

Overview of Contents

2021 Annual Comprehensive Plan Amendments

Working Binder

2021 Comprehensive Plan Amendment Schedule, dated 9-16-2021

2021 Comprehensive Plan Docket (*spreadsheet listing*)

Tab: Staff Reports/Presentations:

- a. **Staff report of City-initiated Annual Comprehensive Plan Amendments (File No. CPA21-0001)**
- b. **Memorandum for Planning Commission meeting 9-8-21 describing overview of Annual Comprehensive Plan Amendments dated 9-8-21**
- c. **Staff presentation to Planning Commission on 9-8-21 providing overview of Annual Comprehensive Plan Amendments**

Tab: Environmental Review:

- a) **Notice of Application and Determination of Non-Significance (DNS) (File No. SEP21-0023)**
- b) **(SEPA) Completed Environmental Checklist Application (File No. SEP21-0023)**

Tab: General Info. & Correspondence

- a. **Agency Correspondence**
 - i. Washington State Dept. of Commerce acknowledgement of receipt of 2021 City-initiated Annual Comprehensive Plan Amendments to WA State Dept. of Commerce for review (File No. CPA21-0001).
- b. **Notice of Determination of Non-Significance**
 - i. Notice of Determination of Non-Significance – September 23, 2021 (Seattle Times)

c. Notice of Public Hearing

- i. Notice of October 19, 2021 Public Hearing – October 6, 2021 (Seattle Times)

Tab: Comp Plan Policy/Text Amendments
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P/T #1 POLICY/TEXT AMENDMENT

AUBURN SCHOOL DISTRICT CAPITAL FACILITIES PLAN

- i. Auburn School District Capital Facilities Plan 2021 thru 2027
- ii. Determination of Non-Significance (DNS)
- iii. (SEPA) Environmental Checklist Application

P/T #2 POLICY/TEXT AMENDMENT

DIERINGER SCHOOL DISTRICT CAPITAL FACILITIES PLAN

- i. Dieringer School District Capital Facilities Plan 2021-2027
- ii. Cover letter describing impact fee rates (rates remain the same as previous year)
- iii. Determination of Non-Significance (DNS)
- iv. (SEPA) Environmental Checklist Application
- v. Pierce County Ordinance No 2021-111 – School Impact Fees

P/T #3 POLICY/TEXT AMENDMENT

FEDERAL WAY SCHOOL DISTRICT CAPITAL FACILITIES PLAN

- i. Federal Way School District Capital Facilities Plan 2022
- ii. Cover letter with Resolution No. 2021-14 Authorizing Provision of CFP to Auburn and request to decrease Impact Fees
- iii. Determination of Non-Significance (DNS)
- iv. (SEPA) Environmental Checklist Application

P/T #4 POLICY/TEXT AMENDMENT

KENT SCHOOL DISTRICT CAPITAL FACILITIES PLAN

- i. Kent School District Capital Facilities Plan 2020/2021 through 2026/2027
- ii. Cover Letter requesting fee increase
- iii. Determination of Non-Significance (DNS)
- iv. (SEPA) Environmental Checklist Application

P/T #5 POLICY/TEXT AMENDMENT

INCORPORATE THE CITY'S CAPITAL FACILITIES PLAN 2020-2025 INTO THE CITY'S COMPREHENSIVE PLAN

- i. Capital Facilities Plan 2022-2027 Memorandum
- ii. Draft Capital Facilities Plan 2022-2027

P/T #6 THROUGH #9, CITY INITIATED POLICY/TEXT AMENDMENTS

(Excerpt of Comprehensive Plan with strike through and underlines for deletions and additions.)

P/T #6 – Volume 3, Capital Facilities Element. Water is in the process of applying for an extension of their Comprehensive Water Plan (separate document incorporated by reference) effective to 2026 through the Washington State Department of Health, at which time a full update will be completed. Water believes this request is valid because the capital projects, water demands, and population growth projections presented in the current Water System Plan are still accurate projections of the City's current planning efforts.

- No text changes to the Capital Facilities Element are needed, although the referenced Comprehensive Water Plan in Policy CF-13 is expected to be updated by 2024 with current data as part of the Periodic Update.

P/T #7 –Volume 5, Transportation Element (Separate document incorporated by reference). Changes in the Transportation Element consist of the following:

- Update Transportation Improvement Program (TIP) information/project list;
- Re-designate one project from Comprehensive Plan list to the (TIP) list to maintain continuity in the future transportation network conditions;
- Update maps as needed to reflect current data and conditions (addressed by CMP #1, below);
- Additional minor changes will relate to grammar, punctuation, choice of words, references, etc.

P/T #8 – Volume 2, Housing Element. The City adopted a Housing Action Plan (HAP) in July 2021, which was also presented to the Planning Commission in February and June 2021 by City staff. The HAP provides recommendations on policies and code changes to implement HAP strategies. The proposed policy revision allows for better alignment with PSRC *Vision 2050* policy MPP-H-11 which addresses supporting identification of potential physical, economic, and cultural displacement, and mitigating to the extent feasible.

- Include reference and brief description of Housing Action Plan in Conditions and Trends section beginning on page H-1 of the Housing Element.

- Revise Policy H-24(f) to include text regarding minimizing displacement impacts. The revision of this policy will better align with PSRC *Vision 2050*'s recognition of displacement risk. Revising this policy allows for alignment with PSRC requirements in advance of the 2024 Periodic Update.
- Address text formatting for Policy H-24 sub-policies

P/T #9 – Volume 1, Land Use Element and Volume 5. The City adopted a Housing Action Plan (HAP) in July 2021, which was also presented to the Planning Commission in February and June 2021 by City staff. The HAP provides recommendations on policies and code changes to implement HAP strategies. One such policy is located in the Land Use Element (additional detail below).

- Revise Policy LU-39 to include affordable housing and mixed-income development. In addition to allowing additional height or density in exchange for supplemental amenities identified in this policy, this revision would include affordable housing development as eligible uses for deviations in height, density, or intensity.

Tab: Comp. Plan Map Amendments

CPM#1 (CPA21-001)

Volume 5: Transportation Element (Separate document incorporated by reference): Several maps found throughout Volume 5 have been updated to reflect current conditions. This section includes both the edited with comments version of maps and fully-revised version of maps.

City of Auburn
2021 Comprehensive Plan Amendment Proposed Schedule

	9-8-21	9-21-21	10-5-21	10-19-21	11-3-21	11-8-21	11-15-21	12-6-21	12-20-21
	Planning Commission (PC) Regular Meeting	Planning Commission Extra Meeting	Planning Commission Regular Meeting	Planning Commission Extra Meeting	Planning Commission Regular Meeting	City Council Study Session	City Council Regular Meeting	City Council Regular Meeting	City Council Regular Meeting
City-initiated Text Amendments CPA21-0001 <ul style="list-style-type: none"> School district CFP's P/T #1-4 City Capital Facilities Plan P/T #5 City Text Amendments P/T #6-9 City-initiated Map Amendments CPA21-0001 <ul style="list-style-type: none"> Transportation CPM #1 	Introduction to 2021 Comp Plan Amendment docket		Update to 2021 Comp Plan amendments,	Conduct Public Hearing #1 Suggested agenda order: School District Amendments (SD staff, if present) City staff briefing on City Capital Facilities Plan City Staff briefing on Capital Facilities Element City Staff briefing on Transportation City Staff briefing on Housing and Land use	Continued PC Public Hearing, if needed	Discussion of PC recommendation.	Continued discussion of PC recommendation, if needed.	Council Action	Council Action, if needed

2021 COMPREHENSIVE PLAN ANNUAL AMENDMENTS **DOCKET**

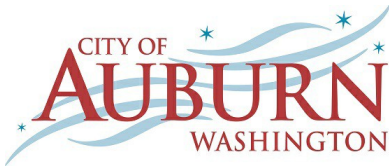
CITY INITIATED **TEXT** AMENDMENTS CPA21-0001

Item	Page(s)	Area to be changed	Change	Reason	Pros	Cons	Comments
P/T # 1	Auburn School District Capital Facilities Plan (CFP)	Volume 3: Capital Facilities Element (<i>District document is incorporated by reference on Page CF-2</i>).	N/A	Incorporate updated information	Reflect new projects and remove projects that have been completed as well as updated information related to development activity and projection of student levels.	None	The Auburn School District Board of Directors adopted the CFP on June 14, 2021.
P/T # 2	Dieringer School District Capital Facilities Plan	Volume 3: Capital Facilities Element (<i>District document is incorporated by reference on page CF-2</i>).	N/A	Incorporate updated information	Reflect new projects and remove projects that have been completed as well as updated information related to development activity and projection of student levels.	None	
P/T # 3	Federal Way School District Capital Facilities Plan	Volume 3: Capital Facilities Element (<i>District document is incorporated by reference on Page CF-2</i>).	N/A	Incorporate updated information	Reflect new projects and remove projects that have been completed as well as updated information related to development and projection of student levels.	None	The Federal Way Public School's Board of Education adopted the CFP on June 29, 2021.
P/T # 4	Kent School District Capital Facilities Plan	Volume 3: Capital Facilities Element (<i>District document is incorporated by reference on Page CF-2</i>).	N/A	Incorporate updated information	Reflect new projects and remove projects that have been completed as well as updated information related to development activity and projection of student levels.	None	The Kent School Board adopted the CFP on TBD, 2021.
P/T # 5	COA Capital Facilities Plan (CFP)	Volume 3: Capital Facilities Element (<i>City document is incorporated by reference on Page CF-2</i>).	N/A	Incorporate updated information	Add new projects to the CFP and remove projects that have been completed to remain current.	None	Finance Dept. originates the CFP document with information from all other City Depts.
P/T # 6	TBD	Volume 3: Capital Facilities Element (Water Service)	• Update reference to Comprehensive Water Plan	Water is requesting a 4-year extension of their Comprehensive Water Plan through the Department of Health. The currently referenced plan is expected to be updated in 2024.	Will reflect current conditions when plan is complete.	None	There are no changes to the Capital Facilities Element needed for this Annual Update, and is only included because the referenced plan is expected to change when the plan is complete.

CITY INITIATED TEXT AMENDMENTS CPA21-0001

Item	Page(s)	Area to be changed	Change	Reason	Pros	Cons	Comments
P/T #7	TBD	Volume 5: Transportation Element and Appendix	<ul style="list-style-type: none"> • Update Comprehensive Plan Project List; • Re-designate one project from Comprehensive Plan list to Transportation Improvement Program (TIP) list maintain continuity in the future transportation network conditions; • Additional minor changes will relate to grammar, punctuation, choice of words, references, etc.. 	Periodic evaluation of priority and availability of funding of capital projects; Update maps to reflect current data and to improve legibility.	Reflects current conditions Maintains projects in planning pipeline	None	Scope and scale of this effort is underway, but expected to contain at least an update to maps reflecting updated conditions, clarifying text revisions, and the transition of capital projects to the TIP.
P/T #8	TBD	Volume 2: Housing Element and Appendix	<ul style="list-style-type: none"> • Include reference to Housing Action Plan in text • Revise Policy H-24(f) regarding minimizing displacement impacts • Address text formatting for Policy H-24 	Revision per recommendation in Housing Action Plan and for consistency with Vision 2050. Update text to address improve legibility.	Reference acknowledges recent Council approved document. Policy revision is consistent with HAP and Vision 2050 policies in advance of 2024 Periodic Update.	None	
P/T #9	TBD	Volume 1: Land Use Element and Appendix	<ul style="list-style-type: none"> • Revise Policy LU-39 to include affordable housing as approved amenity that allows for building deviation 	Revision per recommendation in Housing Action Plan	Policy revisions are consistent with HAP in advance of 2024 Periodic Update.	None	

CITY INITIATED <u>MAP</u> AMENDMENTS CPA21-0002								
CPM #	Page	Area to be changed	Potential change	Reason	Pros	Cons	Comments	Corresponding Zoning Map Change
CPM #1	Map Numbers To Be Determined by Public Works	Volume 5: Transportation Element and Appendix	Update maps to reflect current projects and existing conditions, and to better display data.	Periodic evaluation of project status and to improve map readability.	Reflects current conditions.	None	Maps labeled within Transportation Element numbered separately from the remaining maps found throughout the comprehensive plan. A final list and map numbers are being produced by Transportation Planning Division.	None



AGENDA BILL APPROVAL FORM PLANNING COMMISSION

Agenda Subject/Title:

CPA21-0001, 2021 Annual Comprehensive Plan Amendments – Specifically, City Initiated Plan Policy/Text & Map Amendments

Date:

October 5, 2021

Department:

Community Development

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation: Planning Commission to conduct public hearing and recommend to City Council approval of the 2021 City-Initiated Comprehensive Plan Amendments (Policy/Text & Map Amendments).

Background Summary: The City of Auburn adopted amendments to its Comprehensive Plan in 1995 in response to the Washington State Growth Management Act (GMA) requirements, as amended. Since then the Auburn Comprehensive Plan has been amended annually. At the end of 2015, the City adopted a substantially updated Comprehensive Plan in compliance with state-required periodic updates.

Annual Comprehensive plan amendments can be initiated by the City of Auburn (city-initiated) and by private parties (private-initiated).

This year the city is initiating:

- Nine policy/text amendments
- One map amendment

This staff report and recommendation addresses the City initiated amendments and specifically:

- Policy/Text (P/T) Amendments P/T # 1 through # 9, and;
- Map (CPM) Amendment CPM # 1.

In terms of process, the Comprehensive plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action. City Council consideration and action on the amendments generally occurs but is not required prior to the end of the year.

A. Findings

1. RCW 36.70A.130 (Washington State Growth Management Act (GMA)) provides for amendments to locally adopted GMA comprehensive plans. Except in limited circumstances as provided for in State law and City Code, comprehensive plan amendments shall be considered by the city legislative body no more frequently than once per year.

2. The City of Auburn established a June 7, 2021 deadline for the submittal of private initiated comprehensive plan applications (map or policy/text). Notice to the public of the application submittal deadline was provided on the City's website. The City did not receive any private initiated map or policy/text amendments by the submittal deadline.
3. The City of Auburn received annual updates to the four (4) school district Capital Facilities Plans whose districts occur within the City of Auburn. These Capital Facilities Plans, as well as the City's Capital Facilities Plan are proposed to be incorporated by reference in the current Capital Facilities Element (Volume 3), of the 2015 Auburn Comprehensive Plan and are processed as Policy/Text (P/T) amendments.
4. The environmental review decision under the State Environmental Policy Act (SEPA) for the school district capital facilities plans were prepared separately by each school district acting as their own lead agency, as allowed by State law (State Environmental Policy Act (SEPA)).
5. The environmental review under the State Environmental Policy Act (SEPA) for the remaining city initiated amendments, the City Capital Facilities Plan, and the remaining policy/text and map amendments resulted in a Determination of Non-Significance (DNS) issued for the City-initiated Comprehensive Plan Amendments on September 23, 2021 (City File # SEP21-0023). The comment period will end at 5:00 p.m. October 8, 2021 and the appeal period will end at 5:00 p.m. October 23, 2021. A copy of the DNS and environmental checklist application is provided in the working binder behind the "Environmental Review" tab.
6. Auburn City Code (ACC) Chapter 14.22 outlines the process for submittal of privately-initiated amendments and the general processing of comprehensive plan amendments as follows:

"Section 14.22.100

- A. The planning commission shall hold at least one public hearing on all proposed amendments to the comprehensive plan. Notice of such public hearing shall be given pursuant to Chapter 1.27 ACC and, at a minimum, include the following:
 1. For site-specific plan map amendments:
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
 - b. Notice shall be mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request, not less than 10 calendar days prior to the public hearing;
 2. For area-wide plan map amendments:
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
 - b. Notice shall be mailed by first class mail to all property owners of record within the area subject to the proposed amendment;
 - c. Notice shall be posted in at least two conspicuous locations in the area subject to the proposed amendment not less than 10 calendar days prior to the date of the public hearing.
- B. Notwithstanding the above, the director may expand the minimum noticing provisions noted above as deemed necessary.

- C. Planning Commission Recommendation. The planning commission shall conduct a public hearing on all potential comprehensive plan amendments and shall make and forward a recommendation on each to the city council. The planning commission shall adopt written findings and make a recommendation consistent with those findings to the city council.
 - D. The city council, if it elects to amend the comprehensive plan, shall adopt written findings and adopt said amendments by ordinance.
 - E. State Review. All comprehensive plan amendments considered by the planning commission shall be forwarded for state agency review consistent with RCW 36.70A.106.
 - F. Any appeal of an amendment to the comprehensive plan shall be made in accordance with Chapter 36.70A RCW. (Ord. 6172 § 1, 2008.)"
7. As provided in the City code, the Comprehensive Plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action which generally occurs, but is not required to, prior to the end of the year.
8. Pursuant to RCW 36.70A.106, the proposed comprehensive plan amendments outlined in this agenda bill were sent to the Washington State Department of Commerce and other state agencies for the required state review. The Washington State Department of Commerce acknowledged receipt on September 22, 2021, by Submittal ID: # 2021-S-3159. No comments have been received from the Washington State Department of Commerce or other state agencies as of the writing of this report. A copy of the transmittal and acknowledgement is provided in the working binder behind the "General Information & Correspondence" tab.
9. Due to the nature of policy/text changes, and the minimal amount of private-initiated map amendments, the optional process for holding a public open house as provided for in the city code, was not conducted.
10. The notice of Determination of Non-Significance was published on September 23, 2021, and notice Public Hearing is to be published on October 6, 2021 in the Seattle Times Newspaper and on the city website which is at least 10 days prior to the Planning Commission public hearing scheduled for October 19, 2021. A copy of the Determination of Non-Significance request to publish is provided in the working binder behind the "General Information & Correspondence" tab. Since, there are no city initiated site-specific map changes, only city-wide map changes, the site-specific noticing by mailing by first class mail to all property owners of record within a radius of 300 feet was not conducted.
11. The following report identifies Comprehensive Plan Policy/Text (P/T) and Map (CPM) amendments scheduled for the Planning Commission's October 19, 2021 public hearing with a staff recommendation.

Comprehensive Plan Policy/Text Amendments (File No. CPA21-0001, City initiated)

P/T #1

Incorporate the Auburn School District Capital Facilities Plan 2021 through 2027 into the City of Auburn Comprehensive Plan. *The CFP is provided in the working binder behind the "Comp. Plan Policy/Text Amendments" tab.*

Discussion

The Auburn School District has provided the City with its annually updated Capital Facilities Plan (CFP) covering from 2021-2027. The CFP was prepared by the District staff and adopted by the Auburn School District School Board of Directors on June 14, 2021 and has been subject to separate SEPA review and a Determination of Non-Significance (DNS) prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the Auburn School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- six-year enrollment projections
- Auburn school district level of service standards
- An inventory of existing facilities
- The district's overall capacity of the 6-year period
- District capital construction Plan
- Impact fee calculations

A review of the Auburn School District's updated Capital Facilities Plan indicates the District is requesting a decrease in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$3,652.19, a decrease of \$2,804.12 and the requested fee for multiple-family dwellings is \$8,938.23, a decrease of \$7,387.57. The District provided only impact fees for single family and multi-family dwellings, instead of by bedrooms per unit like in previous years. The actual impact fees are established by ordinance through subsequent City Council action.

Recommendation

Planning Commission to recommend approval of the Auburn School District Capital Facilities Plan 2021 through 2027 to the City Council.

P/T#2

Incorporate the Dieringer School District Capital Facilities Plan 2021-2027 into the City of Auburn Comprehensive Plan. *The CFP is provided in the working binder behind the "Comp. Plan Policy/Text Amendments" tab.*

Discussion

The Dieringer School District has provided the City with its annually updated Capital Facilities Plan 2021 - 2027. The CFP was adopted by the Dieringer School District Board of Directors in June 2021. The CFP has been subject to separate SEPA review and a DNS prepared by the District. Information contained in the School District CFP

serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- Overview
- An inventory of existing facilities
- Six-year enrollment projections
- Standard of service
- Capacity projects
- Finance plan
- Impact fee calculations

A review of the Dieringer School District's updated Capital Facilities Plan indicates the District has calculated an increase in fees compared to those currently adopted. The net fee obligation for single-family dwellings is \$6,247, an increase of \$2,071; and the fee for multiple family dwellings is \$1,903, an increase of \$1,114. However, as noted in an impact fee letter provided by the District, they are requesting to maintain impact fees consistent with those currently adopted (no increase). By ordinance No. 2018-88s, Pierce County Council has "capped" by a "Maximum Fee Obligation" (MFO) which changes annually based on the Construction Cost Index published by the Engineering News Record. The previous year's MFO for single family development was \$3,890 and the MFO for multi-family development was \$789. The actual impact fees are established by ordinance through subsequent City Council action.

Recommendation

Planning Commission to recommend approval of the Dieringer School District Capital Facilities Plan 2021-2027 to the City Council.

P/T #3

Incorporate the Federal Way School District 2022 Capital Facilities Plan into the City of Auburn Comprehensive Plan. *The CFP is provided in the working binder behind the "Comp. Plan Policy/Text Amendments" tab.*

Discussion

The Federal Way School District has provided the City with its annually updated Capital Facilities Plan 2022. The CFP was adopted by the Federal Way School District School Board June 29, 2021. The CFP has been subject to separate SEPA review and a DNS prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- Introduction
- Inventory of educational facilities & non-instructional facilities

- Needs forecast, existing & new facilities
- Six-year finance plan
- Maps of district boundaries
- Building capacities & portable locations
- Student forecast
- Capacity summaries
- Student forecasts
- Impact fee calculations
- Summary of changes from the year 2021 plan

A review of the Federal Way School District's updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$1,845, representing a decrease of \$1,398 and the requested fee for multi-family dwellings is \$15,073, a decrease of \$930. The actual impact fees are established by ordinance through subsequent City Council action.

Recommendation

Planning Commission to recommend approval of the Federal Way School District's 2022 Capital Facilities Plan to the City Council.

P/T #4

Incorporate the Kent School District Capital Facilities Plan 2020-2021 to 2025-2026 into the City of Auburn Comprehensive Plan. *The CFP is provided in the working binder behind the "Comp. Plan Policy/Text Amendments" tab.*

Discussion

The Kent School District has provided its annually updated 2020-2021 to 2026-2027 Capital Facilities Plan. The CFP was adopted by the Kent School District School Board in June 2021 and has been subject to separate SEPA review and a DNS prepared by the District. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

- Executive Summary
- Six-year enrollment projection & history
- District standard of service
- Inventory, capacity & maps of existing schools
- Six-year planning & construction plan
- Portable classrooms
- Projected classroom capacity
- Finance Plan, cost basis and impact fee schedules
- Summary of changes to previous plan

A review of the Kent School District's updated Capital Facilities Plan indicates the

District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$5,818.09, representing an increase of \$125.24 and the requested fee for multi-family dwellings is \$2,457.53, an increase of \$53.90. Both increases are tied to the Consumer Price Index (CPI) of 2.2% for the Seattle Metropolitan Area in 2021. The actual impact fees are established by ordinance through subsequent City Council action.

Recommendation

Planning Commission to recommend approval of the Kent School District Capital Facilities Plan 2020-2021 to 2026-2027 to the City Council.

P/T #5

Incorporate the City of Auburn's 6-year Capital Facilities Plan 2022-2027, into the City's Comprehensive Plan. *The CFP is provided in the working binder behind the "Comp. Plan Policy/Text Amendments" tab.*

Discussion

A Capital Facilities Plan is one of the comprehensive plan elements required by the Washington State Growth Management Act (GMA) (RCW 36.70A). The GMA requires that a capital facilities plan include an inventory of existing capital facilities (showing locations and capacities), a forecast of future needs for such capital facilities, proposed locations and capacities of new or expanded capital facilities, and a minimum of a six-year plan to finance capital facilities with identified sources of funding. The proposed City of Auburn 6-year Capital Facilities Plan 2022-2027 satisfies the GMA requirements for a capital facilities element as part of the Comprehensive Plan.

Each comprehensive plan prepared under the GMA must include a capital facilities plan element. More specifically, RCW 36.70A.070(3) of the GMA requires the following:

"A capital facilities plan element consisting of:

- (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- (b) a forecast of the future needs of such capital facilities;
- (c) the proposed locations and capacities of expanded or new capital facilities;
- (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element."

A capital facility is defined as a structure, street or utility system improvement, or other long-lasting major asset, including land. Capital facilities are provided for public purposes. Capital facilities include, but are not limited to, the following: streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm

and sanitary sewer systems, parks and recreation facilities, and police and fire protection facilities. These capital facilities include necessary ancillary and support facilities.

The City of Auburn 6-year Capital Facilities Plan 2022-2027 is proposed to be incorporated by reference in the Comprehensive Plan, Capital Facilities Element (Volume No. 3).

Recommendation

Planning Commission to recommend approval of the City of Auburn's 6-year Capital Facilities Plan 2022-2027 to the City Council.

P/T #6

Amend text reference of Volume 3, Capital Facilities Element of Comprehensive Plan. *The changes are shown in strike through and underline in the working binder behind the "Comp. Plan Policy/Text Amendments" tab.*

Key Changes/Points:

Water is in the process of applying for an extension of their Comprehensive Water Plan (separate document incorporated by reference) effective to 2026 through the Washington State Department of Health, at which time a full update will be completed. Water believes this request is valid because the capital projects, water demands, and population growth projections presented in the current Water System Plan are still accurate projections of the City's current planning efforts.

- No text changes to the Capital Facilities Element are needed, although the referenced Comprehensive Water Plan in Policy CF-13 is expected to be updated by 2024 with current data as part of the Periodic Update.

Recommendation

Planning Commission to recommend approval of text reference amendments to Volume 3, Capital Facilities Element of Comprehensive Plan.

P/T #7

Amend text of Volume 5, Transportation Element of Comprehensive Plan. *The changes are shown in strike through and underline in the working binder behind the "Comp. Plan Policy/Text Amendments" tab.*

Key Changes/Points:

As part of the 2021 Annual Comprehensive Plan Amendments, the city seeks to change the Comprehensive Plan to update the Transportation Element. The main changes to the Comprehensive Plan document include:

- Update Transportation Improvement Program (TIP) information/project list;
- Re-designate one project from Comprehensive Plan list to the (TIP) list to maintain continuity in the future transportation network conditions;
- Additional minor changes will relate to grammar, punctuation, choice of words, references, etc.

In addition to the strike through and underline in the working binder, a memorandum prepared by Cecile Malik, Senior Transportation Planner, for the Planning Commission is

included in the working binder behind the “Comp. Plan Policy/Text Amendments” tab. The memorandum explores the summary of text changes.

Recommendation

Planning Commission to recommend approval of policy text amendments to Volume 5, Transportation Element of Comprehensive Plan.

P/T #8

Amend text of Volume 2, Housing Element of the Comprehensive Plan . *The changes are shown in strike through and underline in the working binder behind the “Comp. Plan Policy/Text Amendments” tab.*

Key Changes/Points:

The City adopted a Housing Action Plan (HAP) in July 2021, which was also presented to the Planning Commission in February and June 2021 by City staff. The HAP provides recommendations on policies and code changes to implement HAP strategies. The proposed policy revision allows for better alignment with PSRC *Vision 2050* policy MPP-H-11 which addresses supporting identification of potential physical, economic, and cultural displacement, and mitigating to the extent feasible.

- Include reference and brief description of Housing Action Plan in Conditions and Trends section beginning on page H-1 of the Housing Element.
- Revise Policy H-24(f) to include text regarding minimizing displacement impacts. The revision of this policy will better align with PSRC *Vision 2050*’s recognition of displacement risk. Revising this policy allows for alignment with PSRC requirements in advance of the 2024 Periodic Update.
- Address text formatting for Policy H-24 sub-policies

Recommendation

Planning Commission to recommend approval of policy text amendments to Volume 2, Housing Element of Comprehensive Plan.

P/T #9

Amend text of Volume 1, Land Use Element of the Comprehensive Plan . *The changes are shown in strike through and underline in the working binder behind the “Comp. Plan Policy/Text Amendments” tab.*

Key Changes/Points:

The City adopted a Housing Action Plan (HAP) in July 2021, which was also presented to the Planning Commission in February and June 2021 by City staff. The HAP provides recommendations on policies and code changes to implement HAP strategies. One such policy is located in the Land Use Element (additional detail below).

