Planning Commission
Special Meeting
October 21, 2025 - 7:00 PM
City Hall Council Chambers

AMENDED

AGENDA

PUBLIC PARTICIPATION

A. The Special Planning Commission Meeting scheduled for Tuesday, October 21, 2025, at 7:00 p.m. will be held in person and virtually.

Virtual Participation Link:
To listen to the meeting by phone or Zoom, please call the number below or click the link:
Telephone: 253-205-0468
Toll Free: 877-853-5257
Zoom: https://us06web.zoom.us/j/88962158506

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

This is the place on the agenda where the public is invited to speak to the Board on any issue.

A. Comment from the audience on any proposal for action by the Commission.

The public can participate in-person or submit written comments in advance. Participants can submit written comments via mail, fax, or email. All written comments must be received prior to 5:00 p.m. on the day before the scheduled meeting and must be 350 words or less.

Please mail written comments to:
City of Auburn
Attn: Tammy Gallier, Administrative Specialist
25 W Main St
Auburn, WA 98001

Email written comments to: planning@auburnwa.gov

If an individual requires accommodation to allow for remote oral comment because of a difficulty attending a meeting of the governing body, the City requests notice of the need for accommodation by 5:00 p.m. on the day before the scheduled meeting. Participants can request accommodation to be able to provide a remote oral comment by contacting the Community Development Department in person, by phone (253) 931-3090 or by email

(planning@auburnwa.gov).

APPROVAL OF MINUTES

A. September 16, 2025 Draft Minutes from the Special Planning Commission Meeting

OTHER BUSINESS

A. **CAO Code Update Comments (Tatro/Teague)**
Discussion of the comments received up to date regarding the critical areas code update.

B. **Downtown Plan Follow Up Discussion (Teague)**
More in-depth discussion of the land use map change, zoning map change, and new DUC zoning districts associated with the Downtown Subarea Plan.

PUBLIC HEARINGS

A. **Auburn School District Comprehensive Map Amendment & Rezone (Reed)**
Public Hearing for the public testimony and Planning Commission deliberation on the Auburn School District Comprehensive Map Amendment & Rezone to change the land use designation for 15 parcels to Public/Quasi Public and to rezone the 15 parcels to P-1 Public Use District.

B. **2025 City Initiated Annual Amendments (Clark)**
The City of Auburn Planning Commission will hold a public hearing to receive testimony and conduct deliberations regarding the proposed 2025 City-Initiated Annual Amendments to the Comprehensive Plan. The scope of the amendments include:

- Adoption of Capital Facilities Plans for the Auburn, Dieringer, Federal Way, and Kent School Districts.
- Land Use Map Amendment: Redesignation of 23 parcels from Public/Quasi-Public to Residential Neighborhood Two.
- Technical Corrections to the Capital Facilities Element, Housing Element, and Housing Needs Assessment to address minor errors and improve clarity.
- Removal of the Core Plan as a reference document in the Comprehensive Plan update process.

ACTION ITEMS

A. **Auburn School District Comprehensive Map Amendment & Rezone (Reed)**
Planning Commission to take action on the Auburn School District Comprehensive Map Amendment & Rezone to change the land use designation for 15 parcels to Public/Quasi Public and to rezone the 15 parcels to P-1 Public Use District.

B. **2025 City Initiated Annual Amendments (Clark)**
Planning Commission to take action on the proposed 2025 City-Initiated Annual Amendments to the Comprehensive Plan. The scope of the amendments include:

- Adoption of Capital Facilities Plans for the Auburn, Dieringer, Federal Way, and Kent School Districts.
- Land Use Map Amendment: Redesignation of 23 parcels from Public/Quasi-Public

to Residential Neighborhood Two.
- Technical Corrections to the Capital Facilities Element, Housing Element, and Housing Needs Assessment to address minor errors and improve clarity.
- Removal of the Core Plan as a reference document in the Comprehensive Plan update process.

ADJOURNMENT

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

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

AGENDA BILL APPROVAL FORM

Agenda Subject:
September 16, 2025 Draft Minutes from the Special Planning Commission Meeting

Meeting Date:
October 21, 2025

Department:
Community Development

Attachments:
09-16-2025 Planning Commission Meeting Minutes

Budget Impact:

Administrative Recommendation:
N/A

Background for Motion:

Background Summary:

Councilmember:

Staff: Jason Krum

Planning Commission
Special Meeting
September 16, 2025 - 7:00 PM
City Hall Council Chambers

MINUTES

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

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

ROLL CALL
Commissioners present: Chair Judi Roland, Vice Chair William Stewart, Julie Berry, Aaron Vanderpol, Lynn Walters, Kirk Hiller, and Ajay Ganesan.

Staff members present: Planning Services Manager Alexandria Teague, Senior Planner Dinah Reed, Senior Planner Alyssa Tatro, Planner II Gabriel Clark, Development Engineer Manager Shannon Howard, Deputy City Attorney Paul Byrne, Senior City Staff Attorney Chandra Hein, and Deputy City Clerk Rebecca Wood-Pollock.

PLEDGE OF ALLEGIANCE
Chair Roland led those in attendance in the Pledge of Allegiance.

AUDIENCE PARTICIPATION
No one came forward to speak.

APPROVAL OF MINUTES

A. August 5, 2025 Draft Minutes from Planning Commission Meeting

Commissioner Walters moved and Vice Chair Stewart seconded to approve the August 5, 2025, Planning Commission Meeting minutes.

MOTION CARRIED UNANIMOUSLY. 7-0

DISCUSSION ITEMS

A. **Annual Comprehensive Plan & Map Amendments (Clark)**
Discussion on the annual amendments for 2025.
P/T No. 1 Auburn School District 2025 Capital Facilities Plan

P/T No. 2 Dieringer School District 2025-2031 Capital Facilities Plan
P/T No. 3 Federal Way Public Schools 2026 Capital Facilities Plan
P/T No. 4 Kent School District 2024-2025 through 2030-2031 Capital Facilities Plan
P/T No. 5 Updates to the City of Auburn Capital Facilities Element
P/T No. 6 Updates to the Housing Element
P/T No. 7 Updates to the Housing Needs Assessment
P/T No. 8 Removal of the Core Plan
M No. 1 Comprehensive Land Use Map Correction

Planner Clark shared a presentation on the Annual Comprehensive Plan and Map Amendments, including an overview of the Policy/Text Amendments and Map Update, procedural steps, school district Capital Facilities Plans, the Capital Facilities Element, the Housing Element and Housing Needs Assessment, removal of the Core Plan, and the Land Use Map Amendment.

Commission discussed school districts, population growth, housing units, verbiage, and procedures.

B. **Auburn School District Comprehensive Map Amendment & Rezone (Reed)**
Proposed Comprehensive Plan Map Amendment under the Imagine Auburn Comprehensive Plan Update 2024, the current land use designation for the subject site is Neighborhood Residential Two, which is intended to accommodate a variety of residential dwelling types but does not permit schools. The Auburn School District No. 408 is requesting an amendment to the 2024 Comprehensive Plan to redesignate all the subject parcels to Public/Quasi-Public land use to support the development of a new middle school.

Planner Reed shared a presentation on the Auburn School District Comprehensive Map Amendment and Rezone, including an overview of the Private-Initiated Comprehensive Plan Map Amendment, land use designations, zoning map amendments, and staff recommendations.

Commission discussed City Ordinances, the next steps in the process, and school district jurisdictions.

C. **Critical Areas Code Text Amendment (Tatro)**
Proposed updates to the Critical Areas Ordinance, codified in Chapter 16.10 ACC. Update to align with Ecology recommendations and best available science; this update is required in 2025 by the Department of Commerce.

Planner Tatro shared a presentation on the Critical Areas Ordinance Update, including its background and purpose, key objectives, and updates to the Critical Areas Sections regarding Purpose and Intent, Definitions, Applicability and Regulated Activities, Exemptions and Nonconforming Uses, Classification and Rating of Critical Areas, Buffer Areas and Setbacks, Alteration or Development of Critical Areas, and Mitigation Standards. She also shared

updates regarding location and timing, replacement ratios, long-term protection, performance standards for the Mitigation Planning Section, the monitoring program and contingency plan, procedural provisions, the reasonable use provision, and the next steps in the process.

Commission discussed buffers, minimization measures, and replacement ratios.

D. **Home Occupation Text Amendment (Clark)**
Discussion of the additional proposed changes to the Home Occupation (Chapter 18.60 ACC) code recommendation made by the Planning Commission on August 5, 2025.

Planner Clark shared a presentation on the Home Occupation Code Update, including its background and purpose, a summary of the proposed Code changes, and staff recommendations.

Commission discussed home occupations and business license requirements.

PUBLIC HEARINGS

A. **Home Occupation Text Amendment (Clark)**
Planning Commission to hold a Public Hearing for the Home Occupation Text Amendment.

Chair Roland opened the Public Hearing at 8:09 p.m.

No one came forward to speak.

Chair Roland closed the Public Hearing at 8:10 p.m.

ACTION ITEMS

A. **Home Occupation Text Amendment (Clark)**
Planning Commission to recommend the City Council to review and adopt additional proposed changes to the Home Occupation (Chapter 18.60 ACC) code recommendation made by the Planning Commission on August 5th, 2025.

Commissioner Berry moved and Vice Chair Stewart seconded to recommend to City Council the adoption of the additional proposed changes to the Home Occupation Code as recommended by staff.

MOTION CARRIED UNANIMOUSLY. 7-0

ADJOURNMENT
There being no further business to come before the Planning Commission, the meeting was adjourned at 8:12 p.m.

APPROVED this _____ day of _____, 2025

_____ _____
JUDI ROLAND, CHAIR Rebecca Wood-Pollock, Deputy City Clerk

CITY OF AUBURN WASHINGTON

AGENDA BILL APPROVAL FORM

Agenda Subject:
CAO Code Update Comments (Tatro/Teague)
Discussion of the comments received up to date regarding the critical areas code update.

Meeting Date:
October 21, 2025

Department:
Community Development

Attachments:
CAO Code Update Memo, Department of Fish and Wildlife Comments, Department of Natural Resources Comments, Department of Ecology Comments, Master Builders Association Comments

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Memorandum

Councilmember:

Staff: Jason Krum

CITY OF AUBURN WASHINGTON
MAYOR NANCY BACKUS
25 WEST MAIN STREET, AUBURN, WA 98001
253-931-3000
AUBURNWA.GOV

PLANNING COMMISSION MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Bill Stewart, Vice Chair Planning Commission
Planning Commission Members

FROM: Alyssa Tatro, Senior Planner
Dept. of Community Development

DATE: October 2, 2025

RE: Critical Areas Code Update Comments

The Department of Commerce requires jurisdictions to complete a periodic review of their Comprehensive Plans and development regulations, including Critical Areas Ordinances. Auburn's most recent periodic update of its Comprehensive Plan was adopted in 2024. As part of the follow-on work required under the GMA periodic review process, the City must now update its critical areas regulations.

Staff provided an overview of proposed amendments to Auburn's Critical Areas Ordinance (CAO) during the September 16th, 2025, Planning Commission meeting. Since that meeting various agency comments have been received, and at the October Planning Commission meeting staff will walk through agency comments on the draft CAO code update with Planning Commission.

Currently, comments have been received from Washington State Department of Fish and Wildlife, the Department of Natural Resources (DNR), the Department of Ecology (DOE), and the Master Builders Association (MBA).

ATTACHMENTS

1) Department of Fish and Wildlife (WDFW) Comments
2) Department of Natural Resources (DNR) Comments
3) Department of Ecology (ECY) Comments
4) Master Builders Association (MBA) Comments

State of Washington
Department of Fish and Wildlife, Region 4
Region 4 information: 16018 Mill Creek Blvd, Mill Creek, WA 98012 | phone: (425)-775-1311

September 12, 2025

City of Auburn
Alyssa Tatro, Senior Planner
25 W Main Street
Auburn, WA 98001

RE: Submittal ID 2025-S-9767, WDFW's comments for Auburn Critical Area Ordinance amendments

Dear Ms. Tatro,

On behalf of the Washington Department of Fish and Wildlife (WDFW), thank you for the opportunity to comment on Auburn's draft Critical Area Ordinance (CAO) amendments as part of the current periodic update.

Within the State of Washington's land use decision-making framework, WDFW is considered a technical advisor for the habitat needs of fish and wildlife and routinely provides input into the implications of land use decisions. We provide these comments and recommendations in keeping with our legislative mandate to preserve, protect, and perpetuate fish and wildlife and their habitats for the benefit of future generations – a mission we can only accomplish in partnership with local jurisdictions.

Table 1. Recommended changes to proposed code language.

