figure 2. Race and Ethnicity in Auburn (2021)



Source: 2020 ACS 5-Year Estimates, Table DP05

Trends

Overall, Auburn's housing market is characterized by strong growth in both the homeownership and multifamily rental markets. These trends are important to consider as the City works to encourage development to reach the 10,429 units needed by 2040. Key findings include the following:

- Multifamily rents in Auburn increased 47 percent from \$1.14 per square foot in 2010 to \$1.68 in 2020 Q3. Auburn did not see a dip in rents in 2011-2013 like many of its peer cities. In addition, thus far through 2020, multifamily rents are continuing to grow in Auburn, approaching levels in Kent and Tukwila which have started to level off.
- Auburn's rental vacancy rates are low, indicating continued demand for housing. Multifamily vacancy rates in Auburn increased by 2.7 percentage points from 8.3 percent in 2008 to 11.0 percent in 2020 Q3, spurred by the recent Copper Gate affordable apartment complex, which added 500 units to Auburn's housing market in late 2020. Although this increase in vacancy is reflected by an influx of new multifamily units that have yet to be rented, the mostly positive net absorption in the City from 2008 to 2019 indicates demand for multifamily housing is strong.
- About 60 percent of the new units developed in Auburn between 2010 and 2018 are for homeownership, while only about 40 percent are intended as rentals. These ownership trends, coupled with strong price growth, indicate strength in the market.
- Auburn has not been producing enough housing to meet its demand from household formation (net in-migration and people forming new households, such as moving out of a family home). Over the 2010-2019 time period, only 7.8 housing units (of all types and sizes) were constructed for every 10 new households that formed. This translates into housing underproduction and is a contributor to Auburn's rent and price increases.
- An additional 12,112 housing units are needed in Auburn citywide by 2044 to accommodate growth.

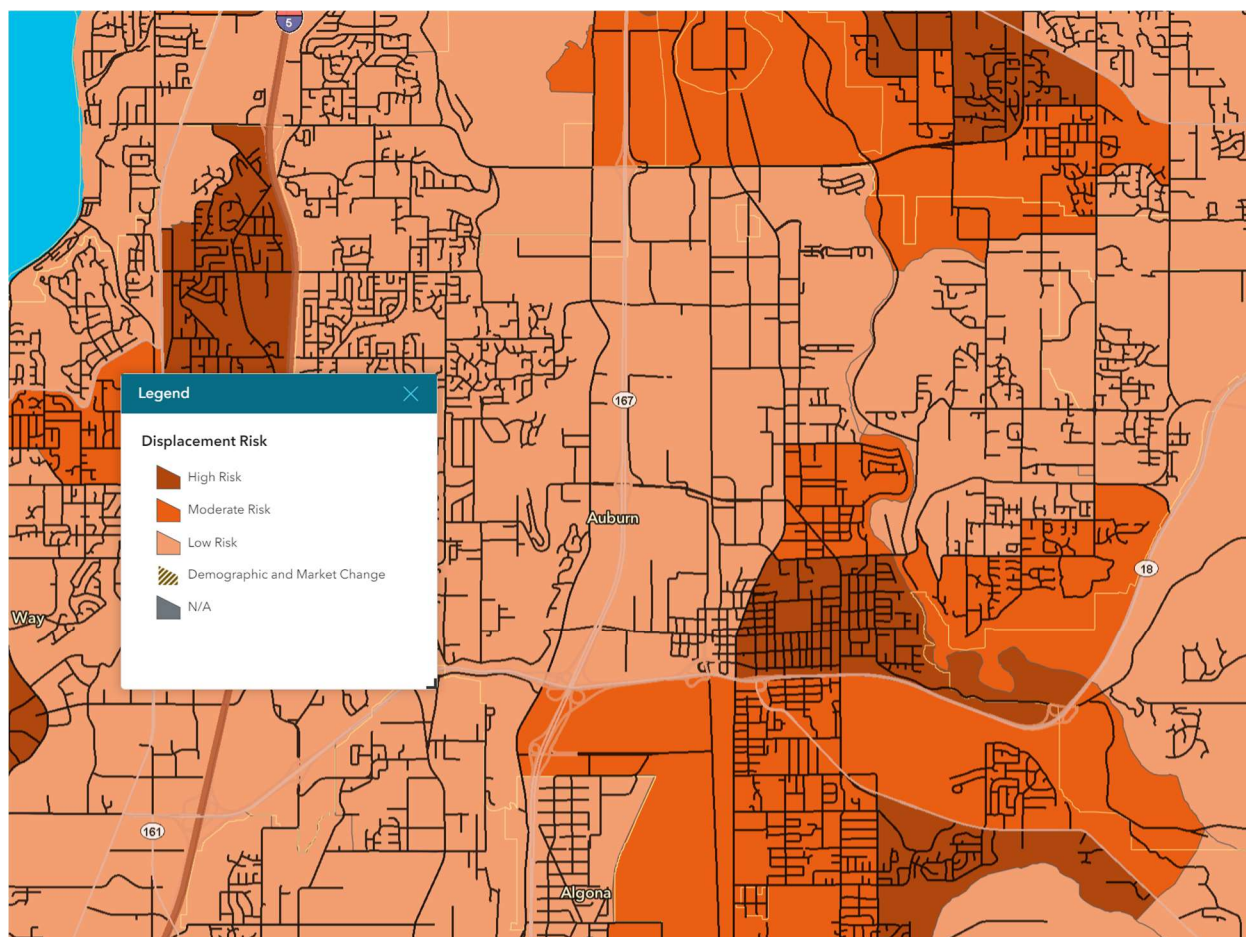
Racially Disparate Impacts

The Housing Element and Housing Needs and Characteristics Assessment (appendix X) identifies data and strategies to undo local policies and regulations that result in racially disparate impacts. As described in the Housing Needs and Characteristics Assessment and earlier in this Element, Racially Disparate Impacts were identified in Auburn such as potential for displacement. Considerations for displacement are also addressed in the Land Use Element when developing future land use. Where appropriate, goals, policies, actions, and overall strategies have been created or revised to address these issues as a first step towards undoing racially disparate impacts.

Displacement Risk

The highest displacement risk in Auburn is the few housing units located in southwest Auburn where mostly industrial and commercial is located. In particular, a mobile home park located in this block group is particularly vulnerable to displacement. Downtown Auburn is also susceptible to moderate to high displacement risk. The downtown area currently contains 426 subsidized

affordable units in several developments, slightly more than a quarter of the housing units in the area. A full analysis is located in the Housing Needs and Characteristics Assessment.



Source: Washington State Department of Commerce Displacement Risk Map

Planning Approach

Auburn's preferred Comprehensive Plan Land Use Map land-use scenario sufficiently addresses housing needs for all economic segments of the Auburn community. The Comprehensive Land Use map scenario considers adequate capacity for housing and employment targets and housing needs by income level through a Center centers-and-corridors approach. Centers in Auburn are high-intensity and density cores characterized as primarily a either mixed-use areas served by Middle Housing and neighborhoods. Corridors are commercial development, focused and will absorb very little of the housing need. Most new housing is planned projected to be built in the neighborhood centers and downtown. More information on the Comprehensive Land Use Map and future land uses can be found in the Land Use Element, Chapter 1 of the Comprehensive Plan.

Housing Choices for All

Central to planning for future housing is providing a range of housing types to choose from which facilitates home ownership across a wide range of households and affordability levels. Consideration “Middle Housing” is key to increasing housing types in Auburn. Middle Housing, typically attached to one-another, provide options to increase residential density in existing residential neighborhoods and are designed at the scale and overall aesthetic of these areas. In 2023, the Washington State Legislature passed HB 1110 which requires jurisdictions to incorporate Middle Housing into Comprehensive Plans and related development regulations. This Housing Element, and updated city code, fully complies with HB 1110 requirements by allowing for townhomes, duplexes, triplexes, fourplexes, fiveplexes, sixplexes, stacked flats, cottage housing, courtyard housing in residential zones throughout the city.

In addition, the City also acknowledges Accessory Dwelling Units (or ADUs) as an important piece of Middle Housing , complying with HB 1337 legislation allowing ADUs in residential zones throughout the City. Middle Housing, in combination with Mixed-Use Development, are critical development types that enable the City to meet future housing needs and provide a variety of housing options for current and future residents.