- Revise Policy LU-39 to include affordable housing and mixed-income development. In addition to allowing additional height or density in exchange for supplemental amenities identified in this policy, this revision would include affordable housing development as eligible uses for deviations in height, density, or intensity.

Recommendation

Planning Commission to recommend approval of policy text amendments to Volume 1, Land Use Element of Comprehensive Plan.

Comprehensive Plan Map Amendments (File No. CPA19-0005, City initiated map changes)

CPM #1

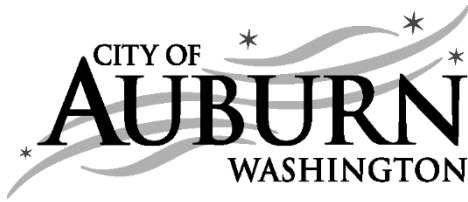
This proposed amendment updates a number of maps found throughout the city's Comprehensive Transportation Plan, which is adopted by reference in the City of Auburn Comprehensive Plan. This is consistent and in conjunction with P/T #7. *The changes are shown in the working binder behind the "Comp. Plan Map Amendments" tab.*

Discussion

(This is the same topic as text amendment P/T #7 but is repeated as a map amendment since it requires revision to both the text and map of the comprehensive plan document. See discussion and analysis under text amendment P/T #7.)

Recommendation

Planning Commission to recommend approval of map amendments the Comprehensive Transportation Plan, adopted as a reference to the City of Auburn Comprehensive Plan. Additionally, updates to reflect the most current data as identified in a staff memorandum included within the working binder behind the "Comp Plan Policy/Text Amendments" tab associated with P/T #7.



MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Roger Lee, Vice-Chair, Planning Commission
Planning Commission Members

FROM: Josh Steiner, Senior Planner, Comm. Development Dept.
Jeff Dixon, Planning Services Manager, Comm. Development Dept.

DATE: September 8, 2021

RE: **Discussion Topic:** Introductory discussion of Docket of 2021 Annual Comprehensive Plan Amendments

BACKGROUND:

Annually the City amends its Comprehensive Plan ("Comp. Plan"). These are the "annual amendments" that the City considers routinely each year as distinguished from the periodic "major update" of the Comp Plan as required by the Growth Management Act (GMA) that was adopted at the end of year 2015.

Side note: While the Growth Management Act (RCW 36.70A.130) originally required the next periodic update be completed by the year 2023, the state legislature passed ESHB 2342 in 2020 that extends the timeframe for updates until 2024. Pushing this timetable aligns comprehensive plan update to coordinate with regional initiatives that are required to be considered in comprehensive plans and that are scheduled to be completed in 2023, for example, Puget Sound Regional Council's Vision 2050.

There are two types of amendments:

- A. Map; and
- B. Text.

In addition, there are two sources for these annual amendments:

1. City-initiated amendments which are typically items that Staff, Planning Commission, or the City Council have identified as items or issues that should be addressed in the next Comp Plan Amendment cycle; and,
2. Private-initiated amendments, which are in response to applications that are submitted. For the 2021 Comp Plan Amendment cycle, no private amendment applications were submitted,

DISCUSSION

At the September 8, 2021 Planning Commission meeting, staff would like to introduce and briefly discuss:

1. The docket of annual comprehensive plan amendments is proposed to consist of the following:

City Initiated Comprehensive Plan Text Amendments (CPA21-0001) (each capital facilities plan is incorporated by reference)

- **P/T #1** – Auburn School District Capital Facilities Plan
- **P/T #2** – Dieringer School District Capital Facilities Plan
- **P/T #3** – Federal Way School District Capital Facilities Plan
- **P/T #4** – Kent School District Capital Facilities Plan
- **P/T #5** – City of Auburn (COA) Capital Facilities Plan
- **P/T #6** – Volume 3, Capital Facilities Element. Water is in the process of applying for an extension of their Comprehensive Water Plan (separate document incorporated by reference) effective to 2026 through the Washington State Department of Health, at which time a full update will be completed. Water believes this request is valid because the capital projects, water demands, and population growth projections presented in the current Water System Plan are still accurate projections of the City's current planning efforts.
 - No text changes to the Capital Facilities Element are needed, although the referenced Comprehensive Water Plan in Policy CF-13 is expected to be updated by 2024 with current data as part of the Periodic Update.
- **P/T #7** – Volume 5, Transportation Element (Separate document incorporated by reference). Changes in the Transportation Element consist of the following:
 - Update Transportation Improvement Program (TIP) information/project list;
 - Re-designate one project from Comprehensive Plan list to the (TIP) list to maintain continuity in the future transportation network conditions;
 - Update maps as needed to reflect current data and conditions (addressed by CMP #1, below);
 - Additional minor changes will relate to grammar, punctuation, choice of words, references, etc.
- **P/T #8** – Volume 2, Housing Element. The City adopted a Housing Action Plan (HAP) in July 2021, which was also presented to the Planning Commission in February and June 2021 by City staff. The HAP provides recommendations on policies and code changes to implement HAP strategies. The proposed policy

revision allows for better alignment with PSRC *Vision 2050* policy MPP-H-11 which addresses supporting identification of potential physical, economic, and cultural displacement, and mitigating to the extent feasible.

- Include reference and brief description of Housing Action Plan in Conditions and Trends section beginning on page H-1 of the Housing Element.
 - Revise Policy H-24(f) to include text regarding minimizing displacement impacts. The revision of this policy will better align with PSRC *Vision 2050*'s recognition of displacement risk. Revising this policy allows for alignment with PSRC requirements in advance of the 2024 Periodic Update.
 - Address text formatting for Policy H-24 sub-policies
- **P/T #9** – Volume 1, Land Use Element and Volume 5. The City adopted a Housing Action Plan (HAP) in July 2021, which was also presented to the Planning Commission in February and June 2021 by City staff. The HAP provides recommendations on policies and code changes to implement HAP strategies. One such policy is located in the Land Use Element (additional detail below).
 - Revise Policy LU-39 to include affordable housing and mixed-income development. In addition to allowing additional height or density in exchange for supplemental amenities identified in this policy, this revision would include affordable housing development as eligible uses for deviations in height, density, or intensity.

City-Initiated Map Amendments (CPA21-0002):

- **CPM #1** – Volume 5: Transportation Element (Separate document incorporated by reference): Several maps found throughout Volume 5 have been updated to reflect current conditions. A final list of maps and corresponding page numbers is under development by Transportation Planning.

SUMMARY:

Staff to is to provide an introductory overview of the subjects under consideration for amendments this year. Additional information and more detailed analysis will be presented to the Planning Commission at future meetings.

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

COMPREHENSIVE PLAN

2021 ANNUAL AMENDMENTS

PLANNING COMMISSION

SEPTEMBER 8, 2021

JOSH STEINER, AICP

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Sustainability • Community Services • Code Enforcement

2021 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

- Annually the City amends its Comprehensive Plan. These routine amendments are distinguished from the “periodic update” completed on 8-year cycles.
- There are two sources:
 - **“city – initiated amendments”** in response to items that are “docketed” (text or map).
 - **“private-initiated amendments”** in response to applications that are submitted (text or map).
- Private-initiated Comprehensive Plan amendment applications (text or map) were publicly advertised in advance and accepted until Friday, June 7, 2021, this year.

PROPOSED 2021 COMPREHENSIVE PLAN AMENDMENT DOCKET

- The 2021 Comprehensive Plan amendment docket currently includes a total of 10 proposed amendments.
- Five updates are annually provided capital facilities plan updates for the city & school districts located within the City.
- Five updates to various elements (chapters) of the comprehensive plan including issues relating to Transportation; Housing; Land Use, and Capital Facilities.
 - Four text amendments, one map amendment

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

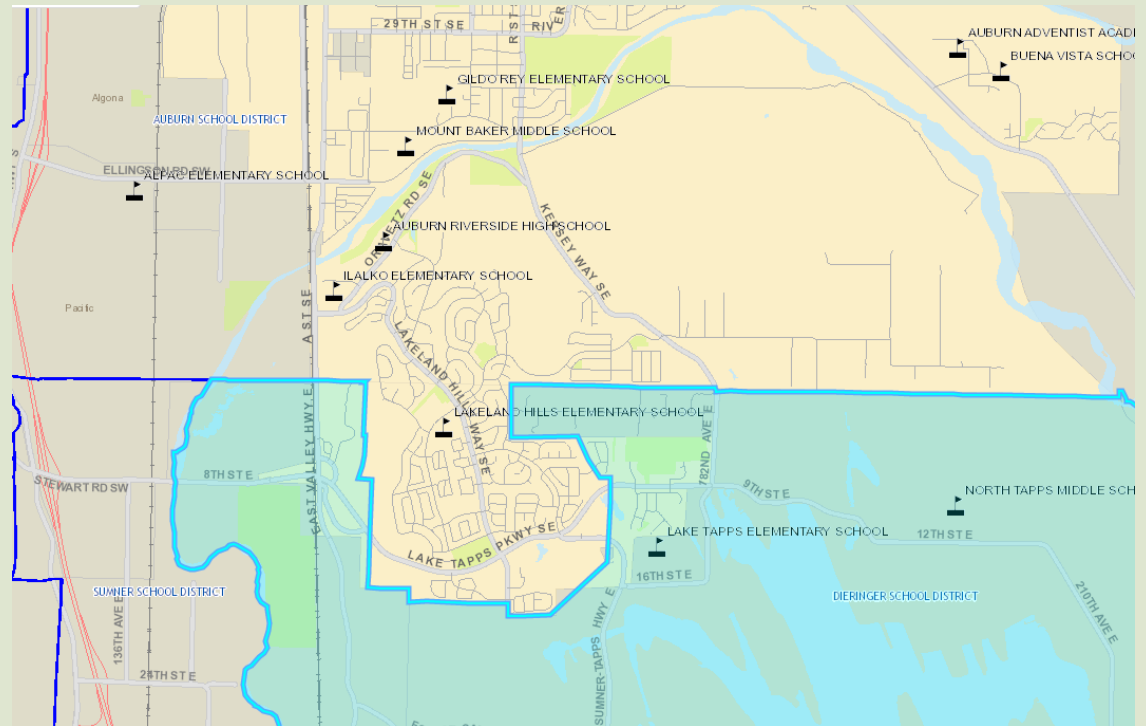
- **P/T #1 – Capital Facilities Plan (CFP) Update for Auburn School District**
- **P/T #2 – Capital Facilities Plan (CFP) Update for Dieringer School District**
- **P/T #3 – Capital Facilities Plan (CFP) Update for Federal Way School District**
- **P/T #4 – Capital Facilities Plan (CFP) Update for Kent School District**
- **P/T #5 – City of Auburn Capital Facilities Plan (CFP) Update**

- **P/T #1 – Capital Facilities Plan (CFP) Update for Auburn School District**

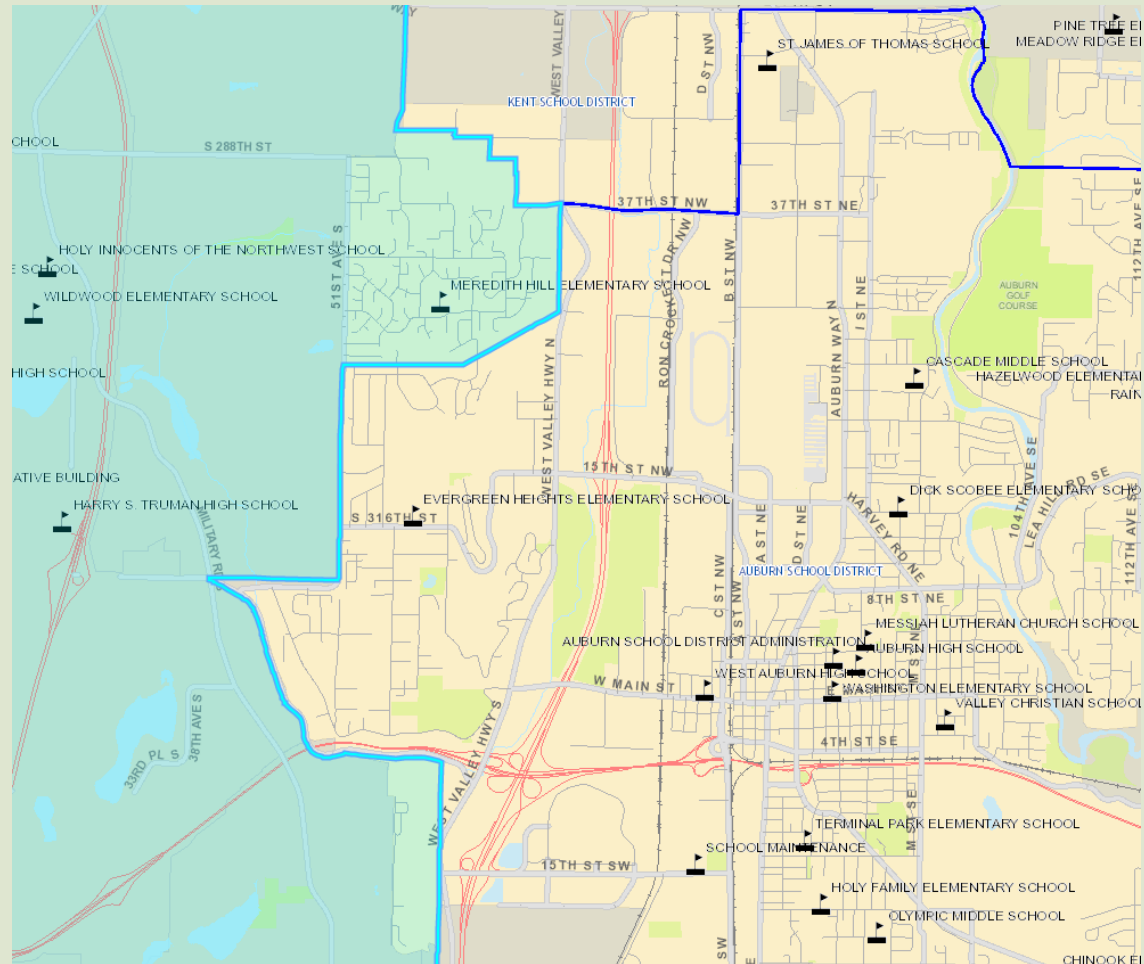


CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

- **P/T #2 – Capital Facilities Plan (CFP) Update for Dieringer School District**



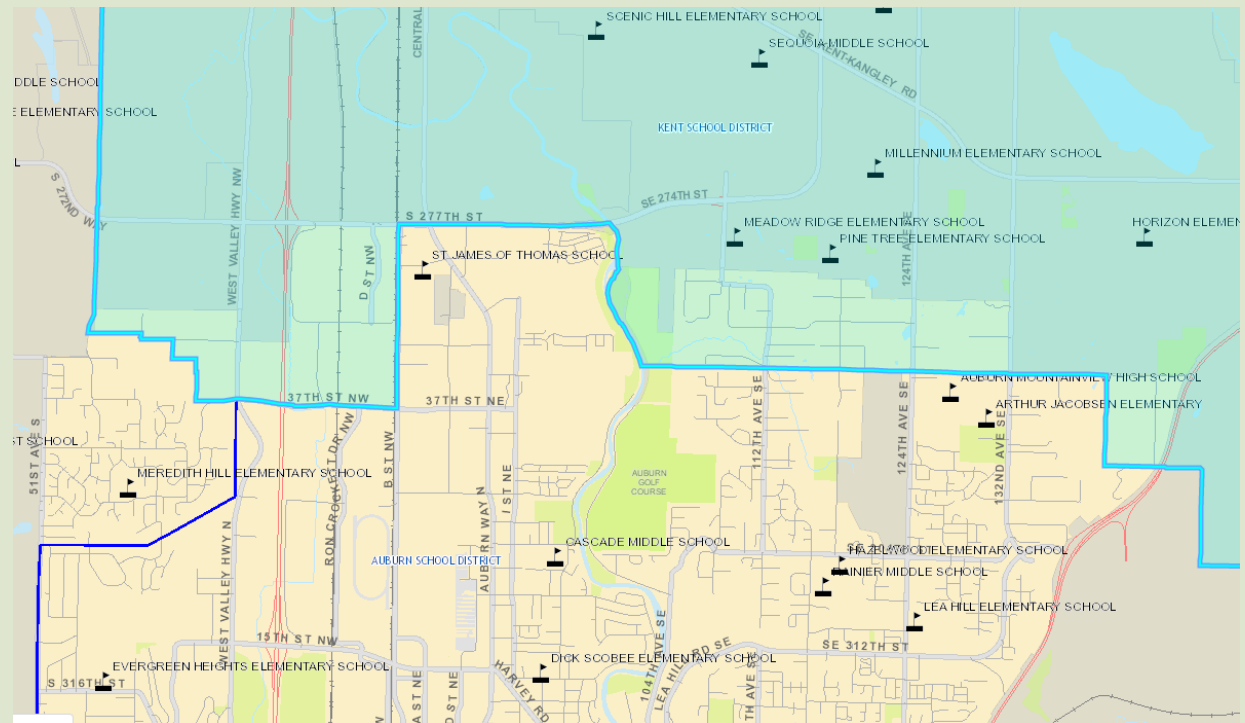
- **P/T #3 – Capital Facilities Plan (CFP) Update for Federal Way School District**



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CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

■ P/T #4 – Capital Facilities Plan (CFP) Update for Kent School District



CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

- **P/T #5 – City of Auburn
Capital Facilities Plan Update**

City of Auburn Capital Facilities Plan



**CAPITAL FACILITIES PLAN
(2020 – 2025)**

Adopted by Ordinance No. 6746, December 02, 2019 as part of the
City of Auburn Comprehensive Plan

City of Auburn
25 West Main
Auburn, WA 98001
(253) 931-3000
www.auburnwa.gov

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

- **P/T #6 –Comprehensive Plan Volume 3, Capital Facilities Element, Update**
 - Water Services is requesting a 4-year extension of the Comprehensive Water Plan (CWP) through the Department of Health, which will then allow for a full update in 2024. The current plan analysis period is through 2026.
 - Capital projects, water demand, and growth projections are still valid and accurate.
 - Element text remains the same, however the referenced CWP document will be updated.
- **P/T #7 –Comprehensive Plan Volume 5, Transportation Element, Update**
 - Update Comprehensive Plan to remove one project transferred to TIP and add Main Street TOD projects.
 - Update maps to reflect current conditions.

COMPREHENSIVE TRANSPORTATION PLAN 2021 ANNUAL AMENDMENTS

PLANNING COMMISSION
SEPTEMBER 8, 2021

CECILE MALIK,
SENIOR TRANSPORTATION PLANNER

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Sustainability • 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



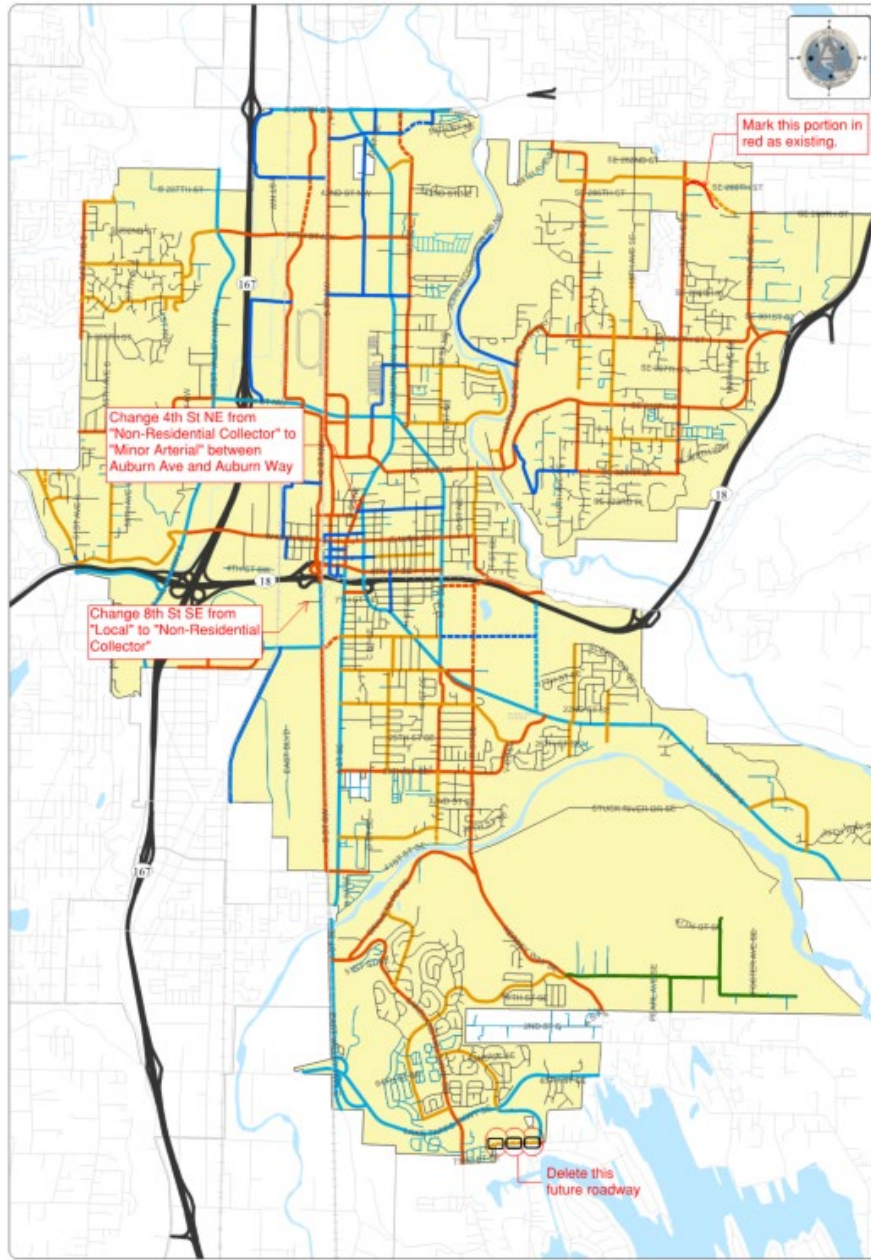
2021 COMPREHENSIVE TRANSPORTATION PLAN ANNUAL AMENDMENTS

- Annual amendments to the Comprehensive Transportation Plan to reflect current conditions:
- Project list update:
 - Added new projects: Main Street TOD
- Maps updated:
 - Improve visual
 - Combined redundant maps
 - Updated data to current conditions
 - Added future signals
 - Updated project map to reflect updated list

2021 COMPREHENSIVE TRANSPORTATION PLAN ANNUAL AMENDMENTS

- New Projects added:
 - Main Street TOD

		road		project.
<u>Comp-26</u>	<u>Main Street TOD Infrastructure Improvements – Central Main Street</u>	<u>East Main Street, Auburn Avenue to Auburn Way North – replace roadway, parking, sidewalks, and utilities.</u>	<u>Improvements support revitalization of Auburn’s downtown core to support transit oriented development</u>	<u>\$9.0M</u>
<u>Comp-27</u>	<u>Main Street TOD Infrastructure Improvements – Western Main Street</u>	<u>West Main Street, B Street NW/SW to Division Street, replace roadway, parking, sidewalks, and utilities.</u>	<u>Improvements support revitalization of Auburn’s downtown core to support transit oriented development</u>	<u>\$6.0M</u>
<u>Comp-28</u>	<u>Main Street TOD Infrastructure Improvements – Eastern Main Street</u>	<u>East Main Street, Auburn Way to F Street SE/NE, replace roadway, parking, sidewalks, and utilities.</u>	<u>Improvements support revitalization of Auburn’s downtown core to support transit oriented development</u>	<u>\$7.0M</u>