Code Section	Code Language (with WDFW suggestions in red)	WDFW Comment
16.10.010 Purpose and intent	A....Such areas within the city include wetlands, ~~streams, wildlife habitat~~ fish and wildlife habitat conservation areas, aquifer recharge areas, geologic hazard areas, and...	Jurisdictions are required to address five types of critical areas in their regulations, as outlined in WAC 365-196-830. We recommend revising this section to explicitly list *Fish and Wildlife Habitat Conservation Areas* (FWHCAs) to ensure consistency with state terminology. Because streams are included under this designation, there is no need to list them separately within this section, though jurisdictions may choose to

		do so if they wish to emphasize this type of FWHCA.
16.10.010 Purpose and intent	B(2.) ~~Streams. Streams and their associated riparian corridors~~ Riparian Management Zones (RMZs) provide important fish and wildlife habitat; help to maintain water quality; store and convey storm water and flood water; recharge groundwater; recruit large woody debris to create habitat structure; provide shade to maintain water temperatures and dissolved oxygen levels; support bank integrity and root reinforcement to reduce erosion; and serve as areas for recreation, education and scientific study and aesthetic appreciation. ~~Stream buffers serve to moderate runoff volume and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect stream resources from harmful intrusion.~~	As noted above, streams are already included within the FWHCA designation. The streams and wildlife habitat sections here (B.2. and B.3.) could be merged if desired. Additionally, we recommend substituting stream and stream buffer terminology throughout this chapter with 'Riparian Management Zone (RMZ),' consistent with WDFW's Best Available Science (BAS) and guidance document. RMZs better capture the ecological scope and functions of these areas, which extend beyond the stream channel itself and include the adjacent riparian corridor necessary to sustain fish and wildlife populations and overall watershed health. RMZs support five key ecological functions: (1) recruitment of large woody debris to create habitat structure, (2) shading to maintain water temperatures and dissolved oxygen levels, (3) bank integrity and root reinforcement to reduce erosion and maintain habitat quality, (4) filtration of nutrients and sediments in surface and subsurface flows to protect water quality, and (5) provision of diverse riparian habitat for fish and wildlife species. Updating this terminology will ensure your code reflects current science and aligns with WDFW recommendations for protecting Fish and Wildlife Habitat Conservation Areas .
16.10.010 Purpose and intent	B(3.) Wildlife Habitat and Wildlife Habitat Corridors.	We appreciate the language within this section that references the need for connectivity between habitat areas and the coordination for connected open spaces, as required by WAC 365-196-335. We recommend including *Wildlife Habitat Corridors* as a distinguished type of FWHCA here and later in this chapter to further align with these requirements.
16.10.010 Purpose and intent	E. *Best Available Science* - The city intends to review and monitor implementation of its critical areas regulations and to use an adaptive management approach. It will make adjustments to the regulations, as appropriate, in response to changing conditions, new information about best available science, or empirical	We appreciate the inclusion of adaptive management in this section. Does the city currently have a reporting process or adaptive management plan that tracks the CAO's effectiveness in achieving no net loss, evaluates whether exemptions and variances may cumulatively affect critical area functions and values, and measures improvements in permit implementation? For more info, see Commerce's Critical Areas Handbook, Chapter 7.

	data indicating the effectiveness of its regulatory program.	Additionally, please see WDFW's current best available science standards and management recommendations (released in 2020) for riparian management zones (RMZs)
16.10.020 Definitions	"Channel Migration Zone" means the area within which a river channel is likely to move laterally over a specified period (e.g., 100 years).	Local governments should identify and limit development within Channel Migration Zones (CMZs)(WAC 173-26-221). Additionally, identifying CMZs helps guide development away from high-risk areas and reduces flood hazards. CMZs are critical for maintaining the dynamic processes that support riparian ecosystems. Without addressing CMZs, the CAO may fail to fully protect the functional riparian areas that naturally shift over time. We encourage the city to incorporate this CMZ definition as well as delineate riparian management zones (RMZs) from the edge of the CMZ if present. For further information, please see the WA Department of Ecology's (DOE) informational webpage as well as WDFW's *Riparian Ecosystems, Volume 2: Management Recommendations.*
16.10.020 Definitions	"Ecosystem functions" are the products, physical and biological conditions, and environmental qualities of an ecosystem that result from interactions among ecosystem processes and ecosystem structures. Ecosystem functions include, but are not limited to, sequestered carbon, attenuated peak streamflow, aquifer water level, reduced pollutant concentrations in surface and ground waters, cool summer in-stream water temperatures, and fish and wildlife habitat functions.	We suggest including the adjacent definition of 'Ecosystem Functions.' 'Functions' as a standalone term is defined later in this section, but we suggest alignment with language found in WAC 365-196-210 (14).
16.10.020 Definitions	"Ecosystem values" are the cultural, social, economic, and ecological benefits attributed to ecosystem functions.	See comment above and WAC 365-196-210 (15).
16.10.020 Definitions	"Fish habitat" or "habitat that supports fish life" means habitat, which is used by fish life at any life stage at any time of the year including potential habitat likely to be used by fish life, which could	We recommend that the city include the WAC 220-660-030(52) definition of "fish habitat" to ensure consistency with state regulations and provide comprehensive protection of aquatic ecosystems. "Fish Habitat" is also mentioned

	reasonably be recovered by restoration or management and includes off-channel habitat.	later in this chapter for categorizing "Type F" streams.
16.10.020 Definitions	"Hazard tree" is considered a threat to life, property, or public safety. Due to their high habitat value, hazard tree removal shall not adversely affect ecosystem functions to the extent practicable, encourage the creation of snags (Priority Habitat features) rather than complete tree removal, involve an avoidance and minimization of damage to remaining trees and vegetation, and require a qualified arborist to evaluate requests for hazard tree removal.	We recommend defining "Hazard Tree" in order to designate regulations that guide removal and mitigation if necessary.
16.10.020 Definitions	"Monitoring and Adaptive Management" means the process of monitoring and improving permits, regulations, and programs to ensure the protection of critical areas.	This definition comes from the Department of Commerce. See further info in the comments given above for 16.10.010 Purpose and intent, section E.
16.10.020 Definitions	"No Net Loss of Critical Areas" refers to the actions taken to achieve and ensure no overall reduction in existing ecosystem functions and values or the natural systems constituting the protected critical areas. This may involve fully offsetting any unavoidable impacts to critical area functions and values pursuant to the Growth Management Act, WAC 365-196-830 'Protection of critical areas,' or as amended.	We recommend including this definition, as it is referenced throughout this chapter.
16.10.020 Definitions	"Riparian management zone" (RMZ) means the area that has the potential to provide full riparian functions. In many forested regions of the state, this area occurs within one 200-year site-potential tree height measured from the edge of the stream channel. In situations where a	We suggest adding 'Riparian Management Zone' as its own definition, to replace 'stream buffer' terminology. This is especially important when considering RMZs as a type of critical area and not buffers to critical areas. For further related management recommendations, see WDFW's *Riparian Ecosystems, Volume 2: Management Recommendations.*

	CMZ is present, this occurs within one site potential tree height measured from the edges of the CMZ. In non-forest zones, the RMZ is defined by the greater of the outermost point of the riparian vegetative community or the pollution removal function, at 100 feet.	
16.10.020 Definitions	"Watershed Plan" means a plan developed by federal, tribal, state, and/or local government agencies and/or appropriate non-governmental organizations, in consultation with relevant stakeholders, for the specific goal of aquatic resource restoration, establishment, enhancement, and preservation. A watershed plan addresses aquatic resource conditions in the watershed, multiple stakeholder interests, and land uses. Watershed plans may also identify priority sites for aquatic resource restoration and protection.	Including a definition for "Watershed Plan" provides clarity when referencing locally or regionally adopted plans that guide aquatic resource restoration and protection. It helps ensure consistency in implementation, supports landscape-scale planning, and allows jurisdictions to align CAO decisions, such as mitigation, restoration priorities, and buffer considerations, with established, stakeholder-informed watershed efforts. This definition also acknowledges the role of collaborative, science-based planning in achieving long-term ecological outcomes.
16.10.040 Exemptions and nonconforming uses	A(4.) Minor Utility and Street Projects. Utility or street projects which have minor or short duration impacts to critical areas, as determined by the director in accordance with the criteria below, and which do not significantly impact the functions or values of a critical area(s); provided, that such projects are constructed with best management practices and additional restoration measures are provided.	Critical area reports shall be required for all projects that impact critical areas in order to demonstrate that mitigation will reach no net loss standards. Part A of this section describes no intent to require a critical area report. A(4.) indicates allowance for impacts to critical areas with no formal mitigation plan. This is not in alignment with no net loss principles and state requirements (per WAC 365-196-830 and WAC 365-190-080).
16.10.040 Exemptions and nonconforming uses	A(7.) Additions to a legally established single-family residential structure in existence before May 13, 2005, with a wetland or stream buffer located within the property, may be	Buffers exist to maintain the ecological functions and values of a critical area, including water quality, habitat, and bank stability. Allowing new impervious surfaces within a buffer directly undermines these purposes by increasing runoff, reducing infiltration, and degrading habitat. For this reason, we recommend removing any

	permitted if all of the following criteria are met: a. The addition is no greater than 500 square feet of building footprint over that in existence as of May 13, 2005; b. The addition is not located closer to the critical area than the existing structure; c. Impacts on critical area functions are avoided consistent with the purpose and intent of this title and as demonstrated in a critical area report by a qualified consultant; and	provisions that allow additions of hardscape within buffers. It is also difficult to track the cumulative impacts of these incremental additions of impervious surface over time, especially given that many properties have undergone multiple alterations across decades (often 50+ years), making it challenging to assess the true extent of buffer loss and ecological degradation. At a minimum, we recommend that this section clearly state that no development or structures are allowed within 100 feet of a stream, as this is the minimum width identified by WDFW's BAS to effectively filter pollutants if fully vegetated.
16.10.040 Exemptions and nonconforming uses	A(12.) Activities in storm and water quality basins and "wetlands" created by poorly maintained or plugged culverts or pipes, and artificially created ditches that are not used by fish ~~salmonids~~;	This section currently allows work in areas of plugged culverts without a permit unless there is salmonid use. We recommend clarifying that such activities are not exempt from Hydraulic Project Approval (HPA) requirements under state law, and that applicants should contact WDFW to determine HPA applicability prior to beginning work. In addition, we suggest revising the language to reference "fish" rather than "salmonid" to align with state requirements to protect all fish species.
16.10.040 Exemptions and nonconforming uses	A(13.) Minor activities not mentioned above and determined by the director to have no ~~minimal~~ impacts to a critical area and will result in no net loss of ecological values and functions.	State law requires no net loss of ecological values and functions to critical areas (per WAC 365-196-830 and WAC 365-190-080). If impacts are unavoidable, mitigation must be outlined within a plan completed by a qualified professional.
16.10.050 Critical areas maps	General Comment	We recommend including WDFW's 200-year Site-potential Tree Height (SPTH200) and Riparian Management Zone (RMZ) Values mapping resource and WDFW's PHS map within the city's mapping resources.
16.10.070 Critical area review process and application requirements	C. Consultant Qualifications and City Review. All reports and studies required of the applicant by this section shall be prepared by a qualified consultant as that term is defined in these regulations.	For delineating RMZs, we recommend pointing the applicant towards the qualified professional resources in Appendix A of WDFW's *Guidelines for Determining Site Potential Tree Height from Field Measurements*.
16.10.080 Classificati	E(5.) ...Intentionally created streams are excluded from regulation under this section,	It is important to note that all waterways supporting fish must be protected. Where a waterway has been intentionally created for

on and rating of critical areas	except manmade streams that provide "critical habitat," as designated by federal or state agencies, for salmonids, or streams that contain fish. Intentionally created streams must install fish exclusion devices when applicable to protect fish life.	irrigation or similar purposes and does not follow the historic path of natural water flow, appropriate fish exclusion devices should be installed, where applicable, to prevent fish from entering these areas. WDFW is available to plan and permit new fish exclusion devices.
16.10.080 Classification and rating of critical areas	F. Wildlife Habitat Classification. Wildlife habitat areas shall be classified as critical, secondary or tertiary according to the criteria in this section:	Critical areas listed under the FWHCA designation must be fully protected as critical areas, ensuring that there is no net loss of ecological values and functions within these areas. Please review WAC 365-190-130 and incorporate all FWHCA's required for protection within this section that exist within Auburn. We also recommend including 'Riparian Management Zones' and 'Wildlife Habitat Corridors' as distinct types of critical areas under the FWHCA designation.
16.10.080 Classification and rating of critical areas	F(e.) Riparian Management Zones ~~Buffers for critical habitat shall be consistent with Washington Department of Fish and Wildlife Riparian Ecosystems.~~ (f.) Wildlife Habitat Corridors	Although appreciated, this addition seems out of place. The FWHCA section of the CAO should first outline the types of FWHCAs and later define the requirements for protecting each type within dedicated sections.
16.10.080 Classification and rating of critical areas	~~2. "Secondary habitat"~~ ~~3. "Tertiary habitat"~~	We do not recommend using ratings to distinguish different requirements for FWHCAs. All critical areas are subject to the same protection standard of no net loss.
16.10.090 Buffer areas and setbacks	A. General Provisions. The establishment of on-site buffers, buffer areas or setbacks shall be required for all development proposals and activities in or adjacent to wetlands, streams, fish and wildlife habitat conservation areas, and geologically hazardous areas...	We suggest aligning this chapter with state language that describes the five types of critical areas that require protection, including Fish and Wildlife Habitat Conservation Areas (FWHCAs).
16.10.090 Buffer areas and setbacks	C. Buffers shall be measured as follows: ...2. Stream buffers – the buffer shall be measured perpendicular from the channel migration zone if present. If a channel migration zone is not present, the ordinary high water mark shall be used;	Local jurisdictions should identify and limit development within Channel Migration Zones (CMZs)(WAC 173-26-221). We encourage the City to incorporate a CMZ definition as well as delineate riparian management zones (RMZs) from the edge of the CMZ if present, as outlined in WDFW's *Riparian Ecosystems, Volume 2: Management Recommendations.* The CMZ reflects where the river is most likely to erode