Middle Housing: Example of a Duplex from Auburn Housing Action Plan Implementation project

Housing and Employment Targets

Based on legislative changes, communities must plan for housing and employment targets allocated by [Countywide Planning Policies \(CPP\)](#). [These growth targets are consistent with PSRC Vision 2025 requirements and originate at the state level.](#) [countywide planning policies \(CPP\).](#) King County CPP, [and the related 2021 King County Urban Growth Capacity Report,](#) identifies [targets of 12,000 net new residential units and 19,520 net new jobs](#) [between 2019-targets-by 2044.](#) Pierce County CPP identifies [11296](#) net new residential units and 0 net new jobs targets [by 2044.](#) The [Comprehensive Plan Land Use and Zoning Maps and policies adopted](#) [countywide planning policy targets for housing exceed the projected housing needs in the Comprehensive Plan demonstrate adequate capacity and strategies in order to accommodate these city.](#) The preferred land use scenario plans for the 2044 housing and employment growth targets, [in the Land Use Element.](#)

[Traffic analysis zones \(TAZ\) were used to apply housing and employment targets in geographic areas of Auburn. TAZs provide a geographic approach that is more precise than block groups and more inclusive than parcel-level data.](#)

Housing Need by Income Level

The Housing Needs and Characteristics Assessment projects housing need by income level using Area Median Income (AMI) bands. [This assessment, as required by the Department of Commerce in coordination with counties, identifies the number of units necessary to serve varying AMI levels and for Emergency Housing.](#) [These figures were provided by both King and Pierce Counties using their own methodologies.](#) The full methodology for the projections is provided in the assessment. [As shown in FIGURE X, Auburn has a need for housing at the 80% or greater AMI and for less than 30% AMI. Policies in this Element describe how Auburn plans to address these housing needs.](#)

	Jurisdictional Net New Permanent Housing Units Needed, 2019-2044							Jurisdictional Net New Emergency Housing Needs	
	Total	0 to ≤30% Non-PSH	PSH	>30 to ≤50%	>50 to ≤80%	>80 to ≤100% %	>100 to ≤120%		
Auburn	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293

Source: [King County Ordinance 19660, Countywide Planning Policies](#) [Tool, WA State Department of Commerce, Growth Management Services](#)

		Permanent Housing Needs by Income Level (% of Area Median Income)								Emergency Housing Needs (Beds)
		Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Unincorporated Pierce County	Est. Supply (2020)	152,322	2,134	292	17,603	42,774	32,502	21,957	35,060	0
	Allocation (2020-2044)	32,048	4,140	5,594	5,943	4,697	2,022	1,833	7,817	1,961
Auburn	Est. Supply (2020)	3,963	0	33	134	493	1,141	680	1,482	8
	Allocation (2020-2044)	112	14	20	21	16	7	6	27	7

Source: Pierce County Ordinance 2023-22s, Countywide Planning Policies

The overall housing need by 2044 in Auburn is 9,722 additional permanent units between 30% and greater than 125% AMI range, and 2,3006,687 additional temporary/emergency housing beds totaling 12,112 new. ~~The projects' needs are consistent with Auburn's share of housing units needs in King and Pierce counties.~~

Barriers that limit the development of affordable housing, including emergency housing, such as allowing appropriate housing types to serve various income levels, permitting a range of development serving all income levels in various zones, and development-related bonuses related to inclusion of affordable housing are included in this Element and in Auburn City Code. The Housing Needs by Average Median Income (AMI) analysis discussed in the next section describes how the city is ensuring adequate zoned capacity and development types to accommodate a range of affordable housing.

Supportive and Emergency Housing

Supportive housing is defined by Washington State in RCW 35.70A.30 as either Permanent Supportive Housing (PSH) or Non-Permanent Supportive Housing(non-PSH). Households earning below 30% of the AMI are considered extremely low income and severely cost-burdened. In Auburn by 2044 the city needs an additional 2,389 supportive housing units for households earning below 30% AMI.

Permanent supportive housing includes supportive services such as health care and housing assistance. Auburn needs 812 additional permanent supportive housing units by 2044 in King County (King County CPPs) and another 20 in Pierce County (Pierce County CPPs).

Non-permanent supportive housing is to provide temporary or transitional shelter and supportive services to those struggling to stay housed. Auburn needs 1,543 additional non-permanent supportive housing units by 2044 in King County (King County CPPs) and 14 in Pierce County (Pierce County CPPs). Auburn also has a severe shortage of emergency housing beds compared to the projected need in 2044. As of 2020, there are 66 emergency/temporary housing beds citywide and 2,300 are needed by 2044 (King and Pierce CPPs). An additional 115 beds a year will need to be built between 2024-2044.

Housing Needs by AMI Capacity Analysis

Housing Capacity in Future Land Use

Total Housing Capacity

PLACEHOLDER FOR APRIL 16, 2024 MEETING

Goals and Policies

Goal 1: Healthy Homes and Neighborhoods

H-1 Recognize the important role of public improvements, facilities, and programs in providing a healthy home environment within the community.

~~[H-4]~~

H-2 Through integrated planning for land use, parks and recreation, transportation, housing, and jobs, support active living and healthy eating opportunities.

H-3 Promote safe and connected neighborhoods.

- a. Continue to implement crime prevention programs such as neighborhood block watches.
- b. Through the land use and building permit process, implement principles of crime prevention through environmental design.
- c. Promote community volunteerism to increase the well-being and safety of residents.
- d. Invest in transportation improvements that will create safe neighborhoods for walking, biking, and connecting to transit.

H-4 Promote housing that meets the needs of Auburn's workforce, is located near and designed to take advantage of support affordable multimodal transportation options and contributes to a regional jobs-housing balance.

~~H-5 Provide housing choices in downtown and other designated mixed-use centers where infrastructure is more available or can be improved with regional and local funds.~~

~~H-6~~H-5 Improve streetscapes in developed neighborhoods. Continue to repair and/ or replace deteriorated sidewalks and remove barriers to pedestrian traffic. ~~[H-30]~~

~~H-7~~H-6 Seek and provide assistance for the reduction of lead-based paint hazards and measures to remove mold, improve energy conservation and

provide for healthy indoor air quality. ~~[Lead-based, HO-29; also housing audit]~~

~~H-8~~H-7 Promote the City's neighborhood program. Connect residents to volunteer activities.

~~H-9~~H-8 When evaluating proposed developments, apply site and building design standards, require quality streetscape, landscape, on-site recreational and open space, and low-impact development measures that will improve community character and environmental quality.

~~H-10~~H-9 As neighborhoods change, work to eliminate the displacement of those who are under-served or under-represented.

How can Auburn plan for Active Living and Healthy Eating?

- Provide for a complete community with a variety of work, shopping, recreation, health and education, and home environments.
- Implement a connected nonmotorized trail and park system with neighborhood gathering spaces. Work with transit providers to connect neighborhoods to commercial and social services.
- Facilitate access to regional transportation and job centers in and near Auburn.
- Support art projects and cultural events to provide opportunities to build a sense of community investment, improve aesthetics, bring people together cross-culturally, and involve neighborhood youth. Support community gardens to improve access to healthy food and to build community relationships.

Goal 2: Support Housing GrowthVariety

~~H-11~~H-10 Provide a land use plan and zoning that offers opportunities to achieve a variety of housing styles and densities for private and nonprofit housing providers.

~~H-11~~ Support development of a variety of housing choices by allowing Middle Housing types in residential zones including townhomes, duplexes, triplexes, fourplexes, fiveplexes, sixplexes, cottage housing, courtyard apartments, and accessory dwelling units.

~~H-12~~ Provide dense housing choices downtown and other areas identified in the Comprehensive Plan where infrastructure is more available or can be improved with regional and local funds.

~~H-13~~ Encourage residential development downtown, particularly housing that is integrated with commercial development.

~~H-14~~ Allow accessory dwelling units as an affordable housing strategy and Middle Housing option.

~~H-12~~H-15 Promote greater opportunities for home ownership for all incomes and ethnicities in the community through development of middlesingle-family

- ~~detached and semi-attached housing options and, fee-simple development, cottages and townhouses, and condominium apartments.~~
- ~~H-13 Allow accessory dwelling units as an affordable housing strategy. [HO-19]~~
- ~~H-14 Encourage residential development downtown, particularly housing that is integrated with commercial development. [HO-18]~~
- ~~H-15~~H-16 Implement incentives for developing underutilized parcels into new uses that allow them to function as pedestrian-oriented mixed-use neighborhoods. Existing uses that are complementary, economical, and physically viable shall integrate into the form and function of the neighborhood. [HO-26]
- ~~H-16~~H-17 Use innovative zoning provisions to encourage infill development of underutilized parcels in zones that have been identified in the Comprehensive Plan 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. [HO-27]
- ~~H-17~~H-18 Allow appropriately designed manufactured housing within Neighborhood Residential areas~~single-family neighborhoods~~, consistent with state law. [HO-13]
- ~~H-18~~H-19 Allow manufactured housing parks, transitional housing, supportive housing, and ~~multiplex~~multifamily housing in appropriately zoned ~~but limited~~ areas. [HO-14]
- ~~H-19 Promote and consider a variety of housing types in the urban growth area including duplexes, triplexes, and townhomes.~~
- H-20 Adopt incentives, strategies, actions and regulations to create and sustain neighborhoods that provide equitable access to parks and open space, safe pedestrian and bicycle networks, clean air, soil and water, healthy foods, high-quality education, affordable and high-quality transit options and jobs.
- H-21 Prioritize affordable housing when surplus public land or property to provide opportunities for increased affordable housing.

