

Overview of parcel layout



2017 Aerial Image

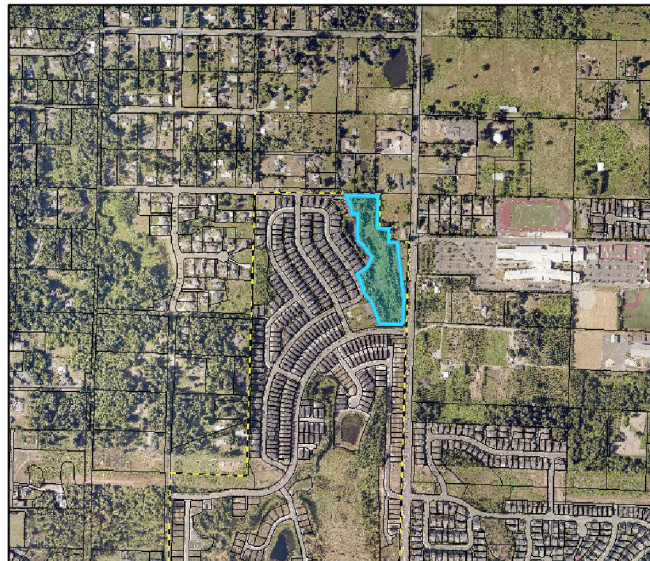
The City of Kent annexed this area in 1987, prior to the City of Auburn's annexation of Lea Hill in 2008. Prior to Auburn's annexation The Bridges was simply a portion of Kent that was not contiguous to its city boundaries. Auburn's annexation of Lea Hill is the action that created this island of Kent surrounded by Auburn.

Bridges – Overview

The Bridges community is defined as a Planned Unit Development (PUD) that includes 386 single family residential lots, 55.87 acres of open space and active recreation space, and a 13.21 acre yet to be developed area that allows for an assisted living facility, retail, commercial and office uses. Of the 386 single family residential lots, there only remain 2 to 3 dozen undeveloped properties. The community includes 9 access tracts, 4 sensitive area tracts, 3 detention pond tracts, 21 landscape tracts, 8 recreation tracts, and 2 open space tracts.



49.67 acre open space tract



6.20 acre open space tract

The Bridges community receives sewer service from the City of Auburn and water service from the City of Kent. The community also receives direct police service from the City of Kent and fire service from Puget Sound Regional Fire Authority (although mutual aid agreements exist that might result in a response by the Auburn Police Department or Valley Regional Fire Authority).

Annexation Discussion

When viewing a map of the City it is commonly asked why there is an island within Auburn, why this island is part of the City of Kent, and why the island isn't simply annexed into Auburn in order to eliminate this anomaly.

In early 2019 the City of Kent and City of Auburn began discussing the merits of annexing the Bridges community into the City of Auburn. This discussion expanded to also include representatives of Oakpointe, the owner of the yet to be developed 13.21 acre southeast corner of the community that is currently designated for a future mix of non-residential activity.

There are a number of moving parts associated with this kind of conversation, several of which will be brought forward to City Council for future presentation, discussion and potential action. These include:

- Future development concepts related to the yet to be developed property owned by Oakpointe and whether the uses allowed under the Kent PUD are appropriate for Auburn.
- Determining the development standards that would apply within the PUD given that it was approved in Kent and Auburn's rules are different. Understanding this matter will help define vesting rules, the process to change the standards and/or the PUD in the future, and how to memorialize these details within City code.
- Understanding the management needs and requirements for the open space tract. The open space tract was dedicated to the City of Kent which means that an annexation would transfer the property to the City of Auburn. While open space is generally intended to remain undisturbed there are times when dangerous trees need to be removed, invasive weeds eradicated, garbage from illegal dumping to be picked up, etc.
- Evaluation of the condition of infrastructure within the PUD. This evaluation includes a look at the physical condition of public roads, sidewalks, bridges, signage, street lights, storm ponds, public landscaping and open space, etc. It also includes a review of inspection records related to storm water facilities, bridge infrastructure, and roadway infrastructure etc.
- Engagement with the residents who currently live within this community. What is the impact to their property taxes, utility bills, police/fire service, voting districts, etc.?
- Defining the annexation process. State and County laws adequately define a process where unincorporated land is annexed into a city. The laws also acknowledge that annexation may occur from one city to another, however this isn't an action that occurs very frequently.
- Defining how to transfer assets including paper and digital records, land and infrastructure, inspection and permit records, etc.
- Post annexation actions that are necessary. For example, all street signs within the Bridges include a City of Kent graphic. The City of Auburn would want street signs swapped out in order to remove this graphic.

As discussions progress and there is a greater understanding of the impacts, pros and cons, process, and potential future conditions of the yet to be developed property, staff will continue to engage the Auburn City Council in order to ensure that Council is in the best position possible to

make informed annexation decisions. One of the next likely actions is for both cities to enter into an agreement that declares both cities sincere interest in advancing the idea of annexation through both city councils and the affected residents.