<table>
<tr><td></td><td></td><td>banks, flood, or change course. Limiting development within the CMZ reduces risks to public safety, property, and infrastructure, while also protecting riparian functions. If RMZs are measured only from the ordinary high-water mark, development may be permitted in areas highly prone to channel movement and flood hazards, creating long-term safety and liability issues for the jurisdiction.</td></tr>
<tr><td>16.10.090
Buffer areas and setbacks</td><td>E(2.) Riparian Management Zones ~~Stream buffers~~ shall be established as follows:</td><td>WDFW’s BAS and management recommendations (Riparian Ecosystems Vol. 1 & 2, 2020) emphasize that riparian areas are not just buffers but critical habitats in their own right. Although riparian ecosystems constitute a small portion of the surface landscape, approximately 85% of Washington’s wildlife species are known to use riparian areas associated with rivers and streams. Of these, 170 species may be riparian obligates, i.e., require riparian habitat to survive.
Recognizing RMZs as a type of critical area rather than simply a buffer is necessary to reflect their ecological importance and align with WDFW’s BAS.</td></tr>
<tr><td>16.10.090
Buffer areas and setbacks</td><td>2.
<table><tr><td>Stream Type</td><td>Minimum Riparian Management Zone ~~Buffer Width~~ (in feet)</td></tr><tr><td>Type S</td><td>Per SMP</td></tr><tr><td>Type F</td><td>SPTH ~~100~~</td></tr><tr><td>Type Np</td><td>SPTH ~~50~~</td></tr><tr><td>Type Ns</td><td>SPTH ~~50~~</td></tr></table></td><td>The widths in this table do not represent sufficient protection standards for riparian areas. All streams, independent of fish use, shall have protection measures that ensure no net loss of ecological values and functions. WDFW’s current best available science standards and management recommendations outline the need to use the Site Potential Tree Height at 200 years ($SPTH_{200}$) to measure RMZ widths (see WDFW’s mapping tool and field delineation guidance).
To stop pollutants from entering streams, RMZs must be 100 feet wide and fully vegetated at a minimum. Meeting RMZ standards is especially critical in highly developed areas like Auburn, where elevated levels of impervious surface contribute to increased stormwater runoff and water quality degradation. The importance of addressing water quality concerns is demonstrated by the listing of many water bodies within the city on Ecology’s 303(d) list, which outlines a trend of continued degraded biological integrity over time.
The GMA also requires jurisdictions to give "special consideration" to conservation or protection measures necessary to preserve or</td></tr>
</table>

		enhance anadromous fisheries (WAC 365-195-925) as well as incorporate regulations to address issues at the watershed scale (WAC 365-196-830(6)). **This is especially relevant to Auburn and echoes the commitments made by the city in the WRIA 9 Interlocal Agreement.** Stream-related critical area regulations within Auburn are instrumental in the recovery of federally listed Chinook salmon species. As outlined very clearly in the WRIA 9 Salmon Habitat Plan 2021 Update, Auburn has many priority projects that, if completed, would greatly benefit the watershed.
16.10.090 Buffer areas and setbacks	General comment	According to WDFW's SPTH map, many RMZ widths look to be around 100 feet within Auburn. This means that it is likely that only a very small number of property owners would experience new critical area restrictions on their properties. These property owners also have the option to apply for reasonable use exemptions. We also recommend adding a section outlining the allowance for decreased widths for areas that are isolated from the critical area, similar to the wetlands section. For instance, Woodinville outlines "if a portion of a riparian management zone is determined to be functionally isolated and physically separated from the watercourse due to existing, legally established public roadways, railroads or other legally established structures or paved areas...the director may exclude this area from a riparian management zone provided...," which can be found in the July 24th, 2025 **planning commission packet.**
16.10.090 Buffer areas and setbacks	2(b.) The buffer widths required in this section may be increased by the director up to a maximum of 50 percent for Type F and Ns streams and up to 100 percent for Type Np streams in response to site-specific conditions and based on the report information...	This seems voluntary. We recommend language, such as "standard RMZ widths are based on the assumption that the area is densely vegetated with a native plant community appropriate for the ecoregion, consisting of an average of 80% native cover comprised of trees, shrubs, and groundcover plants. If the existing RMZ is sparsely vegetated or vegetated with invasive species, the RMZ must either be enhanced through an approved mitigation plan or increased by 33%." Covington (Planning Commission meeting), Woodinville (planning commission packet), Skagit County (meeting agenda packet (14.24.530)), and other jurisdictions all utilize some version of the above language to incentivize healthy critical area buffers.

16.10.090 Buffer areas and setbacks	2(c.)(ii.) For construction of new public roads and utilities~~, and accessory structures,~~ when no feasible alternative location exists; or...	See comments for 16.10.040 Exemptions and nonconforming uses, A(7.) above.
16.10.090 Buffer areas and setbacks	2(d.) Buffer width averaging may be allowed for Type F and Type Np streams only; provided, that all of the following are demonstrated by the applicant:	We do not recommend stream buffer averaging. WDFW has found no scientific evidence supporting the idea that reducing a riparian buffer in one area while expanding it elsewhere achieves no net loss of ecological functions and values. WDFW's *Riparian Ecosystems, Volume 1: Science Synthesis and Management Implications* (2020) shows that riparian buffer widths are established based on the specific ecological functions they are intended to support, **which are directly tied to the width**, continuity, and quality of vegetation within the buffer. If buffer averaging is retained, we recommend adding a provision within this section that no width can be below 100 feet at any one point to ensure adequate pollution removal.
16.10.090 Buffer areas and setbacks	~~2(e.) Stream buffer widths may be reduced by the director on a case-by-case basis by up to 25 percent if an applicant demonstrates...~~	See comment above. No RMZ/stream buffer should be reduced.
16.10.090 Buffer areas and setbacks	3. Wildlife Habitat Areas. a. Buffer widths for critical habitat areas shall be determined by the director based on consideration of the following factors: species recommendations of the Department of Fish and Wildlife; recommendations contained in the wildlife report and the nature and intensity of land uses and activities occurring on the site and on adjacent sites. ~~Buffers shall not be required for secondary or tertiary habitat.~~ When designated Priority Habitat or Species are present, buffer widths shall conform to the best available science guidance ~~in WDFW's Riparian Ecosystems, Volume 2: Management Recommendations (2020), or as updated~~. The director may require a critical area	Riparian protection should be defined in the section above. Section 3 should be specific to other wildlife habitats.

	report prepared by a qualified professional to document compliance.	
16.10.090 Buffer areas and setbacks	~~3(b.) Buffer widths for critical habitat areas may be modified by averaging buffer widths or by enhancing or restoring buffer quality.~~	See comments for 16.10.090 Buffer areas and setbacks. 2(d.) above.
16.10.100 Alteration or development of critical areas – Standards and criteria – Prohibited uses	B(3.) Culverts are allowable only under the following circumstances: c. When the following design criteria are met: IV. Future climate-related impacts, such as projected high flows, shall be considered when reviewing proposals. This should be done in accordance with the Washington Department of Fish and Wildlife's guidance document *Incorporating Climate Change into the Design of Water Crossing Structures: Final Project Report* and the accompanying *Culvert and Climate Change* web application.	It's important to include climate-related impacts in Critical Areas development regulations because projected changes in streamflow, such as higher peak flows and more frequent flooding, could directly affect the stability and function of water crossings and riparian systems. Designing for future conditions reduces the risk of infrastructure failure, prevents costly retrofits, and ensures continued protection of fish habitat and water quality.
16.10.100 Alteration or development of critical areas – Standards and criteria – Prohibited uses	~~C(2.) Secondary Habitat...~~ ~~(3.) Tertiary Habitat...~~	See comments for 16.10.080 Classification and rating of critical areas, part F, above.
16.10.110 Mitigation standards, location, and timing, wetland replacement ratios, and long-term protection requirements	1. All feasible and reasonable measures as determined by the department have been taken to ~~reduce impacts and losses to the critical area, or~~ avoid impacts ~~where avoidance is required by these regulations~~ including, where applicable; I) Alternative building locations on the property; II) Adjustments to the project footprint and orientation;	We recommend this section specify the avoidance measures applicants must consider. Avoidance of impacts is the most critical step in the mitigation sequence, and applicants should be required to demonstrate that they have taken meaningful steps to avoid impacts. This often necessitates clear, specific criteria to show that avoidance was fully evaluated before moving on to other steps within the mitigation sequence.

	III) Modification of setbacks, where feasible, as a first option before encroaching into critical areas or their buffers; IV) Multi-story design or alternate building design	
16.10.110 Mitigation standards, location, and timing, wetland replacement ratios, and long-term protection requirements	B(3.) In-kind mitigation shall be provided unless the applicant demonstrates, and the director concurs, that on-site mitigation is not feasible and out-of-kind mitigation will result in equal or greater ecological or habitat function. Out-of-kind mitigation may be approved only where it provides equal or greater benefits to critical area functions.	For streams, it is essential that ecosystem functions and values be replaced on-site. The removal of trees adjacent to a stream can immediately results in increased water temperatures, reduced bank stability, and a loss of habitat complexity, impacts that cannot be effectively replicated elsewhere. Off-site mitigation does not restore these site-specific processes. We recommend that this section specify off-site mitigation guidance specific to the critical area type.
16.10.110 Mitigation standards, location, and timing, wetland replacement ratios, and long-term protection requirements	D(a.) The director determines that it would provide appropriate compensation for the proposed impacts and on-site mitigation is infeasible.	Including the adjacent edit ensures that in-lieu fee mitigation is only used as a last resort, consistent with the mitigation sequence. On-site mitigation is critical because many ecological functions cannot be adequately replaced elsewhere because they support the wider ecosystem at that specific location. Without this clause, applicants could more easily bypass on-site mitigation thereby weakening protections and undermining no net loss standards.
16.10.110 Mitigation standards, location, and timing, wetland replacement ratios, and long-term protection requirements	F. Mitigation Plan Requirements. When a project involves critical area or critical area ~~wetland and/or~~ buffer impacts, a mitigation plan prepared by a qualified ~~wetland~~ professional shall be required, meeting the following minimum standards:	This language should be edited to represent the requirements to protect all types of critical areas, including those listed within the FWHCA section.
16.10.110 Mitigation standards, location, and timing, wetland replacement ratios, and long-term protection requirements	F. Mitigation Plan Requirements.	This section should specify mitigation plan requirements for all critical areas, not just wetlands. The principle of no net loss of ecological functions and values applies to every critical area type, and protections must be consistent across them.

16.10.120 Performance standards for mitigation planning	C. Fish and Wildlife Habitat Conservation Areas.	Edit to align language with state requirements.
16.10.120 Performance standards for mitigation planning	C(2.)(b.) Integrate retained habitat into open space and landscaping;	Open space and landscaping areas should be planted with native vegetation and designed to include habitat features. However, the current language implies that FWHCAs can be treated as open space or landscaping, which is inappropriate. FWHCAs must remain distinct and protected, separate from lawns and other residential use areas, unless the city protects open spaces as a type of FWHCA for habitat connectivity purposes.
16.10.120 Performance standards for mitigation planning	3. Where WDFW-designated critical habitat or Priority Habitat/Site (PHS) areas are present adjacent to mitigation sites, buffer widths must be consistent with WDFW Riparian Ecosystems, Volume 2: Management Recommendations (2020).	We appreciate this addition and recommend the stream buffer/RMZ inclusions above to align this chapter with WDFW's riparian protection standards.
16.10.160 Variances	...Minor variances, defined as up to and including 10 percent of the requirement, may be granted by the director as a Type II decision as defined by Chapter 14.03 ACC...	A 10% variance, such as a 10% reduction of a critical area buffer, does not align with no net loss principles required by state law.