MAP CHANGES

2.1 Functional Classification

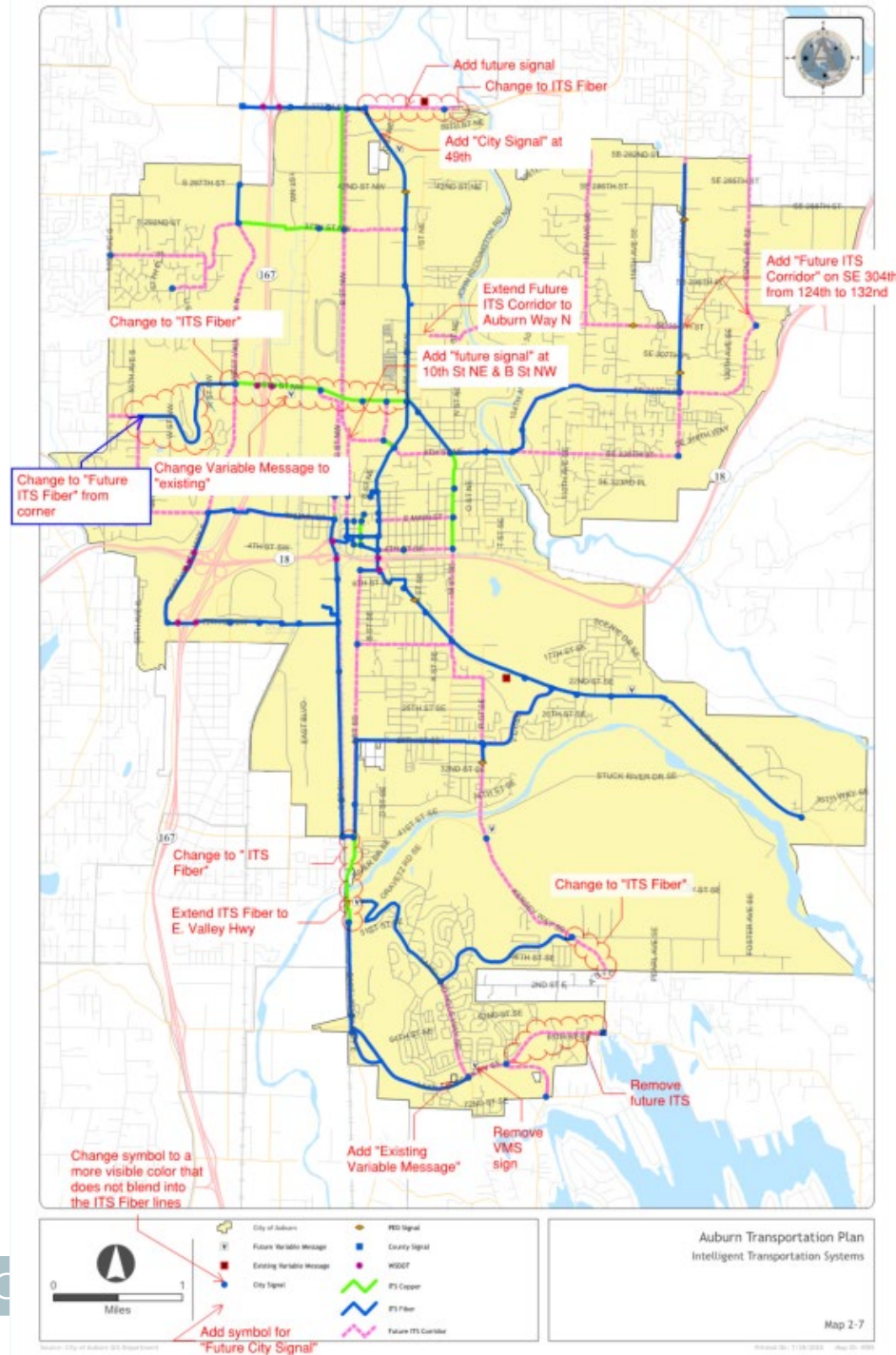
SERVICE

STAINABILITY • WELLNESS • CELEBRATION



MAP CHANGES

2.3 Truck Routes

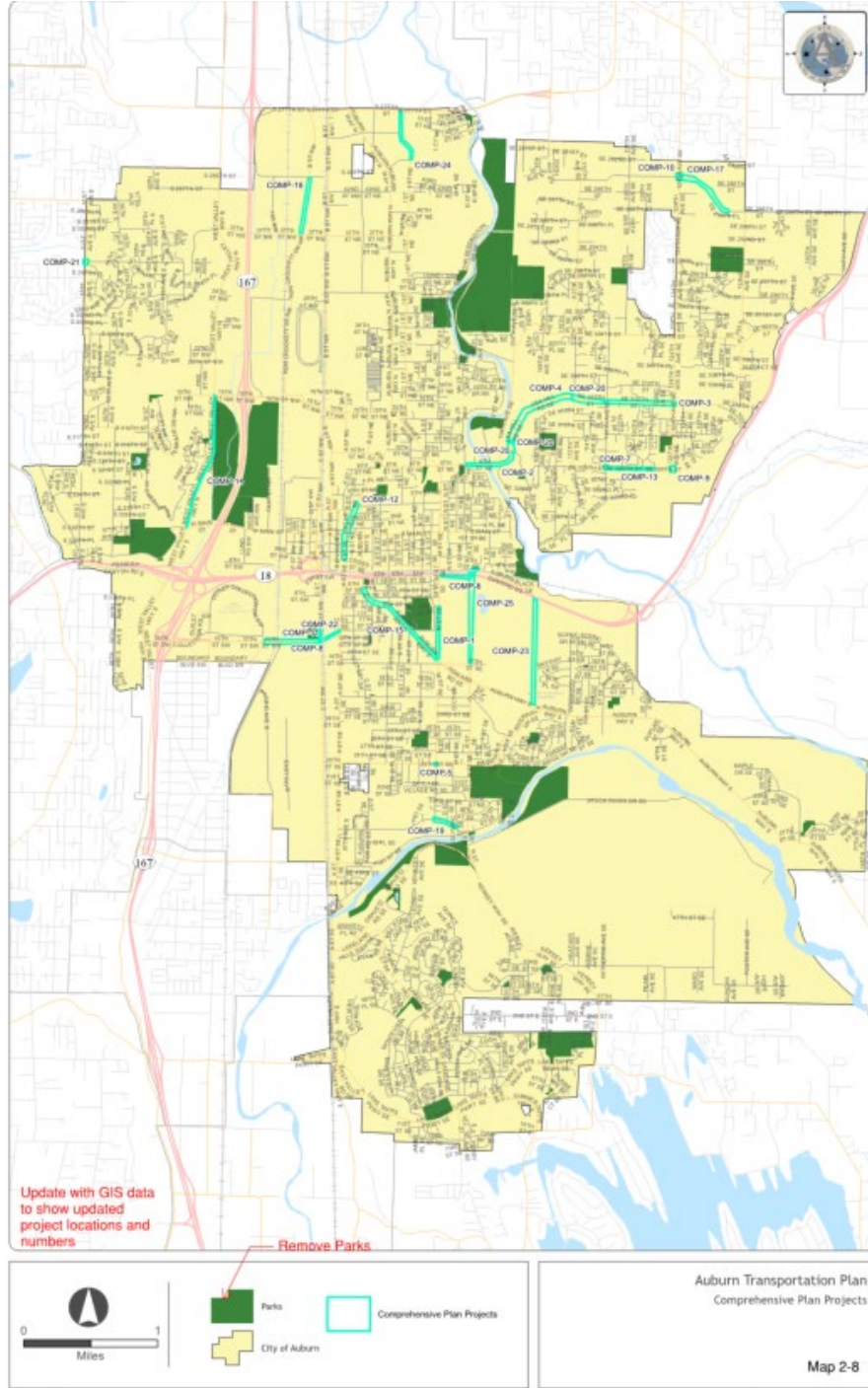


MAP CHANGES

2.7 Intelligent Transportation Systems

SERVICE

AINABILITY • WELLNESS • CELEBRATION

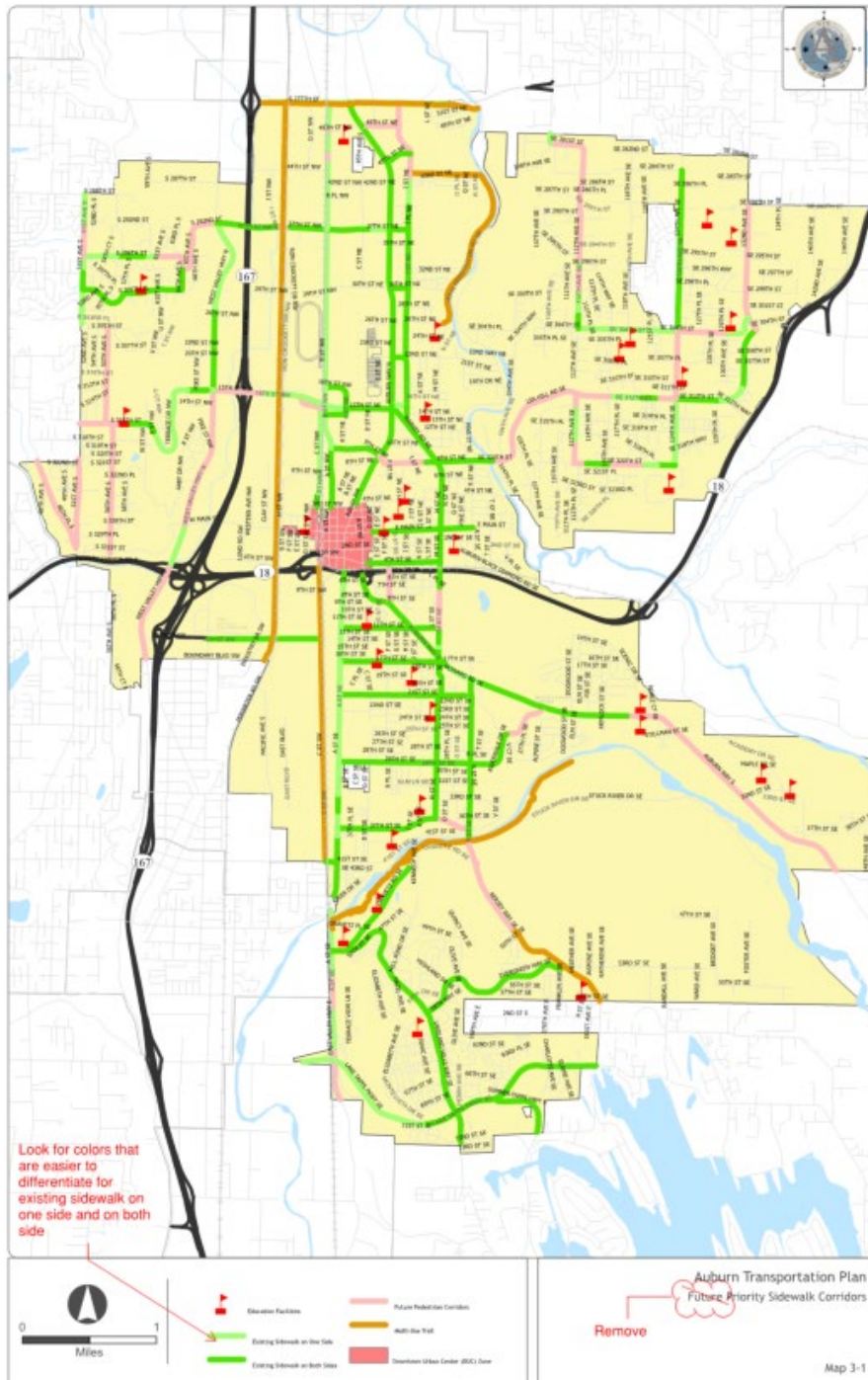


MAP CHANGES

2.8 Comprehensive Plan Projects

SERVICE •

ABILITY • WELLNESS • CELEBRATION



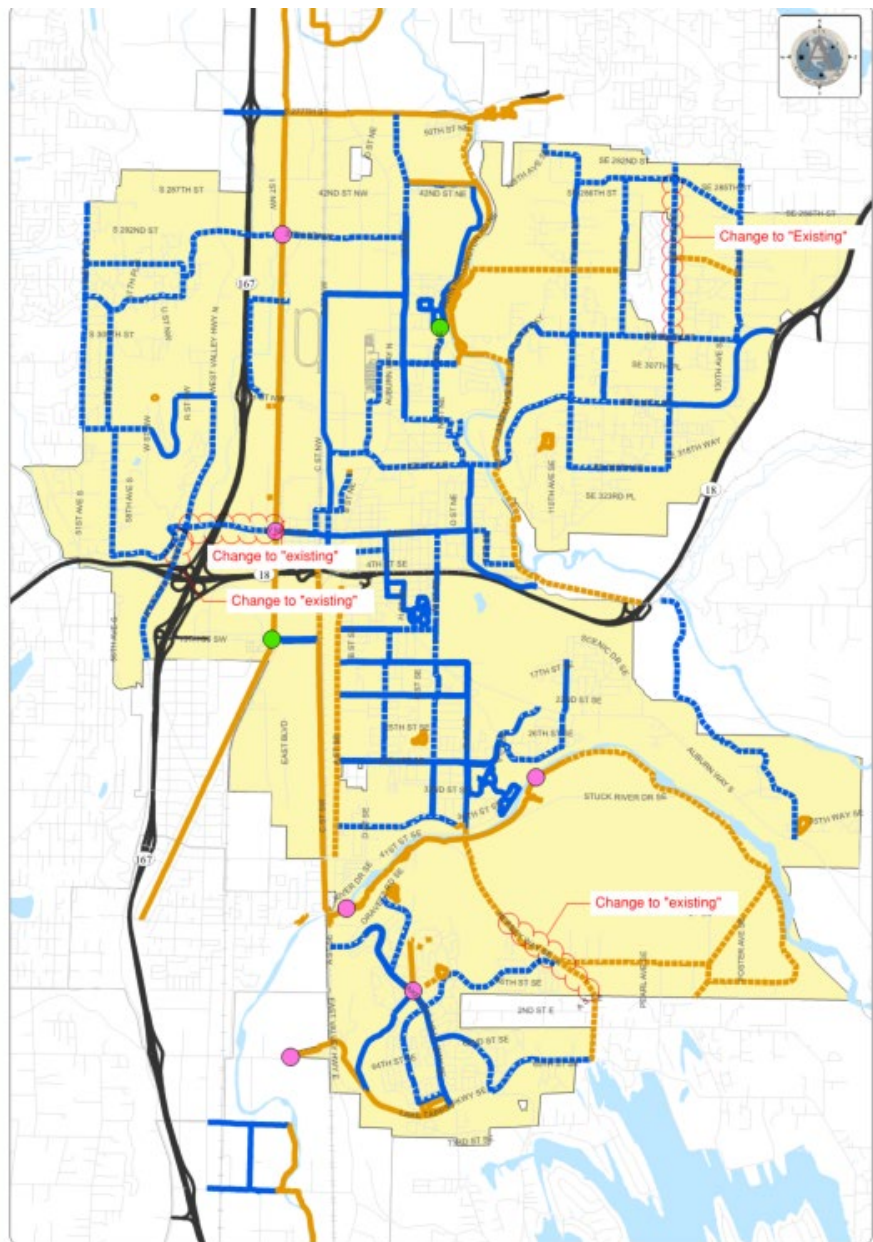
Look for colors that are easier to differentiate for existing sidewalk on one side and on both side

SERVICE

MAP CHANGES

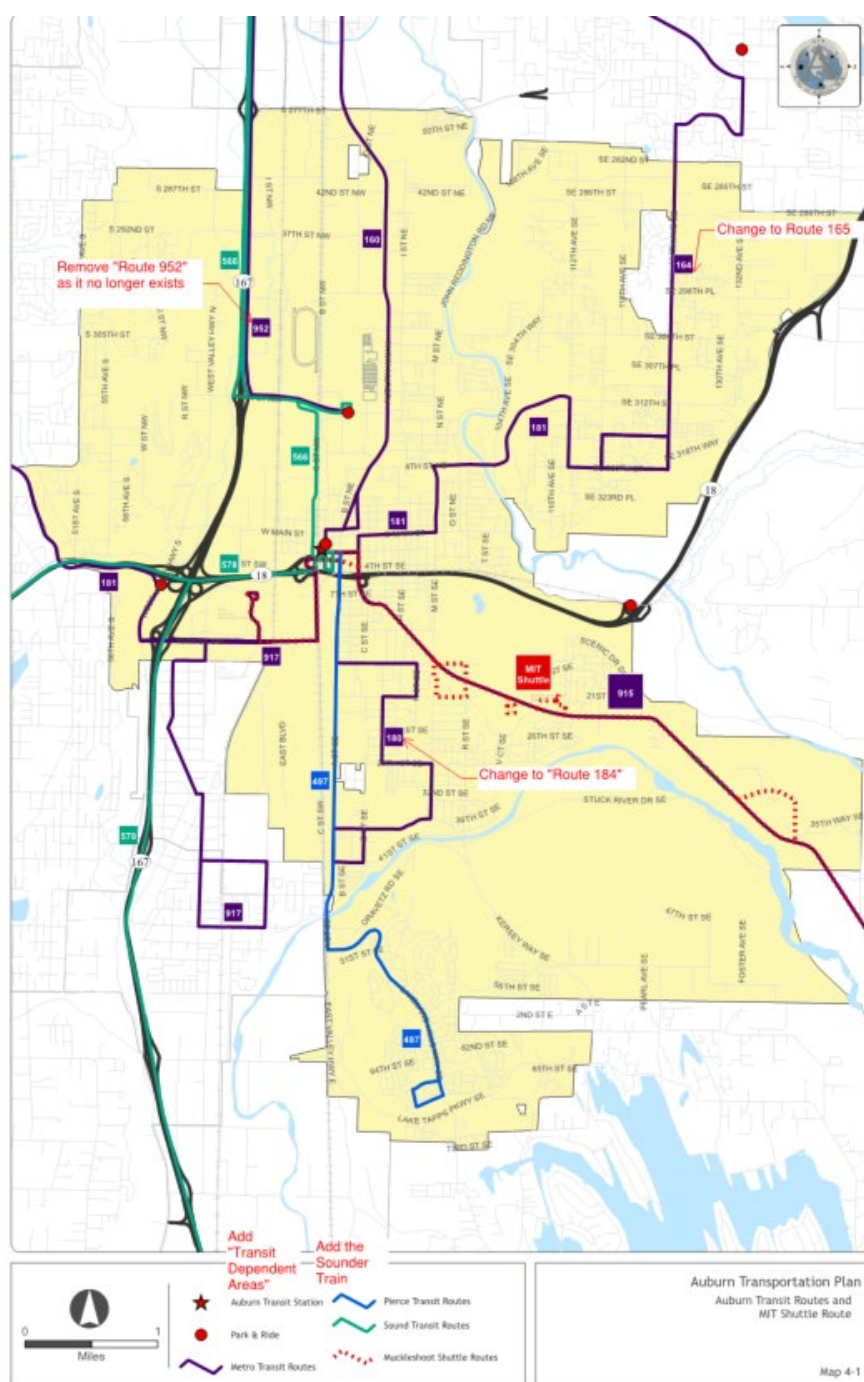
3.1 Priority Sidewalk Corridors

ABILITY • WELLNESS • CELEBRATION

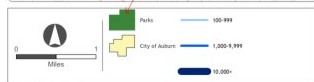
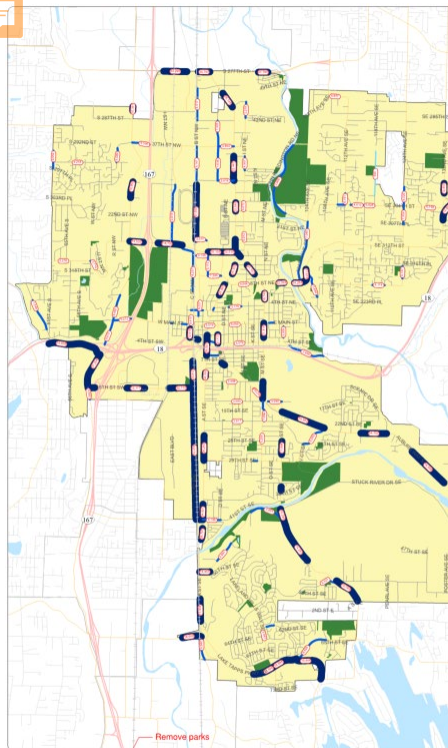


MAP CHANGES

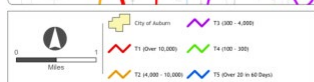
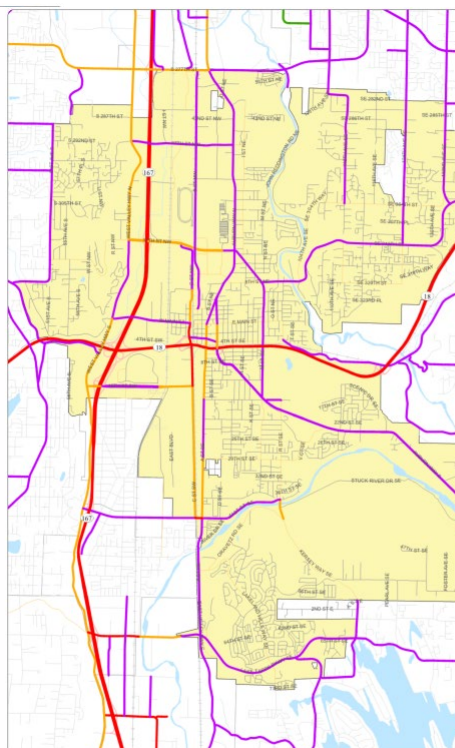
3.2 Existing and Future Bicycle Facilities and Multi-Use Trails



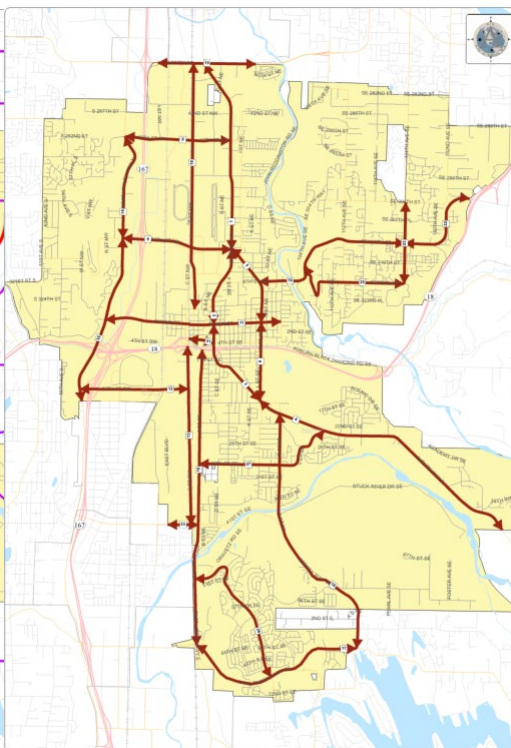
MAP CHANGES 4.1 & 4.2 Transit Routes and Transit Dependent Areas



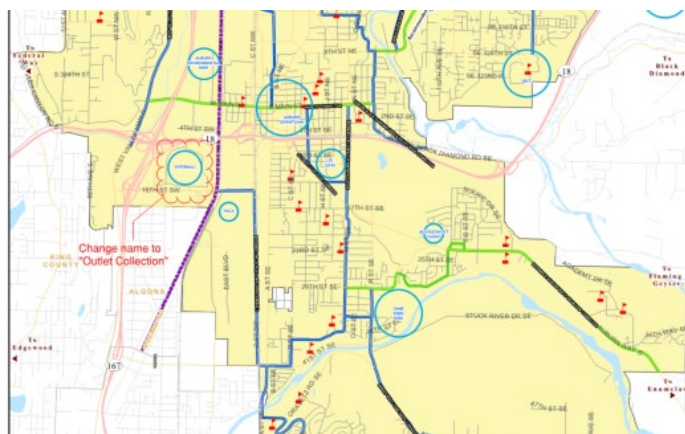
Auburn T
Average Daily T



Auburn Tran
Freight Routes
Annual T



Auburn Transportation Plan
Auburn LOS Corridors
Map 2-5



MAP CHANGES

2.2 Average
Daily Traffic
Volume

2.4 Freight
Classification

2.5 LOS
Corridors

3.3 Bicycle
Corridors and
Connectors

2021 COMPREHENSIVE TRANSPORTATION PLAN ANNUAL AMENDMENTS

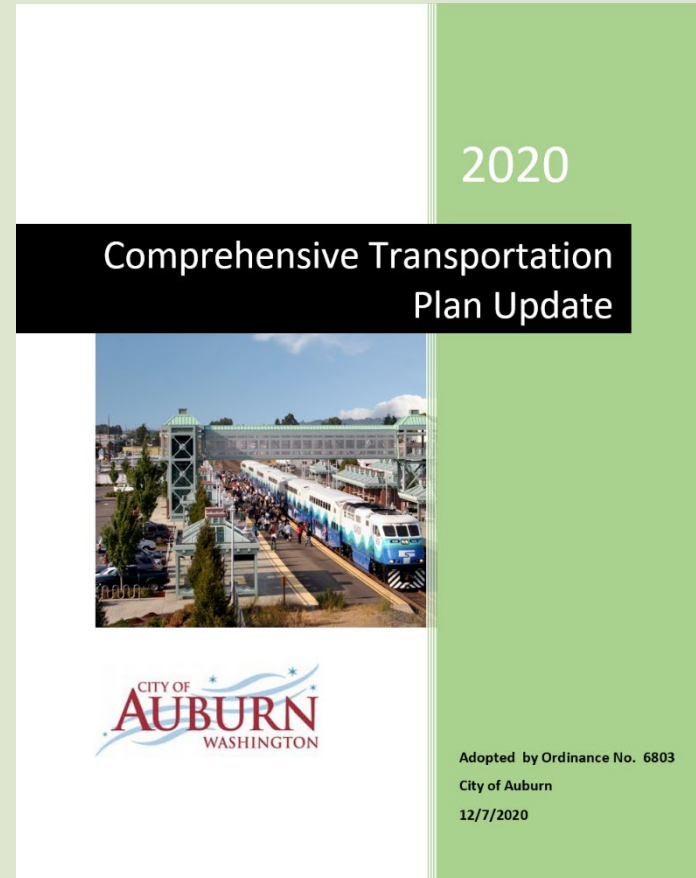
Any questions?

CITY INITIATED COMPREHENSIVE PLAN TEXT AMENDMENTS

- **P/T #8 – Comprehensive Plan Volume 2, Housing Element Update**
 - Add language referencing Housing Action Plan (HAP) adoption
 - Updated policy H-24 to reflect HAP recommendation of including minimizing displacement impacts, which is also consistent with PSRC Vision 2050 policy (MPP-H-11) supporting identifying potential physical, economic, and cultural displacement and mitigating to the extent feasible.
- **P/T #9 – Comprehensive Plan Volume 1, Land Use Element, Update**
 - Update policy LU-39 to include affordable housing as an approved supplemental amenity that would allow deviations in height, density, or intensity limitations. Supports HAP recommendation.

CITY-INITIATED COMPREHENSIVE PLAN MAP AMENDMENTS

- **CPM #1** – Several maps found throughout Volume 5 (Transportation Element) have been updated to reflect current conditions. A final list of maps and corresponding page numbers is under development by Transportation Division.



NEXT STEPS

- City staff is reviewing the private applications for consistency with intent and goals stated within the city's Comprehensive Plan and conducting the state required environmental review process (SEPA).
- Staff will provide additional information, including copies of the applications, to the Planning Commission identifying the results of analysis and a staff recommendation at future meetings. Generally, this is done by the “notebooks” prepared & distributed.
- Staff will schedule future briefings for the Planning Commission and public hearings in order that the Commission may make recommendations on all proposed amendments to City Council.

2021 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

	9-8-21	9-21-21	10-5-21	10-19-21	11-3-21	11-8-21	11-15-21	12-6-21	12-20-21
	Planning Commission (PC) Regular Meeting	Planning Commission Extra Meeting	Planning Commission Regular Meeting	Planning Commission Extra Meeting	Planning Commission Regular Meeting	City Council Study Session	City Council Study Session	City Council Regular Meeting	City Council Regular Meeting
City-initiated Text Amendments CPA21-0001 <ul style="list-style-type: none"> School district CFP's P/T #1-4 City Capital Facilities Plan P/T #5 City Text Amendments P/T #6-9 City-initiated Map Amendments CPA21-0002 <ul style="list-style-type: none"> Transportation CPM #1 	Introduction to 2021 Comp Plan Amendment docket	Update to 2021 Comp Plan amendments, if needed	Update to 2021 Comp Plan amendments, if needed (Address PC Questions)	Conduct Public Hearing #1 Suggested agenda order: School District Amendments (SD staff, if present) City staff briefing on City Capital Facilities Plan City Staff briefing on Capital Facilities Element City Staff briefing on Transportation City Staff briefing on Housing and Land use	Continued PC Public Hearing, if needed	Discussion of PC recommendation.	Continued discussion of PC recommendation, if needed.	Council Action	Council Action, if needed

2021 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

Any questions?

ENVIRONMENTAL CHECKLIST APPLICATION

Note: This environmental checklist does not address all proposed year 2021 comprehensive plan amendments. Other year 2021 amendments (school district CFP text amendments) are undergoing, have undergone, or will undergo separate environmental review. The timing of these other amendments may be dependent on processing timing.

1. Name of proposed project, if applicable:

City of Auburn's 2021 Comprehensive Plan Map and Policy/Text Amendments

2. Name of Applicant:

City of Auburn, Washington

3. Address and phone number of applicant and contact person:

Applicant:

Department of Community Development
City of Auburn
25 West Main Street
Auburn, WA 98001

Josh Steiner, Senior Planner
jsteiner@auburnwa.gov
253-804-5064

4. Date checklist prepared:

September 16, 2021

5. Agency requesting checklist:

City of Auburn

6. Proposed timing or schedule (including phasing, if applicable):

A Planning Commission public hearing on the proposed amendments covered by this checklist is tentatively scheduled for (but no earlier than) October 19, 2021. City Council consideration of the proposed amendments is planned for December. City Council action on plan amendments typically occurs prior to the end of the calendar year, but is not required to occur.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There are no additions anticipated as part of this 2021 Annual Comprehensive Plan process.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Auburn School District. Determination of Non-Significance – 2021-2027 Capital Facilities Plan. May 27, 2021.

Dieringer School District Determination of Non-Significance - Dieringer School District Capital Facilities Plan 2021. August 24, 2021.

Federal Way School District. Determination of Non-Significance – 2022 Capital Facilities Plan. June 9, 2021.

Kent School District. Determination of Non-Significance – 2021-2027 Capital Facilities Plan. May 7, 2021.

In addition to environmental information related to this year's annual comprehensive plan amendments (2021), other environmental information includes information related to historical decisions related to the City's Comprehensive Plan. These decisions include:

City of Auburn. Final Determination of Non-Significance – 2020 Comprehensive Plan Annual Amendments, City-initiated, (SEP20-0018) Issued September 25, 2020.

City of Auburn. Final Determination of Non-Significance – 2019 Comprehensive Plan Annual Amendments, City-initiated, (SEP19-0028) Issued September 23, 2019.

City of Auburn. Final Determination of Non-Significance – 2018 Comprehensive Plan Annual Amendments, City-initiated, (SEP18-0010) Issued September 19, 2018.

City of Auburn. Final Determination of Non-Significance – 2017 Comprehensive Plan Annual Amendments, City-initiated, (SEP17-0014) Issued September 19, 2017.

City of Auburn. Final Determination of Non-Significance – 2016 Comprehensive Plan Annual Amendments, City-initiated, (SEP16-0010) Issued September 28, 2016.

City of Auburn. Final Determination of Non-Significance – Major update in compliance with the periodic update required under the Growth Management Act (GMA) and in response to community visioning programs and community changes. 2015 Comprehensive Plan, (SEP15-0031) Issued November 2, 2015.

City of Auburn. Final Determination of Non-Significance – 2014 Comprehensive Plan Annual Amendments, City-initiated, (SEP14-0011) Issued September 16, 2014.

City of Auburn. Final Determination of Non-Significance – 2013 Comprehensive Plan Annual Amendments, City-initiated, (SEP13-0028) Issued September 17, 2013.

City of Auburn. Final Determination of Non-Significance – 2012 Comprehensive Plan Annual Amendments, City-initiated, (SEP12-0023) Issued September 10, 2012.

City of Auburn. Final Determination of Non-Significance – 2011 Comprehensive Plan Annual Amendments, City-initiated, (SEP11-0021) Issued October 18, 2011.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Annual Amendments, City-initiated, Group 1, (SEP10-0019) 2010

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Amendments, City-initiated, Group 2, (SEP10-0028) 2010

City of Auburn. Final Determination of Non-Significance – 2010 Comprehensive Plan Annual Amendments, Privately-initiated, Group 2, (SEP10-0013) 2010

City of Auburn. Final Determination of Non-Significance – 2009 Amendments to the Auburn Zoning Code and Land Division Ordinance. 2009

Puget Sound Regional Council - Final Environmental Impact Statement - Vision 2040: Growth Strategy for the Central Puget Sound Region. March 2008.