Goal 3: Maintenance and Preservation Quality

- ~~H-21~~H-22 Conserve Auburn's existing housing stock because it is the most affordable form of housing. [Objective 7.7]
- ~~H-22~~H-23 Inventory and map dilapidated properties. [Public Works, 2012]
- ~~H-23~~H-24 Organize, educate and assist property managers and owners in the creation and preservation of safe neighborhoods. [HO-28]
- a. Offer an owner-landlord training program to better market, manage and maintain residential rental property. [Public Works, 2012]
 - b. Encourage retention of professional management assistance. [Public Works, 2012]

- c. Recognize and publicize well-maintained apartment properties, such as by awarding a “multifamily property of the year.” ~~{Public Works, 2012}~~
- d. Advise landlords with problem buildings about the benefits of donating their property or selling it below market cost to a specially designated nonprofit organization. ~~{Public Works, 2012}~~

~~H-24~~H-25 Promote housing improvements by property owners and building managers. Seek available assistance for housing rehabilitation. Assistance will include the development of residential infrastructure and the rehabilitation of individual properties. ~~{HO-20}~~

- a. Find public and private sources of capital and offer low-interest loans for rehabilitation. ~~{Public Works, 2012}~~
- b. Continue to participate in the Emergency Home Repair Program and consider partnering with nongovernmental organizations to maximize funds. ~~{Public Works, 2012}~~
- c. Encourage green lending for improved energy conservation, indoor air quality, and other measures. ~~{Public Works, 2012}~~
- d. Help identify professional volunteers at educational or professional associations to plan redesign or architectural upgrades of the properties. ~~{Public Works, 2012}~~
- e. Support additional healthy housing and preservation strategies, such as property tax exemptions to preserve affordable housing opportunities and utilizing community health workers to offer property owners and residents the education and resources needed to maintain housing.

~~H-25~~H-26 Evaluate and update codes applicable to housing and provide effective and appropriate enforcement. ~~{HO-9}~~

- a. Enforce city ordinances regarding abandoned properties. ~~{Public Works, 2012}~~
- b. Consider a multifamily inspection program. ~~{Public Works, 2012}~~.
- c. Consider public identification of landlords who are found to be out of compliance for extended time periods and unwilling to take steps to ameliorate substandard conditions. ~~{Public Works, 2012}~~
- d. Consider a landlord compliance program where code enforcement penalties can be reduced if attending landlord training programs. ~~{Public Works, 2012}~~
- e. Work with park owners, managers, and park tenants to develop policies and regulations to preserve manufactured home parks and the affordable housing they offer. ~~{HO-21}~~
- f. Consider an Auburn Housing Authority. ~~{Council Vision}~~

H-27 Ensure that rental housing units comply with life and fire safety standards and provide a safe place for tenants to live, including renters with disabilities.

H-28 Promote the maintenance, energy efficiency, and weatherization of existing affordable housing stock.

Goal 4: Housing Attainability and Affordability

H-29 Promote affordable housing that meets changing demographic needs.

H-26H-30 Promote housing stability for the most vulnerable residents.

H-27H-31 Work in partnership with King and Pierce Counties and other cities to address ~~the~~ countywide ~~needs~~need for ~~housing~~ affordable housing to households with moderate, low, ~~and~~ very low, and extremely- low incomes, including those with special needs and our veterans.

a. The King County need for housing, countywide, by percentage of area median income is:

i. 50%-80%-1220% of AMI (moderate) – 262016% of total housing need

ii. 50%-80% of AMI (low) – 145% of total housing needssupply

iii. 30%-50% of AMI (very low) – 11212% of total housing needssupply

iv. 30% and below AMI (extremelyvery low) – 132012% of total housing needssupply

iii-

b. Address the King County need for housing affordable to households at less than 30% AMI (~~extremelyvery~~ low income) and for market rate-moderate and market rate housingmarket rate income (greater than 80% AMI) in Auburn, through all jurisdictions working individually and collectively.

c. ~~TheMeet~~ Pierce County ~~need~~countywide-planning policies to provide opportunities for housing, countywide, by percentage of area median income is less than 1% for affordable to all AMI groups because the target is 112. incomes including low incomes.

d. Focus Auburn's efforts toward the countywide and community need for low- and moderate-income housing on preserving existing affordable housing with robust maintenance and repair programs, minimizing displacement impacts, and ensuring long-term affordability of existing housing.

e. Act as a County leader in the exploration and implementation of new funding mechanisms and strategies to develop housing affordable at 30% AMI and below across King County and throughout South King County.

H-28H-32 Encourage and assist in the renovation of surplus public and commercial buildings and land into affordable housing. Additionally, explore opportunities to dedicate revenues from sales of publicly owned properties, including tax title sales, to affordable housing projects.

~~{extension of HO-22; element audit}~~

H-33 Seek, encourage, and assist nonprofit organizations in acquiring

depreciated apartment units for the purpose of maintaining and ensuring their long-term affordability. ~~{HO-23}~~

~~H-29~~H-34 Review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.

~~H-30~~H-35 Promote compliance with federal and state fair housing laws. Support fair housing opportunities for all regardless race, color, national origin, religion, sex, familial status, or disability.

~~H-31~~H-36 Explore the use of density bonuses, parking reductions, multifamily tax exemptions ~~(MFTE)~~, fee waivers and exemptions, and permit expediting to encourage the development of housing affordable at below-market rate.

~~H-32~~H-37 Where practical, ensure that housing created or preserved using local public resources or by regulation benefits low-income households and retains its affordability over time.

~~H-33~~H-38 Partner with Affordable Housing Providers – partner with local affordable housing providers and services who have additional knowledge and resources that are not available to the city.

~~H-34~~H-39 Support existing programs that provide emergency rental assistance for families facing homelessness due to temporary economic hardship.

~~H-35~~H-40 Engage with communities disproportionately impacted by housing challenges in developing, implementing and monitoring policies that reduce and undo harm to these communities. Prioritize the needs and solutions expressed by these disproportionately impacted communities for implementation.

H-41 Support the long-term preservation of income-restricted affordable housing with expiring affordability covenants through acquisition by acting as a facilitator between affordable housing groups interested in purchasing the property and property owners.

H-42 Explore opportunities to implement a Community Preference policy or a first right to return policy that prioritizes members of the community in new affordable housing developments.

Goal 5: Supportive ServicesSpecial Needs

~~H-36~~H-43 Encourage and support human and health service organizations that offer programs and facilities for people with special needs. Support programs in particular that help people to remain within the community, including those that are veterans, disabled, seniors, single-parent households, and the homeless. ~~{broadened HO-1}~~

~~H-37~~H-44 Assist low-income people, who are displaced as a result of redevelopment, find affordable housing in accordance with state and federal laws and regulations. ~~{HO-15}~~

H-45 Develop strategies that seek to preserve naturally occurring affordable housing at-risk of redevelopment and/or in deteriorating physical condition.

- ~~H-38~~H-46 Continue to ensure that funding becomes available to support youth, veterans, and social services in Auburn. ~~{HO-31}~~
- ~~H-39~~H-47 Support seniors who wish to age in place in their homes, such as with home rehabilitation services, adult day health and Senior Center activities.
- ~~H-40~~H-48 Provide opportunities for transitional housing assisted living and retirement communities.
- H-49 Promote universal design principles to ensure housing is designed to be compatible with surrounding neighborhoods.
- ~~H-41~~H-50 usable by all people regardless of age or abilities.

Supportive Services

- ~~H-42~~H-51 Provide empowering training for residents who want to participate in civic activities and who would like to improve their knowledge and skills around community leadership. ~~{Public Works, 2012}~~
- ~~H-43~~H-52 Provide information in multiple languages to Auburn's diverse communities regarding services offered by local and regional governmental, educational, employment, health, and other providers to improve residents' quality of life and to promote resident engagement and household economic independence.
- ~~H-44~~H-53 Offer financial and homebuyer education to encourage household saving and budgeting to consider home ownership. ~~{Public Works, 2012}~~
- ~~H-45~~H-54 Provide information and resources that educate and guide low-income persons toward affordable housing opportunities. Develop materials in multiple languages. ~~{HO-16}~~
- ~~H-46~~H-55 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: ~~{HO-5}~~
 - a. While Auburn will willingly accept its regional share of facilities that 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.

Goal 6: Implementation Partnerships and Monitoring

- ~~H-47~~H-56 Partner with South King County jurisdictions in ongoing efforts to coordinate the human, educational, and housing needs of our diverse cultural communities, such as through the Road Map Project, interjurisdictional housing and human services forums, and other efforts.

H-57 Pursue partnerships with non-profits, housing authorities, SKHHP, and other organizations to preserve existing unregulated and naturally occurring affordable housing including through acquisition.

~~H-48~~H-58 Work with other jurisdictions and health and social service organizations to implement a coordinated, regional approach to homelessness.