Thank you for taking the time to consider our recommendations to better reflect the best available science for fish and wildlife habitats and ecosystems. We value the relationship we have with your jurisdiction and the opportunity to work collaboratively with you throughout this periodic update cycle. If you have any questions or need our technical assistance or resources at any time during this process, please don't hesitate to contact me or the Regional Land Use Lead, Morgan Krueger (morgan.krueger@dfw.wa.gov).

Sincerely,

Marcus Reaves, Regional Habitat Program Manager (Marcus.Reaves@dfw.wa.gov)

CC:
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DNR COMMENTS

From: Sears, Tricia (DNR)
To: atatro@auburnwa.gov
Cc: Sears, Tricia (DNR); Guida, Eric (COM)
Subject: Auburn's Critical Areas Ordinance Amendments (2025-S-9767): WGS comments
Date: Thursday, August 28, 2025 11:50:05 AM

Hello Alyssa,

In keeping with the interagency correspondence principles, I am providing you with comments on Auburn's Critical Areas Ordinance Amendments (2025-S-9767).

For this proposal submitted via Planview, I looked at the proposal and focused on areas related to WGS work. Of note, but not limited to, I look for language around the geologically hazardous areas, mineral resource lands, mining, climate change, and natural hazards mitigation plans.

Specifically in this proposal, I reviewed the Draft Chapter 16.10 ACC Critical Areas Ordinance .docx and the Agency Notice Cover Sheet. Kudos to you for updating your CAO!

In 16.10.010 and throughout the provisions, the term used is geologic hazard areas rather than geologically hazardous areas (the term used in WAC and RCW). Overall, section 16.10.10.010 is thoughtfully written. On page 4,in this section, in subsection D, the provisions state "protects the public from injury, loss of life, property or financial losses due to flooding, erosion, landslide, seismic events, soil subsidence, or steep slope failure;…" That's great! Note, be sure to clearly state which of the geologically hazardous areas are in Auburn. It's not entirely clear which hazards are there due to a variety of definitions and descriptions in the code.

In 16.10.020, the definition "Critical geologic hazard areas means lands or areas subject to high or severe risks of geologic hazard, including critical erosion hazard areas, critical landslide hazard areas, critical volcanic hazard areas, and critical seismic hazard areas." And the definition of ""Geologic hazard areas means areas characterized by geologic, hydrologic, and topographic conditions that render them susceptible to erosion, sliding, earthquake, or other geological events." Why are there two definitions, is that the definition with critical is more severe hazard? Are they mapped differently? There are also critical and not critical definitions of erosion and other hazards.

On page 13-14 there is a definition of qualified consultant. It states "professionally trained and/or certified or licensed by the state of Washington to practice in the scientific disciplines necessary" which is great. Suggest specifically identifying the licensed professional needed for geologically hazardous areas (geologist or geotechnical engineer) in the manner that the definition specifically notes for CARAs and wetlands. Note that there are places in the code provisions that mention qualified professionals. Suggest selecting either qualified professionals or qualified consultants and using it consistently. Most jurisdictions use the term qualified professionals.

Section 16.10.080, suggest adding a reference to Washington Geologic Information Portal in subsection C, along with the other noted state agency references. It could also be included in the subsection specific to geologically hazardous areas. In this section, under Geologic Hazard Area Classifications, there is mention of critical erosion hazard areas, landslide hazard areas, and seismic hazard areas. Previously there has been mention of volcanic hazards, and in some places these

hazards have the term critical placed in front of them. Please clarify the hazards in Auburn that are considered geologically hazardous areas hazards.

In 16.10.120, for the physical marking in temporary and permanent fashion, with signs, suggest having it apply to all the critical areas rather than just a few. Suggest requiring that the property owner record to title the type of critical areas and the nature and extent of them.

Below, I include our usual language for this and future endeavors.

Recognizing the limitations of the current proposals, I want to mention that it would be great for you to consider these in current or future work, be it in your comprehensive plan, development code, and SMP updates, and in your work in general:

- Consider adding a reference to the definition of geologically hazardous areas, WAC 365-190-120, in other areas besides the CAO. In addition, consider adding a reference to WAC 365-196-480 for natural resource lands.
- Consider adding in other areas besides the CAO. If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so. Geologic Information Portal | WA - DNR
- If you have not checked out our Geologic Planning page, you may wish to do so. Geologic Planning | WA - DNR

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 10/14/25.

Have a great day!

Cheerio,
Tricia

Tricia R. Sears (she/her/hers)
Geologic Planning Liaison
Washington Geological Survey (WGS)
Washington Department of Natural Resources (DNR)
Cell: 360-628-2867 | Email: tricia.sears@dnr.wa.gov

ECY COMMENTS

Chapter 16.10
CRITICAL AREAS

Sections:

16.10.010 Purpose and intent.
16.10.020 Definitions.
16.10.030 Applicability – Regulated activities.
16.10.040 Exemptions and nonconforming uses.
16.10.050 Critical areas maps.
16.10.060 Relationship to other regulations.
16.10.070 Critical area review process and application requirements.
16.10.080 Classification and rating of critical areas.
16.10.090 Buffer areas and setbacks.
16.10.100 Alteration or development of critical areas – Standards and criteria – Prohibited uses.
16.10.110 Mitigation standards, location, and timing, wetland replacement ratios, and long-term protection requirements.
16.10.120 Performance standards for mitigation planning.
16.10.130 Monitoring program and contingency plan.
16.10.140 Procedural provisions.
16.10.150 Reasonable use provision.
16.10.160 Variances.
16.10.170 Special exception for public agencies and utilities.
16.10.180 Severability.

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16.10.010 Purpose and intent.

A. The city of Auburn contains numerous areas that can be identified and characterized as critical or environmentally sensitive. Such areas within the city include wetlands, streams, wildlife habitat, aquifer recharge areas, geologic hazard areas, and flood hazards areas.

B. The city finds that these critical areas perform a variety of valuable and beneficial biological and physical functions that benefit the city and its residents. Alteration of certain critical areas

"Wetland" or "wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands. (Definition taken from RCW 36.70A.030(23).) Wetlands shall be classified and rated according to the Washington State Wetland Rating System for Western Washington (Version 3.2, or latest approved by Ecology).

Commented [EA1]: This should be Version 2.0. This is officially titled Washington State Wetland Rating System For Western Washington: 2014 Update, Version 2.0

"Wetland impact assessment report" means a report prepared by a qualified consultant that identifies, characterizes and analyzes potential impacts to wetlands consistent with applicable provisions of these regulations. A wetland impact assessment may be combined with and include a formal wetland delineation.

"Wetland mosaic" means an area with a concentration of multiple small wetlands, in which each patch of wetland is less than one acre; on average, patches are less than 100 feet from each other; and areas delineated as vegetated wetland are more than 50 percent of the total area of the entire mosaic, including uplands and open water.

"Wildlife report" means a report prepared by a qualified consultant that evaluates plant communities and wildlife functions and values on a site, consistent with the format and requirements established by this chapter. The report also includes an analysis of impacts. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6287 § 2, 2010; Ord. 5894 § 1, 2005.)

16.10.030 Applicability – Regulated activities.

A. The provisions of this chapter shall apply to any activity that potentially affects a critical area or its buffer, unless otherwise exempt. Such regulated activities include, but are not limited to:

1. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter, or materials of any kind;

subdivision; building permit; planned unit development (if permitted by the city code); shoreline substantial development; variance; conditional use permit; and any other permits that may lead to the development or alteration of land.

C. Administrative actions, such as rezones, annexations, and the adoption of plans and programs, shall be subject to the requirements of this chapter. However, the director may, using discretion, permit any studies or evaluations required by this chapter to use methodologies and provide a level of detail appropriate to the administrative action proposed.
(Ord. 6733 § 3 (Exh. B), 2019; Ord. 6187 § 3, 2008; Ord. 5991 § 3, 2006; Ord. 5894 § 1, 2005.)

16.10.040 Exemptions and nonconforming uses.

A. The following activities performed on sites containing critical areas as defined by this chapter shall be exempt from the provisions of this chapter: ~~that meet the following criteria are not subject to avoidance and minimization requirements of the mitigation sequence (Chapter…) in accordance with the following provisions, and they may be filled if the impacts are fully mitigated based on the remaining actions in "Chapter XXX". Impacts should be mitigated through the purchase of credits from a mitigation bank or in-lieu fee program, if available, consistent with the terms and conditions of the bank or program. In order to fully verify whether the following criteria are met, it is essential that critical areas report for wetlands meeting the requirements of Chapter 16.10 ACC are submitted~~:

1. Existing and ongoing agricultural activities, as defined in this chapter;

2. Activities involving artificially created wetlands or streams intentionally created from non-wetland sites, including but not limited to grass-lined swales, irrigation and drainage ditches, retention or detention facilities, and landscape features, except wetlands or streams ~~made from non-wetlands~~ created as mitigation or that provide critical habitat for salmonids and except when the site contains another critical area;

3. Normal and routine maintenance, operation, repair and reconstruction of existing roads, streets, utilities and associated structures; provided~~,~~ that reconstruction of any structures may not increase the impervious area and may not cause further encroachment on the critical area or its buffer, and may not result in adverse impacts to surface water and groundwater quality. Operation and maintenance includes vegetation management

performed in accordance with best management practices that is part of ongoing maintenance of structures, infrastructure, or utilities; provided, that such management actions are part of regular and ongoing maintenance, do not expand further into the critical area, are not the result of an expansion of the structure or utility, and do not directly impact an endangered or threatened species;

4. *Minor Utility and Street Projects.* Utility or street projects which have minor or short duration impacts to critical areas, as determined by the director in accordance with the criteria below, and which do not significantly impact the functions or values of a critical area(s); provided, that such projects are constructed with best management practices and additional restoration measures are provided. Minor activities shall not result in the transport of sediment or increased storm water. Such allowed minor utility projects shall meet the following criteria:

a. There is no practical alternative to the proposed activity with less impact on critical areas;

b. The activity involves the placement of underground piping, conduit, traffic signal equipment, lighting equipment, utility pole(s), signs, anchor, or vault or other small component of a utility or street facility;

5. Normal maintenance, repair and reconstruction of residential or commercial structures, facilities and landscaping; provided, that reconstruction of any structures may not increase the previous floor area;

6. The addition of floor area within an existing building which does not increase the building footprint;

7. Additions to a legally established single-family residential structure in existence before May 13, 2005, with a wetland or stream buffer located within the property, may be permitted if all of the following criteria area met:

a. The addition is no greater than 500 square feet of building footprint over that in existence as of May 13, 2005;

b. The addition is not located closer to the critical area than the existing structure;

c. Impacts on critical area functions are avoided consistent with the purpose and intent of this title and as demonstrated in a critical area report by a qualified consultant; and

d. ~~Demonstrate that t~~~~There are no changes in slope stability, flood conditions or drainage;~~Demonstrate through analysis by qualified professionals that other existing property conditions covered by this title (e.g. – slope stability, flood conditions, drainage) have not changed with the proposed addition;

8. Site investigative work and studies that are prerequisite to preparation of an application for development authorization including soils tests, water quality studies, wildlife studies and similar tests and investigations; provided, that any disturbance of the critical area shall be the minimum necessary to carry out the work or studies;

9. Educational activities, scientific research, and outdoor passive recreational activities, including but not limited to interpretive field trips, birdwatching and hiking, that will not have a significant effect on the critical area;

10. Emergency activities necessary to prevent an immediate threat to public health, safety, property or the environment which requires immediate action within a time too short to allow full compliance with this chapter as long as any alteration undertaken pursuant to this subsection is reported to the city as soon as possible. Only the minimum intervention necessary to reduce the risk to public health, safety or welfare and/or the imminent risk of damage to private property shall be authorized by this exemption. The director shall confirm that an emergency exists or existed and determine what, if any, additional applications and/or measures shall be required to protect the environment consistent with the provision of this section and to repair any damage to a pre-existing resource;

11. Activities affecting previously legally filled wetlands;

12. Activities in storm and water quality basins and "wetlands" created by poorly maintained or plugged culverts or ~~line~~spipes, and artificially created ditches that are not used by salmonids;

13. Minor activities not mentioned above and determined by the director to have minimal impacts to a critical area.

Commented [EA2]: Ecology also recommends including a time limit for restoration, rehabilitation, or replacement of a critical area damaged or altered by emergency activities. Generally, this could be 1 to 2 years to help minimize temporal loss of wetland functions and values.