City of Auburn. Final Determination of Non-Significance – 2008 Comprehensive Plan amendments. August 2008.

City of Auburn. Final Determination of Non-Significance—2007 Comprehensive Plan amendments. August 2007.

City of Auburn. Final Determination of Non-Significance – 2006 Comprehensive Plan amendments. August 2006.

City of Auburn. Final Determination of Non-Significance – 2005 Comprehensive Plan amendments. September 2005.

City of Auburn. Final Determination of Non-Significance - 2004 Comprehensive Plan amendments. September 2004.

City of Auburn. Final Determination of Non-Significance - 2003 Comprehensive Plan amendments. October 2003.

City of Auburn. Final Determination of Non-Significance - 2002 Comprehensive Plan amendments. October 2002.

City of Auburn. Final Determination of Non-Significance - 2001 Comprehensive Plan amendments. October 2001.

City of Auburn - Auburn Downtown Plan/Final EIS. April 2001.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1996 Comprehensive Plan Amendments. November 1996.

City of Auburn - Addendum to the Final Determination of Non-Significance - Comprehensive Plan Amendments to Comply with the Central Puget Sound Growth Management Hearings Board Decision. October 1996.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1995 Comprehensive Plan Amendments. November 1995.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

City of Auburn - Final Determination of Non-Significance - Comprehensive Plan Amendments to Comply with the Washington State Growth Management Act. October 1994.

City of Auburn - Final Environmental Impact Statement - City of Auburn Comprehensive Plan: Staff Draft and Recommendations. May 1986.

City of Auburn. - Final Determination of Non-Significance - Downtown Design Study. April 1990.

City of Auburn - Final Determination of Non-Significance - Comprehensive Plan Amendments on City Expansion and Urban Growth. July 1991.

City of Auburn - Final Environmental Impact Statement: Auburn North CBD Analysis. November 1991.

City of Auburn -Final Determination of Non-Significance - Comprehensive Plan Amendments on Sensitive and Critical Lands. January 1992.

King County Parks, Planning and Resources Department - Final Environmental Impact Statement: Soos Creek Community Plan Update. December 1991.

King County Parks, Planning and Resources Department - Final Supplemental Environmental Impact Statement: Countywide Planning Policies Proposed Amendments. May 1994.

King County Parks, Planning and Resources Department - Supplemental Environmental Impact Statement: King County Comprehensive Plan. July 1994.

Pierce County, Department of Planning and Land Services - Proposed Lakeland Hills South Mining and Reclamation Plan and Planned Community Development: Final Environmental Impact Statement. July 21, 1992.

Pierce County, Department of Planning and Land Services - Comprehensive Plan for Pierce County, Washington: Final EIS. September 20, 1993.

Pierce County, Department of Planning and Land Services - Final Supplemental EIS for the Comprehensive Plan for Pierce County, Washington. June 1994.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

The City of Auburn Planning Commission will hold a public hearing on the proposed 2021 comprehensive plan map and policy/text amendments addressed in this environmental checklist and others and will forward a recommendation to the Auburn City Council. The City Council

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

may or may not hold a public hearing prior to taking action adopting, adopting in part, or not adopting the amendments.

Although the proposed action is not an approval or permit, the proposed amendments are also subject to the 60-day State Agency review process pursuant to RCW 36.70A.106.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You need not repeat those answers on this page.

The City of Auburn annually amends its Comprehensive Plan in accordance with state law. In summary, the 2021 City of Auburn Annual Comprehensive Plan and Map amendments addressed by this environmental checklist include policy/text amendments (denoted by P/T) and plan map amendments (denoted by CPM). These amendments are described as follows:

Comprehensive Plan Amendments (policy/text)

A. Policy/Text Amendments (File No. CPA21-0001) (Nine changes)

P/T #1 – Auburn School District 2021-2027 Capital Facilities Plan. (Separate Environmental Review)

P/T #2 – Dieringer School District Capital Facilities Plan 2021. (Separate Environmental Review)

P/T #3 – Federal Way School District 2022 Capital Facilities Plan. (Separate Environmental Review)

P/T #4 – Kent School District 2020/2021 – 2026/2027 Capital Facilities Plan (Separate Environmental Review)

P/T #5 – City of Auburn 2022-2027 Capital Facilities Plan

P/T #6 - Volume 3, Capital Facilities Element. Water is in the process of applying for an extension of their Comprehensive Water Plan (separate document incorporated by reference) effective to 2026 through the Washington State Department of Health, at which time a full update will be completed. Water believes this request is valid because the capital projects, water demands, and population growth projections presented in the current Water System Plan are still accurate projections of the City's current planning efforts.

- No text changes to the Capital Facilities Element are needed, although the referenced Comprehensive Water Plan in Policy CF-13 is expected to be updated by 2024 with current data as part of the Periodic Update.

P/T #7 – Volume 5, Transportation Element (Separate document incorporated by reference). Changes in the Transportation Element consist of the following:

- Update Transportation Improvement Program (TIP) information/project list;
- Re-designate one project from Comprehensive Plan list to the (TIP) list to maintain continuity in the future transportation network conditions;

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

- Update maps as needed to reflect current data and conditions (addressed by CMP #1, below);
- Additional minor changes will relate to grammar, punctuation, choice of words, references, etc.

P/T #8 – Volume 2, Housing Element. The City adopted a Housing Action Plan (HAP) in July 2021, which was also presented to the Planning Commission in February and June 2021 by City staff. The HAP provides recommendations on policies and code changes to implement HAP strategies. The proposed policy revision allows for better alignment with PSRC Vision 2050 policy MPP-H-11 which addresses supporting identification of potential physical, economic, and cultural displacement, and mitigating to the extent feasible.

- Include reference and brief description of Housing Action Plan in Conditions and Trends section beginning on page H-1 of the Housing Element.
- Revise Policy H-24(f) to include text regarding minimizing displacement impacts. The revision of this policy will better align with PSRC Vision 2050's recognition of displacement risk. Revising this policy allows for alignment with PSRC requirements in advance of the 2024 Periodic Update.
- Address text formatting for Policy H-24 sub-policies

P/T #9 – Volume 1, Land Use Element and Volume 5. The City adopted a Housing Action Plan (HAP) in July 2021, which was also presented to the Planning Commission in February and June 2021 by City staff. The HAP provides recommendations on policies and code changes to implement HAP strategies. One such policy is located in the Land Use Element (additional detail below).

- Revise Policy LU-39 to include affordable housing and mixed-income development. In addition to allowing additional height or density in exchange for supplemental amenities identified in this policy, this revision would include affordable housing development as eligible uses for deviations in height, density, or intensity.

Comprehensive Plan Amendments (Map changes)

B. City-Initiated Map Amendments (File No. CPA21-0001) (One Change)

CPM #1 - Volume 5: Transportation Element (Separate document incorporated by reference):
Several maps found throughout Volume 5 have been updated to reflect current conditions. A final list of maps and corresponding page numbers is under development by Transportation Planning.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The City of Auburn Comprehensive Plan covers the area within the municipal boundaries of the City of Auburn, but also identifies properties in the City's Potential Annexation Area (PAA). Both the Growth Management Act and the King and Pierce County Countywide Planning Policies, emphasize the need for consistent planning between cities and the County within each city's urban growth area. The City's municipal boundaries and its remaining potential annexation areas are shown within the City's Comprehensive Plan.

For the specific map locations of individual changes, see the locations specified under Item 11.B, above.

B. ENVIRONMENTAL ELEMENTS:

1. Earth:

A. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

The City of Auburn and its Potential Annexation Area (PAA) are characterized by a relatively flat central valley floor bordered by steep hillsides and upland plateaus to the west, east and southeast.

B. What is the steepest slope on the site (approximate percent slope)?

The slopes vary in areas of the city and the PAA, but in some location, slopes associated with the valley walls reach nearly 100%.

C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The valley floor is made up primarily of soils of the Oridia, Renton, Snohomish, and Briscott series. These soils are generally poorly drained and formed in the alluvium (river sediments) associated with the White and Green Rivers. These are considered good agricultural soils, though in many areas, are not well-drained. There is no designated farmland within the City of Auburn.

The hillsides and plateaus are made up of primarily Alderwood associated soils and a small amount of Everett associated soils (U.S. Department of Agriculture, 1973). Alderwood soils are moderately well drained gravelly sandy loams 20-40 inches deep. Beneath these soils is glacial till with low permeability. Roots penetrate easily to the hardpan layer. Runoff potential is slow to medium. Erosion and slippage hazard is moderate; ranging to severe on steeper slope phases. The Everett series consists of somewhat excessively drained soils that are underlain by very gravelly sand. These soils formed in very gravelly glacial outwash deposits under conifers. They are found on terraces and terrace fronts and are gently undulating to moderately steep.

D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Many factors affect slope stability including soil type, parent material, slope and drainage. These factors can be further affected by human intervention such as slope alteration, and vegetation

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

removal. The City has identified categories of geologic hazard areas and inventoried these areas. Maps of the erosion, seismic, and landslide hazard areas are provided as maps that are part of the critical areas ordinance inventory

E. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Not applicable. The proposed Comprehensive Plan amendments are non-project actions, no site alteration, construction, or earthwork is proposed.

F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable. This is a non-project action.

G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable. The action does not involve site specific development proposals.

H. Proposed measures to reduce or control erosion or other impacts to the earth.

This is a non-project action; no site specific erosion control measures are proposed. However, the existing comprehensive plan includes numerous policies to reduce or control erosion through the use of best management practices, landscaping requirements, limitations on alteration of steep slopes and other critical areas protections. Impacts to earth/soil resources will be identified and, if necessary, mitigated during the development review process as specific development proposals are made that might be associated with these plan amendments.

These potential impacts would be avoided by implementing best management practices and complying with 2014 WA State Dept. of Ecology Stormwater Management Manual for Western Washington with City of Auburn Supplement.

2. Air:

A. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if know.

Not applicable. This is a non-project action.

B. Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.

Not applicable. This is a non-project action.

C. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable. This is a non-project action.

3. Water:

A. Surface:

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, wetlands): If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

The major bodies of water within Auburn are the Green River, the White (Stuck) River, Bowman Creek, Cobble Creek, Mill Creek, Lea Hill Creek, Olson Creek and White Lake. The City has conducted an inventory of wetlands and streams within the city limits. These are shown on City's critical area inventory maps. Shorelines of the State are reflected in Auburn's Shorelines Master Program adopted in May 2020 under Ordinance No. 6733 and the shoreline environment designations are shown within the Shoreline Management Program.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable. This is a non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable. This is non-project action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

Not applicable. This is non-project action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Several areas within Auburn lie within the 100-year floodplain of the Green or White Rivers and Mill Creek and Mullen Slough. Floodplain as well as flood hazard areas as defined by the City are shown on the city critical area maps and floodplain maps. The Riparian Habitat Zone, as a FEMA special flood hazard area is shown on the city's inventory and addressed in the city's regulations.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Not applicable. This is non-project action.

B. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Not applicable. This is non-project action.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing any toxic chemicals;**

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) is (are) expected to serve.

Not applicable. This is non-project action.

C. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable. This is non-project action.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

Not applicable. This is non-project action.

D. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Not applicable. This is non-project action.

4. Plants:

A. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other.	X
evergreen tree: fir, cedar, pine, other.	X
shrubs.	X
grass.	X
pasture.	X
crop or grain.	X
wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other.	X
water plants: water lily, eelgrass, milfoil, other.	X
other types of vegetation.	X

B. What kind and amount of vegetation will be removed or altered?

Not applicable. This is a non-project action. However, in general urban development results in the removal or alteration of many types of vegetation.

C. List threatened or endangered species known to be on or near the site:

None known at this time.

D. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable. This is a non-project action.

5. Animals:

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

A. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: **hawk, heron, eagle, songbirds, other: geese, ducks, crows, etc.**

Mammals: deer, bear, elk, **beaver**, other:

Fish: bass, **salmon, trout**, herring, shellfish, other: **urban animals such as cats, dogs, rabbits, raccoons, rodents, squirrels, opossums, etc. are also present in the city.**

B. List any threatened or endangered species known to be on or near the site.

There are nesting/breeding sites of great blue herons and green backed herons within Auburn as shown on critical area inventory maps.

Wildlife

The Environmental Impact Statement for the NE Auburn/Robertson Properties Special area plan and addendum indicate the bald eagle was delisted as 'threatened' in 2008 and is now a federal 'species of concern'. There are several species that potentially occur within King County including: gray wolf (federally and state endangered), grizzly bear (federally threatened and state endangered), Canada lynx (federally and state threatened), marbled murrelet (federally and state threatened), and northern spotted owl (federally threatened and state endangered) (USFWS 2007). Due to their limited range and specific habitat requirements, the gray wolf, grizzly bear, Canada lynx, marbled murrelet, and northern spotted owl would not be expected to occur within the urban areas of King County.

The 2004 EIS also identified several federal species of concern that may occur in King County. The list was updated in 2007 to include: tailed frog, Larch Mountain salamander, and northern sea otter (USFWS, 2007). The project area does not contain suitable habitat to support these species at this time. The 2004 EIS did not include the Oregon spotted frog or yellow-billed cuckoo, which are federal candidate species. Though given the current range and distribution of the species and the degraded conditions of on-site wetlands and stream, the likelihood of Oregon spotted frog occurring within the city is very low.

Yellow-billed cuckoos breed in large blocks of riparian habitats (particularly woodlands containing cottonwoods and willows) (Erhlich et al., 1988). This species may now be extirpated from Washington (66 Federal Register 210). There have been documented sightings of yellow-billed cuckoo in King County and the Green River riparian corridor may provide some limited foraging and breeding habitat; however, areas of Auburn are devoid of mature dense cottonwood stands of significant size to support the species and their presence is not anticipated.

Fish

The 2004 EIS identified the Puget Sound/Strait of Georgia Coho salmon as a candidate species; however, their current federal status has been down-graded to a species of concern. Other listing changes that have occurred since that time includes the 2007 listing of the Puget Sound Distinct Population Segment (DPS) steelhead as threatened under the ESA (72 Federal Register 91), and the 2005 listing of designated critical habitat for the Puget Sound Evolutionarily Significant Unit (ESU) Chinook salmon and Coastal-Puget Sound DPS bull trout in the Green River (70 Federal Register 170; 70 Federal Register 185).

Since the 2004 EIS, a Biological Opinion was issued by NMFS that determined the effects of certain elements of the National Flood Insurance Program (NFIP) throughout Puget Sound is likely to jeopardize the continued existence of the following species listed under the ESA: Puget Sound Chinook salmon, Puget Sound steelhead, Hood Canal summer-run chum salmon, and Southern Resident killer whales. The Biological Opinion also determined that NFIP is likely to

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

adversely modify the following ESA designated critical habitats: Puget Sound Chinook salmon, Hood Canal summer-run chum salmon, and Southern Resident killer whale critical habitats. The biological opinion provides a reasonable and prudent alternative which can be implemented to avoid jeopardy and adverse modification of critical habitat. In response to the Biological Opinion, FEMA developed a model ordinance for NFIP participating communities, which includes the City of Auburn. The City of Auburn incorporated substantive terms of the model ordinance into their interim floodplain regulations (Ordinance No. 6295). By letter dated September 21, 2011 FEMA acknowledged that the city's ordinance complies with their model ordinance and as a result, the interim ordinance becomes permanent. The Biological Opinion originally established a 2010 timeline for compliance for all NFIP participating communities within the Puget Sound Basin (NMFS, 2008).

C. Is the site part of a migration route? If so, explain.

Auburn is a portion of the Pacific Flyway for migratory birds.

D. Proposed measures to preserve or enhance wildlife, if any:

Not applicable. This is a non-project action.

6. Energy and Natural Resources:

A. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable. This is a non-project action.

B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable. This is a non-project action.

C. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. This is a non-project action.

7. Environmental Health:

A. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Not applicable. This is a non-project action.

1) Describe special emergency services that might be required:

Not applicable. This is a non-project action.

2) Proposed measures to reduce or control environmental health hazards, if any:

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

Not applicable. This is a non-project action.

B. Noise:

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Not applicable. This is a non-project action.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Not applicable. This is a non-project action.

- 3) Proposed measures to reduce or control noise impact, if any:**

Not applicable. This is a non-project action.

8. Land and Shoreline Use:

A. What is the current use of the site and adjacent properties?

The City and Potential Annexation Area (PAA) contain a variety of land uses including residential, industrial, institutional, commercial, open space, and public land uses.

B. Has the site been used for agriculture? If so, describe:

Much of Green and White River Valleys and the City of Auburn were used for agriculture at some time in the past. Over the last several decades, rapid growth in the area resulted in much of the agricultural land converting to urban uses. No land within the city is formally designated as Agricultural Land, though some parcels continue in agricultural use.

C. Describe any structures on the site:

Structures within the city and PAA range from small single family detached homes to large industrial manufacturing and warehousing facilities. Properties subject to the plan map amendments range in use, as examples, from vacant land, schools, residential, commercial to those that appear as primarily wetlands.

D. Will any structures be demolished? If so, what?

Not applicable. This is a non-project action.

E. What is the current zoning classification of the site?

City zoning districts include: RC (Residential Conservancy); R-1 (1 du/acre) R-5 (5 du/acre); R-7 (7 du/acre); R-10 (10 du/acre); R-16 (16 du/acre); R-20 (20 du/acre); R-MHC (Manufactured/Mobile Home Community); RT (Residential Transition); CN (Neighborhood Commercial) C1; (Light Commercial); C2 (Central Business District); DUC (Downtown Urban Center Zone); C3 (Heavy Commercial); C4, Mixed Use Commercial, M1 (Light Industrial); M2 (Heavy Industrial); LF (Airport Landing Field); UNC (Unclassified Use); I (Institutional Use); P-1, Public Use; Lakeland Hills South PUD; and TV (Terrace View Zoning District).

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

F. What is the current comprehensive plan designation of the site?

A Comprehensive Plan map of the City is contained in the City's Comprehensive Plan and includes various different plan designations similar to, and implemented by the zoning categories.

G. If applicable, what is the current shoreline master program designation of the site?

Portions of the City along the Green and White Rivers fall under the Shoreline Master Program. A map of the shoreline designations for those areas is contained in the shoreline management program. Shorelines of the State are reflected in Auburn's Shorelines Management Program adopted in May 2020.

H. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify:

Not applicable. This is a non-project action. However, areas of the city do contain environmentally sensitive or critical areas and the regulation and protection of environmentally sensitive areas are addressed through the city's critical areas ordinance (ACC 16.10).

I. Approximately how many people would reside or work in the completed project?

Not applicable. This is a non-project action and no specific development is proposed.

J. Approximately how many people would the completed project displace?

None, specifically. This proposal is a non-project action.

K. Proposed measures to avoid or reduce displacement impacts, if any:

None, specifically. This proposal is a non-project action.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This proposal is to amend the City of Auburn Comprehensive Plan as described in response to the environmental checklist application question A.11 above. The evaluation by staff and the public hearing and review process that occurs as part of the comprehensive plan amendment process will be used to help evaluate whether a particular proposal is consistent with existing plans.

Also, the proposed amendments are circulated to State agencies for a State Agency review process in accordance with RCW 36.70A.106,

9. Housing:

A. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable. This proposal is a non-project action.

B. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

None. This proposal is a non-project action.

C. Proposed measures to reduce or control housing impacts, if any:

None specifically, as this is a non-project action.

10. Aesthetics:

A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable. This proposal is a non-project action.

B. What views in the immediate vicinity would be altered or obstructed?

Not applicable. This proposal is a non-project action.

C. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable. This proposal is a non-project action.

11. Light and Glare:

A. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable. This proposal is a non-project action.

B. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable. This proposal is a non-project action.

C. What existing off-site sources of light or glare may affect your proposal?

Not applicable. This proposal is a non-project action.

D. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable. This proposal is a non-project action.

12. Recreation:

A. What designated and informal recreational opportunities are in the immediate vicinity?

The City of Auburn provides a full range of parks and recreational facilities. The City's 2015 Parks, Art, Recreation and Open Space Plan shows the location of these facilities.

B. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable. This proposal is a non-project action.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

C. Proposed measures to reduce or control impacts on recreation including recreation opportunities to be provided by the project or applicant, if any:

Not applicable. This proposal is a non-project action.

13. Historic and Cultural Preservation:

A. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe:

Not applicable. This proposal is a non-project action.

However, as a matter of information, in Auburn, the Blomeen House located at 324 B Street NE is listed on the National Register of Historic Places. The Carnegie Library Building at 306 Auburn Avenue (currently Auburn Dance and Music Center) and the Auburn Post Office (formerly the Seattle-King County Health Department) at 20 Auburn Avenue NE are listed local and county landmarks. The Olson Farm, located at 28728 Green River Road South, was designated as King County Landmark in 2000 and the Masonic Temple Building at the southeast corner of Auburn Way South and East Main Street was designated as a King County Historical Landmark in 2002. The Pioneer Cemetery at Auburn Way North & 9th ST NE was designated as a City of Auburn Landmark in 2016.

B. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Several historic Indian campsites have been identified along the Green and White Rivers in the Auburn Thoroughbred Racetrack EIS and in preliminary work for the Army Corps of Engineers' Special Area Management Plan (SAMP).

C. Proposed measures to reduce or control impacts, if any:

Not applicable. This proposal is a non-project action.

14. Transportation:

A. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The Comprehensive Transportation Plan (The transportation element of the Comprehensive Plan) shows the City's current and future classified street system.

B. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Figure 4-1 of the Comprehensive Transportation Plan (Transportation element) shows the location of public transit routes within the City. A commuter rail station exists along the Burlington Northern Santa Fe railroad right-of-way just south of West Main Street and east of C Street SW.

C. How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable. This proposal is a non-project action.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

- D. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private):**

Not applicable. This proposal is a non-project action.

- E. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe:**

There is no water transportation in the Auburn area other than for recreational uses. The area is particularly well served by rail. At this time, local freight service is available. Burlington Northern Santa Fe and Union Pacific both operate freight railroad lines within Auburn. Auburn is also a commuter rail station site for the Sounder commuter rail line between Tacoma, Seattle and Everett. Service began September 18, 2000. Amtrak trains pass through Auburn but do not stop in the city. The Auburn Airport is a general purpose airport located north of 15th and D Streets NE.

- F. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Not applicable. This proposal is a non-project action.

- G. Proposed measures to reduce or control transportation impacts, if any:**

Not applicable. This proposal is a non-project action.

15. Public Services:

- A. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:**

Not applicable. This is a non-project action.

- B. Proposed measures to reduce or control direct impact on public services, if any:**

The Comprehensive Plan contains policies that seek to maintain a sufficient level of service for public services as development occurs. Also, Auburn reviews under SEPA, the impacts of significant development on these public services. Mitigation measures are required to reduce significant adverse impacts.

Also, several Policy/Text amendments as part of this checklist include the capital facilities plan's for the four school districts within Auburn city limits and PAA. Those school districts are Auburn, and Dieringer, Federal Way, and Kent.

16. Utilities:

- A. Circle utilities currently available at the site:**

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other – Cable TV.

All of the above utilities are available within the City of Auburn. The City provides water, sewer and storm facilities. There are also private water and sewer utility districts and private utility providers with service area boundaries within the city.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

B. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

This is a non-project action. However, the Comprehensive Plan includes a private and a public utilities element (as required by the Growth Management Act), which describes the utilities that serve the Auburn area and includes policies for their provision.

Also, the city actively engages in planning for public facilities. The Comprehensive Water Plan, Comprehensive Sewer Plan and Comprehensive Stormwater Drainage Plan were adopted by the City in 2015.

A new six-year Capital Facilities Plan (CFP) was adopted in 2017 (2018-2023) and plan amendments this year will include an update consisting of the City of Auburn 2022-2027. The City seeks to update the CFP a minimum of every two years, and more commonly, yearly.

These plans ensure that utility impacts are adequately monitored and evaluated on a project level and city-wide basis.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

OWNER/AGENT SIGNATURE:

Josh Steiner, Senior Planner

DATE PREPARED:

September 23, 2021

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions.)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Taken as a whole, there should be a minimal change in discharges to water, emissions to air, production, storage, or release of toxic or hazardous substances or the production of noise.

The proposed amendments themselves will not create a change in intensity of discharge to water, emissions to air, production, storage or release of toxic or hazardous substances or the production of noise from those levels expected under the existing plan.

Proposed measures to avoid or reduce such increases are:

The City of Auburn Comprehensive Plan contains provisions to reduce increases or emissions caused by new development. Emphasis in the Comprehensive Plan on reducing the reliance on the automobile for transportation should reduce the amount of emissions to the air. Policies in the Plan also provide guidance in the review of development proposals to encourage use and retention of native vegetation. This supports wildlife habitat areas, particularly near streams, as the policies assist the City in addressing adverse impacts to water quality and wildlife habitat from runoff since native plantings can retain and treat runoff and may require less pesticide use. The proposed amendments set the framework where properties and uses would in the future be in compliance with expansion, site redevelopment or new development. City policy and code regulates such impacts through the storm drainage requirements and critical area regulations as applicable.

An environmental review of all non-exempt (from SEPA) development will be conducted to evaluate and mitigate impacts related to discharges, emissions, and the release of toxic substances. Evaluation of the subsequent site-specific proposals will be based on the policies of the Comprehensive Plan, development regulations and appropriate mitigation will take place on a case by case basis.

City development standards including but not limited to the critical areas ordinance, shoreline master program regulations, Stormwater Management Manual, Floodplain permit regulations, and the Public Works Design and Construction Manual, also provide additional protection for these types of impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This proposal will amend the Auburn Comprehensive Plan. The plan recognizes the Shoreline Master Program that was adopted in May 2020 which governs development within the Shoreline Management Area, reducing the impacts from new development on plants, animals. The changes will not change any policy which would have a direct effect on flora, fauna, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

Generally, the adopted Auburn Comprehensive Plan and critical areas ordinance seek to protect and conserve plants, animals, fish, and marine life. An environmental review under SEPA of all non-exempt development is conducted to measure impacts. Evaluation based on the policies of the Auburn Comprehensive Plan and appropriate mitigation will take place on a case-by-case basis.

Policies within the Plan also provide guidance in the review of development proposals to encourage native vegetation be used and/or retained. This should support wildlife habitat areas, particularly near streams as the policies assist the city in addressing adverse runoff impacts to water quality and wildlife habitat since native plantings may require less pesticide use.

City development standards including but not limited to the critical areas ordinance and the shoreline master program regulations also provide additional protection for these types of impacts.

The proposed map amendments are bringing the land use designations more in line with actual property uses.

3. How would the proposal be likely to deplete energy or natural resources?

Future development will use natural gas, petroleum and electricity and could result in increased automobile uses. However, there does not appear to be any significant adverse increases in the use of energy or natural resources resulting from the amendments being proposed to the existing comprehensive plan over what might occur under existing plan designations. In fact, it is possible that use of energy or natural resources could decrease depending on the land use.

The city's amendment for alternative powered vehicles and for preparation of a greenhouse gas inventory establishes a baseline for future energy conservation measures.

Proposed measures to protect or conserve energy and natural resources are:

None specifically, as this is a non-project action. However, Comprehensive Plan policies encourage energy conservation in public buildings, street lighting, and recycling, it places an emphasis on providing for alternative methods of travel to the automobile such as transit, walking, and biking. An environmental review under SEPA of all significant development will be conducted to measure the project impacts.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This proposal will amend the Comprehensive Plan. Taken as a whole, the increase in impacts from the proposed comprehensive plan amendments on environmentally sensitive areas or areas designated for government protection should be minor, if at all.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The Comprehensive Plan and, in particular, the critical areas ordinance, seek to protect environmentally sensitive areas (wetlands, streams, geologically hazard areas, floodplain, wildlife habitat, and aquifer recharge areas) and to reduce the impacts of development on them. The Auburn Comprehensive Plan provides for the implementation of innovative land management techniques to protect these resources. An environmental review under SEPA for all non-exempt development will be conducted to evaluate impacts.