~~H-49~~H-59 Support national, state and especially regional efforts to address the housing and human service needs of the region and the City. ~~[H-7]~~

~~H-50~~H-60 Explore all available federal, state and local programs and private options for financing affordable housing, removing or reducing risk factors, and preserving safe neighborhoods. ~~[Objective 4.4]~~

~~H-51~~H-61 Work in partnership with public and private housing providers, businesses, and other agencies in the provision of housing assistance to Auburn residents and business employees.

~~H-52~~H-62 Support nonprofit organizations during all stages of siting and project planning and when applying for county, state, and federal funding.

~~H-53~~H-63 Through the building permit process, inventory and track affordable housing opportunities within Auburn. Distribute affordable housing information to nonprofit agencies serving the homeless and low-income people. ~~[H-17]~~

~~H-54~~H-64 Monitor housing supply, affordability, and diversity in Auburn and its contribution to the countywide and regional housing need.

H-65 Explore options to identify and monitor unregulated affordable housing for the purpose of long-term preservation particularly in urban centers, near transit, and/or where most redevelopment pressure is anticipated.

~~H-55~~H-66 Review and amend, a minimum every 5 years, local housing policies and strategies.

H-67 ~~Policy 3.4: Consider opportunities to evaluate~~ Evaluate City actions for potential to increase potential displacement risk for naturally occurring affordable housing and vulnerable communities, especially those with historical and cultural ties to the community in daily work,; and mitigate or review actions avoid taking actions that significantly increase this risk.

Housing Objectives and Implementation

- ~~The City has developed housing objective implementation strategies addressing housing diversity, condition, attainability, and programs to serve special needs. See Figure 2. The City will “Middle Housing” monitor the objectives over time, required to internally and externally deliberate where and how allowances might apply.~~

Figure 3. Housing Objectives and Tools

Outcomes	Indicators	Example Tools
Improve housing quality	Increased quality of rental housing	<ul style="list-style-type: none"> Housing rehabilitation and repair loans Loans for energy conservation and healthy indoor air quality City-sponsored and nonprofit property manager programs Housing inspection program Code enforcement Community volunteer program
Meet demand for new housing units	Land capacity to meet or exceed housing target	<ul style="list-style-type: none"> Land use plan and zoning Variety of housing options
Promote housing ownership	Maintain or increase homeownership rates	<ul style="list-style-type: none"> Single-family dwellings including small lots Accessory dwelling units Cottages; townhomes Middle Housing Unit-Lot Subdivision
Allow for a variety of housing types to meet size, and age, and cultural trends	<p>Increased numbers of small unitsmiddle housing units and apartment units with neighborhood recreation and service amenities</p> <p>Retention of housing stock with larger units</p>	<ul style="list-style-type: none"> Single-family dwellings includingMiddle Housing on small and infill lots Accessory dwelling units Multiplexes; cottages; townhomes Mixed-use zoning Incentives infill housing typesIncentivize infill development
Increase opportunities for housing to extremely-low , very-low, low-, and moderate-income households	<p>Increased numbers of ownership dwellings available to moderate incomes</p> <p>Increased mixed-use development for all incomes</p> <p>Increased preservation and improvement of rental housing with long-term affordability commitments</p>	<ul style="list-style-type: none"> Accessory dwelling units Downtown and Growth Center incentives for apartment and mixed-use Infill incentives Permit and impact fee waivers See also “improve housing quality” above Expansion of MFTE program outside of Downtown

Improved opportunities for special needs housing and services	Greater match of housing to special needs including housing for all ages and abilities as well as the homeless	<ul style="list-style-type: none"> • Community services programs • Partnerships with nonprofit housing providers and nongovernmental organizations
Monitor housing supply, affordability, and diversity	Address achievement of indicators above	<ul style="list-style-type: none"> • Monitor in conjunction with regular and annual Comprehensive Plan updates and new countywide planning policy housing targets

City of Auburn

Housing Element



Table of Contents

Why is Housing Important to Auburn's Future?	1
Vision	1
Conditions and Trends	2
Affordability	2
Household Size	2
Housing Stock	3
Diversity	5
Trends	5
Racially Disparate Impacts.....	6
Displacement Risk.....	6
Planning Approach	7
Housing Choices for All	8
Housing and Employment Targets.....	8
Housing Need by Income Level	9
Housing Capacity in Future Land Use.....	10
Goals and Policies.....	10

Maps and Figures

Figure 1 - Housing Stock by Year Built	4
Figure 2. Race and Ethnicity in Auburn (2021).....	5
Figure 3. Housing Objectives and Tools	17

Why is Housing Important to Auburn's Future?

The Housing Element can serve as a useful management tool to meet changing community needs for housing and address land use, economic development, transportation, environmental, and other concerns.

- A variety of housing choices can meet the needs of Auburn's current and future residents across all ages and affordability levels, help residents maintain and retain their homes, and promote services and amenities that improve neighborhood livability.
- Well-planned housing can support Auburn's economic goals by making it attractive and possible for residents to live near their jobs and by serving as a source of customers to support commercial districts.
- Housing in proximity to transit or mixed-use projects can help reduce the need for costly infrastructure such as roads and sewers, and reduce environmental impacts related to transportation. In addition, housing in proximity to a variety of transportation modes can increase a household's disposable income and savings by reducing household transportation costs.
- Well-designed and located housing can reduce energy and water consumption, and it can promote healthy lifestyles.

For these reasons, as well as others discussed or referenced in this Housing Element, an emphasis on encouraging Middle Housing, Mixed-Use, Transit-Oriented Development is core to planning for housing both in the near-term and by 2044.

Vision

Auburn is a place that those in our diverse community are proud to call home for a lifetime. Auburn provides opportunities for attainable housing in a variety of styles to meet the needs of all ages, abilities, cultures, and incomes. Our neighborhoods are safe and attractive, offer gathering places to meet friends and family, are connected by trails, streets, and transit, and are well kept. Our households are aware of the opportunities and services offered by governmental, educational, employment, health, and service providers that can enhance their quality of life. Volunteerism to improve our parks, schools, streets, and homes makes our neighborhoods and families stronger. Our quality housing and neighborhoods support our local economy.

Conditions and Trends

This section summarizes key findings of the Housing Needs and Characteristic Assessment (HNCA), which was updated in 2023. The HNCA provides a comprehensive picture of Auburn's housing conditions, needs, and regional context.

Analysis and data to support required analysis, policy choices, and to help illustrate the housing picture in Auburn was collected from a variety of sources. In 2021, the City of Auburn prepared and adopted a Housing Action Plan (HAP), funded by a state grant (authorized by HB 1923) for the purpose of identifying city strategies and recommendations to increase residential capacity. Findings in the HAP may vary slightly from those completed for the HNCA due to differences in horizon years. Both of these data sources, as well as others from the Washington State Department of Commerce, Puget Sound Regional Council, King and Pierce Counties, as well as other sources are referenced in the HNCA and this Housing Element. The Housing Needs and Characteristics Assessment can be found in Appendix X of the Comprehensive Plan.

The conditions and trends inform Housing Element goals and policies to address projected housing need in Auburn.

Affordability

The cost of housing in Auburn has substantially increased from 2010 to 2020. Between 2010 and 2020, the average monthly rent in Auburn increased by 49 percent (\$459 per month). In this same period, the median sales price for a home increased by 88 percent (\$195,550) based on 2017-2021 American Community Survey Data.

Of the approximate 15,507 renter households in Auburn, more than half (53 percent) are cost-burdened, and more than one-quarter (27 percent) are severely cost-burdened. About a quarter of households are considered unaffordable for renters and homeowners in Auburn according to state and federal affordability thresholds. While Auburn is more affordable than other cities in King County, housing is unaffordable for most households.