Commented [EA3]: This exemption appears very broad and at the discretion of the director. How often is this used? Would it be possible to include some language of criteria minor activities would have to meet to have minimal impacts to a critical area? Might be something to consider.

D. *Review Process.* This section is not intended to create a separate critical area review permit for development proposals. To the extent possible, the city shall consolidate and integrate the review and processing of critical area-related aspects of proposals with other land use and environmental considerations and approvals. Any permits required by separate codes or regulations, such as floodplain development permits or shoreline substantial development permits, shall continue to be required. (Ord. 6733 § 3 (Exh. B), 2019; Ord. 6295 § 4, 2010; Ord. 5894 § 1, 2005.)

16.10.080 Classification and rating of critical areas.

A. To promote consistent application of the standards and requirements of this chapter, critical areas within the city of Auburn shall be rated or classified according to their characteristics, function and value, and/or their sensitivity to disturbance.

B. Classification of critical areas shall be determined by the director based on consideration of the following factors and in the following order:

1. Consideration of the technical reports submitted by qualified consultants in connection with applications subject to these regulations;

2. Application of the criteria contained in these regulations; and

3. Critical areas maps maintained by the department of community development.

C. Classification shall incorporate Best Available Science as defined under WAC 365-195-900., and utilize statewide classification schemes, such as Ecology's Wetland Rating System and WDFW Priority Habitats and Species maps.

D. *Wetland Classification.* Wetlands shall be rated according to the Washington Department of Ecology wetland rating system, as set forth in the Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology Publication No. 14-06-029, or as revised and approved by Ecology). Wetland rating categories shall not change due to illegal modifications.

Commented [EA4]: Please update to the V.2 update of the Western WA Rating system and the new publication number (Publication 23-06-009). If making this change it should be consistent throughout your CAO.

1. "Category I wetlands" include wetlands which: represent unique or rare wetland types, are more sensitive to disturbance than most wetlands, are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime, or

b. Buffer averaging to improve wetland protection may be permitted when all of the following conditions are met:

i. The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded emergent component or a "dual-rated" wetland with a Category I area adjacent to a lower-rated area.

ii. The buffer is increased adjacent to the higher-functioning area of habitat or more sensitive portion of the wetland and decreased adjacent to the lower-functioning or less sensitive portion as demonstrated by a critical area report from a qualified wetland professional.

iii. The total area of the buffer after averaging is equal to the area required without averaging.

iv. The buffer at its narrowest point is never less than either 75 percent of the required width or 75 feet for Category I and II, 50 feet for Category III, and 25 feet for Category IV, whichever buffer is greater.

v. Averaging applies only to standard buffer widths, not reduced widths.

c. Certain uses and activities which are consistent with the purpose and function of the wetland buffer and do not detract from its integrity may be permitted by the director within the buffer depending on the sensitivity of the wetland. Examples of uses and activities with minimal impacts which may be permitted in appropriate cases include permeable pedestrian trails, viewing platforms, and utility easements. Trails and easements should be limited to minor crossings having no adverse impact on water quality. They should be generally parallel to the perimeter of the wetland, located only in the outer 25 percent of the wetland buffer area, and located to avoid removal of significant trees. Trails should be limited to pervious surfaces no more than eight feet in width for pedestrian use only. Raised boardwalks utilizing nontreated pilings may be acceptable.

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d. Where existing buffers are degraded, the director may allow limited filling within the buffer when the applicant demonstrates that the buffer will be enhanced according to standards of this chapter, including appropriate soil preparation, will not result in slopes exceeding 25 percent, and there will be no net loss of wetland or buffer functions and values.

Commented [EA5]: If buffers are degraded they should, ideally, be revegetated to sufficiently protect the functions and values of the wetlands per our recommended buffer standards. Our guidance notes that the buffer should be well vegetated. How is the buffer enhanced by this? Will revegetation be required?

e. Functionally Disconnected Buffer Areas. Buffers may exclude areas that are functionally and effectively disconnected from the wetland by an existing public or private road or legally established development, as determined by the director. Functionally and effectively disconnected means that the road or other significant development blocks the protective measures provided by a buffer.

Significant developments shall include built public infrastructure such as roads and railroads, and private developments such as homes or commercial structures. The director shall evaluate whether the interruption will affect the entirety of the buffer. Individual structures may not fully interrupt buffer function. In such cases, the allowable buffer exclusion should be limited in scope to just the portion of the buffer that is affected. Where questions exist regarding whether a development functionally disconnects the buffer, or the extent of that impact, the director may require a critical area report to analyze and document the buffer functionality.

2. Stream buffers shall be established as follows:

Stream Type	Minimum Buffer Width (in feet)
Type S	Per SMP
Type F	100
Type Np	50
Type Ns	50

~~a.~~

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A. *Wetlands.*

1. *Category I Wetlands.* Alterations of Category I wetlands shall be avoided subject to the reasonable use provisions of this chapter.

2. *Category II Wetlands.*

a. Alteration and mitigation shall comply with the mitigation performance standards and requirements of these regulations;

b. Where enhancement, restoration or creation is proposed, replacement ratios shall comply with the requirements of these regulations; and

c. No net loss of wetland functions and values may occur.

3. *Category III and IV Wetlands.*

a. Alteration and mitigation shall comply with the mitigation performance standards and requirements of these regulations;

b. Where enhancement, restoration or creation is proposed, replacement ratios shall comply with the requirements of these regulations; and

c. No net loss of wetland functions and values may occur.

d. The following wetlands may be exempt from the requirement to avoid impacts and they may be filled if the impacts are fully mitigated based on the remaining actions. If available, impacts should be mitigated through the purchase of credits from an in-lieu fee program or mitigation bank, consistent with the terms and conditions of the program or bank. Mitigation requirements may be determined using the credit/debit tool described in Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Western Washington: Final Report (Ecology Publication No. 10-06-011, or as revised and approved by Ecology). In order to verify the following conditions, a critical area report for wetlands meeting the requirements in ACC 16.10.060 must be submitted.

i. All non-federally-regulated Category IV wetlands less than 4,000 square feet that:

(A) Are not associated with riparian areas or their buffers.

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(B) Are not associated with shorelines of the state or their associated buffers.

(C) Are not part of a wetland mosaic.

(D) Do not score six or more points for habitat function based on the 2014 update to the Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology Publication No. 14-06-029, or as revised and approved by Ecology).

Commented [EA6]: Please update to most recent publication number: Ecology Publication #23-06-009

(E) Do not contain a priority habitat or a priority area for a priority species identified by the Washington Department of Fish and Wildlife, do not contain federally listed species or their critical habitat, or species of local importance identified in ACC 16.10.080(E).

ii. ~~.~~ Wetlands less than 1,000 square feet that meet the above criteria and do not contain federally listed species or their critical habitat are exempt from the buffer provisions contained in this chapter.

B. *Streams.*

1. Relocation of a Type F, Np and Ns stream exclusively to facilitate general site design shall not be allowed. Relocation of a stream may take place only when it is part of an approved mitigation or enhancement/restoration plan. ~~,~~Consultation with Washington Department of Fish and Wildlife (WDFW) and a functional assessment demonstrating equal or improved aquatic and riparian ecosystem function, and no net loss of stream functions, is recommended. ~~and will result~~The result shall be~~in~~ equal or better habitat and water quality, and will not diminish the flow capacity of the stream.

2. Bridges shall be used to cross Type S streams; boring/micro-tunneling, or other forms of trenchless technologies may be considered for utility crossings if it would result in the same or lower impacts as bridging.

3. Culverts are allowable only under the following circumstances:

a. Only in Type F, Type Np, and Type Ns streams;

b. When fish passage will not be impaired;

c. When the following design criteria are met:

MASTER BUILDERS ASSOCIATION of King and Snohomish Counties

WE BELIEVE EVERYONE DESERVES A PLACE TO CALL HOME

MBAKS.COM | 425.451.7920 | 335 116TH AVENUE SE, BELLEVUE, WA 98004

September 16, 2025
City of Auburn Planning Commission
Auburn City Hall
25 W Main Street
Auburn, WA 98001

RE: Comments on Proposed Updates to Auburn's Critical Areas Ordinance (CAO)

Dear Planning Commissioners,

On behalf of the Master Builders Association of King and Snohomish Counties (MBAKS), representing nearly 2,500 members, thank you for your work to update Auburn's Critical Areas Ordinance (CAO). We support efforts to align with Best Available Science and state requirements while ensuring the ordinance also supports housing opportunity, predictability, and flexibility—especially for infill and middle housing. As MBAKS has emphasized in similar policy discussions across the region, it is critical that jurisdictions balance environmental protections with broader planning goals. The GMA does not prioritize one goal over another. While protecting the environment is a central objective (Goal 10), cities must also consider how new regulations affect other important objectives, including:

- **Urban Growth** – Support development in areas with existing infrastructure.
- **Housing** – Promote diverse, affordable housing.
- **Property Rights** – Avoid overly restrictive regulations.
- **Permits** – Ensure timely, fair, and predictable permitting.

We encourage the Commission to ask staff to clarify which changes are required by law or BAS, and where discretion exists. Key questions include:

- Will updates increase housing costs or delay permitting?
- Are all changes required, or are some discretionary?
- Are there alternative approaches that meet BAS with fewer impacts?

We are particularly concerned about the use of Site Potential Tree Height (SPTH) to determine riparian buffer widths. From our research, SPTH is largely based on forested environments and may not reflect urban conditions. Applying large buffers based on theoretical canopy height could unnecessarily restrict development on small infill lots, even when redevelopment could improve ecological function.

As noted in the nearby City of Covington's CAO Gap Analysis (Facet, June 2024), riparian studies often overlook urban infrastructure contributions to ecological function. Cities have discretion to interpret BAS in ways that reflect local conditions and engineered systems. Adopting standards based on SPTH may reduce predictability, increase technical review costs, and establish buffers that are not based on site specific data; adding more barriers to urgently needed housing.

We look forward to working with Auburn to ensure the final ordinance reflects a balanced approach to sustainability and housing opportunity.

Sincerely,

Matt Haight
Government Affairs Manager
Master Builders Association of King and Snohomish Counties
mhaight@mbaks.com | (425) 451-7920

CITY OF AUBURN WASHINGTON

AGENDA BILL APPROVAL FORM

Agenda Subject:
Downtown Plan Follow Up Discussion (Teague)
More in-depth discussion of the land use map change, zoning map change, and new DUC zoning districts associated with the Downtown Subarea Plan.

Meeting Date:
October 21, 2025

Department:
Community Development

Attachments:
Downtown Subarea Plan Update Memo, PowerPoint Presentation, 2024 Downtown Subarea Plan, Downtown Subarea Land Use Map, Downtown Subarea Zoning Map

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Memorandum

Councilmember:

Staff: Jason Krum

PLANNING COMMISSION MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Bill Stewart, Vice Chair Planning Commission
Planning Commission Members

FROM: Alexandria Teague, AICP, Planning Services Manager
Dept. of Community Development

DATE: October 7, 2025

RE: 2024 Auburn Downtown Subarea Plan Update

I. PROPOSED DOWNTOWN SUBAREA ZONING MAP

The 2024 Downtown Subarea Plan introduces the concept of DUC zoning districts. The DUC zoning districts are further refinements of the traditional Downtown Urban Center or DUC zoning district. Or rather the traditional DUC zoning district is now broken down into eight zoning districts. The intent behind having multiple DUC zoning districts is that the uses, development, and infrastructure of the downtown subarea (the area within the thick red boundary in Attachments 3 and 4 in the proposed maps) is not the same and should allow for different uses, housing typologies, and design standards. There are areas of the downtown that feature lower density, middle housing type, residential development, and other areas that are heavy commercial in nature. The downtown subarea plan will ensure that the entire downtown area is planned together, comprehensively, and the different DUC zoning districts will allow the city to recognize the different areas within the downtown.

II. PROPOSED DOWNTOWN SUBAREA LAND USE DESIGNATION MAP

The land use will be updated to reflect the DUC zoning districts. The entire area is proposed to be redesignated to “Downtown”. This change will make the land use designation and corresponding DUC zoning districts consistent.

III. STAFF REQUEST

Request to bring the 2024 Downtown Subarea Plan, Appendix A (EIS), Appendix B (Baseline Report), Downtown Subarea Land Use Map, and Downtown Subarea Zoning Map forward to a public hearing.