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Amendments can only be approved if it can be assured that future development is consistent with the Comprehensive Plan and its policies and related regulations. Those proposals that are not consistent with the comprehensive plan policies or other existing plans will not be approved.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The comprehensive plan, critical areas ordinance, and other development regulations, such as the zoning ordinance and shoreline master program, seek to protect these land and shoreline resources and to reduce the effects of development on them. An environmental review under SEPA of all development that is non-exempt will also be conducted to evaluate a proposal's land use and environmental impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This proposal will amend portions of the Auburn Comprehensive Plan for Capital Facilities Elements. The existing plan assumes a growth target of approximately 6,000 households and a job capacity of 1,200 jobs in the King County portion of the city to the year 2022 (based on city limits as of 2003) and to approximately 8,000 people in the Pierce County portion of the city (based on 2002 city limits in Pierce County).

The proposal will not result in an increase in demands on transportation and public services. Rather, the six-year CFP responds to growth by identifying the public facilities and improvement needed to address future growth. The growth projections mentioned above would occur with or without these amendments.

Proposed measures to reduce or respond to such demand(s) are:

As stated above, no measurable increase in demands to these subject areas will result from the proposed map amendments. However, the Auburn Comprehensive Plan presently incorporates an adoption of the City of Auburn 2021-2026 Capital Facilities Plan, which seeks to maintain a sufficient level of service for public services as development occurs. The City of Auburn Six-Year CFP will be updated as part of the 2021 Comprehensive Plan process to balance public facility needs against projected growth. An environmental review under SEPA for non-exempt development proposals identified in the CFP will be conducted to measure and evaluate impacts.

The city actively engages in planning for public facilities. The Comprehensive Water Plan, Comprehensive Sewer Plan and Comprehensive Stormwater Drainage Plan were adopted by the city in 2015. An update to the Comprehensive Transportation Plan was adopted in 2015. These specific plans help ensure that infrastructure impacts are adequately monitored and evaluated on a project level and city-wide basis.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal does not appear to present any conflict with local, state, or federal laws or requirements.

**NOTICE OF DETERMINATION OF NON-SIGNIFICANCE
(DNS) 2021 Annual Comprehensive Plan Text & Map
Amendments SEP21-0023 / CPA21-0001**

The City of Auburn is issuing a Determination of Non-Significance (DNS) for the following described proposal. The applications and listed studies may be reviewed at the Community Development & Public Works Department at One E Main St., 2nd Floor, Customer Service Center, Auburn, WA 98001.

Proposal and Location: Adopt amendments to the City's Comprehensive Plan consisting of the following Text (P/T) and Map (CPM) Amendments.

Comprehensive Plan Text Amendments

P/T #5 – City of Auburn 2022-2027 Capital Facilities Plan

P/T #6 – Volume 3, Capital Facilities Element. Water is in the process of applying for an extension of their Comprehensive Water Plan (separate document incorporated by reference) effective to 2026 through the Washington State Department of Health, at which time a full update will be completed. Water believes this request is valid because the capital projects, water demands, and population growth projections presented in the current Water System Plan are still accurate projections of the City's current planning efforts.

- No text changes to the Capital Facilities Element are needed, although the referenced Comprehensive Water Plan in Policy CF-13 is expected to be updated by 2024 with current data as part of the Periodic Update.

P/T #7 – Volume 5, Transportation Element (Separate document incorporated by reference). Changes in the Transportation Element consist of the following:

- Update Transportation Improvement Program (TIP) information/project list;
- Re-designate one project from Comprehensive Plan list to the (TIP) list to maintain continuity in the future transportation network conditions;
- Update maps as needed to reflect current data and conditions (addressed by CMP #1, below);
- Additional minor changes will relate to grammar, punctuation, choice of words, references, etc.

P/T #8 – Volume 2, Housing Element. The City adopted a Housing Action Plan (HAP) in July 2021, which was also presented to the Planning Commission in February and June 2021 by City staff. The HAP provides recommendations on policies and code changes to implement HAP strategies. The proposed policy revision allows for better alignment with PSRC Vision 2050 policy MPP-H-11 which addresses supporting identification of potential physical, economic, and cultural displacement, and mitigating to the extent feasible.

- Include reference and brief description of Housing Action Plan in Conditions and Trends section beginning on page H-1 of the Housing Element.
- Revise Policy H-24(f) to include text regarding minimizing displacement impacts. The revision of this policy will better align with PSRC Vision 2050's recognition of displacement risk. Revising this policy allows for alignment with PSRC requirements in advance of the 2024 Periodic Update.
- Address text formatting for Policy H-24 sub-policies

NOTICE OF APPLICATION and DETERMINATION OF NON-SIGNIFICANCE
SEP21-0023 / CPA21-0001 (Continued)

P/T #9 – Volume 1, Land Use Element and Volume 5. The City adopted a Housing Action Plan (HAP) in July 2021, which was also presented to the Planning Commission in February and June 2021 by City staff. The HAP provides recommendations on policies and code changes to implement HAP strategies. One such policy is located in the Land Use Element (additional detail below).

- Revise Policy LU-39 to include affordable housing and mixed-income development. In addition to allowing additional height or density in exchange for supplemental amenities identified in this policy, this revision would include affordable housing development as eligible uses for deviations in height, density, or intensity.

Comprehensive Plan Map Amendments

CPM #1 - Volume 5: Transportation Element (Separate document incorporated by reference): Several maps found throughout Volume 5 have been updated to reflect current conditions and to address formatting.

Notice of Application: September 23, 2021
Application Complete: September 16, 2021
Permit Application: August 19, 2021

File Nos. SEP21-0023
CPA21-0001

Applicant: Josh Steiner, Senior Planner
Community Dev. & Public Works
City of Auburn
25 W Main ST
Auburn, WA 98001

Studies/Plans Submitted With Application:

- None

Other Permits, Plans, and Approvals Needed:

- None

Statement of Consistency and List of Applicable Development Regulations: This proposal is subject to and shall be consistent with the Auburn City Code, Comprehensive Plan, and Public Works Design and Construction Standards.

Lead Agency: City of Auburn

The lead agency for this proposal has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Public Comment Period: This may be your only opportunity to comment on the environmental impact of the proposal. All persons may comment on this application. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date issued below. Comments must be in writing and submitted by 5:00 pm on **October 8, 2021** to the mailing address of 25 W Main ST, Auburn, WA, 98001 or emailed to the contact below. Any person wishing to become a party of record, shall include in their comments that they wish to receive notice of and participate in any hearings, if relevant, and request a copy of decisions once made.

Any person aggrieved of the City's determination may file an appeal with the Auburn City Clerk at 25 West Main Street, Auburn, WA 98001- 4998 within 14 days of the close of the comment period, or by 5:00 p.m. on **October 23, 2021**.

NOTICE OF APPLICATION and DETERMINATION OF NON-SIGNIFICANCE
SEP21-0023 / CPA21-0001 (Continued)

For questions regarding this project, please contact Josh Steiner, Senior Planner, at planning@auburnwa.gov or 253-804-5064. Project materials are available here: <https://www.auburnwa.gov/cms/one.aspx?portalId=11470638&pageId=12522857>

Public Hearing: A public hearing is required and is scheduled for October 19th, 2021 at 7 PM. The public hearing may be accessed via Zoom meeting or phone using the links below.

Zoom Meeting: <https://us06web.zoom.us/j/89925187826>
Phone: (253) 215-8782 - Meeting ID 899 2518 7826

RESPONSIBLE OFFICIAL:	Jeff Tate
POSITION/TITLE:	Director, Dept. of Community Dev.
ADDRESS:	25 West Main Street Auburn, Washington 98001 253-931-3090

DATE ISSUED: **September 23, 2021** SIGNATURE: 

Note: This determination does not constitute approval of the proposal. Approval of the proposal can only be made by the legislative or administrative body vested with that authority. The proposal is required to meet all applicable regulations.



THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2021-S-3159

Submittal Date Time: 09/22/2021

Submittal Information

Jurisdiction City of Auburn
Submittal Type 60-day Notice of Intent to Adopt Amendment
Amendment Type Comprehensive Plan Amendment

Amendment Information

Brief Description
Proposed comprehensive plan amendment for the annual comprehensive plan update.

☐ Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.

Anticipated/Proposed Date of Adoption 12/06/2021

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	PT1 - ASD 2021 CFP.pdf	09/22/2021 10:44 AM
Comprehensive Plan Amendment - Draft	PT2 - DSD 2021 CFP.pdf	09/22/2021 10:44 AM
Comprehensive Plan Amendment - Draft	PT3 - FWPS 2021 CFP.pdf	09/22/2021 10:44 AM
Comprehensive Plan Amendment - Draft	PT4 - KSD 2021 CFP.pdf	09/22/2021 10:44 AM
Comprehensive Plan Amendment - Draft	PT5 Draft Auburn 2022 -2027 Capital Facilities Plan.pdf	09/22/2021 10:44 AM
Comprehensive Plan Amendment - Draft	PT7 DRAFT Comprehensive Transportation Plan.pdf	09/22/2021 10:45 AM
Comprehensive Plan Amendment - Draft	PT8 DRAFT Housing Element edits.pdf	09/22/2021 10:45 AM
Comprehensive Plan Amendment - Draft	PT9 DRAFT Land Use Element edits.pdf	09/22/2021 10:45 AM
Comprehensive Plan Amendment - Draft	CPM1 Comprehensive Transportation Plan Maps.pdf	09/22/2021 10:46 AM

Contact Information

Prefix	Mr.
First Name	Josh
Last Name	Steiner
Title	Senior Planner
Work	(253) 804-5064
Cell	
Email	jsteiner@auburnwa.gov

☐ Yes, I would like to be contacted for Technical Assistance.

Certification


■ I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name	Josh Steiner
Email	jsteiner@auburnwa.gov

RE: 15192 - REQUEST TO PUBLISH



Legals <legals@seattletimes.com>

To  Josh Steiner



15192Proof.pdf
192 KB



 Reply

 Reply All

 Forward



Tue 9/21/2021 1:00 PM

Hi Josh,

This notice is scheduled to publish on 9/23, the total is \$274.29. Proof is attached.

Thank you,

Holly Botts

Legal Advertising Representative

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e: hbotts@seattletimes.com

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**Determination of Non-Significance
City of Auburn Year 2021 Annual
Comprehensive Plan Text & Map
Amendments
SEP21-0023 / CPA21-0001**

Description: Adopt 2021 year amendments to the City's Comprehensive Plan consisting of the following Text (P/T) and Map (CPM) Amendments:
P/T #5 – City of Auburn 2022-2027 Capital Facilities Plan
P/T #6 – Volume 3, Capital Facilities Element. Minor changes to extend the effective period of the current Comprehensive Water Plan (incorporated by reference) to 2026 through the Washington State Department of Health, at which time a full update will be completed. This is appropriate because the capital projects, water demands, and population growth projections presented in the current Water Plan are still accurate projections of the City's current planning efforts. No text changes to the Capital Facilities Element are needed.
P/T #7 – Change Volume 5, Transportation Element (incorporated by reference). The changes to the Transportation Element are focused on the following subject areas:
• Update Transportation Improvement Program (TIP) information/project list;
• Re-designate one project from Comprehensive Plan list to the (TIP) list to maintain continuity in the future transportation network conditions;
• Update maps as needed to reflect current data and conditions (addressed by CMAP #1, below);
• Additional minor changes will relate to grammar, punctuation, choice of words, references, etc.
P/T #8 – Volume 2, Housing Element. The City adopted a Housing Action Plan (HAP) in July 2021 which provides recommendations on policies and code changes to implement HAP strategies. The proposed policy and text revisions better aligns with PSRC Vision 2050 policy MPP-H-11 which addresses supporting identification of potential physical, economic, and cultural displacement, and mitigating to the extent feasible.
• Add reference and brief description of Housing Action Plan in the Conditions and Trends section beginning on page H-1 of the Housing Element.
• Revise Policy H-24(f) to include text regarding minimizing displacement impacts. The revision of this policy will better align with PSRC Vision 2050's recognition of displacement risk. Revising this policy allows for alignment with PSRC requirements in advance of the 2024 Periodic Update.
• Revise for minor text formatting addressing list numbering for Policy H-24 sub-policies.
P/T #9 – Volume 1, Land Use Element. The City adopted a Housing Action Plan (HAP) in July 2021, which provides recommendations on policies and code changes to implement HAP strategies. One such policy change is located in the Land Use Element.
• Revise Policy LU-39 to include affordable housing and mixed-income development. In addition to allowing additional height or density in exchange for supplemental amenities identified in this policy, this revision would include affordable housing development as eligible uses for deviations in height, density, or intensity.
CPM #1 - Volume 5: Transportation Element: Several maps found throughout Volume 5 have been updated to reflect current conditions and to address formatting.
Proponent: Josh Steiner, Senior Planner, Comm. Dev., City of Auburn, 25 West Main Street, Auburn, WA 98001, 253-804-5064 or planning@auburnwa.gov.
Location: City-wide and within potential annexation areas. **Lead Agency:** City of Auburn, the lead agency for this proposal has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.
This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date issued below. Comments must be submitted by 5:00 p.m. on October 8, 2018. Any person aggrieved of the City's determination may file an appeal with the Auburn City Clerk within 14 days of the close of the comment period, or by 5:00 p.m. on October 23, 2018.
Responsible Official: Jeff Tate, Director, Dept. of Comm. Dev.
Published on 9-23-21

Josh Steiner

From: Legals <legals@seattletimes.com>
Sent: Thursday, September 23, 2021 3:52 PM
To: Josh Steiner
Subject: RE: 15339 - REQUEST TO PUBLISH
Attachments: 15339Proof.pdf

Hi Josh,
This notice is scheduled to publish on 10/6, the total is \$332.27.
Thank you,

Holly Botts

Legal Advertising Representative

p: (206) 652-6604

e: hbotts@seattletimes.com



From: Josh Steiner <JSteiner@auburnwa.gov>
Sent: Thursday, September 23, 2021 2:48 PM
To: Legals <legals@seattletimes.com>
Subject: 15339 - REQUEST TO PUBLISH

Hello,

We would like to publish the attached public notice in the October 6th edition of the Seattle Times. In addition to sending billing to the contact information noted in the attachment, please email me a copy of the receipt. Please let me know if you have any questions.

Thanks,

Josh Steiner, AICP

Senior Planner

Community Development

City of Auburn | www.auburnwa.gov

253.804.5064 | jsteiner@auburnwa.gov

Mailing Address: 25 W Main Street, Auburn, WA 98001

[Customer Service Survey](#) | [Zoning Maps](#)

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CITY OF AUBURN
NOTICE OF PUBLIC HEARING

The City of Auburn is issuing a Notice of Public Hearing (NOH) for the following described project. The project application and listed studies may be reviewed by contacting the Department of Community Development at planning@auburnwa.gov or by visiting www.auburnwa.gov/landuse. **Proposal:** Adopt amendments to the City's Comprehensive Plan consisting of the following Text (P/T) and Map (CPM) Amendments:

P/T #5 – City of Auburn 2022-2027 Capital Facilities Plan
P/T #6 – Volume 3, Capital Facilities Element. Minor changes to extend the effective period of the current Comprehensive Water Plan (incorporated by reference) to 2026 through the Washington State Department of Health, at which time a full update will be completed. This is appropriate because the capital projects, water demands, and population growth projections presented in the current Water Plan are still accurate projections of the City's current planning efforts. No text changes to the Capital Facilities Element are needed.

P/T #7 – Volume 5, Transportation Element (incorporated by reference). The changes to the Transportation Element are focused on the following subject areas:

- Update Transportation Improvement Program (TIP) information/project list
- Re-designate one project from Comprehensive Plan list to the (TIP) list to maintain continuity in the future transportation network conditions.
- Additional minor changes will relate to grammar, punctuation, choice of words, references, etc.

P/T #8 – Volume 2, Housing Element. The City adopted a Housing Action Plan (HAP) in July 2021 which provides recommendations on policies and code changes to implement HAP strategies. The proposed policy and text revisions better align with PSRC Vision 2050 policy HPP-H-11 which addresses supporting identification of potential physical, economic, and cultural displacement, and mitigating to the extent feasible.

- Add a reference and brief description of Housing Action Plan in the Conditions and Trends section beginning on page H-1 of the Housing Element.
- Revise Policy H-21(f) to include text regarding minimizing displacement impacts. The revision of this policy will better align with PSRC Vision 2050's recognition of displacement risk. Revising this policy allows for alignment with PSRC requirements in advance of the 2024 Periodic Update.
- Revise for minor text formatting addressing list numbering for Policy H-24 sub-policies

P/T #9 – Volume 1, Land Use Element. The City adopted a Housing Action Plan (HAP) in July 2021, which provides recommendations on policies and code changes to implement HAP strategies. One such policy change is located in the Land Use Element.

- Revise Policy L-U-39 to include affordable housing and mixed-income development. In addition to allowing additional height or density in exchange for supplemental amenities identified in this policy, this revision would include affordable housing development as eligible uses for deviations in height, density, or intensity.

CPM #1 – Volume 5, Transportation Element. Several maps found throughout Volume 5 have been updated to reflect current conditions and to address formatting.

Present: City of Auburn Department of Community Development, 25 W Main St., Auburn, WA 98001 File No. CPA21-001 Studies/Plans Submitted with Application. Draft text and map amendment, supplemental materials. **Other Permits, Plans, and Approvals Needed:** Planning Commission recommendation and City Council Adoption of Ordinance.

Public Hearing: A public hearing is required for this proposal. The public hearing has been scheduled for **October 19, 2021 at 7:00 PM**. Per City of Auburn Resolution No. 553 the location for Planning Commission public hearing will be held virtually and telephonically. To attend the meeting virtually please enter the meeting ID into the ZOOM app or call into the meeting at the phone number listed below. Join the ZOOM meeting at the following web address:

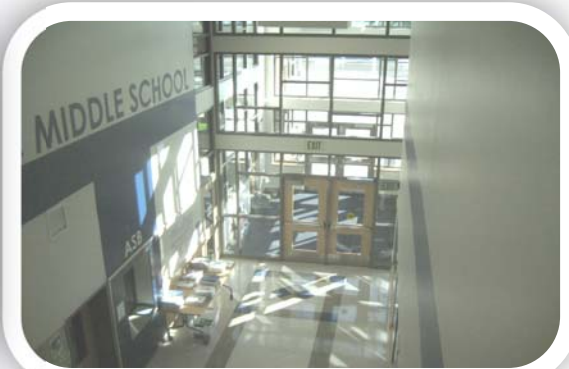
<https://us06web.zoom.us/j/86961327974>. Meeting ID: 899 2518 7826 or via one tap mobile phone +1 253-215-8782..86961327974 (Tacoma). Dial by your location: +1 253 215 8782 US (Tacoma) or 888 475 4499 US toll-free; meeting ID: 869 6132 7974. Find your local number: <https://us06web.zoom.us/j/86961327974>.

Any interested person is invited to appear and express comments or opinions on the proposed project. Written comments may be emailed to the contact person below, mailed attention to the contact person below to 25 W Main St., Auburn WA, 98001, or submitted at the public hearing. For citizens with speech, sight or hearing disabilities wishing to review documents pertaining to this hearing, should contact the City of Auburn within 10 calendar days prior to the meeting, as to the type of service or equipment needed. Each request will be considered individually according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment. For questions regarding this project, please contact Josh Steiner, AICP, Senior Planner, at planning@auburnwa.gov or 253-804-5064. **Date of Issuance:** October 6, 2021.

**POLICY/TEXT AMENDMENT (P/T) #1
INCORPORATE AUBURN SCHOOL DISTRICT #408
CAPITAL FACILITIES PLAN 2021 - 2027**

Auburn School District No. 408

CAPITAL FACILITIES PLAN 2021 through 2027



**Adopted by the Auburn School
District Board of Directors
*June 14, 2021***





915 Fourth Street NE
Auburn, Washington 98002

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Dr. Alan Spicciati, Superintendent

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Auburn School District No. 408
Capital Facilities Plan

2021 through 2027

Section I

Executive Summary

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

I. Executive Summary

This six-year Capital Facilities Plan (the “Plan”) has been prepared by the Auburn School District (the “District”) as the District’s principal planning document, in compliance with the requirements of Washington’s Growth Management Act and the adopted ordinances of the counties and cities served by the District. This Plan was prepared using data available in the spring of 2021.

This Plan is consistent with prior long-term capital facilities plans adopted by the District. However, this Plan is not intended to be the sole plan for all of the District’s needs. The District may prepare interim and periodic long-range Capital Facilities Plans consistent with Board Policies and actions, taking into account a longer or a shorter time period; other factors and trends in the use of facilities; and other needs of the District as may be required. However, any such plan or plans will be consistent with this six-year Capital Facilities Plan.

To enable the collection of impact fees in the unincorporated areas of King County and within the Cities of Auburn, Black Diamond and Kent; the King County Council, the City of Auburn, the City of Black Diamond, and the City of Kent will adopt this Plan by reference as part of each jurisdiction’s respective comprehensive plan. To enable the collection of impact fees in the Cities of Algona and Pacific, these municipalities must also adopt this Plan and adopt school impact fee ordinances.

Pursuant to the requirements of the Growth Management Act and the local ordinances, this Plan will be updated on an annual basis, and any changes in the fee schedule(s) adjusted accordingly.

The Plan establishes the District’s “standard of service” in order to ascertain the District’s current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for the local program needs of the District. The Growth Management Act and the school impact fee ordinance authorize the District to define its standard of service based on the District’s specific needs. In general, the District’s current standard provides that class size for grades K-3 should not exceed 17 students and class size for grades 4-5 should not exceed 27 students. When averaged over the six elementary school grades, this computes to 20.33 students per classroom. Class size for grade 6 should not exceed 27 students and class size for grades 7 and 8 should not exceed 28.53 students. When averaged over the three middle school grades, this computes to 28.02 students per classroom. Class size for 9-12 should not exceed 28.74 students, with some subject areas restricted to lesser numbers. Decisions by current legislative actions may create the need for additional classrooms. (See Section III for more specific information.)

The capacity of the schools in the District is calculated based on this standard of service and the existing inventory of facilities including transitional classrooms. The District’s

2020-21 capacity was 17,082. The actual number of individual students was 16,702 as of October 1, 2020. (See Section V for more specific information.)

The Capital Construction Plan shown in Section VI addresses the additions and proposed modernization to the District's existing facilities. The plan includes the ongoing replacement of five elementary schools and one middle school, construction of two new elementary schools, and acquisition of future school sites to accommodate growth. The new facilities are required to meet the projected elementary school class size reductions mandated by the State of Washington and student population increases generated by the large development areas within the Auburn School District. Three areas that have significant impact on the school district are the Lakeland South, Lea Hill, and the valley areas of the district. There are also other development pockets that impact the District.

The District completed a comprehensive review of all district facilities in October 2008. A Steering Committee made recommendations to the Board for capital improvements to existing facilities and replacement of seven schools over the next ten years. These recommendations led to a capital improvements levy and a bond issue that was placed on the ballot in March 2009. Both ballot measures were unsuccessful in March. The Board determined to rerun only the capital improvements levy in November 2009, which the voters approved.

In the fall of 2011, the Board determined to move forward with the Auburn High School Modernization and Reconstruction Project and placed the project before the voters in February of 2012. The bond issue was supported by the community at nearly 57% approval rate, but was short of the super majority requirement of 60%. In March of 2012, the Board determined to rerun the bond in November of 2012. In November 2012, the bond passed at 62%. The project was completed during the summer of 2016.

In the spring of 2016, the Board determined to move forward with the replacement of six schools and the construction of two new elementary schools. The project was placed before the voters in November 2016 and the bond passed at 62.83%. The first of the projects, the replacement of Olympic Middle School, started construction in May 2018 and opened in Fall 2019. The district's new elementary, Bowman Creek Elementary, started construction in May 2019 and opened in August 2020. Construction for replacement of Dick Scobee Elementary School started in June 2019 and the school opened in August 2020. Construction of new Elementary School #16 and construction of the replacement Pioneer Elementary School started May 2020. Both are scheduled to open in the Fall of 2021. Construction for the replacement of both Lea Hill Elementary School and Chinook Elementary School started in June 2021.

The School Impact Fee Ordinances adopted by King County, the City of Auburn, City of Black Diamond and City of Kent provide for the assessment of impact fees to assist in meeting some of the fiscal impacts incurred by a district experiencing growth and development. Section VII sets forth the proposed school impact fees for single family and multi-family dwelling units. The student generation factors have been developed using the students who actually attend school in the Auburn School District from single family and multi-family developments constructed in the last five years. There have been dramatic changes in the student generation factors for single and multi-family in the past five years. The District plans to carefully monitor the numbers over the next several years to determine if this is a trend or an anomaly. The method of collecting the data is with the use of GIS mapping software, data from King County and Pierce County

GIS, data from Davis Demographics and integration of the mapping with student data from the District's student data system. This method gives the District actual student generation numbers for each grade span for identified developments. This data is contained in Appendix A.3.

For purposes of this 2021 update, the District is choosing to continue to use the 2020 Student Generation Factor data given that remote learning and COVID-related enrollment disruption likely presents an inaccurate data set of the students generated from recent new development. The District will obtain updated data to calculate Student Generation Factors for the 2022 update to this Plan.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

EXECUTIVE SUMMARY

Listed below is a summary level outline of the changes from the 2020 Capital Facilities Plan that are a part of the 2021 Plan. The changes are noted by Section for ease of reference.

Section I

Executive Summary

- A. Updated to reflect new information within the Plan.
- B. Summary level list of changes from previous year.

Section II

Enrollment Projections

- A. Updated projections. See Section II & Appendices A.1.

Section III

Standard of Service

- A. Updated to reflect current number of classrooms allocated to non-standard classroom uses.

Section IV

Inventory of Facilities

- A. Add 2 portables at Mt. Baker Middle School
- B. Add 3 portables at Cascade Middle School.
- C. Add 4 portables at Olympic Middle School.
- D. Add 2 portables at Rainier Middle School.
- E. Add 2 portables at Auburn High School.
- F. Add 2 portables at Auburn Mountainview High School.
- G. Add 2 portables at Auburn Riverside High School.
- H. Remove 13 portables from Lea Hill Elementary School.*
- I. Remove 6 portables from Chinook Elementary School.**
- J. Remove 1 portable from Gildo Rey Elementary School.
- K. Remove 1 portable from Terminal Park Elementary School.

*Note: Two portable classrooms at Lea Hill Elementary School will move to JPF Administration Bldg.

**Note: Two portable classrooms at Chinook Elementary School will be demolished.

Section V

Pupil Capacity

The 19 portables to be relocated in July 2021 are needed to accommodate enrollment increases.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2021 through 2027

EXECUTIVE SUMMARY

Impact Fees

CHANGES TO IMPACT FEE DATA ELEMENTS 2020 to 2021

DATA ELEMENTS	CPF 2020	CPF 2021	EXPLANATION
Student Generation Factors			
Single Family			Consistent with King County Ordinance 11621, Student Generation Factors are calculated by the school district based on district records of average actual student generation rates for new developments constructed over the last five years.
Elementary	0.2500	0.2500	
Middle School	0.1310	0.1310	
Sr. High	0.1520	0.1520	
Multi-Family			
Elementary	0.4330	0.4330	
Middle School	0.1850	0.1850	For the purposes of this 2021 update, the District is choosing to continue to use the 2020 Student Generation Factor data given that remote learning and COVID-related enrollment disruption likely presents an inaccurate data set of the students generated from recent new development. The District will obtain updated data to calculate Student Generation Factors for the 2022 update to this Plan.
Sr. High	0.1750	0.1750	
School Construction Costs			
Elementary	\$60,200,000		From new school construction cost estimate in April 2021.
Middle		\$112,000,000	
Site Acquisition Costs			
Cost per acre	\$404,377	\$444,771	Updated estimate based on 10% annual inflation.
Area Cost Allowance Boeckh Index	\$225.97	\$238.22	Updated to current OSPI schedule. (July 2020)
Match % - State	66.32%	62.87%	Updated to current OSPI schedule (May 2020)
Match % - District	33.68%	37.13%	Computed
District Average AV			
Single Family	\$374,661	\$402,640	Updated from March 2021 King County Dept of Assessments data.
Multi-Family	\$160,501	\$197,141	Updated from March 2021 King County Dept of Assessments data using average AV for apartments and condominiums.
Debt Serv Tax Rate	\$2.41	\$2.31	Current Fiscal Year
GO Bond Int Rate	2.44%	2.44%	Current Rate (Bond Buyers 20 Index 3-14)

Auburn School District No. 408
Capital Facilities Plan

2021 through 2027

Section II

**Enrollment Projections
and
Student Generation Factors**

Student Enrollment Projections

Projection techniques give consideration to historical and current data as a basis for forecasting the future. In addition, certain assumptions must be made about the variables in the data being used. Forecasting can be defined as the extrapolation or logical extension from history to the future or from the known to the unknown.