Household Size

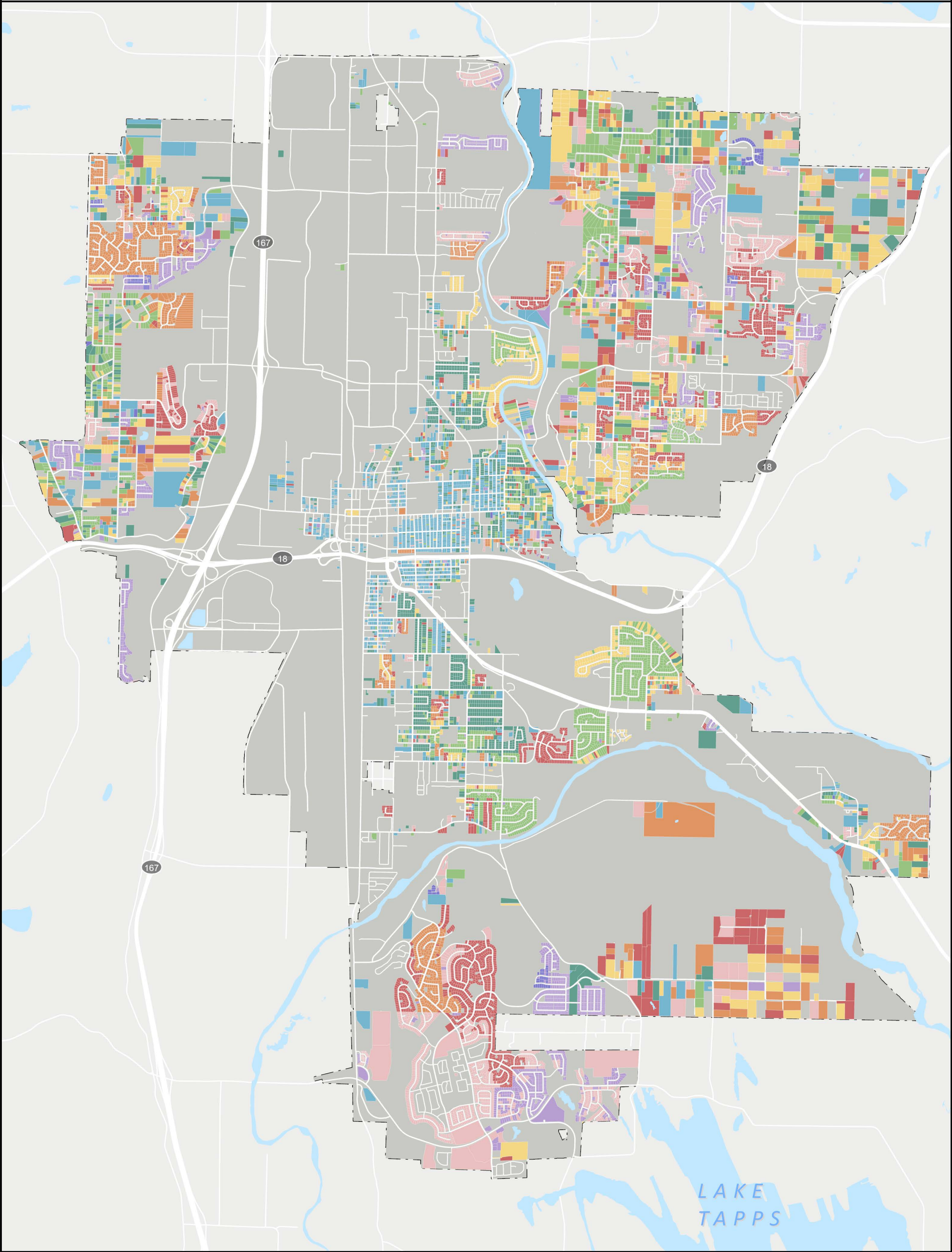
Trends in household size indicate that Auburn will need to ensure the availability of a variety of housing types to match the needs of both small and large households. Auburn has both a larger household size (2.7) and a larger share of family households compared to King and Pierce Counties overall. Data on household composition indicates however, that 38% of the City's households are made up of single-person and two-person households without children, and Auburn also has a higher-than-average percentage (7%) of single-parent households compared to King and Pierce County (4% and 6%, respectively). Overall, 24% of Auburn

households are married with children, compared to 21% in King and Pierce Counties. The types of homes needed for smaller households may be different than those needed for larger households, putting an emphasis on planning for a variety of housing types and sizes in the future.

Housing Stock

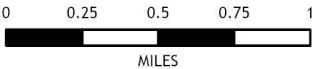
Auburn's housing stock is older than average, and much of its rental housing stock is in fair or poor condition. Though housing is affordable in Auburn, the City could lose some of its most affordable rental housing as structures approach the end of their useful lives. About half of Auburn's housing stock is 2-3-bedroom units, accounting for 56.7% of housing units.

Auburn Housing Stock - Year Built



Residential Properties:
Year Built

- | | |
|--|---|
| ■ < 1950 | ■ 1991 - 2000 |
| ■ 1951 - 1960 | ■ 2001 - 2010 |
| ■ 1961 - 1970 | ■ 2011 - 2020 |
| ■ 1971 - 1980 | ■ 2021 - Present |
| ■ 1981 - 1990 | |



Printed On: 3/13/2024
Map ID: 6283



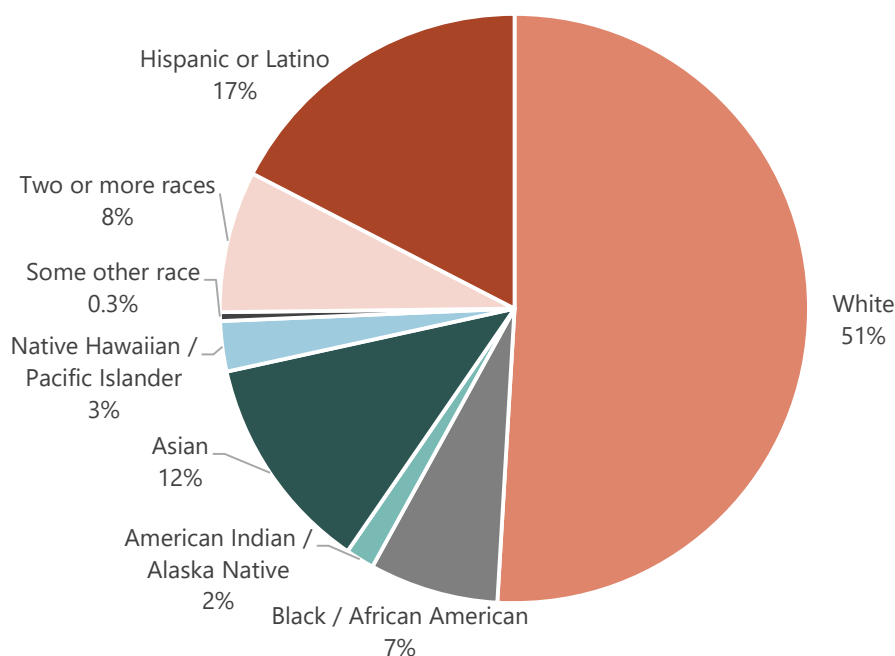
Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Diversity

Auburn is diverse. Approximately 25% of Auburn residents speak a language other than English. Auburn's racial and ethnic makeup is more diverse than that of King County and Washington as a whole, with 48% of residents identifying as Black, Indigenous, or People of Color (BIPOC), compared with 42% in King County and 34% statewide.

Auburn's diverse communities may have different housing, neighborhood amenities, and service needs. For example, outreach conducted with the Hispanic community has shown that most would recommend Auburn as a place to live for family and friends, and though residents wanted their children to grow up and remain in Auburn, they desired improved security and traffic calming. Outreach participants were interested in helping to improve their neighborhood and in volunteering.

Figure 2. Race and Ethnicity in Auburn (2021)



Source: 2020 ACS 5-Year Estimates, Table DP05

Trends

Overall, Auburn's housing market is characterized by strong growth in both the homeownership and multifamily rental markets. These trends are important to consider as the City works to encourage development to reach the 10,429 units needed by 2040. Key findings include the following:

- Multifamily rents in Auburn increased 47 percent from \$1.14 per square foot in 2010 to \$1.68 in 2020 Q3. Auburn did not see a dip in rents in 2011-2013 like many of its peer cities. In addition, thus far through 2020, multifamily rents are continuing to grow in Auburn, approaching levels in Kent and Tukwila which have started to level off.
- Auburn's rental vacancy rates are low, indicating continued demand for housing. Multifamily vacancy rates in Auburn increased by 2.7 percentage points from 8.3 percent in 2008 to 11.0 percent in 2020 Q3, spurred by the recent Copper Gate affordable apartment complex, which added 500 units to Auburn's housing market in late 2020. Although this increase in vacancy is reflected by an influx of new multifamily units that have yet to be rented, the mostly positive net absorption in the City from 2008 to 2019 indicates demand for multifamily housing is strong.
- About 60 percent of the new units developed in Auburn between 2010 and 2018 are for homeownership, while only about 40 percent are intended as rentals. These ownership trends, coupled with strong price growth, indicate strength in the market.
- Auburn has not been producing enough housing to meet its demand from household formation (net in-migration and people forming new households, such as moving out of a family home). Over the 2010-2019 time period, only 7.8 housing units (of all types and sizes) were constructed for every 10 new households that formed. This translates into housing underproduction and is a contributor to Auburn's rent and price increases.
- An additional 12,112 housing units are needed in Auburn citywide by 2044 to accommodate growth.