IV. ATTACHMENTS

1) PowerPoint Presentation
2) 2024 Auburn Downtown Subarea Plan
3) Downtown Subarea Land Use Map
4) Downtown Subarea Zoning Map

PLANNING COMMISSION

2024 DOWNTOWN SUBAREA PLAN

PRESENTED BY
ALEXANDRIA TEAGUE
PLANNING SERVICES MANAGER
OCTOBER 21, 2025

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

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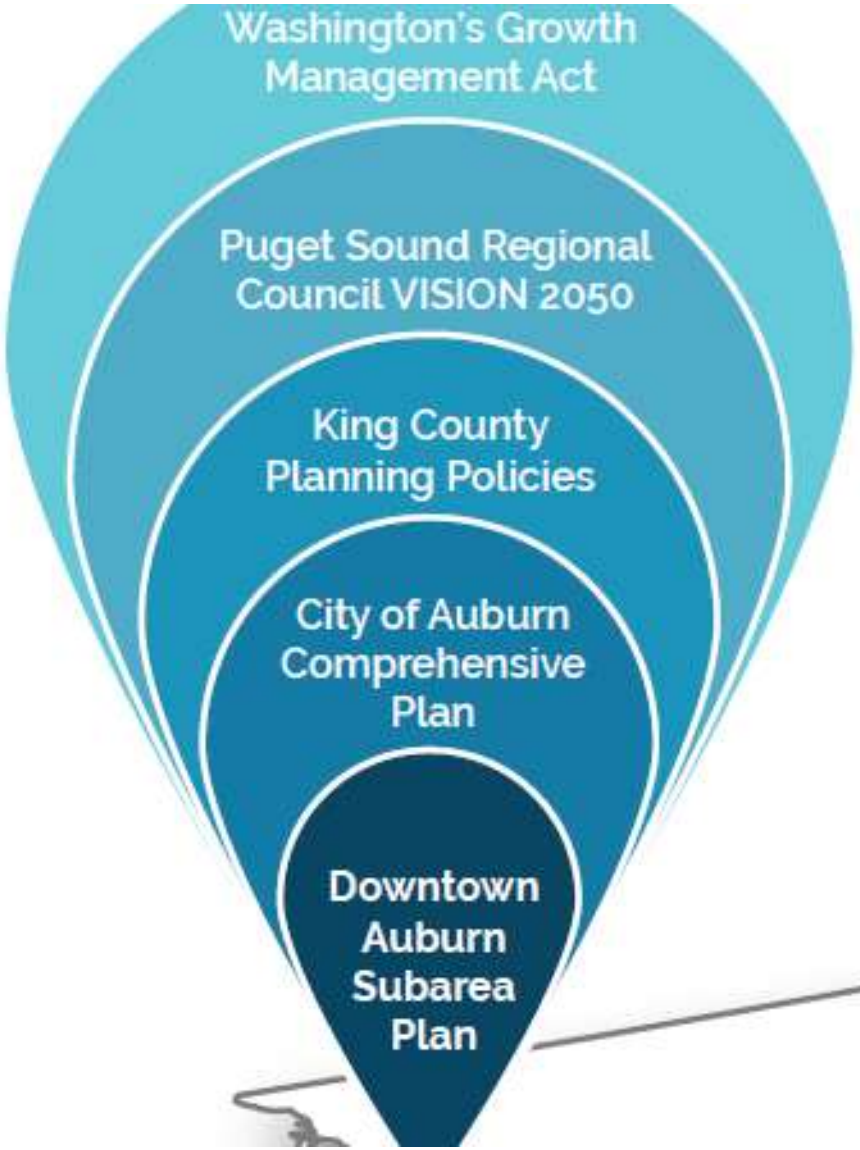
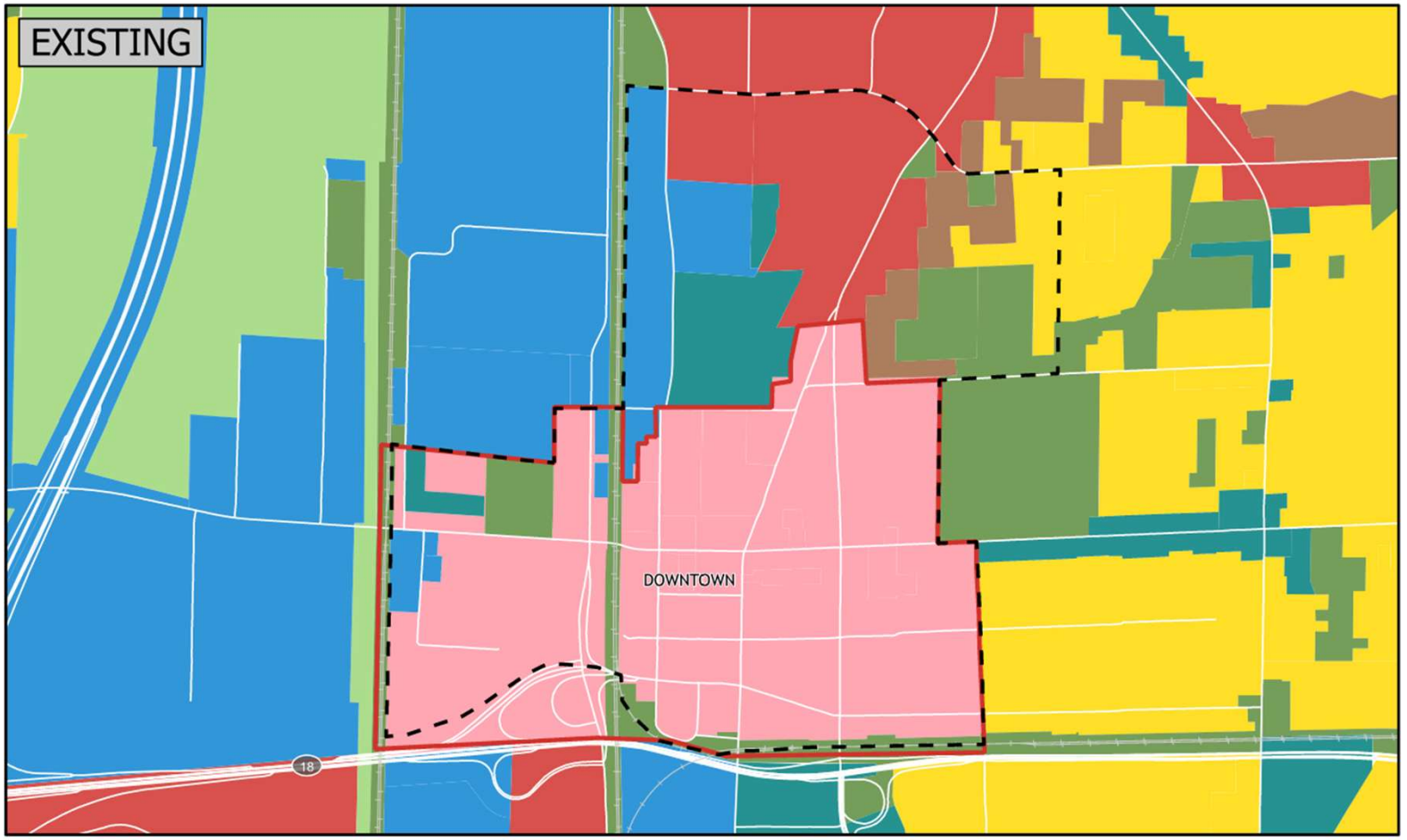


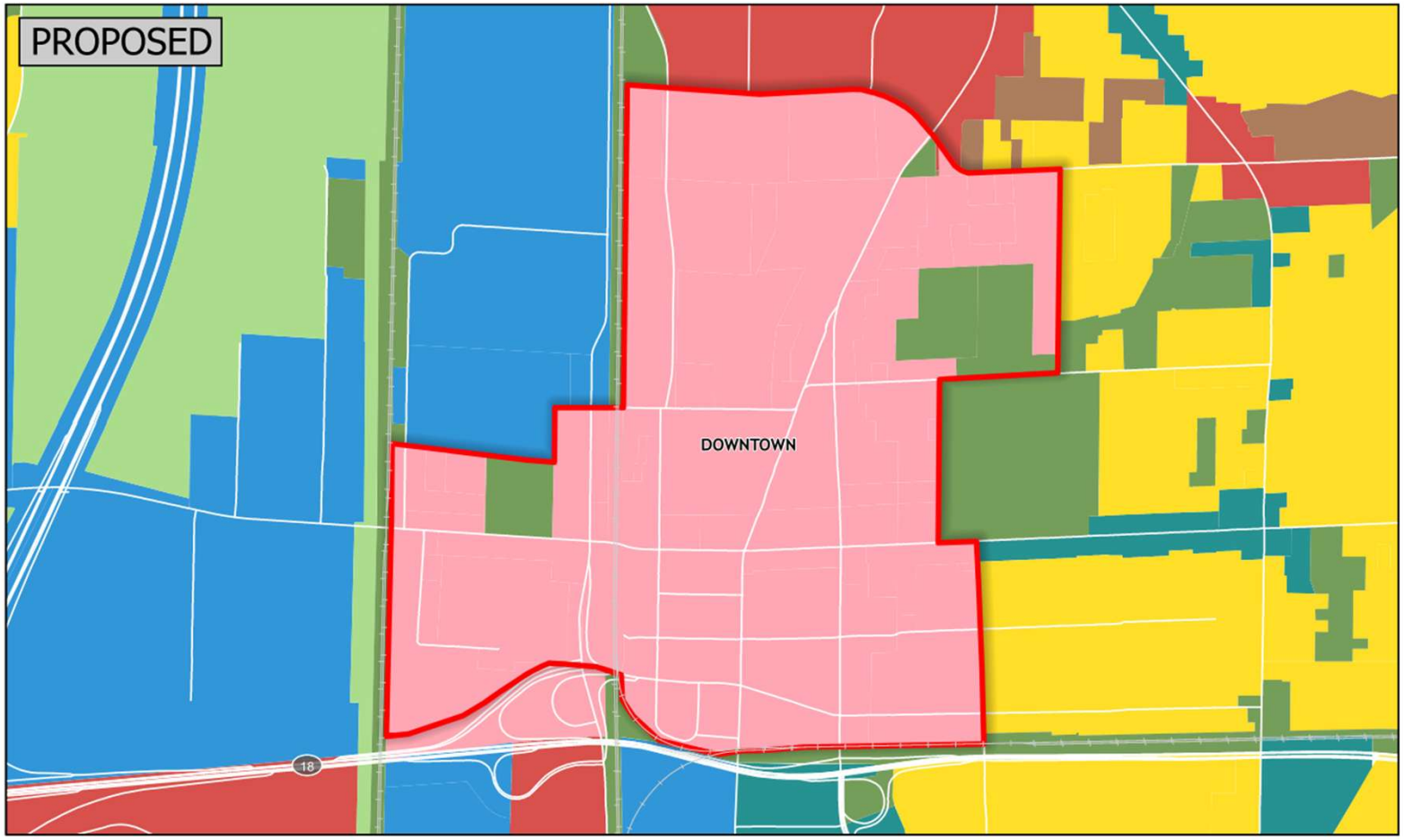
STATUS OF THE PLAN



Ord. No. 6997

- Commercial
- Downtown Urban Center
- Neighborhood Residential Two
- Neighborhood Residential Three
- Open Space
- Public/Quasi-Public
- Mixed-Use
- Industrial
- Existing Downtown Urban Center
- Expanded Downtown Urban Center
- Proposed Downtown Urban Center