The projection logic does not attempt to weigh the individual sociological, psychological, economic, and political factors that are present in any demographic analysis and projection. An example of this is with the COVID-19 pandemic. The logic embraces the assumptions that whatever these individual factors have been in the past are present today and will be in the future. It further moderates the impact of singular factors by averaging data over time.

The basis of enrollment projections in the Auburn School District has been cohort survival analysis. Cohort survival is the analysis of a group of students in a grade level as it progresses through time. This analysis uses historical information to develop averages and project the averages forward. If all students in one grade level progress to the next, the cohort number would be 1.00. If fewer students from the group progress the number will be less than 1. The district has used this method with varying years of history (3 years, 6 years, 10 years and 13 years) as well as weighted factors to study several projections.

The degree to which the actuals deviate from the projections can only be measured after the fact. This deviation provides a point of departure to evaluate the effectiveness of the assumptions and logic being used to calculate future projections. Monitoring deviation is critical to the viability and creditability of the projections derived by these techniques.

Summary of 2021-22 Enrollment Projections

Table 1 shows historical enrollment for the October 1 count in the Auburn School District over the past 20 years. The data shows overall average growth over the recent 10 years is 1.24%. This average, however, includes the -4.22% decrease in October 2020 enrollment due to the COVID pandemic. Without this anomaly year, the average growth is at 1.58%. Enrollment growth between 2012 and 2019 averaged over 2%.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2021 through 2027

TABLE 1	Historical Enrollment: October 1 Actuals, K-12 (No RS, OD, GA) Source: OSPI 1251H																				
GRADE	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	GRADE
KDG	846	905	921	892	955	940	995	998	1,032	1,010	1,029	1,098	1,170	1,232	1,198	1,237	1,261	1,271	1,291	1,038	KDG
1	968	900	982	960	963	1,012	995	1,014	1,033	1,066	1,068	1,089	1,188	1,219	1,279	1,210	1,276	1,290	1,314	1,236	1
2	949	961	909	992	963	1,001	1,019	1,024	998	1,016	1,097	1,083	1,124	1,196	1,289	1,300	1,251	1,311	1,295	1,243	2
3	966	940	996	918	1,002	1,031	997	1,048	993	1,013	996	1,111	1,125	1,136	1,232	1,317	1,328	1,275	1,320	1,243	3
4	1,077	973	947	1,016	939	1,049	1,057	1,045	1,073	1,024	1,022	1,038	1,123	1,156	1,170	1,237	1,328	1,378	1,316	1,257	4
5	1,108	1,062	1,018	956	1,065	998	1,077	1,070	1,030	1,079	1,017	1,070	1,075	1,122	1,172	1,199	1,269	1,345	1,361	1,294	5
6	1,028	1,104	1,111	1,020	1,004	1,061	1,008	1,096	1,040	1,041	1,063	1,041	1,076	1,059	1,116	1,152	1,207	1,275	1,337	1,306	6
7	1,017	1,021	1,131	1,124	1,028	1,014	1,057	1,034	1,125	1,060	1,032	1,086	1,072	1,091	1,099	1,132	1,194	1,232	1,295	1,319	7
8	1,004	1,026	1,052	1,130	1,137	1,069	1,033	1,076	1,031	1,112	1,046	1,018	1,116	1,088	1,136	1,108	1,183	1,213	1,236	1,264	8
9	1,404	1,432	1,464	1,459	1,379	1,372	1,337	1,257	1,245	1,221	1,273	1,200	1,159	1,275	1,229	1,261	1,257	1,372	1,399	1,351	9
10	1,073	1,233	1,246	1,260	1,383	1,400	1,367	1,341	1,277	1,238	1,168	1,278	1,229	1,169	1,316	1,248	1,300	1,313	1,410	1,376	10
11	1,070	902	991	1,019	1,153	1,294	1,305	1,304	1,269	1,212	1,177	1,116	1,187	1,169	1,111	1,248	1,188	1,198	1,218	1,174	11
12	905	888	841	833	989	1,068	1,176	1,259	1,319	1,251	1,220	1,231	1,186	1,218	1,175	1,104	1,266	1,126	1,113	1,090	12
TOTALS	13,415	13,347	13,609	13,579	13,960	14,309	14,423	14,566	14,465	14,343	14,208	14,459	14,830	15,130	15,522	15,753	16,308	16,599	16,905	16,191	TOTALS
Student Gain/Loss			194	-30	381	349	114	143	-101	-122	-135	251	371	300	392	231	555	291	306	-714	
Percent Gain/Loss			1.45%	-0.22%	2.81%	2.50%	0.80%	0.99%	-0.69%	-0.84%	-0.94%	1.77%	2.57%	2.02%	2.59%	1.49%	3.52%	1.78%	1.84%	-4.22%	
															Average Student Gain/Loss for 10 years					185	
															Average Percent Gain/Loss for Recent 10 years					1.24%	

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

Due to the pandemic, it was important to consider the impact the current enrollment will have on future projections. Using the Cohort Survival method, the decrease in enrollment of 4.22% in October 2020 will skew enrollment projections for 2021 and beyond.

Some of the assumptions made in calculating projections for the 2021-22 school year are:

1. Kindergarten enrollment will return to pre-pandemic levels.
 - a. ASD Kindergarten classes are approximately 5% of births in King County. In the year 2016, there were 26,011 live births in King County projecting approximately 1,300 students will be in Kindergarten in October 2021.
2. 2020-21 Kindergarteners who will be first graders in 2021 will return to “normal” pre-COVID levels.
3. ASD will realize the enrollment growth due to new housing in 2021.

Calculations were made to create cohort scenarios based upon the following survival ratios: 3-year average, 3-year weighted average, 6-year average, 6-year median, and the 10-year average. Two of the scenarios (3-year weighted average and 3-year average) were not considered because of the impact October 2020 had on the calculation. The decision was made to use the 6-year median scenario which is found in Table 2 below.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2021 through 2027

TABLE 2											
6-Year Median Projection											
		Actual Births		Projected Births (based upon 4-year birth average)							
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
		26,011	25,274	24,337	24,090	24,928	24,657	24,657	24,583	24,706	24,651
		5.03%	5.03%	5.03%	5.03%	5.03%	5.03%	5.03%	5.03%	5.03%	5.03%
6-Year Median	GRADE	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
5.03%	KDG	1,308	1,271	1,224	1,212	1,253.86	1,240	1,240.25	1,236.52	1,242.72	1,239.93
1.0273	1	1,066	1,344	1,306	1,258	1,244.75	1,288	1,274.06	1,274.06	1,270.23	1,276.60
1.0219	2	1,263	1,090	1,373	1,335	1,285.08	1,272	1,316.29	1,301.99	1,301.99	1,298.08
1.0204	3	1,268	1,289	1,112	1,401	1,361.73	1,311	1,297.94	1,343.09	1,328.50	1,328.50
1.0191	4	1,267	1,293	1,313	1,133	1,428.26	1,388	1,336.34	1,322.78	1,368.80	1,353.93
1.0133	5	1,274	1,284	1,310	1,331	1,148.24	1,447	1,406.28	1,354.15	1,340.40	1,387.03
0.9944	6	1,287	1,267	1,276	1,302	1,323.47	1,142	1,439.12	1,398.34	1,346.50	1,332.83
1.0182	7	1,330	1,310	1,290	1,300	1,326.11	1,348	1,162.54	1,465.31	1,423.79	1,371.00
1.0121	8	1,335	1,346	1,326	1,305	1,315.31	1,342	1,363.79	1,176.54	1,482.97	1,440.95
1.1320	9	1,431	1,511	1,523	1,501	1,477.47	1,489	1,519.30	1,543.86	1,331.89	1,678.77
1.0293	10	1,391	1,473	1,555	1,568	1,544.96	1,521	1,532.62	1,563.83	1,589.12	1,370.93
0.9380	11	1,291	1,304	1,382	1,459	1,470.90	1,449	1,426.47	1,437.58	1,466.85	1,490.57
0.9708	12	1,140	1,253	1,266	1,341	1,416.32	1,428	1,406.77	1,384.75	1,395.54	1,423.96
	TOTALS	16,650	17,034	17,257	17,446	17,596	17,665	17,722	17,803	17,889	17,993
		459	384	224	188	151	68	57	81	86	104
		2.83%	2.31%	1.31%	1.09%	0.86%	0.39%	0.32%	0.46%	0.49%	0.58%
TOTALS BY LEVEL											
	K-5	7,447	7,570	7,639	7,669	7,722	7,947	7,871	7,833	7,853	7,884
	6-8	3,951	3,922	3,892	3,907	3,965	3,831	3,965	4,040	4,253	4,145
	9-12	5,252	5,541	5,727	5,869	5,910	5,887	5,885	5,930	5,783	5,964
	FTRS	343	362	374	383	386	384	384	387	377	389
	GRAND TOTAL	16,993	17,395	17,631	17,829	17,982	18,049	18,106	18,190	18,267	18,382

Student Generation Factors

Planned residential development data is collected to determine the number of new residential units that may be built in the near future. The projected units will have the appropriate Student Generation Factor applied to determine the number of new students that planned residential development might yield.

This data was obtained through discussions with the major developers within the District boundaries, the City of Algona, Auburn, Kent, Pacific, King County, and District officials. The student population by residence includes all approved and tentative tract maps in addition to any planned or proposed development that possibly will occur within the project timeframe. The planned residential development information and phasing estimates are a snapshot of the District as of this time. The information may change and is updated annually.

Closely related to the planned residential development units are Student Generation Factors. When applied to planned residential development units, the Student Generation Factors determine how many additional students will be generated from new construction within the District.

Two sets of data are used to calculate Student Generation Factors: current student enrollment and current housing data. This information associates each student with a housing unit. Two general housing categories are analyzed: Single Family and Multi-Family. Data showing the number of students generated from previous single- and multi-family developments generates the Student Generation Factor to be applied to future developments.

The tables on the next two pages show the information for both single-and multi-family developments. The components include:

- “Development Name” is a list of developments in process of filling occupancy. Fully occupied developments stay on the list for five years contributing to the Student Generation Factor. Once the five years is up, the development is removed from the list. This component includes the name of the development, year of full occupancy (if applicable), the number of units, the amount of current units occupancy and the remaining units to be occupied.
- “Feeder Pattern” shows the elementary, middle and high school feeder pattern associated with the development.
- “Actual Students” is the data of actual students generated from the units already occupied.
- “Student Generation Factors” is the calculation of actual students divided by the number of occupied units.
- “Single Family--2021 and beyond” lists the developments that are in process, but have not yet started to occupy units.
- The units for these developments are multiplied by the Student Generation Factor for each to determine the “Estimated Students Based on Student Generation Factors”

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

The table at the bottom of the page shows an estimated timeline of when the unoccupied units are scheduled to be occupied.

Table 3 shows the single- and multiple-family units to be occupied, the estimated number of students generated and a timeline by year of when those students would potentially be enrolled. The bottom table reflects a cumulative number over a period of 7 school years.

The final page repeats enrollment projections by grade and summarized into grade bands. Table 5 takes the projected enrollment by school year and added the projected students generated for each school year to get an updated total projected enrollment.

Auburn School District
 Development Growth since 1/1/15
 May 2020 (Based on Oct 1, 2019 Enrollment)

SINGLE FAMILY

Development Name	Year of Full Occupancy	Units/ Parcels	Current Occupancy	To Be Occupied	Feeder Elementary	Actual Students				Student Generation Factors			
						Elem	Middle	HS	Total	Elem	Middle	HS	Total
Alicia Glenn	2016	28	28	0	Elementary 16	6	10	13	29	0.214	0.357	0.464	1.036
Anthem (formerly Megan's Meadows)	2018	13	13	0	Ilalko	14	4	1	19	1.077	0.308	0.077	1.462
Bridges		380	355	25	Aurthur Jacobsen	69	31	57	157	0.194	0.087	0.161	0.442
Canyon Creek	2018	151	151	0	Evergreen Hts.	29	9	9	47	0.192	0.060	0.060	0.311
Dulcinea	2018	6	6	0	Lea Hill	1	2	0	3	0.167	0.333	0.000	0.500
Hastings		10	7	3	Evergreen Hts.	0	0	0	0	0.000	0.000	0.000	0.000
Hazel View	2018	22	22	0	Lea Hill	8	8	4	20	0.364	0.364	0.182	0.909
Kendall Ridge	2015	106	106	0	Elementary 16	28	13	14	55	0.264	0.123	0.132	0.519
Lakeland East Portola	2015	130	130	0	Bowman Creek	43	26	32	101	0.331	0.200	0.246	0.777
Lakeland Hills Estates	2017	66	66	0	Bowman Creek	21	8	11	40	0.318	0.121	0.167	0.606
Edgeview at Lakeland Hills	2015	368	368	0	Bowman Creek	81	40	50	171	0.220	0.109	0.136	0.465
Lakeland: Pinnacle Estates	2018	99	99	0	Bowman Creek	51	32	24	107	0.515	0.323	0.242	1.081
Villas at Lakeland Hills	2015	81	81	0	Bowman Creek	30	15	7	52	0.370	0.185	0.086	0.642
Lozier Ranch		18	4	14	Chinook	0	0	0	0	0.000	0.000	0.000	0.000
Monterey Park	2016	238	238	0	Evergreen Hts.	50	30	29	109	0.210	0.126	0.122	0.458
Mountain View	2018	55	55	0	Evergreen Hts.	6	0	7	13	0.109	0.000	0.127	0.236
Omnia Palisades Plate		16	3	13	Alpac	0	1	1	2	0.000	0.333	0.333	0.667
Seremounte	2019	30	30	0	Aurthur Jacobsen	7	5	8	20	0.233	0.167	0.267	0.667
Sonata Hills	2017	69	69	0	Lea Hill	10	2	8	20	0.145	0.029	0.116	0.290
Spencer Place	2017	13	13	0	Hazelwood	10	7	3	20	0.769	0.538	0.231	1.538
Vasiliy		8	1	7	Terminal Park	0	0	0	0	0.000	0.000	0.000	0.000
Willow Place		11	10	1	Elementary 16	0	0	4	4	0.000	0.000	0.400	0.400
Totals		1918	1855	63		464	243	282	989	0.250	0.131	0.152	0.533

For purposes of this 2021 update, the District is choosing to continue to use the 2020 Student Generation Factor data given that remote learning and COVID-related enrollment disruption likely presents an inaccurate data set of the students generated from recent new development. The District will obtain updated data to calculate Student Generation Factors for the 2022 update to this Plan.

Auburn School District
 Development Growth since 1/1/15
 May 2020 (Based on Oct 1, 2019 Enrollment)

SINGLE FAMILY-- 2020 and beyond

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied
Anderson Acres	14	0	14
Backbone Ridge	7	0	7
Bridle Estates	18	0	18
Hastings 10 *	10	0	10
Greenvale	17	0	17
Lakeland: Forest Glen At ..	30	0	30
Lakeland: Park Ridge	256	0	256
Lakeland: River Rock*	14	0	14
Pacific Lane	11	0	11
Ridge At Tall Timbers	104	0	104
Richardson BLA/Plat	6	0	6
Huntionton Woods	74	0	74
Topaz Short Plat	4	0	4
Oxbow Acres	3	0	3
Wyncrest II	41	0	41
Wesport Capital	306	0	306
Current Partially Occupied Developments	1918	1855	63
	2833		978

Estimated Students Based on Student Generation Factors			
Elem	Middle	HS	Total
4	2	2	7
2	1	1	4
5	2	3	10
3	1	2	5
4	2	3	
8	4	5	16
64	34	39	136
4	2	2	7
3	1	2	6
26	14	16	55
2	1	1	3
19	10	11	39
1	1	1	2
1	0	0	2
10	5	6	22
77	40	47	163
16	8	10	34
Totals	245	128	149

* currently under construction

For purposes of this 2021 update, the District is choosing to continue to use the 2020 Student Generation Factor data given that remote learning and COVID-related enrollment disruption likely presents an inaccurate data set of the students generated from recent new development. The District will obtain updated data to calculate Student Generation Factors for the 2022 update to this Plan.

Auburn School District
 Development Growth since 1/1/15
 May 2020 (Based on Oct 1, 2019 Enrollment)

MULTI FAMILY

Development Name	Year of Full Occupancy	Units/ Parcels	Current Occupancy	To Be Occupied	Feeder Elementary	Actual Students				Student Generation Factors			
						Elem	Middle	HS	Total	Elem	Middle	HS	Total
Promenade Apts	2018	294	294	0	Lea Hill	205	98	90	393	0.697	0.333	0.306	1.337
The Villas at Auburn	2018	295	295	0	Washington	50	11	13	74	0.169	0.037	0.044	0.251
Totals		589	589	0		255	109	103	467	0.433	0.185	0.175	0.793

2020 and beyond

	Units/ Parcels	Current Occupancy	To Be Occupied	Estimated Students Based on Student Generation Factors			
Sundallen Condos	48	0	48	21	9	8	38
Auburn Town Center Apt	226	0	226	98	42	40	179
Copper Gate Apt.	500	0	500	216	93	87	396
Current Partially Occupied Developments	589	589	0	0	0	0	0
	1363		774	Total 335	143	135	614

For purposes of this 2021 update, the District is choosing to continue to use the 2020 Student Generation Factor data given that remote learning and COVID-related enrollment disruption likely presents an inaccurate data set of the students generated from recent new development. The District will obtain updated data to calculate Student Generation Factors for the 2022 update to this Plan.

BASE DATA - BUILDOUT SCHEDULE

ASSUMPTIONS:

1. Build out estimates are received from developers.
2. Some development data received from Davis Demographics.

STUDENT GENERATION FACTORS

2021	Single Family	Multi-Family
Elementary	0.25	0.433
Middle	0.131	0.185
High	0.152	0.175
Total	0.533	0.793

TABLE 3 Units to be Occupied

	2021	2022	2023	2024	2025	2026	2027	Total
Single Family Units	22	65	82	44	9	1	1	224
Projected Students								
Elementary (K-5)	6	16	21	11	2	0	0	56
Middle (6-8)	3	9	11	6	1	0	0	29
High (9-12)	3	10	12	7	1	0	0	34
Total K-12	12	35	44	23	5	1	1	119
Multi-Family Units	350	126	0	0	0	0	0	476
Projected Students								
Elementary (K-5)	152	55	0	0	0	0	0	206
Middle (6-8)	65	23	0	0	0	0	0	88
High (9-12)	61	22	0	0	0	0	0	83
Total K-12	278	100	0	0	0	0	0	377
Total Housing Units	372	191	82	44	9	1	1	700
Projected Students								
Elementary (K-5)	157	71	21	11	2	0	0	262
Middle (6-8)	68	32	11	6	1	0	0	117
High (9-12)	65	32	12	7	1	0	0	117
Total K-12	289	135	44	23	5	1	1	497
Cumulative Projection								
Elementary (K-5)	157	228	248	259	262	262	262	
Middle (6-8)	68	99	110	116	117	117	117	
High (9-12)	65	97	109	116	117	117	117	
Total K-12	289	424	468	491	496	496	497	

TABLE 4 Enrollment Projections by Grade

GRADE	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Kinder	1,038	1,308	1,271	1,224	1,212	1,254	1,240
1	1,236	1,066	1,344	1,306	1,258	1,245	1,288
2	1,243	1,263	1,090	1,373	1,335	1,285	1,272
3	1,243	1,268	1,289	1,112	1,401	1,362	1,311
4	1,257	1,267	1,293	1,313	1,133	1,428	1,388
5	1,294	1,274	1,284	1,310	1,331	1,148	1,447
6	1,306	1,287	1,267	1,276	1,302	1,323	1,142
7	1,319	1,330	1,310	1,290	1,300	1,326	1,348
8	1,264	1,335	1,346	1,326	1,305	1,315	1,342
9*	1,351	1,431	1,511	1,523	1,501	1,477	1,489
10	1,376	1,391	1,473	1,555	1,568	1,545	1,521
11	1,174	1,291	1,304	1,382	1,459	1,471	1,449
12	1,090	1,140	1,253	1,266	1,341	1,416	1,428
Totals	16,191	16,650	17,034	17,257	17,446	17,596	17,665

*Grades 9-12 include Full-Time Running Start, Open Doors and Grad Alliance program enrollment.

TABLE 4a Enrollment Projections by Grade Band

	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
K-5	7,311	7,446	7,571	7,638	7,670	7,722	7,946
6-8	3,889	3,952	3,923	3,892	3,907	3,965	3,832
9-12	4,991	5,253	5,541	5,726	5,869	5,910	5,887
Totals	16,191	16,651	17,035	17,256	17,446	17,596	17,665

TABLE 5 Enrollment Projections by Grade Band plus Estimated Students Generated Based upon Developments

	2020-21	2021-22			2022-23			2023-24			2024-25			2025-26		
		projection	projected students generated	total projection	projection	projected students generated	total projection	projection	projected students generated	total projection	projection	projected students generated	total projection	projection	projected students generated	total projection
K-5	7,311	7,446	157	7,603	7,571	71	7,642	7,638	21	7,659	7,670	11	7,681	7,722	2	7,724
6-8	3,889	3,952	68	4,020	3,923	32	3,955	3,892	11	3,903	3,907	6	3,913	3,965	1	3,966
9-12	4,991	5,253	65	5,318	5,541	32	5,573	5,726	12	5,738	5,869	7	5,876	5,910	1	5,911
Totals	16,191	16,651	289	16,940	17,035	135	17,170	17,256	44	17,300	17,446	23	17,469	17,596	5	17,601

Auburn School District No. 408
Capital Facilities Plan

2021 through 2027

Section III

Standard of Service

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

STANDARD OF SERVICE

The School Impact Fee Ordinances adopted by King County, the City of Auburn, City of Black Diamond and the City of Kent indicate that each school district must establish a "Standard of Service" in order to ascertain the overall capacity to house its projected student population. The Superintendent of Public Instruction establishes square footage "capacity" guidelines for computing state funding support. The fundamental purpose of the OSPI guidelines is to provide a vehicle to equitably distribute state matching funds for school construction projects. By default these guidelines have been used to benchmark the district's capacity to house its student population. The OSPI guidelines do not make adequate provision for local district program needs, facility configurations, emerging educational reform, or the dynamics of each student's educational program. The Auburn School District Standard of Service addresses those local considerations that require space in excess of the OSPI guidelines. The effect on the space requirements for both permanent and relocatable facilities is shown below for each grade articulation pattern. Conditions that may result in potential space needs are provided for information purposes without accompanying computations.

OVERVIEW

As reflected in enrollment numbers for the 2020-21 school year, the Auburn School District operates fifteen elementary schools housing 7,311 students in grades K through 5. The four middle schools house 3,889 students in grades 6 through 8. The District operates three comprehensive senior high schools and one alternative high school, housing 4,991 students in grades 9 through 12. (Source: October 1, 2020 Enrollment)

CLASS SIZE

The number of pupils per classroom determines the number of classrooms required to house the student population. Specialists create additional space needs. Class sizes are subject to collective bargaining agreements. Changes to class size agreements can have significant impact on available space.

The current pupil/teacher limit across all elementary programs is an average of 20.33 students per teacher. Consistent with this staffing limit, room capacities are set at 20.33 students per room at grades K - 5. At grades 6 - 8 the limit is set at 28.02 students per room. At grades 9 - 12 the limit is set at 28.74 students per room. The OSPI space allocation for each grade articulation level, **less** the computed reduction for the Auburn School District Standard of Service, determines the District's capacity to house projected pupil populations. These reductions are shown below by grade articulation level.

ELEMENTARY SCHOOLS

STRUCTURED LEARNING FOR DEVELOPMENTALLY DISABLED SPECIAL EDUCATION

The Auburn School District operates a structured learning program for students with moderate to severe disabilities at the elementary school level which currently uses 15 classrooms to provide for 135 students. The housing requirements for this program are provided for in the OSPI space guidelines. No loss of capacity is expected unless population with disabilities grows at a disproportionate rate compared to total elementary population.

PATHWAYS SPECIAL EDUCATION

The Auburn School District operates an adaptive behavior program for students with behavior disabilities at the elementary school level. The program uses three classrooms to provide for 24 students. The housing requirements for this program exceed the OSPI space allocations.
(Three classrooms @ 20.33 - 8 = 12.33)

Loss of Permanent Capacity 3 rooms @ 12.33 each =	(37)
Loss of Temporary Capacity 0 rooms @ 12.33 each =	0
Total Capacity Loss =	<hr/> (37)

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

STANDARD OF SERVICE

SPECIAL EDUCATION RESOURCE ROOMS

The Auburn School District operates a resource room program at the elementary level for special education students requiring instruction to address their specific disabilities. Twenty standard classrooms are required to house this program. The housing requirements for this program are provided for in the OSPI space guidelines at Lakeland Hills, Dick Scobee, and Bowman Creek Elementary Schools. Continued loss of capacity is expected as growth in program is larger than the total elementary population.

Loss of Permanent Capacity 17 (20-3) rooms @ 20.33 each =	(346)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	<u>0</u>
Total Capacity Loss =	(346)

NATIVE AMERICAN RESOURCE ROOM

The Auburn School District operates one resource room to support the education of Native American students at the elementary level. One standard classroom is fully dedicated to serve these students.

Loss of Permanent Capacity 1 room @ 20.33 each =	(20)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	<u>0</u>
Total Capacity Loss =	(20)

EARLY CHILDHOOD SPECIAL EDUCATION

The Auburn School District operates a pre-school program for young children below age five with disabilities. This program is housed at eleven different elementary schools and currently uses 13 standard classrooms. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 13 rooms @ 20.33 each =	(264)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	<u>0</u>
Total Capacity Loss =	(264)

READING LABS

The Auburn School District operates a program for students needing remediation and additional language arts instruction. These programs utilize non-standard classroom spaces if available in each elementary school. Four elementary schools do not have non-standard rooms available, thus they are housed in a standard classroom. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 5 rooms @ 20.33 each =	(102)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	<u>0</u>
Total Capacity Loss =	(102)

MUSIC ROOMS

The Auburn School District elementary music programs require one acoustically-modified classroom at each school for music instruction. The housing requirements are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 15 rooms @ 20.33 each =	(305)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	<u>0</u>
Total Capacity Loss =	(305)

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

STANDARD OF SERVICE

ENGLISH LANGUAGE LEARNERS PROGRAM

The Auburn School District operates pullout programs at the elementary school level for students learning English as a second language. This program requires 30 standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 30 rooms @ 20.33 each =	(610)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	<u>0</u>
Total Capacity Loss =	(610)

SECOND GRADE TOSA PROGRAM

The Auburn School District provides a TOSA reading specialist program for eight highly-impacted elementary schools. This pullout model provides direct instruction to students who are not at grade level and do not receive other services. This program requires eight standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 8 rooms @ 20.33 each =	(163)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	<u>0</u>
Total Capacity Loss =	(163)

ELEMENTARY LEARNING SPECIALIST PROGRAM

The Auburn School District provides a learning specialist program to increase literacy skills for first and second graders. This program model was originally created from the I-728 funds and currently has the specialist going into existing teacher classrooms, as well as pulling out students into designated classrooms. The district is utilizing classrooms at all fourteen elementary schools.

Loss of Permanent Capacity 15 rooms @ 20.33 each =	(305)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	<u>0</u>
Total Capacity Loss =	(305)

EARLY CHILDHOOD EDUCATION ASSISTANCE PROGRAM

The Auburn School District operates an ECEAP program for 236 pre-school aged children in twelve sections of half-day length and one full-day program. The program is housed at seven elementary schools and utilizes seven standard elementary classrooms and one additional classroom space and seven auxiliary office spaces. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 7 rooms @ 20.33 each =	(142)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	<u>0</u>
Total Capacity Loss =	(142)

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

STANDARD OF SERVICE

MIDDLE SCHOOLS

SPECIAL EDUCATION RESOURCE ROOMS

The Auburn School District operates a resource room program for each grade at the middle school level. This is to accommodate special education students needing remedial instruction to address their specific disabilities. Eleven classrooms are required at the middle school level to provide for approximately 330 students. The housing requirements for this program are not entirely provided for in the OSPI space guidelines.