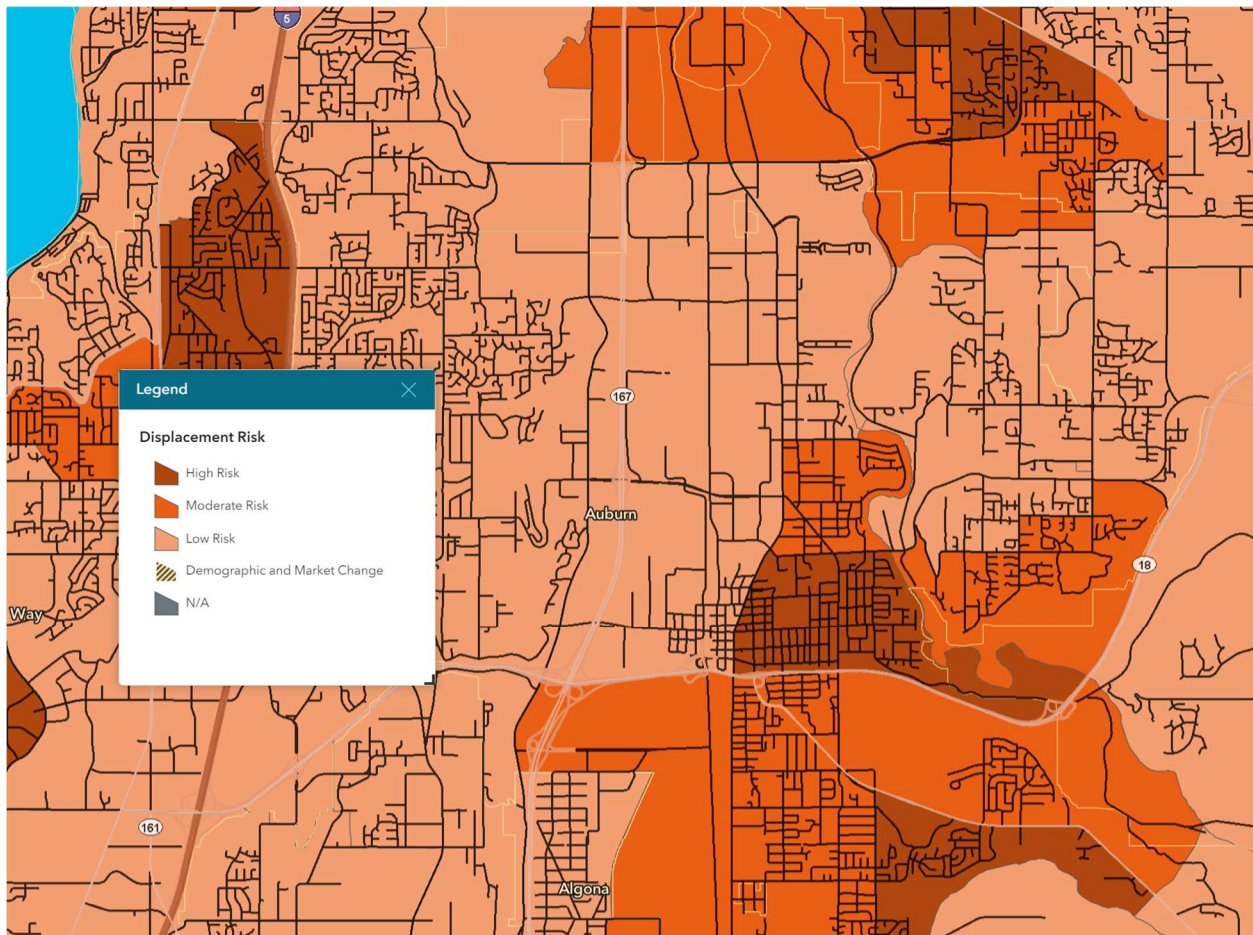
Racially Disparate Impacts

The Housing Element and Housing Needs and Characteristics Assessment (appendix X) identifies data and strategies to undo local policies and regulations that result in racially disparate impacts. As described in the Housing Needs and Characteristics Assessment and earlier in this Element, Racially Disparate Impacts were identified in Auburn such as potential for displacement. Considerations for displacement are also addressed in the Land Use Element when developing future land use. Where appropriate, goals, policies, actions, and overall strategies have been created or revised to address these issues as a first step towards undoing racially disparate impacts.

Displacement Risk

The highest displacement risk in Auburn is the few housing units located in southwest Auburn where mostly industrial and commercial is located. In particular, a mobile home park located in this block group is particularly vulnerable to displacement. Downtown Auburn is also susceptible to moderate to high displacement risk. The downtown area currently contains 426 subsidized

affordable units in several developments, slightly more than a quarter of the housing units in the area. A full analysis is located in the Housing Needs and Characteristics Assessment.



Source: Washington State Department of Commerce Displacement Risk Map

Planning Approach

Auburn's preferred Comprehensive Plan Land Use Map sufficiently addresses housing needs for all economic segments of the Auburn community. The Comprehensive Land Use map considers adequate capacity for housing and employment targets and housing needs by income level through a Centers approach. Centers in Auburn are high-intensity and density cores characterized as primarily as mixed-use areas served by Middle Housing and commercial development. Most new housing is planned to be built in the neighborhood centers and downtown. More information on the Comprehensive Land Use Map and future land uses can be found in the Land Use Element, Chapter 1 of the Comprehensive Plan.

Housing Choices for All

Central to planning for future housing is providing a range of housing types to choose from which facilitates home ownership across a wide range of households and affordability levels. Consideration “Middle Housing” is key to increasing housing types in Auburn. Middle Housing, typically attached to one-another, provide options to increase residential density in existing residential neighborhoods and are designed at the scale and overall aesthetic of these areas. In 2023, the Washington State Legislature passed HB 1110 which requires jurisdictions to incorporate Middle Housing into Comprehensive Plans and related development regulations. This Housing Element, and updated city code, fully complies with HB 1110 requirements by allowing for townhomes, duplexes, triplexes, fourplexes, fiveplexes, sixplexes, stacked flats, cottage housing, courtyard housing in residential zones throughout the city.

In addition, the City also acknowledges Accessory Dwelling Units (or ADUs) as an important piece of Middle Housing , complying with HB 1337 legislation allowing ADUs in residential zones throughout the City. Middle Housing, in combination with Mixed-Use Development, are critical development types that enable the City to meet future housing needs and provide a variety of housing options for current and future residents.



Housing and Employment Targets

Based on legislative changes, communities must plan for housing and employment targets allocated by Countywide Planning Policies (CPP). These

growth targets are consistent with PSRC Vision 2025 requirements and originate at the state level. King County CPP, and the related 2021 King County Urban Growth Capacity Report, identifies targets of 12,000 net new residential units and 19,520 net new jobs between 2019-2044. Pierce County CPP identifies 112 net new residential units and 0 net new jobs targets by 2044. The Comprehensive Plan Land Use and Zoning Maps and policies adopted in the Comprehensive Plan demonstrate adequate capacity and strategies in order to accommodate these housing and employment targets.

Housing Need by Income Level

The Housing Needs and Characteristics Assessment projects housing need by income level using Area Median Income (AMI) bands. This assessment, as required by the Department of Commerce in coordination with counties, identifies the number of units necessary to serve varying AMI levels and for Emergency Housing. These figures were provided by both King and Pierce Counties using their own methodologies. The full methodology for the projections is provided in the assessment. As shown in FIGURE X, Auburn has a need for housing at the 80% or greater AMI and for less than 30% AMI. Policies in this Element describe how Auburn plans to address these housing needs.

	Jurisdictional Net New Permanent Housing Units Needed, 2019-2044							Jurisdictional Net New Emergency Housing Needs
	Total	0 to ≤30% Non-PSH	PSH	>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	
Auburn	12,000	1,543	812	309	616	1,146	1,299	6,275
								2,293

Source: King County Ordinance 19660, Countywide Planning Policies

		Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Beds)
		Total	0-30% Non-PSH	PSH *	>30-50%	>50-80%	>80-100%	>100-120%	
Unincorporated Pierce County	Est. Supply (2020)	152,322	2,134	292	17,603	42,774	32,502	21,957	35,060
	Allocation (2020-2044)	32,048	4,140	5,594	5,943	4,697	2,022	1,833	7,817
Auburn	Est. Supply (2020)	3,963	0	33	134	493	1,141	680	1,482
	Allocation (2020-2044)	112	14	20	21	16	7	6	27

Source: Pierce County Ordinance 2023-22s, Countywide Planning Policies

The overall housing need by 2044 in Auburn is 9,722 additional permanent units between 30% and greater than 125% AMI range, and 2,300 additional temporary/emergency housing beds totaling 12,112 new housing units.

Barriers that limit the development of affordable housing, including emergency housing, such as allowing appropriate housing types to serve various income levels, permitting a range of development serving all income levels in various zones, and

development-related bonuses related to inclusion of affordable housing are included in this Element and in Auburn City Code. The Housing Needs by Average Median Income (AMI) analysis discussed in the next section describes how the city is ensuring adequate zoned capacity and development types to accommodate a range of affordable housing.

Supportive and Emergency Housing

Supportive housing is defined by Washington State in RCW 35.70A.30 as either Permanent Supportive Housing (PSH) or Non-Permanent Supportive Housing (non-PSH). Households earning below 30% of the AMI are considered extremely low income and severely cost-burdened. In Auburn by 2044 the city needs an additional 2,389 supportive housing units for households earning below 30% AMI.

Permanent supportive housing includes supportive services such as health care and housing assistance. Auburn needs 812 additional permanent supportive housing units by 2044 in King County (King County CPPs) and another 20 in Pierce County (Pierce County CPPs).