EXISTING LAND USE DESIGNATIONS



Ord. No. 6997

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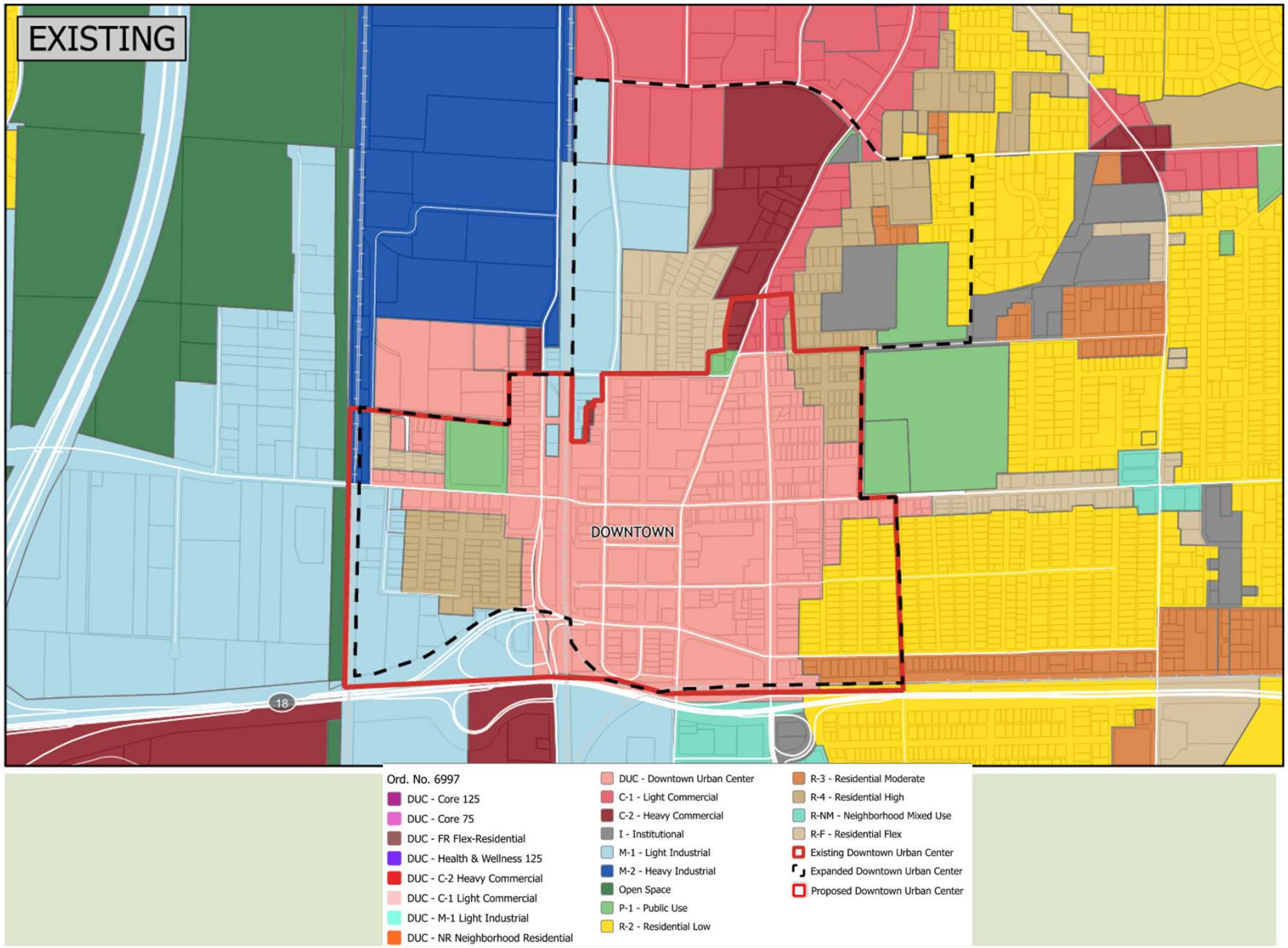
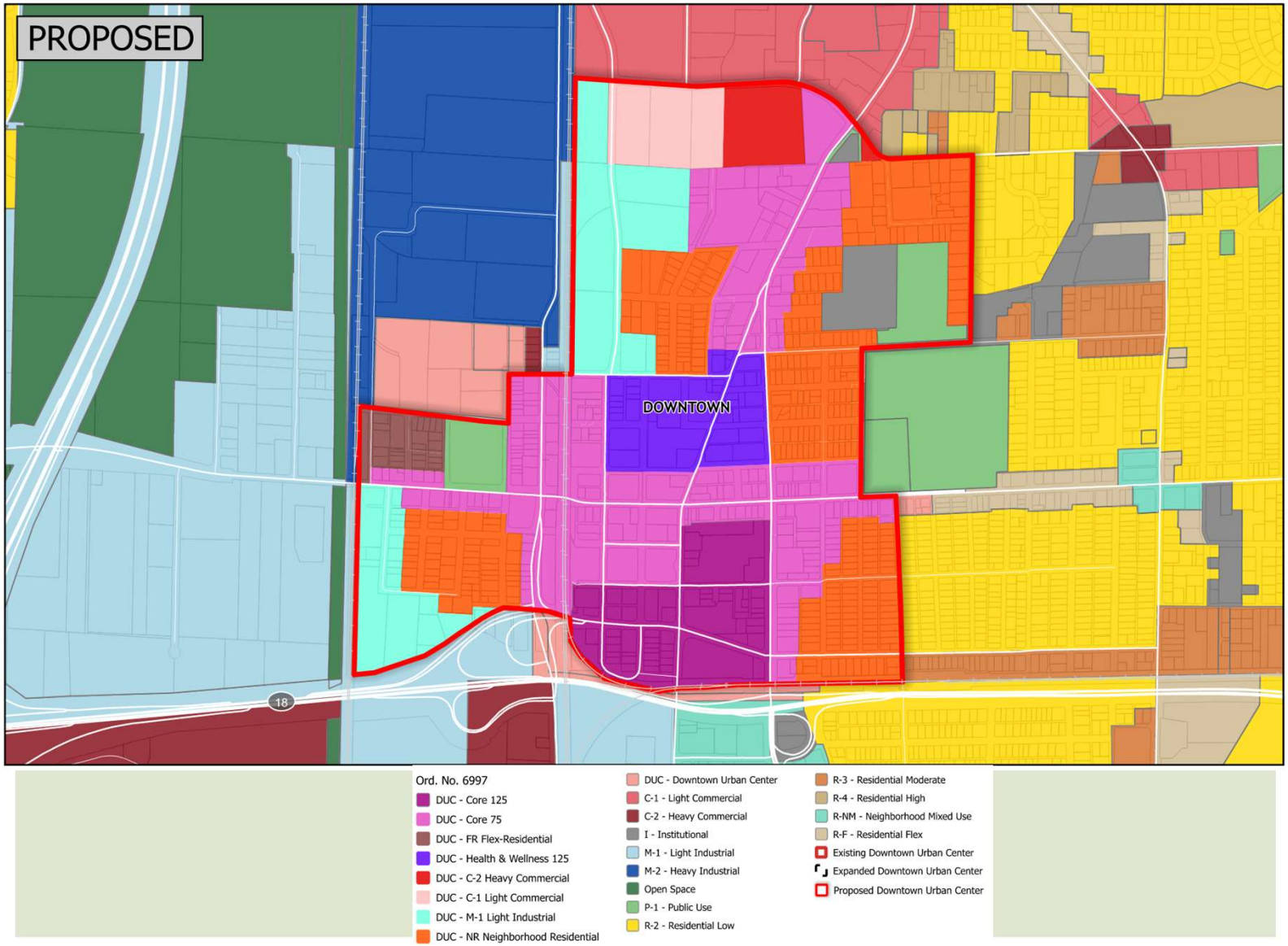
- Open Space
- Public/Quasi-Public
- Mixed-Use
- Industrial
- Existing Downtown Urban Center
- Expanded Downtown Urban Center
- Proposed Downtown Urban Center

PROPOSED LAND USE DESIGNATION



EXISTING ZONING DISTRICTS



PROPOSED ZONING DISTRICTS

DUC – Core

The Downtown Urban Center zoning district encourages higher density residential compared to other areas of the city and mixed-use buildings. Other commercial uses are allowed. Retail, residential, and personal service storefronts are required on designated Pedestrian I streets. (see Pedestrian Streets) per the City's currently adopted Downtown Design Guidelines.

Building Form

Expected Building Types	Development Standards
▪ Mid-rise apartments ▪ Office buildings ▪ Parking structures	▪ Maximum height 75-125 feet depending on area ▪ FAR based on location, use mix, and bonuses ▪ No maximum density

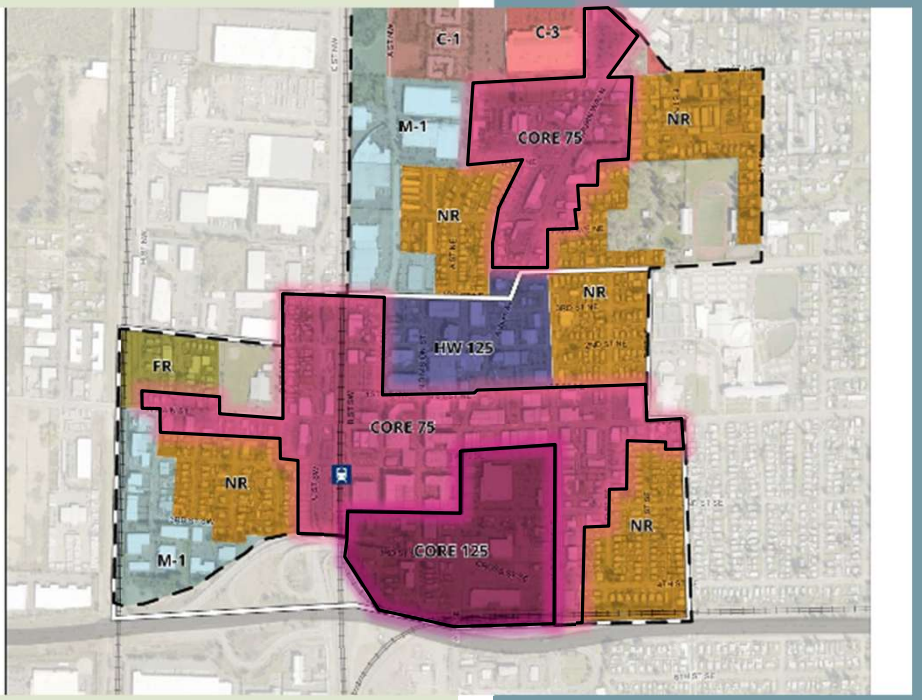
Land Use

Allowed Uses	Prohibited
▪ Retail/residential vertical mixed-use ▪ Office commercial ▪ Retail ▪ Multifamily residential (apartments and co-living housing) ▪ Restaurants/bars ▪ Craft industry/light industrial ▪ Arts/entertainment (gallery, theater, fine arts studio)	▪ FAR below 0.75 ▪ Outdoor storage and sales ▪ Most industrial uses ▪ Self-storage ▪ On Pedestrian I Streets: Drive-throughs

Development Examples

L-R: Mixed-use buildings in Salem, OR; Seattle, WA; and Kirkland, WA

DUC CORE DISTRICT



DUC – Health and Wellness

The Downtown Urban Center – Medical zoning district encourages growth of medical and medical office uses in downtown. High-density residential, mixed-use development and other commercial uses are also allowed. Retail, residential, and personal service storefronts are required on designated Pedestrian I streets. This zone is designed to build upon and replace the Residential Office Hospital zone (RO-H).

Development Examples

L-R: Office building in Seattle, WA; office/retail mixed-use buildings in Boise, ID, and residential/medical mixed-use building in Seattle, WA.

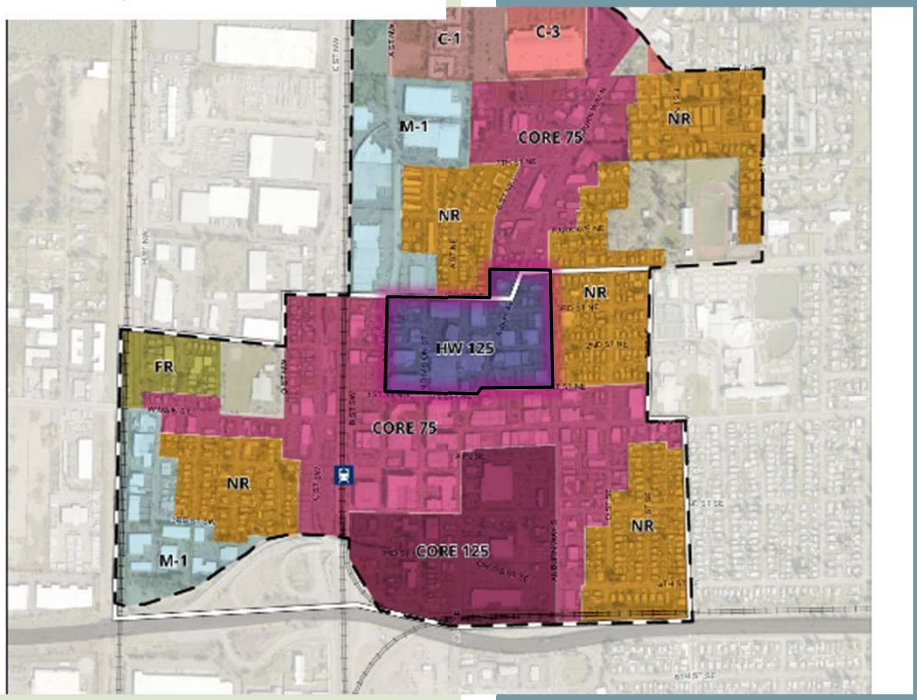
DUC HEALTH & WELLNESS

Building Form

Expected Building Types	Development Standards
▪ Medical/office buildings ▪ Mid-rise apartments ▪ Parking structures	▪ Maximum height 125 feet ▪ Reduced height allowances for non-medical uses ▪ FAR based on use mix and bonuses ▪ No maximum density

Land Use

Allowed Uses	Prohibited
▪ Medical offices and services ▪ Hospital-related ▪ Office commercial ▪ Retail/residential vertical mixed-use ▪ Retail ▪ Multifamily residential (apartments and co-living housing) ▪ Food production, i.e. brewery, coffee roastery ▪ Arts/entertainment (gallery, theater, fine arts studio)	▪ FAR below 0.75 ▪ Outdoor storage and sales ▪ On Pedestrian I streets: Drive-throughs ▪ Most industrial uses ▪ Self-storage



DUC – Neighborhood Residential

This zoning district is designed to support middle housing types like quadplexes, sixplexes, townhouses, courtyard housing, and small apartment buildings. It is intended to be applied in residential areas of downtown near the core with relatively small lot sizes that could support gradual infill development. Limited nonresidential uses are allowed like live/work medical offices or ground-floor retail.

