



Sept. 1, 2017

City of Auburn
Commissioner Judi Roland
Planning Commission
25 W Main Street
Auburn, WA 98001

RE: Calculating Residential Densities

Dear Chair Roland and Planning Commission Members:

The Master Builders Association of King and Snohomish Counties and the Master Builders Association of Pierce County (MBA) is pleased to provide comment to you regarding your consideration of amendments to the Auburn City Code that would simplify the layout standards and calculations for new residential subdivisions. The MBA appreciates the City's initiation of the proposed code amendments that will work to improve the methodology that is utilized when calculating the potential number of new lots in a residential subdivision.


The City's proposal includes shift from net site density to gross site density, which will further encourage infill development. The short plat exemption from minimum density is also an important element to achieving the City's infill objectives as has been outlined in the staff memo.

Additionally, the MBA encourages you to further consider 4,500 square foot minimum lot sizes to allow homebuilders the ability to achieve the maximum underlying density while adhering to the lot width and setbacks. The lot width and setbacks have a significant impact on the appearance of a community and are a better driver to help you achieve what you want the residential subdivision to look like.

The MBA supports the adoption of the proposed code amendments that will simplify the layout standards and density calculations, in addition to removing the minimum average lot size requirement, exempting short plats, and establishing a 4,500 square foot minimum in the R5 zone.

Thank you for your consideration.

Sincerely,



Jennifer Anderson
King County Government Affairs Manager
Master Builders Association
of King and Snohomish Counties



Jeremiah Lafranca
Government Affairs Director
Master Builders Association
of Pierce County

CC: Jeff Tate, Assistant Director of Community Development



August 30, 2017

City of Auburn
Planning Commission
Judi Roland, Chair
25 West Main St.
Auburn, WA 98002

RE: July 31, 2017, staff memorandum addressing the calculation of residential densities.

Dear Ms. Roland and members of the Planning Commission:

The Pacific Northwest Division of Pulte Group would like to express its support for the draft code amendments outlined in the staff memorandum prepared by Jeff Tate, Assistant Director of Community Development, on July 31, 2017, regarding the calculation of residential densities in the City of Auburn. The memorandum proposes to remove the average lot size requirement in areas that already have an established minimum density requirement, and replace the gross density calculation with a net density system. It is our experience that City Staff are correct -- there does not appear to be a value in designing a subdivision to achieve a minimum lot average while at the same time requiring a base density. As the staff memorandum states, allowing a development to satisfy a base density, irrespective of lot size, provides the flexibility to design a community that works around topography, wetlands, storm ponds, and more.

In addition to supporting the proposed code revisions, Pulte Group would also support the City in requiring a minimum lot area of 4,500 square feet, as opposed to the 6,000 square feet proposed in Table 18.07.030(C). This minor adjustment is supported by the same logic conveyed in the staff report and only stands to offer additional flexibility.

While I am personally unable to attend the Planning Commission meeting on September 6, I would welcome City staff or members of the Planning Commission to contact me directly at #(425) 216-3439 or alex.wilford@pultegroup.com with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alex Wilford", is positioned above the printed name.

Alex Wilford