Non-permanent supportive housing is to provide temporary or transitional shelter and supportive services to those struggling to stay housed. Auburn needs 1,543 additional non-permanent supportive housing units by 2044 in King County (King County CPPs) and 14 in Pierce County (Pierce County CPPs). Auburn also has a severe shortage of emergency housing beds compared to the projected need in 2044. As of 2020, there are 66 emergency/temporary housing beds citywide and 2,300 are needed by 2044 (King and Pierce CPPs). An additional 115 beds a year will need to be built between 2024-2044.

Housing Needs by AMI Capacity Analysis

PLACEHOLDER FOR APRIL 16, 2024 MEETING

Housing Capacity in Future Land Use

Total Housing Capacity

PLACEHOLDER FOR APRIL 16, 2024 MEETING

Goals and Policies

Goal 1: Healthy Homes and Neighborhoods

H-1 Recognize the important role of public improvements, facilities, and programs in providing a healthy home environment within the community.

H-2 Through integrated planning for land use, parks and recreation, transportation, housing, and jobs, support active living and healthy eating opportunities.

H-3 Promote safe and connected neighborhoods.

- a. Continue to implement crime prevention programs such as neighborhood block watches.
- b. Through the land use and building permit process, implement principles of crime prevention through environmental design.
- c. Promote community volunteerism to increase the well-being and safety of residents.
- d. Invest in transportation improvements that will create safe neighborhoods for walking, biking, and connecting to transit.

H-4 Promote housing that meets the needs of Auburn's workforce, is located near and designed to take advantage of affordable multimodal transportation options and contributes to a regional jobs-housing balance.

H-5 Improve streetscapes in developed neighborhoods. Continue to repair and/or replace deteriorated sidewalks and remove barriers to pedestrian traffic.

H-6 Seek and provide assistance for the reduction of lead-based paint hazards and measures to remove mold, improve energy conservation and provide for healthy indoor air quality.

H-7 Promote the City's neighborhood program. Connect residents to volunteer activities.

H-8 When evaluating proposed developments, apply site and building design standards, require quality streetscape, landscape, on-site recreational and open space, and low-impact development measures that will improve community character and environmental quality.

H-9 As neighborhoods change, work to eliminate the displacement of those who are under-served or under-represented.

How can Auburn plan for Active Living and Healthy Eating?

- *Provide for a complete community with a variety of work, shopping, recreation, health and education, and home environments.*
- *Implement a connected nonmotorized trail and park system with neighborhood gathering spaces. Work with transit providers to connect neighborhoods to commercial and social services.*
- *Facilitate access to regional transportation and job centers in and near Auburn.*
- *Support art projects and cultural events to provide opportunities to build a sense of community investment, improve aesthetics, bring people together cross-culturally, and involve neighborhood youth. Support community gardens to improve access to healthy food and to build community relationships.*

Goal 2: Support Housing Growth

- H-10 Provide a land use plan and zoning that offers opportunities to achieve a variety of housing styles and densities for private and nonprofit housing providers.
- H-11 Support development of a variety of housing choices by allowing Middle Housing types in residential zones including townhomes, duplexes, triplexes, fourplexes, fiveplexes, sixplexes, cottage housing, courtyard apartments, and accessory dwelling units.
- H-12 Provide dense housing choices downtown and other areas identified in the Comprehensive Plan where infrastructure is more available or can be improved with regional and local funds.
- H-13 Encourage residential development downtown, particularly housing that is integrated with commercial development.
- H-14 Allow accessory dwelling units as an affordable housing strategy and Middle Housing option.
- H-15 Promote greater opportunities for home ownership for all incomes and ethnicities in the community through development of middle housing options and fee-simple development.
- H-16 Implement incentives for developing underutilized parcels into new uses that allow them to function as pedestrian-oriented mixed-use neighborhoods. Existing uses that are complementary, economical, and physically viable shall integrate into the form and function of the neighborhood.
- H-17 Use innovative zoning provisions to encourage infill development of underutilized parcels in zones that have been identified in the Comprehensive Plan 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.
- H-18 Allow appropriately designed manufactured housing within Neighborhood Residential areas, consistent with state law.
- H-19 Allow manufactured housing parks, transitional housing, supportive housing, and multiplex housing in appropriately zoned areas.
- H-20 Adopt incentives, strategies, actions and regulations to create and sustain neighborhoods that provide equitable access to parks and open space, safe pedestrian and bicycle networks, clean air, soil and water, healthy foods, high-quality education, affordable and high-quality transit options and jobs.
- H-21 Prioritize affordable housing when surplusings publicly owned land or property to provide opportunities for increased affordable housing.

Goal 3: Maintenance and Preservation

- H-22 Conserve Auburn's existing housing stock because it is the most affordable form of housing.

H-23 Inventory and map dilapidated properties.

H-24 Organize, educate and assist property managers and owners in the creation and preservation of safe neighborhoods.

- a. Offer an owner–landlord training program to better market, manage and maintain residential rental property.
- b. Encourage retention of professional management assistance.
- c. Recognize and publicize well-maintained apartment properties, such as by awarding a “multifamily property of the year.”
- d. Advise landlords with problem buildings about the benefits of donating their property or selling it below market cost to a specially designated nonprofit organization.

H-25 Promote housing improvements by property owners and building managers. Seek available assistance for housing rehabilitation. Assistance will include the development of residential infrastructure and the rehabilitation of individual properties.

- a. Find public and private sources of capital and offer low-interest loans for rehabilitation.
- b. Continue to participate in the Emergency Home Repair Program and consider partnering with nongovernmental organizations to maximize funds.
- c. Encourage green lending for improved energy conservation, indoor air quality, and other measures.
- d. Help identify professional volunteers at educational or professional associations to plan redesign or architectural upgrades of the properties.
- e. Support additional healthy housing and preservation strategies, such as property tax exemptions to preserve affordable housing opportunities and utilizing community health workers to offer property owners and residents the education and resources needed to maintain housing.

H-26 Evaluate and update codes applicable to housing and provide effective and appropriate enforcement.

- a. Enforce city ordinances regarding abandoned properties.
- b. Consider a multifamily inspection program.
- c. Consider public identification of landlords who are found to be out of compliance for extended time periods and unwilling to take steps to ameliorate substandard conditions.
- d. Consider a landlord compliance program where code enforcement penalties can be reduced if attending landlord training programs.
- e. Work with park owners, managers, and park tenants to develop policies and regulations to preserve manufactured home parks and the affordable housing they offer.
- f. Consider an Auburn Housing Authority.

- H-27 Ensure that rental housing units comply with life and fire safety standards and provide a safe place for tenants to live, including renters with disabilities.
- H-28 Promote the maintenance, energy efficiency, and weatherization of existing affordable housing stock.

Goal 4: Housing Attainability and Affordability

- H-29 Promote affordable housing that meets changing demographic needs.
- H-30 Promote housing stability for the most vulnerable residents.
- H-31 Work in partnership with King and Pierce Counties and other cities to address countywide needs for affordable housing to households with moderate, low, very low, and extremely low incomes, including those with special needs and our veterans.
 - a. The King County need for housing, countywide, by percentage of area median income is:
 - i. 80%-120% of AMI (moderate) – 26% of total housing need
 - ii. 50%–80% of AMI (low) – 14% of total housing need
 - iii. 30%–50% of AMI (very low) – 11% of total housing need
 - iv. 30% and below AMI (extremely low) – 13% of total housing need
 - b. Address the King County need for housing affordable to households at less than 30% AMI (extremely low income) and for moderate and market rate income (greater than 80% AMI) in Auburn, through all jurisdictions working individually and collectively.
 - c. The Pierce County need for housing, countywide, by percentage of area median income is less than 1% for all AMI groups because the target is 112.
 - d. Focus Auburn’s efforts toward the countywide and community need for low- and moderate-income housing on preserving existing affordable housing with robust maintenance and repair programs, minimizing displacement impacts, and ensuring long-term affordability of existing housing.
 - e. Act as a County leader in the exploration and implementation of new funding mechanisms and strategies to develop housing affordable at 30% AMI and below across King County and throughout South King County.
- H-32 Encourage and assist in the renovation of surplus public and commercial buildings and land into affordable housing. Additionally, explore opportunities to dedicate revenues from sales of publicly owned properties, including tax title sales, to affordable housing projects.
- H-33 Seek, encourage, and assist nonprofit organizations in acquiring depreciated apartment units for the purpose of maintaining and ensuring their long-term affordability.

- H-34 Review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.
- H-35 Promote compliance with federal and state fair housing laws. Support fair housing opportunities for all regardless race, color, national origin, religion, sex, familial status, or disability.
- H-36 Explore the use of density bonuses, parking reductions, multifamily tax exemptions (MFTE), fee waivers and exemptions, and permit expediting to encourage the development of housing affordable at below-market rate.
- H-37 Where practical, ensure that housing created or preserved using local public resources or by regulation benefits low-income households and retains its affordability over time.
- H-38 Partner with Affordable Housing Providers – partner with local affordable housing providers and services who have additional knowledge and resources that are not available to the city.
- H-39 Support existing programs that provide emergency rental assistance for families facing homelessness due to temporary economic hardship.
- H-40 Engage with communities disproportionately impacted by housing challenges in developing, implementing and monitoring policies that reduce and undo harm to these communities. Prioritize the needs and solutions expressed by these disproportionately impacted communities for implementation.
- H-41 Support the long-term preservation of income-restricted affordable housing with expiring affordability covenants through acquisition by acting as a facilitator between affordable housing groups interested in purchasing the property and property owners.
- H-42 Explore opportunities to implement a Community Preference policy or a first right to return policy that prioritizes members of the community in new affordable housing developments.