PATHWAYS SPECIAL EDUCATION

The Auburn School District offers a self-contained program for students with moderate to severe behavior disabilities. The program is housed at one of the middle schools and uses two classrooms. One of the two classrooms for this program are provided for in the OSPI space allocations.

Loss of Permanent Capacity 1 rooms @ 28.02 each =	(28)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	<u>0</u>
Total Capacity Loss	(28)

STRUCTURED LEARNING CENTER AND DEVELOPMENTALLY DISABLED SPECIAL EDUCATION

The Auburn School District operates seven structured learning classrooms at the middle school level for students with moderate to severe disabilities. Two of the seven classrooms for this program are provided for in the OSPI space allocations.

Loss of Permanent Capacity 5 rooms @ 28.02 each =	(140)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	<u>0</u>
Total Capacity Loss	(140)

NATIVE AMERICAN RESOURCE ROOM

The Auburn School District operates one resource room to support the education of Native American students at the middle school level. One standard classroom is fully dedicated to serve these students.

Loss of Permanent Capacity 1 room @ 28.02 each =	(28)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	<u>0</u>
Total Capacity Loss	(28)

ENGLISH LANGUAGE LEARNERS PROGRAM

The Auburn School District operates a pullout program at the middle school level for English Language Learner students. This program requires ten standard classrooms that are not provide for in the OSPI space guidelines.

Loss of Permanent Capacity 10 rooms @ 28.02 each =	(280)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	<u>0</u>
Total Capacity Loss	(280)

Auburn School District No. 408
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2021 through 2027

STANDARD OF SERVICE

ROOM UTILIZATION

The Auburn School District provides a comprehensive middle school program that includes elective options in special interest areas. Facilities to accommodate special interest activities are not amenable to standard classroom usage. The district averages 95% utilization of all available teaching stations. OSPI Report #3 dated 12/14/11 identifies 148 teaching stations available in the mid-level facilities. The utilization pattern results in a loss of approximately 8 teaching stations.

Loss of Permanent Capacity 8 rooms @ 28.02 each =	(224)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	<u>0</u>
Total Capacity Loss	(224)

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

STANDARD OF SERVICE

SENIOR HIGH SCHOOLS

NATIVE AMERICAN RESOURCE ROOM

The Auburn School District operates one resource room to support the education of Native American students at the high school level. One standard classroom is fully dedicated to serve these students.

Loss of Permanent Capacity 1 room @ 28.74 each =	(29)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	<u>0</u>
Total Capacity Loss	(29)

SENIOR HIGH COMPUTER LABS

The Auburn School District support standard allows for one open computer lab at each of the senior high schools. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 4 rooms @ 28.74 each =	(115)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	<u>0</u>
Total Capacity Loss	(115)

ENGLISH LANGUAGE LEARNERS PROGRAM

The Auburn School District operates a pullout program at three comprehensive high schools for English Language Learner students. This program requires twelve standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 12 rooms @ 28.74 each =	(345)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	<u>0</u>
Total Capacity Loss	(345)

PATHWAYS SPECIAL EDUCATION

The Auburn School District offers a self-contained program for students with moderate to severe behavior disabilities. The program is housed at one of the high schools and uses two classrooms. The housing requirements for this program are not provided for in the OSPI space allocations.

Loss of Permanent Capacity 2 rooms @ 28.74 each =	(57)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	<u>0</u>
Total Capacity Loss	(57)

STRUCTURED LEARNING CENTER PROGRAM

The Auburn School District operates twelve structured learning center classrooms for students with moderate to severe disabilities. This program is housed at three high schools requiring standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 12 rooms @ 28.74 each =	(345)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	<u>0</u>
Total Capacity Loss	(345)

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

STANDARD OF SERVICE

SPECIAL EDUCATION RESOURCE ROOMS

The Auburn School District operates a resource room program at the senior high level for special education students requiring instruction to address their specific learning disabilities. The current high school program requires 15 classrooms to provide program to meet educational needs of the students. The OSPI space guidelines provide for one of the 15 teaching stations.

Loss of Permanent Capacity 14 rooms @ 28.74 each =	(402)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	<u>(402)</u>

PERFORMING ARTS CENTERS

Auburn High School includes 25,000 square feet used exclusively for a Performing Arts Center. The OSPI Inventory includes this space when computing unhoused student capacity. This space was not intended for, nor is it usable for, classroom instruction. It was constructed to provide a community center for the performing arts. Using OSPI capacity guidelines, 25,000 square feet computes to 208 unhoused students or 7.25 classrooms.

Loss of Permanent Capacity 7.25 rooms @ 28.74 each =	(208)
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ROOM UTILIZATION

The Auburn School District provides a comprehensive high school program that includes numerous elective options in special interest areas. Facilities to accommodate special interest activities are not amenable to standard classroom usage. The district averages 95% utilization of all available teaching stations. There are 185 teaching stations available in the senior high facilities. The utilization pattern results in a loss of approximately 10 teaching stations.

Loss of Permanent Capacity 10 rooms @ 28.74 each =	(287)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	<u>(287)</u>

STANDARD OF SERVICE COMPUTED TOTALS

ELEMENTARY

Loss of Permanent Capacity	(2,294)
Loss of Temporary Capacity	0
Total Capacity Loss	<u>(2,294)</u>

MIDDLE SCHOOL

Loss of Permanent Capacity	(701)
Loss of Temporary Capacity	0
Total Capacity Loss	<u>(701)</u>

SENIOR HIGH

Loss of Permanent Capacity	(1,789)
Loss of Temporary Capacity	0
Total Capacity Loss	<u>(1,789)</u>

TOTAL

Loss of Permanent Capacity	(4,783)
Loss of Temporary Capacity	0
Total Capacity Loss	<u>(4,783)</u>

Auburn School District No. 408
Capital Facilities Plan

2021 through 2027

Section IV

Inventory of Facilities

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2021 through 2027

INVENTORY OF FACILITIES

Table IV.1 shows the current inventory of permanent district facilities and their OSPI rated capacities.

Table IV.2 shows the number and location of each portable by school. The district uses relocatable facilities to:

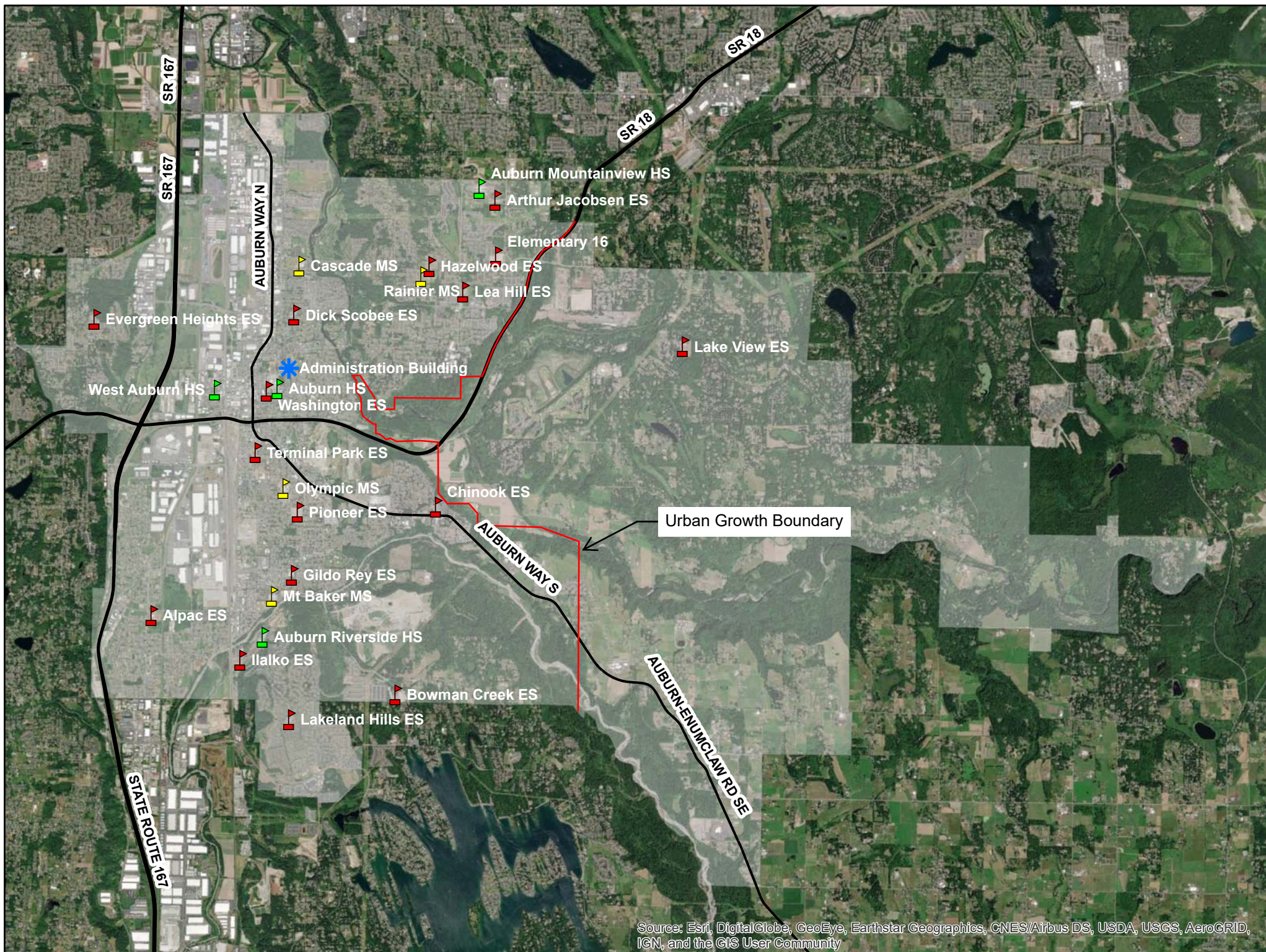
1. provide interim housing in school attendance areas uniquely impacted by increasing school populations that would otherwise require continual redistricting,
2. make space available for changing program requirements and offerings determined by unique student needs, and
3. provide housing to cover district needs until permanent facilities can be financed and constructed.

Relocatable facilities are deemed to be interim, stop gap measures that often place undesirable stress on existing physical plants. Core facilities (i.e. gymnasiums, restrooms, kitchens, labs, lockers, libraries, etc.) are not of sufficient size or quantity to handle the increased school population served by adding relocatable classrooms.

Table IV.1 Permanent Facilities
 @ OSPI Rated Capacity
 (March 2021)

District School Facilities

Building	Capacity	Acres	Address
Elementary Schools			
Washington Elementary	494	5.33	20 E Street Northeast, Auburn WA, 98002
Terminal Park Elementary	415	6.09	1101 D Street Southeast, Auburn WA, 98002
Dick Scobee Elementary	819	8.90	1031 14th Street Northeast, Auburn WA, 98002
Pioneer Elementary	441	8.40	2301 M Street Southeast, Auburn WA, 98002
Chinook Elementary	461	10.99	3502 Auburn Way South, Auburn WA, 98092
Lea Hill Elementary	450	20.24	30908 124th Avenue Southeast, Auburn WA, 98092
Gildo Rey Elementary	566	10.05	1005 37th Street Southeast, Auburn WA, 98002
Evergreen Heights Elem.	463	10.10	5602 South 316th, Auburn WA, 98001
Alpac Elementary	505	10.68	310 Milwaukee Boulevard North, Pacific WA, 98047
Lake View Elementary	581	16.44	16401 Southeast 318th Street, Auburn WA, 98092
Hazelwood Elementary	594	13.08	11815 Southeast 304th Street, Auburn WA, 98092
Ilalko Elementary	592	14.23	301 Oravetz Place Southeast, Auburn WA, 98092
Lakeland Hills Elementary	594	12.00	1020 Evergreen Way SE, Auburn WA, 98092
Arthur Jacobsen Elementary	614	10.02	29205 132 nd Street SE, Auburn WA, 98092
Bowman Creek Elementary	812	22.03	5701 Kersey Way SE, Auburn, WA 98092
ELEMENTARY CAPACITY	8401		
Middle Schools			
Cascade Middle School	837	16.94	1015 24th Street Northeast, Auburn WA, 98002
Olympic Middle School	974	17.45	839 21 st Street SE, Auburn WA, 98002
Rainier Middle School	843	25.54	30620 116th Avenue Southeast, Auburn WA, 98092
Mt. Baker Middle School	837	30.00	620 37th Street Southeast, Auburn WA, 98002
MIDDLE SCHOOL CAPACITY	3491		
Senior High Schools			
West Auburn HS	233	5.26	401 West Main Street, Auburn WA, 98001
Auburn HS	2,127	23.74	711 East Main Street, Auburn WA, 98002
Auburn Riverside HS	1,387	35.32	501 Oravetz Road, Auburn WA, 98092
Auburn Mountainview HS	1,443	39.42	28900 124 th Ave SE, Auburn WA, 98092
HIGH SCHOOL CAPACITY	5,190		
TOTAL CAPACITY	17082		



Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2021 through 2027

INVENTORY OF FACILITIES

TABLE IV.2	TEMPORARY/RELOCATABLE FACILITIES INVENTORY (June 2021)						
Elementary Location	2020-21	2021-22	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
Washington	7	7	7	7	7	7	7
Terminal Park	8	7	0	0	0	0	0
Dick Scobee	0	0	0	0	0	0	0
Pioneer	0	0	0	0	0	0	0
Chinook	6	0	0	0	0	0	0
Lea Hill	13	0	0	0	0	0	0
Gildo Rey	4	3	3	3	3	3	3
Evergreen Heights	4	4	4	4	4	4	4
Alpac	8	8	8	8	8	8	8
Lake View	2	2	2	2	2	2	2
Hazelwood	2	2	2	2	2	2	2
Ilalko	7	7	7	7	7	7	7
Lakeland Hills	7	7	7	7	7	7	7
Arthur Jacobsen	4	4	4	4	4	4	4
Bowman Creek	0	0	0	0	0	0	0
Elementary #16	0	0	0	0	0	0	0
TOTAL UNITS	72	51	44	44	44	44	44
TOTAL CAPACITY	1,464	1,037	895	895	895	895	895

Middle School Location	2020-21	2021-22	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
Cascade	1	4	6	6	6	6	6
Olympic	4	8	8	8	8	8	8
Rainier	9	11	11	11	11	11	11
Mt. Baker	10	12	12	12	12	12	12
TOTAL UNITS	24	35	37	37	37	37	37
TOTAL CAPACITY	672	981	1,037	1,037	1,037	1,037	1,037

Sr. High School Location	2020-21	2021-22	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
West Auburn	0	0	0	0	0	0	0
Auburn High School	0	2	4	4	4	4	4
Auburn High School - *TAP	1	1	1	1	1	1	1
Auburn Riverside	13	15	16	16	16	16	16
Auburn Mountainview	4	6	8	8	8	8	8
TOTAL UNITS	18	24	29	29	29	29	29
TOTAL CAPACITY	517	690	833	833	833	833	833

*TAP - Transition Assistance Program for 18-21 year old students with special needs.

COMBINED TOTAL UNITS	114	110	110	110	110	110	110
COMBINED TOTAL CAPACITY	2,654	2,707	2,765	2,765	2,765	2,765	2,765

Auburn School District No. 408
Capital Facilities Plan

2021 through 2027

Section V

Pupil Capacity

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

PUPIL CAPACITY

While the Auburn School District uses the OSPI inventory of permanent facilities as the data from which to determine space needs, the District's educational program requires more space than that provided for under the formula. This additional square footage is converted to numbers of pupils in Section III, Standard of Service. The District's capacity is adjusted to reflect the need for additional space to house its programs. Changes in the capacity of the district recognize new funded facilities. The combined effect of these adjustments is shown on Line B in Tables V.1 and V.2 below. Table V.1 shows the District's capacity with relocatable units included and Table V.2 without these units.

Table V.1									
Capacity WITH relocatables		20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
A.	SPI Capacity	17,082	17,082	17,291	18,330	18,565	18,565	18,565	18,565
A.1	SPI Capacity-New Elem			650					
A.2	SPI Capacity-Replacements		209	389	235				
A.3	SPI Capacity-New MS								800
B.	Capacity Adjustments	(2,129)	(2,018)	(2,018)	(2,018)	(2,018)	(2,018)	(2,018)	(2,018)
C.	Net Capacity	14,953	15,273	16,312	16,547	16,547	16,547	16,547	17,347
D.	ASD Enrollment	16,702	16,650	17,034	17,257	17,446	17,596	17,665	17,665
<u>3/</u> E.	ASD Surplus/Deficit	(1,749)	(1,377)	(722)	(710)	(899)	(1,049)	(1,118)	(318)
CAPACITY ADJUSTMENTS									
<u>2/</u>	Include Relocatable	2,654	2,765	2,765	2,765	2,765	2,765	2,765	2,765
	Exclude SOS (pg 17)	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)
	Total Adjustments	(2,129)	(2,018)	(2,018)	(2,018)	(2,018)	(2,018)	(2,018)	(2,018)

Table V.2									
Capacity WITHOUT relocatables		20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
A.	SPI Capacity	17,082	17,082	17,291	18,330	18,565	18,565	18,565	18,565
A.1	SPI Capacity-New Elem			650					
A.2	SPI Capacity-Replacements	0	209	389	235				
A.3	SPI Capacity-New MS								800
B.	Capacity Adjustments	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)
C.	Net Capacity	12,299	12,508	13,547	13,782	13,782	13,782	28,364	14,582
D.	ASD Enrollment	16,702	16,650	17,034	17,257	17,446	17,596	17,665	17,665
<u>3/</u> E.	ASD Surplus/Deficit	(4,403)	(4,142)	(3,487)	(3,475)	(3,664)	(3,814)	10,699	(3,083)
CAPACITY ADJUSTMENTS									
<u>2/</u>	Exclude SOS (pg 17)	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)
	Total Adjustments	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)	(4,783)

1/ New facilities shown in 2019-20 through 2023-24 are funded by the 2016 School Bond Issue.

2/ The Standard of Service represents 27.69% of OSPI capacity. When new facilities are added the Standard of Service computations are decreased to 24.16% of SPI capacity.

3/ Students beyond the capacity are accommodated in other spaces (commons, library, theater, shared teaching space).

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2021 through 2027

PUPIL CAPACITY

PERMANENT FACILITIES
@ SPI Rated Capacity
(March 2021)

A. Elementary Schools

Building	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
Washington	494	494	494	494	494	494	494	494
Terminal Park	415	415	415	650	650	650	650	650
Dick Scobee	819	819	819	819	819	819	819	819
Pioneer	441	650	650	650	650	650	650	650
Chinook	461	461	650	650	650	650	650	650
Lea Hill	450	450	650	650	650	650	650	650
Gildo Rey	566	566	566	566	566	566	566	566
Evergreen Heights	463	463	463	463	463	463	463	463
Alpac	505	505	505	505	505	505	505	505
Lake View	581	581	581	581	581	581	581	581
Hazelwood	594	594	594	594	594	594	594	594
Ilalko	592	592	592	592	592	592	592	592
Lakeland Hills	594	594	594	594	594	594	594	594
Arthur Jacobsen	614	614	614	614	614	614	614	614
Bowman Creek	812	812	812	812	812	812	812	812
Elementary #16	--	--	650	650	650	650	650	650
ELEMENTARY CAPACITY	8,401	8,610	9,649	9,884	9,884	9,884	9,884	9,884

B. Middle Schools

Building	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
Cascade	837	837	837	837	837	837	837	837
Olympic	974	974	974	974	974	974	974	974
Rainier	843	843	843	843	843	843	843	843
Mt. Baker	837	837	837	837	837	837	837	837
Middle School #5	--	--	--	--	--	--	--	800
MIDDLE SCHOOL CAPACITY	3,491	3,491	3,491	3,491	3,491	3,491	3,491	4,291

C. Senior High Schools

Building	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
West Auburn	233	233	233	233	233	233	233	233
Auburn	2,127	2,127	2,127	2,127	2,127	2,127	2,127	2,127
Auburn Riverside	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387
Auburn Mountainview	1,443	1,443	1,443	1,443	1,443	1,443	1,443	1,443
HIGH SCHOOL CAPACITY	5,190	5,190	5,190	5,190	5,190	5,190	5,190	5,190

COMBINED CAPACITY	17,082	17,291	18,330	18,565	18,565	18,565	18,565	19,365
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Auburn School District No. 408
Capital Facilities Plan

2021 through 2027

Section VI

Capital Construction Plan

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

CAPITAL CONSTRUCTION PLAN

The formal process used by the Board to address current and future facility needs began in 1974 with the formation of a community wide citizens committee. The result of this committee's work was published in the document titled '*Guidelines for Development*.' In 1985 the Board formed a second Ad Hoc citizens committee to further the work of the first and address the needs of the District for subsequent years. The work of this committee was published in the document titled '*Directions for the Nineties*.' In 1995 the Board commissioned a third Ad Hoc citizens committee to make recommendations for improvements to the District's programs and physical facilities. The committee recommendations are published in the document titled '*Education Into The Twenty-First Century - - A Community Involved*.'

The 1995 Ad Hoc committee recommended the District develop plans for the implementation, funding, and deployment of technology throughout the District's programs. The 1996 Bond proposition provided funding to enhance the capacity of each facility to accommodate technological applications. The 1998 Capital Levy provided funding to further deploy technology at a level sufficient to support program requirements in every classroom and department. In 2005, 2014, and 2020, replacement technology levies were approved to continue to support technology across all facets of the District's teaching, learning and operations.

In addition to the technology needs of the District, the Ad Hoc committee recognized the District must prepare for continued student enrollment growth. As stated in their report, "the District must pursue an appropriate high school site as soon as possible." The Ad Hoc recommendation included commentary that the financing should be timed to maintain consistent rates of tax assessments.

A proposition was approved by the voters on April 28, 1998 that provided \$8,000,000 over six years to address some of the technology needs of the District; and \$5,000,000 to provide funds to acquire school sites.

During the 1997-98 school year, a Joint District Citizen's Ad Hoc Committee was appointed by the Auburn and Dieringer School Boards to make recommendations on how best to serve the school population from an area that includes a large development known as Lakeland South. Lakeland South at that time was immediately adjacent to the southern boundary of the Auburn School District. On June 16, 1998, the Ad Hoc Committee presented its recommendation at a joint meeting of the Auburn and Dieringer Boards of Directors. On June 22, 1998, the Auburn School Board adopted Resolution No. 933 authorizing the process to initiate the adjustment of the boundaries of the District in accordance with the Ad Hoc Committee's recommendation. On June 23, 1998, the Dieringer School Board adopted a companion Resolution No. 24-97-98 authorizing the process to initiate the adjustment of the boundaries in accordance with the Ad Hoc Committee's recommendation. These actions resulted in the transfer of an area from Dieringer to Auburn containing most of the Lakeland South development and certain other undeveloped properties.

Property for the third comprehensive high school was acquired in 1999. The Board placed the proposition to construct a new high school on the ballot four times. Each election was extremely close to passing. After the fourth failure a community meeting was held and from that meeting the Board determined need for further community study.

In April of 2002, the Board formed a fifth citizen's Ad Hoc committee to address the following two items and make recommendations to the Board in the Fall of 2002:

- a. A review of the conclusion and recommendations of 1985 and 1995 Ad Hoc Committees related to accommodating high school enrollment growth. This included the review of possible financing plans for new facilities.
- b. Develop recommendations for accommodating high school enrollment growth for the next 10 years if a new senior high school is not built.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

CAPITAL CONSTRUCTION PLAN

This committee recommended the Board place the high school on the ballot for the fifth time in February 2003. The February election approved the new high school at 68.71% yes votes. The school opened in the fall of 2005.

In the fall of 2003, the Board directed the administration to begin the planning and design for Elementary #13 and Elementary #14. In the fall of 2004, the Board passed Resolution No. 1054 to place two elementary schools on the ballot in February 2005. The voters approved the ballot measure in February of 2005 at 64.72%. Lakeland Hills Elementary (Elementary #13) opened in the fall of 2006. Arthur Jacobsen Elementary (Elementary #14) is located in the Lea Hill area and opened in the fall of 2007. These two elementary schools were built to accommodate the housing growth in Lakeland Hills and Lea Hill areas of the school district.

In the 2004-05 school year, the Board convened a sixth Citizen's Ad Hoc committee to again study and make recommendations about the future impacts in the District. One of the areas of study was the need for New Facilities and Modernization. The committee made a number of recommendations including school size, the need for a new middle school, and to begin a capital improvements program to modernize or replace facilities based upon criterion.

During the 2005-06 school year, a Joint District Citizen's Ad Hoc Committee was appointed by the Auburn and Kent School Boards to make recommendations on how best to serve the school population that will come from an area that includes a number of projected developments in the north Auburn valley. On May 17, 2006, the Ad Hoc Committee presented its recommendation at a joint meeting of the Auburn and Kent Boards of Directors. On June 14, 2006, the Kent School Board adopted Resolution No. 1225 authorizing the process to initiate the adjustment of the boundaries of the District in accordance with the Ad Hoc Committee's recommendation. On June 26, 2006, the Auburn School Board adopted a companion Resolution No. 1073 authorizing the process to initiate the adjustment of the boundaries in accordance with the Ad Hoc Committee's recommendation. These actions resulted in the transfer of an area from the Kent School District to the Auburn School District effective September 29, 2006.

In October of 2008, after two years of review and study, a Steering Committee made recommendations to the Board regarding the capital improvements program to modernize or replace facilities as recommended by the 2004-05 Citizen's Ad Hoc Committee. These recommendations, based on specific criteria, led to the Board placing a school improvement bond and capital improvements levy on the ballot in March 2009. Voters did not approve either measure that would have updated 24 facilities and replaced three aging schools. The Board decided to place only a six-year Capital Levy on the ballot in November of 2009, which passed at 55.17%. The levy funded \$46.4 million of needed improvement projects at 24 sites over the following seven school years. Planning for the replacement of aging schools was started with educational specifications and schematic design process for the replacement of Auburn High School.

The District acquired a site for a future high school in 2008 and a second site for a future middle school in 2009. The District also continued efforts to acquire property around Auburn High School. The Special Education Transition Facility opened in February of 2010. This facility is designed for students with disabilities that are 18 to 21 years old.

In the November 2012 election, the community supported the \$110 million bond issue for the Auburn High School Modernization and Reconstruction Project at 62%. Construction began in February 2013. The entire new building was occupied by Auburn High School students and staff in the fall of 2015, with site improvements being completed during the 2015-16 school year.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

CAPITAL CONSTRUCTION PLAN

In January 2015, a citizen's ad hoc committee was convened by direction of the Board to address growth and facilities. The major recommendations were to construct two new elementary schools in the next four years and to acquire 3 new elementary school sites as soon as possible.

In the November 2016 election, the community supported the \$456 million bond issue for the replacement of six schools and the construction of two new elementary schools at 62.83%. Construction for the replacement of Olympic Middle School began in May 2018 and was completed in Fall 2019. Construction for New Elementary School #15 began in May 2019 and was completed in Fall 2020. Construction for the replacement of Dick Scobee Elementary School began in June 2019 and was completed in Fall 2020. Construction for New Elementary School #16 and replacement of Pioneer Elementary School began in May 2020 and will be completed in Fall 2021. Construction for replacement of Chinook and Lea Hill Elementary Schools began in June 2021 and will be completed in Fall of 2022. Construction for replacement of Terminal Park Elementary School will begin in June 2022 and will be completed in Fall of 2023.

We anticipate running a Capital Bond Measure in 2026. Funds will be used to construct a new middle school on property currently owned by the District, and may include funds to replace one or more existing schools.

The table below illustrates the current capital construction plan for the next six years. The exact timelines are wholly dependent on the rate of growth in the school age population.