Goal 5: Supportive Services

- H-43 Encourage and support human and health service organizations that offer programs and facilities for people with special needs. Support programs in particular that help people to remain within the community, including those that are veterans, disabled, seniors, single-parent households, and the homeless.
- H-44 Assist low-income people, who are displaced as a result of redevelopment, find affordable housing in accordance with state and federal laws and regulations.
- H-45 Develop strategies that seek to preserve naturally occurring affordable housing at-risk of redevelopment and/or in deteriorating physical condition.
- H-46 Continue to ensure that funding becomes available to support youth, veterans, and social services in Auburn.

- H-47 Support seniors who wish to age in place in their homes, such as with home rehabilitation services, adult day health and Senior Center activities.
- H-48 Provide opportunities for transitional housing assisted living and retirement communities.
- H-49 Promote universal design principles to ensure housing is designed to be compatible with surrounding neighborhoods.
- H-50 usable by all people regardless of age or abilities.
- H-51 Provide empowering training for residents who want to participate in civic activities and who would like to improve their knowledge and skills around community leadership.
- H-52 Provide information in multiple languages to Auburn's diverse communities regarding services offered by local and regional governmental, educational, employment, health, and other providers to improve residents' quality of life and to promote resident engagement and household economic independence.
- H-53 Offer financial and homebuyer education to encourage household saving and budgeting to consider home ownership.
- H-54 Provide information and resources that educate and guide low-income persons toward affordable housing opportunities. Develop materials in multiple languages.
- H-55 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 that 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.

Goal 6: Implementation and Monitoring

- H-56 Partner with South King County jurisdictions in ongoing efforts to coordinate the human, educational, and housing needs of our diverse cultural communities, such as through the Road Map Project, interjurisdictional housing and human services forums, and other efforts.
- H-57 Pursue partnerships with non-profits, housing authorities, SKHHP, and other organizations to preserve existing unregulated and naturally occurring affordable housing including through acquisition.

- H-58 Work with other jurisdictions and health and social service organizations to implement a coordinated, regional approach to homelessness.
- H-59 Support national, state and especially regional efforts to address the housing and human service needs of the region and the City.
- H-60 Explore all available federal, state and local programs and private options for financing affordable housing, removing or reducing risk factors, and preserving safe neighborhoods.
- H-61 Work in partnership with public and private housing providers, businesses, and other agencies in the provision of housing assistance to Auburn residents and business employees.
- H-62 Support nonprofit organizations during all stages of siting and project planning and when applying for county, state, and federal funding.
- H-63 Through the building permit process, inventory and track affordable housing opportunities within Auburn. Distribute affordable housing information to nonprofit agencies serving the homeless and low-income people.
- H-64 Monitor housing supply, affordability, and diversity in Auburn and its contribution to the countywide and regional housing need.
- H-65 Explore options to identify and monitor unregulated affordable housing for the purpose of long-term preservation particularly in urban centers, near transit, and/or where most redevelopment pressure is anticipated.
- H-66 Review and amend, a minimum every 5 years, local housing policies and strategies.
- H-67 Consider opportunities to evaluate potential displacement risk for naturally occurring affordable housing and vulnerable communities, especially those with historical and cultural ties to the community in daily work, and mitigate or review actions that significantly increase this risk.

Housing Objectives and Implementation

The City has developed housing objective implementation strategies addressing housing diversity, condition, attainability, and programs to serve special needs. The City will monitor the objectives over time.

Figure 3. Housing Objectives and Tools

Outcomes	Indicators	Example Tools
Improve housing quality	Increased quality of rental housing	<ul style="list-style-type: none"> • Housing rehabilitation and repair loans • Loans for energy conservation and healthy indoor air quality • City-sponsored and nonprofit property manager programs

		<ul style="list-style-type: none"> • Housing inspection program Code enforcement • Community volunteer program
Meet demand for new housing units	Land capacity to meet or exceed housing target	<ul style="list-style-type: none"> • Land use plan and zoning • Variety of housing options
Promote housing ownership	Maintain or increase homeownership rates	<ul style="list-style-type: none"> • Accessory dwelling units • Middle Housing • Unit-Lot Subdivision
Allow for a variety of housing types to meet size, age, and cultural trends	<p>Increased numbers of middle housing units and apartment units with neighborhood recreation and service amenities</p> <p>Retention of housing stock with larger units</p>	<ul style="list-style-type: none"> • Middle Housing on small and infill lots • Accessory dwelling units • Mixed-use zoning • Incentivize infill development
Increase opportunities for housing to extremely-low, very-low, low-, and moderate-income households	<p>Increased numbers of ownership dwellings available to moderate incomes</p> <p>Increased mixed-use development for all incomes</p> <p>Increased preservation and improvement of rental housing with long-term affordability commitments</p>	<ul style="list-style-type: none"> • Accessory dwelling units • Downtown and Growth Center incentives for apartment and mixed-use • Infill incentives • Permit and impact fee waivers • See also “improve housing quality” above • Expansion of MFTE program outside of Downtown
Improved opportunities for special needs housing and services	Greater match of housing to special needs including housing for all ages and abilities as well as the homeless	<ul style="list-style-type: none"> • Community services programs • Partnerships with nonprofit housing providers and nongovernmental organizations
Monitor housing supply, affordability, and diversity	Address achievement of indicators above	<ul style="list-style-type: none"> • Monitor in conjunction with regular and annual Comprehensive Plan updates and new countywide planning policy housing targets

[illegible]

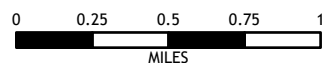
The map displays the downtown area of Portland, Oregon, with various land use zones and planning areas. The central area is labeled 'DOWNTOWN'. Surrounding areas are labeled with 'ORD' codes: 'ORD-6430' (top left), 'ORD-6893' (top right), 'ORD-6894' (middle right), and 'ORD-6914' (bottom right). The map is divided into several colored and patterned regions, including blue, green, yellow, and red. A red boundary line outlines a specific area, and a dashed black line runs horizontally across the middle. Numbered markers '2' and '4' are placed on the map.

Downtown Urban Center	DUC - C-1 LIGHT COMMERCIAL	M-1 LIGHT INDUSTRIAL	R3 - RESIDENTIAL MEDIUM	Special Zoning Ordinances & Resolution	Airport Overlays
DUC - DOWNTOWN URBAN CENTER 125	DUC - C-2 HEAVY COMMERCIAL	M-2 HEAVY INDUSTRIAL	R4 - RESIDENTIAL HIGH	Downtown Urban Center	Runway Overlay Zone 1
DUC - DOWNTOWN URBAN CENTER 55	Zoning	LAKELAND HILLS SOUTH SPECIAL PLAN AREA - PUD	R-MHC RESIDENTIAL MANUFACTURED/MOBILE HOME COMMUNITY	Potential Annexation Areas	Inner Safety Zone 2
DUC - DOWNTOWN URBAN CENTER 75	LF - AIRPORT LANDING FIELD DISTRICT	OS OPEN SPACE	R-NM NEIGHBORHOOD MIXED-USE	Urban Separators Overlay	Inner Turning Zone 3
DUC - FLEX RESIDENTIAL	C-AG - AUBURN GATEWAY DISTRICT	P1 PUBLIC USE DISTRICT	RC RESIDENTIAL CONSERVANCY	Lea Hill Overlay (Ordinance: 5346 & 6121)	Outer Safety Zone 4
DUC - HEALTH AND WELLNESS	C-1 LIGHT COMMERCIAL	PLANNED UNIT DEVELOPMENT DISTRICT	RF - FLEX-RESIDENTIAL DISTRICT	Bridges Overlay (Ordinance: 6922)	Sideline Safety Zone 5
DUC - M-1 LIGHT INDUSTRIAL	C-2 HEAVY COMMERCIAL	R-1 RESIDENTIAL 1 DU/ ACR	TERRACE VIEW DISTRICT	West Hill Overlay (Ordinance: 6122)	Airport Operations Zone 6
DUC - NEIGHBORHOOD RESIDENTIAL	I INSTITUTIONAL	R2 - RESIDENTIAL LOW	UNCLASSIFIED USE DISTRICT		

Page 266 of 266

Airport Overlays

- Runway Overlay Zone 1
- Inner Safety Zone 2
- Inner Turning Zone 3
- Outer Safety Zone 4
- Sideline Safety Zone 5
- Airport Operations Zone 6



Printed On: 3/20/2024
Map ID: 1016



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.