2021-27 Capital Construction Plan (May 2021)										
Project	Funded	Projected Cost	Fund Source	Project Timelines						
				21-22	22-23	23-24	24-25	25-26	26-27	27-28
Technology Modernization	Yes	\$35,000,000	2020 6 Year Cap. Levy	XX	XX	XX	XX	XX	XX	
1/ Portable Relocation	Yes	\$1,400,000	Impact Fees	XX						
1/ Property Purchase - 1 New Elementary	Yes	\$7,500,000	Bond Impact Fee	XX						
2/ Middle School #5	Yes	\$112,000,000	Bond Impact Fee				XX plan	XX const	XX const	XX open
1/ Replacement of five Elementary Schools	Yes	\$242,500,000	Bond	XX const	XX const	XX open				

1/ These funds may be secured through a combination of the 2016 Bond Issue, sale of real property, impact fees, and state matching funds.

2/ These funds may be secured through a combination of a bond issue, impact fees, and state matching funds.

Auburn School District No. 408
Capital Facilities Plan

2021 through 2027

Section VII

Impact Fees

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2021 through 2027

IMPACT FEE COMPUTATION (Spring 2021)

I. SITE COST PER RESIDENCE

Formula: ((Acres x Cost per Acre)/Facility Size) x Student Factor

	Site Acreage	Cost/ Acre	Facility Capacity	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K - 5)	15	\$0	650	0.2500	0.4330	\$0.00	\$0.00
Middle Sch (6 - 8)	25	\$0	800	0.1310	0.1850	\$0.00	\$0.00
Sr High (9 - 12)	40	\$0	1500	0.1520	0.1750	\$0.00	\$0.00
						\$0.00	\$0.00

II. PERMANENT FACILITY CONSTRUCTION COST PER RESIDENCE

Formula: ((Facility Cost/Facility Size) x Student Factor) x (Permanent to Total Square Footage Percentage)

Single Family	Facility Cost	Facility Size	% Perm Sq Ft/ Total Sq Ft	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K - 5)	\$0	650	0.9459	0.2500	0.4330	\$0.00	\$0.00
Mid Sch (6 - 8)	\$112,000,000	800	0.9459	0.1310	0.1850	\$17,348.09	\$24,499.22
Sr High (9 - 12)	\$0	1500	0.9459	0.1520	0.1750	\$0.00	\$0.00
						\$17,348.09	\$24,499.22

III. TEMPORARY FACILITY CONSTRUCTION COST PER RESIDENCE

Formula: ((Facility Cost/Facility Size) x Student Factor) x (Temporary to Total Square Footage Ratio)

Single Family	Facility Cost	Facility Size	% Temp Sq Ft/ Total Sq Ft	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K - 5)	\$200,000	20.33	0.0541	0.2500	0.4330	\$133.02	\$230.38
Mid Sch (6 - 8)	\$200,000	28.02	0.0541	0.1310	0.1850	\$50.57	\$71.42
Sr High (9 - 12)	\$200,000	28.74	0.0541	0.1520	0.1750	\$57.21	\$65.86
						\$240.79	\$367.67

IV. STATE MATCH CREDIT PER RESIDENCE

Formula: (Boeckh Index x SPI Footage x District Match x Student Factor)

	Boeckh Index	SPI Footage	State Match	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K - 5)	\$0.00	90	62.87%	0.2500	0.4330	\$0.00	\$0.00
Mid Sch (6 - 8)	\$238.22	108	62.87%	0.1310	0.1850	\$2,118.93	\$2,992.38
Sr High (9 - 12)	\$0.00	130	62.87%	0.1520	0.1750	\$0.00	\$0.00
						\$2,118.93	\$2,992.39

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2021 through 2027

V. TAX CREDIT PER RESIDENCE

Formula: Expressed as the present value of an annuity

TC = PV(interest rate, discount period, average assd value x tax rate)

	Ave Resid Assd Value	Curr Dbt Serv Tax Rate	Bnd Byr Indx Ann Int Rate	Number of Years	Tax Credit Single Family	Tax Credit Multi Family
Single Family	\$402,640	\$2.31	2.44%	10	\$8,165.58	
Multi Family	\$197,141	\$2.31	2.44%	10		\$3,998.04

VI. DEVELOPER PROVIDED FACILITY CREDIT

Formula: (Value of Site or Facility/Number of dwelling units)

	Value	No. of Units	Facility Credit
Single Family	\$0.00	1	\$0.00
Multi Family	\$0.00	1	\$0.00

FEE RECAP SUMMARY	PER UNIT IMPACT FEES		
	Single Family		Multiple Family
Site Costs	\$0.00		\$0.00
Permanent Facility Const Costs	\$17,348.09		\$24,499.22
Temporary Facility Costs	\$240.79		\$367.67
State Match Credit	(\$2,118.93)		(\$2,992.39)
Tax Credit	(\$8,165.58)		(\$3,998.04)
FEE (No Discount)	\$7,304.37		\$17,876.45
FEE (50% Discount)	\$3,652.19		\$8,938.23
Less ASD Discount	\$0.00		\$0.00
Facility Credit	\$0.00		\$0.00
Net Fee Obligation	\$3,652.19		\$8,938.23

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2021 through 2027

IMPACT FEE ELEMENTS		SINGLE FAMILY			MULTI FAMILY		
		Elem K - 5	Mid Sch 6 - 8	Sr High 9 - 12	Elem K - 5	Mid Sch 6 - 8	Sr High 9 - 12
Student Factor	Single Family - Auburn actual count April 2020	0.250	0.131	0.152	0.433	0.185	0.175
New Fac Capacity		650	800	1500	650	800	1500
New Facility Cost	Middle School Cost Estimate May 2021		\$112,000,000		\$0	\$112,000,000	
Temp Rm Capacity	ASD District Standard of Service. Grades K - 5 @ 20.33, 6 - 8 @ 28.02, & 9 - 12 @ 28.74.	20.33	28.02	28.74	20.33	28.02	28.74
Temp Facility Cost	Relocatables, including site work, set up, and furnishing.	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Site Acreage	ASD District Standard or SPI Minimum	12	25	40	12	25	40
Site Cost/Acre	See below	\$444,771	\$444,771	\$444,771	\$444,771	\$444,771	\$444,771
Perm Sq Footage	15 Elementary, 4 Middle, and 4 High Schools	1,799,423	1,799,423	1,799,423	1,799,423	1,799,423	1,799,423
Temp Sq Footage	2 x 768 SF + 24 x 864 SF + 87 x 896 SF + TAP 2661	102,885	102,885	102,885	102,885	102,885	102,885
Total Sq Footage	Sum of Permanent and Temporary above	1,902,308	1,902,308	1,902,308	1,902,308	1,902,308	1,902,308
% - Perm Facilities	Permanent Sq. Footage divided by Total Sq. Footage	94.59%	94.59%	94.59%	94.59%	94.59%	94.59%
% - Temp Facilities	Temporary Sq. Footage divided by Total Sq. Footage	5.41%	5.41%	5.41%	5.41%	5.41%	5.41%
SPI Sq Ft/Student	From OSPI Regulations (WAC 392-343-035)	90	108	130	90	108	130
Boeckh Index	From OSPI projection for July 2020	\$238.22	\$238.22	\$238.22	\$238.22	\$238.22	\$238.22
Match % - State	From OSPI May 2020	62.87%	62.87%	62.87%	62.87%	62.87%	62.87%
Match % - District	Computed	37.13%	37.13%	37.13%	37.13%	37.13%	37.13%
Dist Aver AV	King County Department of Assessments March 2020	\$402,640	\$402,640	\$402,640	\$197,141	\$197,141	\$197,141
Debt Serv Tax Rate	Current Fiscal Year	\$2.31	\$2.31	\$2.31	\$2.31	\$2.31	\$2.31
G. O Bond Int Rate	Current Rate - (Bond Buyer 20 Index Feb. 2020 avg)	2.44%	2.44%	2.44%	2.44%	2.44%	2.44%

Site Cost Projections

Recent Property Acquisitions	Acreage	Purchase Year	Purchase Price	Purchase Cost/Acre	Adjusted Present Day	Projected Annual Inflation Factor	Sites Required	Latest Date of Acquisition	Projected Cost/Acre
Elem. #16 Parcel 1	1.26	2019	\$480,000	\$382,166	\$441,401	10.00%	Elementary	2022	\$489,248
Elem. #16 Parcel 2	8.19	2019	\$2,959,561	\$361,363	\$417,374	2019 Annual Inflation Factor	2020 Annual Inflation Factor	2021 Annual Inflation Factor	
Elem. #16 Parcel 3	0.80	2018	\$460,000	\$575,000	\$730,538				
Total	10.25		\$3,899,561	\$380,593	\$444,771	10.00%	5%	10.00%	



September 27, 2021

Mr. Jeff Dixon
City of Auburn
25 W. Main Street
Auburn, WA 98001

Re: Multiple Family Residence Impact Fee Increase Request
Auburn School District Capital Facilities Plan for 2021 to 2027

Dear Mr. Dixon,

Annually the Auburn School District, as part of the development of the Capital Facilities Plan, calculates impact fees using the formula established by King County ordinance.

Multiple Family Residence Impact Fees are calculated using the following formula and amounts:

	<u>2020</u>	<u>2021</u>
Site Costs	\$4,040.26	\$0.00
Permanent Facility Const. Costs	\$37,815.02	\$24,499.22
Temporary Facility Costs	\$348.98	\$367.67
State Match Credit	(\$6,156.78)	(\$2,992.39)
Tax Credit	<u>(\$3,395.87)</u>	<u>(\$3,998.04)</u>
Fee without Discount	\$32,651.61	\$17,876.46
50% Discount	<u>(\$16,325.80)</u>	<u>(\$8,938.23)</u>
Net Fee Obligation Before Discount	\$16,325.80	\$8,938.23

In 2019 and 2020, the formula established by King County ordinance resulted in very high multi-family impact fees – \$14,667.45 in 2019 and \$16,325.80 in 2020. While the calculated impact fees reflect the actual cost per student based on that fee being charged for all multi-family units, Auburn School District proposed a series of discounts ranging from \$10,000 for studio units to \$2,000 for 3-bedroom units, with only 4-bedroom and 5-bedroom units paying the total fee amount.

This year the calculated impact fee is \$8,938.23, just \$600 higher than last year's discounted fee for 1-bedroom units and up to \$7,400 below last year's impact fees for larger units.

Auburn School District respectfully requests that the Multiple Family Residence Impact Fee be returned to the calculated lump sum fee for all units. Returning to use of the calculated impact fee results in impact fee increases for studio and 1-bedroom units and decreases for 2-bedroom, 3-bedroom, 4-bedroom, and 5-bedroom units.

Your consideration and approval of our request will be appreciated.

Sincerely,



Bob Kenworthy
Assistant Director of Capital Projects

Cc: C. Blansfield

DETERMINATION OF NONSIGNIFICANCE

Issued with a 14-day comment period

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Auburn School District's Capital Facilities Plan 2021-2027 by the Auburn School District No. 408 for the purposes of planning for the facilities needs of the District;
2. The amendment of the Comprehensive Plans of King County and the cities of Auburn, Black Diamond, and Kent to include the Auburn School District's Capital Facilities Plan 2021-2027 as part of the Capital Facilities Element of each jurisdiction's Comprehensive Plan; and
3. The amendment of the Comprehensive Plans of the cities of Algona and Pacific to include the Auburn School District's Capital Facilities Plan 2021-2027 as part of the Capital Facilities Element of each jurisdiction's Comprehensive Plan.

Proponent: Auburn School District No. 408

Location of the Proposal:

The Auburn School District includes an area of approximately 62 square miles. Portions of unincorporated King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific fall within the District's boundaries.

Lead Agency: Auburn School District No. 408

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4:30 p.m. on June 11, 2021. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Dr. Alan Spicciati
Superintendent
Auburn School District No. 408

Address: Auburn School District
915 4th Street NE
Auburn, WA 98002

DETERMINATION OF NONSIGNIFICANCE

Issued with a 14-day comment period

Questions may be directed and comments may be submitted by 4:30 p.m., June 11, 2021, to: Bob Kenworthy, Assistant Director, Capital Projects, Auburn School District No. 408, 915 4th Street NE, Auburn, WA 98002.

Date of Issue: May 27, 2021

Date Published: May 28, 2021 - Auburn Reporter

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

This is a non-project planning proposal for the 2021 Auburn School District Capital Facilities Plan. The Auburn School District prepares an annual Capital Facilities Plan (CFP) in accordance with the Washington State Growth Management Act for the purposes of planning for the District's facilities needs. The CFP covers a six-year planning period and its purpose is to provide jurisdictions that it serves with a snapshot of projected student enrollment and school

capacities over a six-year planning period. The CFP also includes planning for projects needed to address school capacity deficits and provides a basis for school impact fee eligibility. Once the Board of Directors considers and adopts the CFP, it is submitted to the jurisdictions served by the District for their respective consideration. King County may incorporate the District's Capital Facilities Plan into its Comprehensive Plan. The cities of Algona, Auburn, Black Diamond, Kent, and Pacific may also incorporate the District's Capital Facilities Plan into their respective Comprehensive Plans. A copy of the District's draft Capital Facilities Plan is available for review in the District's offices.

2. Name of applicant: [\[help\]](#)

Auburn School District No. 408.

3. Address and phone number of applicant and contact person: [\[help\]](#)

915 4th Street NE
Auburn, WA 98002

Bob Kenworthy, Assistant Director, Capital Projects
(253) 931-4826

4. Date checklist prepared: [\[help\]](#)

May 25, 2021

5. Agency requesting checklist: [\[help\]](#)

Auburn School District No. 408 is acting as the lead agency for environmental review and SEPA compliance for this proposal.

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The Capital Facilities Plan is scheduled to be adopted by the District's Board of Directors on or about June 11, 2021. After adoption, the District will forward the Capital Facilities Plan to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for inclusion in each jurisdiction's Comprehensive Plan. The District will continue to update the Capital Facilities Plan annually. The projects identified in the Capital Facilities Plan have been or will be subject to project-level environmental review at the appropriate time during project proposal when project details are known and able to be analyzed.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

This is a nonproject action. However, the Capital Facilities Plan identifies the capital improvement projects that the District plans to implement over the next six years. The District plans to complete construction and open one new elementary school, replace three elementary schools with added capacity, relocate portable facilities, plan for construction of a new middle school, and acquire future school sites. The District may also add portable facilities at various

school locations throughout the District. In addition, the District plans for technology improvements at multiple facilities across the District. All planned projects have been or will be subject to project-level environmental review at the appropriate time during project proposal when project details are known and able to be analyzed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

This proposal is a nonproject planning document. The projects identified in the Capital Facilities Plan have undergone or will undergo additional environmental review, when appropriate, as they are developed. For projects in progress, applicable environmental information is available from the District upon request and includes:

Elementary 16: Determination of Nonsignificance or Comprehensive Plan Map Amendment/Rezone issued 8/1/19; project-level Determination of Nonsignificance issued 11/23/2019

Chinook Elementary Replacement: Determination of Nonsignificance issued 11/23/2020

Lea Hill Elementary Replacement: Determination of Nonsignificance issued 11/30/2020

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

This is a nonproject action and addresses the entirety of the Auburn School District.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

As a nonproject planning document, the CFP itself does not require permitting. King County will review the Capital Facilities Plan for the purposes of updating the County's school impact fee ordinance and incorporating the CFP by reference as a part of the Capital Facilities Element of the King County Comprehensive Plan. The cities of Algona, Auburn, Black Diamond, Kent, and Pacific may also review and take action to adopt the Capital Facilities Plan reference as a part of the Capital Facilities Element of each jurisdiction's Comprehensive plan and update their respective school impact fee ordinances.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

This is a nonproject action. This proposal involves the adoption of the Auburn School District's 2021 Capital Facilities Plan for the purpose of planning the District's facilities needs. The

District anticipates King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific will adopt the Capital Facilities Plan as part of the Capital Facilities Element of each jurisdiction's Comprehensive Plan. The projects included in the Capital Facilities Plan have been or will be subject to project-level environmental review when appropriate. A copy of the Capital Facilities Plan may be viewed at the District's offices.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The Capital Facilities Plan will affect the Auburn School District. The District includes an area of approximately 62 square miles. A portion of King County is served by the District. The cities of Algona, Auburn, Black Diamond, Kent, and Pacific are also served by the District. A detailed map of the District's boundaries can be viewed at the District's offices.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

This is a nonproject action. Generally, the Auburn School District is comprised of a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which the projects included in the Capital Facilities Plan are located have been or will be identified during project-level environmental review when appropriate.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

This is a nonproject action. Specific slope characteristics at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

This is a nonproject action. Specific soil types found at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

This is a nonproject action. It is possible that unstable soils may exist within the Auburn School District. Specific soil limitations on individual project sites have been or will be identified at the time of project-level environmental review when appropriate.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

This is a nonproject action. Individual projects included in the Capital Facilities Plan have been or will be subject, when appropriate, to project-level environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used have been or will be identified at that time.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

This is a nonproject action. It is possible that erosion could occur as a result of the construction projects currently proposed in the Capital Facilities Plan. The erosion impacts of the individual projects have been or will be evaluated on a site-specific basis at the time of project-level environmental review when appropriate. Individual projects have been or will be subject to local approval processes.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

This is a nonproject action. The construction projects included in the Capital Facilities Plan have required or will require the construction of impervious surfaces. The extent of any impervious cover constructed will vary with each project included in the Capital Facilities Plan. This issue has been or will be addressed during project-level environmental review when appropriate.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

This is a nonproject action. The erosion potential of the projects included in the Capital Facilities Plan and appropriate control measures have been or will be addressed during project-level environmental review when appropriate. Relevant erosion reduction and control requirements have been or will be met

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

This is a nonproject action. Various emissions, many construction-related, may result from the individual projects included in the Capital Facilities Plan. The air-quality impacts of each project have been or will be evaluated during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

This is a nonproject action. Any off-site sources of emissions or odor that may affect the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

This is a nonproject action. The individual projects included in the Capital Facilities Plan have been or will be subject to project-level environmental review and relevant local approval processes when appropriate. The District has been or will be required to comply with all applicable air regulations and air permit requirements. Proposed measures specific to the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

3. **Water** [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

This is a nonproject action. There is a network of surface water bodies within the Auburn School District. The surface water bodies that are in the immediate vicinity of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate. When necessary, the surface water regimes and flow patterns have been or will be researched and incorporated into the designs of the individual projects.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

This is a nonproject action. The projects included in the Capital Facilities Plan may require work near the surface waters located within the Auburn School District. Applicable local approval requirements have been or will be satisfied

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

This is a nonproject action. Information with respect to the placement or removal of fill and dredge material as a component of the projects included in the Capital Facilities Plan has been or will be provided during project-level environmental review when appropriate. Applicable local regulations have been or will be satisfied.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

This is a nonproject action. Any surface water withdrawals or diversions required in connection with the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

This is a nonproject action. Each project included in the Capital Facilities Plan, if located in a floodplain area, has been or will be required to meet applicable local regulations for flood areas.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

This is a nonproject action. Specific information regarding the discharge of waste materials that may be required as a result of the projects included in the Capital Facilities Plan has been or will be provided during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

This is a nonproject action. Individual projects included in the Capital Facilities Plan may impact groundwater resources. The impact of the individual projects included in the Capital Facilities Plan on groundwater resources has been or will be addressed during project-level environmental review when appropriate. Each project has been or will be subject to applicable local regulations. Please see the Supplemental Sheet for Nonproject Actions.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

This is a nonproject action. The discharges of waste material that may take place in connection with the projects included in the Plan have been or will be addressed during project-level environmental review.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

This is a nonproject action. Individual projects included in the Capital Facilities Plan may have stormwater runoff consequences. Specific information regarding the stormwater impacts of each project has been or will be provided during project-level environmental review when appropriate. Each project has been or will be subject to applicable local stormwater regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

This is a nonproject action. The projects included in the Capital Facilities Plan may result in the discharge of waste materials into ground or surface waters. The specific impacts of each project on ground and surface waters have been or will be identified during project-level environmental review when appropriate. Each project has been or will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Nonproject Actions.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

This is a nonproject action. Individual projects included in the Capital Facilities Plan may alter or otherwise affect drainage patterns. The impact of the individual projects included in the Capital Facilities Plan on drainage patterns has been or will be addressed during project-level environmental review when appropriate. Each project has been or will be subject to applicable local regulations. Please see the Supplemental Sheet for Nonproject Actions.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

This is a nonproject action. Specific measures to reduce or control runoff impacts associated with the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

_____water plants: water lily, eelgrass, milfoil, other
_____other types of vegetation

This is a nonproject action. A variety of vegetative zones are located within the Auburn School District. Inventories of the vegetation located on the sites of the projects proposed in the Capital Facilities Plan have been or will be developed during project-level environmental review when appropriate.

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

This is a nonproject action. Some of the projects included in the Capital Facilities Plan may require the removal or alteration of vegetation. The specific impacts on vegetation of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

This is a nonproject action. The specific impacts to these species from the individual projects included in the Capital Facilities Plan have been or will be determined during project-level environmental review when appropriate. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species* database.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

This is a nonproject action. Measures to preserve or enhance vegetation at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate. Each project is or will be subject to applicable local landscaping requirements.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

This is a nonproject action. Inventories of noxious weeds and invasive species located on or near sites of the projects proposed in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

This is a nonproject action. An inventory of species that have been observed on or near the sites of the projects proposed in the Capital Facilities Plan has been or will be developed during

project-level environmental review when appropriate. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species* database.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

This is a nonproject action. Inventories of threatened or endangered species known to be on or near the sites of the projects included in the Capital Facilities Plan have been or will be developed during project-level environmental review when appropriate.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

This is a nonproject action. The impacts of the projects included in the Capital Facilities Plan on migration routes have been or will be addressed during project-level environmental review when appropriate.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

This is a nonproject action. Appropriate measures to preserve or enhance wildlife have been or will be determined during project-level environmental review when appropriate.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

This is a nonproject action. Inventories of invasive animal species located on or near sites of the projects proposed in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

This is a nonproject action. The Office of the Superintendent of Public Instruction regulations require completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the projects included in the Capital Facilities Plan have been or will be determined at the time of specific engineering and site design planning when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

This is a nonproject action. The impacts of the projects included in the Capital Facilities Plan on the solar potential of adjacent projects have been or will be addressed during project-level environmental review when appropriate.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

This is a nonproject action. Energy conservation measures proposed in connection with the projects included in the Capital Facilities Plan have been or will be considered during project-level environmental review when appropriate.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

This is a nonproject action. Please see the Supplemental Sheet for Nonproject Actions.

- 1) Describe any known or possible contamination at the site from present or past uses.
[\[help\]](#)

This is a nonproject action. Known or possible contamination on sites intended for any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

This is a nonproject action. Hazardous chemicals/conditions that might affect the project development and design on sites intended for any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

This is a nonproject action. Toxic or hazardous chemicals that might be stored, used, or produced during the development, construction, or operation of any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

- 4) Describe special emergency services that might be required. [\[help\]](#)

This is a nonproject action. Please see the Supplemental Sheet for Nonproject Actions.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

This is a nonproject action. The projects included in the Capital Facilities Plan comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-level environmental review and local approval at the time they are developed, when appropriate.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

This is a nonproject action. A variety of noises from traffic, construction, residential, commercial, and industrial areas exists within the Auburn School District. The specific noise sources that may affect the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

This is a nonproject action. The projects included in the Capital Facilities Plan may create normal construction noises that will exist on a short-term basis only. The construction projects could increase traffic around the construction sites on a short-term basis. Because the construction of additional school capacity will increase the capacity of the District's school facilities, there may be a slight increase in traffic-related or operations-related noise on a long-term basis. Similarly, the placement of portables at school sites will increase the capacity of school facilities and may create a slight increase in traffic-related or operations-related noise. Neither of these increases is expected to be significant. The specific noise sources and levels that may result from the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

This is a nonproject action. The projected noise impacts of the projects included in the Capital Facilities Plan have been or will be evaluated and mitigated during project-level environmental review when appropriate. Each project is or will be subject to applicable local regulations.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

This is a nonproject action. There are a variety of land uses in the Auburn School District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc. Impacts of projects included in the Capital Facilities Plan on land uses on nearby or adjacent properties have been or will be identified and described during project-level environmental review when appropriate.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

This is a nonproject action. Identification of the use of sites intended for any projects included in the Capital Facilities Plan as working farmlands or working forest land has been or will be identified and described during project-level environmental review when appropriate.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

This is a nonproject action. Any projects included in the Capital Facilities Plan have been or will be analyzed during project-level environmental review when appropriate to determine if the proposal will affect or be affected by surrounding working farm or forest lands.

- c. Describe any structures on the site. [\[help\]](#)

This is a nonproject action. Any structures located on the sites for the projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

This is a nonproject action. Any structures that will be demolished as a result of the projects included in the Capital Facilities Plan, if any, have been or will be identified during project-level environmental review when appropriate.

- e. What is the current zoning classification of the site? [\[help\]](#)

This is a nonproject action. The sites that are covered under the Capital Facilities Plan have a variety of zoning classifications under the applicable zoning codes. Site-specific zoning information has been or will be identified during project-level environmental review when appropriate. All sites anticipated for school construction are zoned for such use.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

This is a nonproject action. Inventories of the comprehensive plan designations for the sites of the projects included in the Capital Facilities Plan have been or will be completed during project-level environmental review when appropriate. All sites anticipated for school construction are designated for such use.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

This is a nonproject action. Shoreline master program designations of the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

This is a nonproject action. Any critical areas located on the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

The Auburn School District currently serves approximately 16,702 students. Enrollment is expected to increase to approximately 17,665 students by the 2026-2027 school year. The District employs approximately 1,700 people.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

This is a nonproject action. Any displacement of people caused by the projects included in the Capital Facilities Plan has been or will be evaluated during project-level environmental review when appropriate. However, it is not anticipated that the Capital Facilities Plan, or any of the projects contained therein, will displace any people.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

This is a nonproject action. Individual projects included in the Capital Facilities Plan have been or will be subject to project-level environmental review and local approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

This is a nonproject action. The compatibility of the specific projects included in the Capital Facilities Plan with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-level environmental review when appropriate.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

This is a nonproject action. The compatibility of the specific projects included in the Capital Facilities Plan with nearby agricultural and forest lands of long-term commercial significance has been or will be identified and described during project-level environmental review when appropriate.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

This is a nonproject action. No housing units would be provided in connection with the completion of the projects included in the Capital Facilities Plan.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

This is a nonproject action. The Elementary 16 project required demolition of three single family residential units and the ability to use two existing school sites for new school facilities necessitated demolition of two single family residences and one four-plex, for a total of nine units eliminated. The impacts of the projects included in the Capital Facilities Plan on existing housing have been or will be evaluated during project-level environmental review when appropriate.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

This is a nonproject action. Measures to reduce or control any housing impacts caused by the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

This is a nonproject action. The aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

This is a nonproject action. The aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

This is a nonproject action. Appropriate measures to reduce or control the aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be determined on a project-level basis when appropriate.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

This is a nonproject action. The light or glare impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review, when appropriate.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

This is a nonproject action. The light or glare impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

This is a nonproject action. Off-site sources of light or glare that may affect the projects included in the Capital Facilities Plan have been or will be evaluated during project-level environmental review when appropriate.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

This is a nonproject action. Proposed measures to mitigate light and glare impacts have been or will be addressed during project-level environmental review when appropriate.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

This is a nonproject action. There are a variety of formal and informal recreational facilities within the Auburn School District.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

This is a nonproject action. The recreational impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate. The projects included in the Capital Facilities Plan, including proposed new school facilities, may enhance recreational opportunities and uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

This is a nonproject action. Adverse recreational effects of the projects included in the Capital Facilities Plan have been or will be subject to mitigation during project-level environmental review when appropriate. School facilities usually provide recreational facilities to the community in the form of play fields and gymnasiums.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [\[help\]](#)

This is a nonproject action. Any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or proposed eligible for listing in national, state, or local preservation registers on or near sites intended for any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

This is a nonproject action. Any landmarks, features, or other evidence of Indian or historic use or occupation, or material evidence, artifacts, or areas of cultural importance, on or near sites intended for any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate. Research will be conducted using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

This is a nonproject action. Research will be conducted using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource. Appropriate and relevant methods utilized at sites intended for any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

This is a nonproject action. Any needed relevant measures proposed to avoid, minimize, or compensate for loss, changes to, and disturbance to resources, including necessary plans and permits, for any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

This is a nonproject action. The impact on public streets and highways of the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

This is a nonproject action. The relationship between the specific projects included in the Capital Facilities Plan and public transit has been or will be addressed during project-level environmental review when appropriate. Public school buses do serve school facilities.