Building Form

Expected Building Types

- Middle housing (including townhouses)
- Backyard infill detached houses and ADUs
- Live/work offices
- Small apartment buildings (up to 20 units)
- Small co-living housing

Development Standards

- Min lot size 2,000 sf
- Maximum height 45 ft

Land Use

Allowed Uses

- Single-unit detached, middle housing, townhouses, small apartments, and small co-living housing
- Retail under 4,000 sf, including mixed use
- Small medical/professional offices

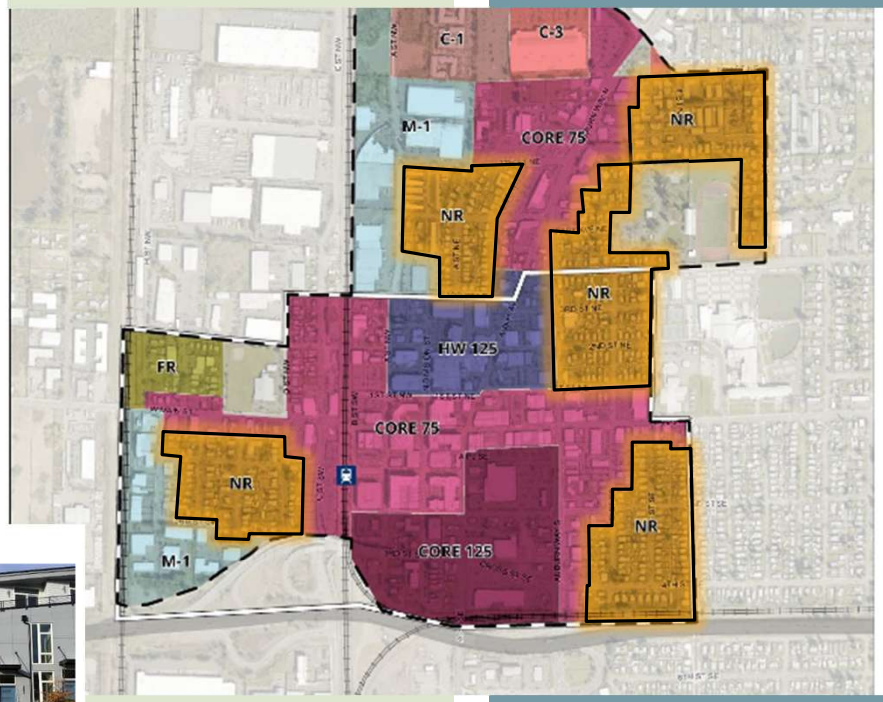
Prohibited

- Most commercial uses
- Industrial uses

Development Examples

L-R: Small apartment building in Seattle, WA; cottage cluster in Portland, WA; townhouses in Seattle, WA

DUC NEIGHBORHOOD RESIDENTIAL



Flex Residential

The Flex Residential zoning district encourages a mix of uses, including homes, artisan spaces, workshops, small light manufacturing, and commercial.

Building Form

Expected Building Types	Development Standards
▪ Workshops and single-story flexible buildings ▪ Middle housing ▪ Small mixed use buildings ▪ Small co-living housing ▪ Small footprint retail/services ▪ Houses with stores or shops in front	▪ Min lot size 3,000 sf ▪ Maximum height 45 ft ▪ No front setback

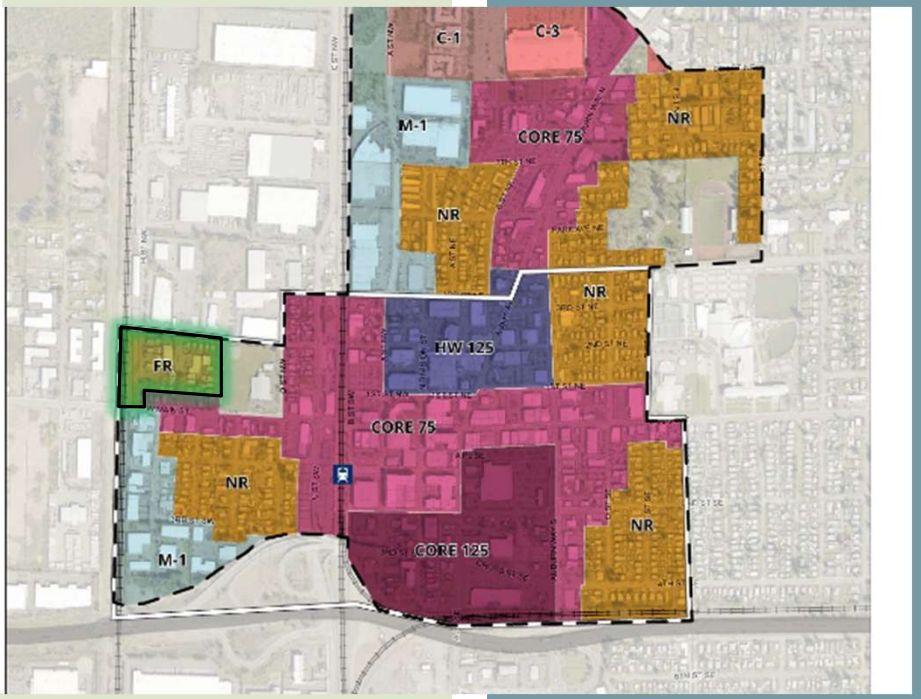
Land Use

Allowed Uses	Prohibited
▪ Commercial/light industrial ▪ Residential ▪ Artisan/small workshops/ manufacturing/flex-tech ▪ Vertical and horizontal mixed use ▪ Outdoor storage/sales with screening	▪ Heavy industrial uses

Development Examples

L-R: Small retail office building in Seattle, WA; converted workshop in Bozeman, MT; live/work building in Bozeman, MT.

DUC FLEX RESIDENTIAL



NEXT STEPS

RECEIVE DEPARTMENT OF COMMERCE GRANT
- Update 2024 Auburn Downtown Plan
- Create a Planned Action Ordinance

REQUIRE EIS FOR NON-PROJECT PROPOSAL
Proposal likely to have a significant adverse impact on the environment

APPROVAL BY AUBURN CITY COUNCIL
Final EIS with preferred alternatives

ADOPTION BY AUBURN CITY COUNCIL
2024 Auburn Downtown Plan

CITY OF AUBURN DEVELOPS
Planned Action Ordinance

IMPLEMENT BY AUBURN CITY COUNCIL
Planned Action Ordinance

FIGURE 1-1 Downtown Subarea Plan Process

Thank you for your time
Any questions?

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

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2024 Auburn Downtown Subarea Plan Update

October 2025

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Acknowledgements

Land Acknowledgement

The City of Auburn acknowledges the area covered by the Downtown Plan on the ancestral and contemporary lands of the Muckleshoot Indian Tribe. They have stewarded the land since time immemorial. The City of Auburn recognizes the generational harm done to the Muckleshoot people on the Salish lands through colonization and commit to ensuring that our governmental partnerships recognize the continued vibrancy of their culture and honor their sovereignty.

Participants

City Staff

- Jason Krum, Director of Community Development
- Ingrid Gaub, Director of Public Works
- Steve Sturza Assistant Director Community Development
- Josh Steiner, AICP, Senior Planner (former)
- Jacob Sweeting, City Engineer/Assistant Director Public Works
- Jeff Tate, Director of Special Projects (former)
- Alyssa Tatro, Senior Planner
- Alexandria Teague, AICP, Planning Services Manager

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ESA
Pam Xander
Nicole Lobodzinski

Fehr & Peers
Kendra Breiland, AICP
Krista Runchey

Leland Consulting Group
Andrew Oliver
Brian Vanneman

Auburn Community Members

Many thanks to all members of the City of Auburn community who offered their time to provide feedback and help guide the direction of this plan.

1 | Introduction

Purpose

The 2001 Auburn Downtown Plan (2001 Auburn Downtown Plan) set a vision and strategies for a vibrant, compact, mixed-use urban downtown core. Over the past 20 years Downtown Auburn has seen significant public investments, as well as private development, that have transformed several blocks within the downtown core into a strong, pedestrian-oriented center.

Cover image from the original Auburn Downtown Plan (2001).

This 2024 Auburn Downtown Subarea Plan Update (2024 Downtown Plan) builds on the vision and framework of the 2001 ADP vision, refining it where needed to accommodate growth through compact, pedestrian- and transit-oriented development, and ensure alignment with current City policies and community needs and priorities. These refinements include:

- Expansion of Downtown north of 3rd St NE so that the city can accommodate additional growth and retain the Regional Growth Center (RGC) designation from the Puget Sound Regional Council (PSRC).
- Expand and improve multimodal connections to align with the City's current policies and plans.
- Providing more space for housing within downtown, to align with the strategies established by the City's recent Housing Action Plan (HAP) and Housing Action Plan Implementation (HAPI) projects.

The City of Auburn received Transit-Oriented Development Implementation (TODI) grant funding from the Washington State Department of Commerce for the 2022-2023 Biennium to assist with this process. The goal is to adopt a subarea plan pursuant to RCW 43.21C.420, and a Planned Action Environmental Impact Statement (EIS) pursuant to RCW 43.21C.440(1)(b)(ii). This plan's horizon year is 2044, consistent with the Periodic Comprehensive Plan update that was adopted at the end of 2024.

The 2024 Downtown Plan was developed concurrent to the 2024 Periodic Comprehensive Plan update. Some background information shown in this plan refers to the earlier Comprehensive Plan content, as this was the adopted plan at the time the 2024 Downtown Plan was developed. Staff coordinated the two processes to ensure alignment. The City plans to update zoning within downtown following the adoption of the 2024 Auburn Downtown Plan Update, and will amend the Comprehensive Plan in subsequent updates.

Process and Participation

Public engagement has included video-conference meetings with community stakeholders, an online survey, and an information booth at the Farmer's Market to gather community-wide feedback on the plan.

Table 1-1 Summary table of engagement feedback

Event	Date	Topics Covered and Key Feedback
City Council Update	March 2022	▪ Staff provided an overview of Downtown Plan Update with City Council
Planning Commission Update	June 2022	▪ Staff update on planning process, Comprehensive Plan alignment, and regional requirements for Regional Growth Centers.
Interview – Agencies and Property Owners	July 2022	▪ Many see the downtown as in a good point of transition – still work to do, but has good investments, and is well-poised for future. ▪ Would like more activity in downtown - more things to do, more options for transit, food, etc. ▪ MultiCare expansion and ST parking garages – will be important to coordinate. ▪ Safety and security challenges are important to ensure downtown stays livable ▪ MultiCare – employees have gaps in places to get food, places to sit outside, and safety security issues, particularly at off-hours and at night, and transit schedules…existing options don't align with shifts. ▪ Want more focus on multimodal access/investments and ways to make downtown more active and livable ▪ KC Metro is developing plan for new routes…might be important to circle back on that. ▪ Bike infrastructure is lacking ▪ Want to stay connected to the city's industrial and agricultural heritage and sense of place as city develops further.
Interview – Development Community and Housing Advocates	July 2022	▪ Safety and security has been a challenge and is important to consider ▪ Need for more diverse housing options and affordable housing ▪ Open to development and expansion of housing in areas within the study area. ▪ Downtown as a gathering place for larger community – community aspect.

Event	Date	What we learned
Interview – Business Community	July 2022	▪ New commercial spaces aren't affordable to existing businesses. ▪ Downtown as a gathering place is important for the vision. Needs to be more activity, and things to do. ▪ Arts is a big focus for the downtown – looking at artistic bike racks, murals on buildings, etc. ▪ Some businesses keep doors locked even during business hours – improving comfort and safety is important. ▪ More residents downtown is very helpful to businesses. ▪ Liked some of the public space uses that occurred during COVID (outdoor seating, etc.) Would like to see some of that continue, even at a small scale. Main Street is a key focus for that. ▪ Would like to see a green space downtown – for recreation, family activities, also place for people to take pets. (Dog waste is sometimes a challenge.) ▪ Lighting improvements – buildings, catenary lights, ways to make downtown feel brighter, welcoming and safer at night. ▪ Streetscape improvements – mid-block crossings and bike rack improvements. ▪ Recent heat waves have impacted business – people are less likely to come Downtown in extreme heat.

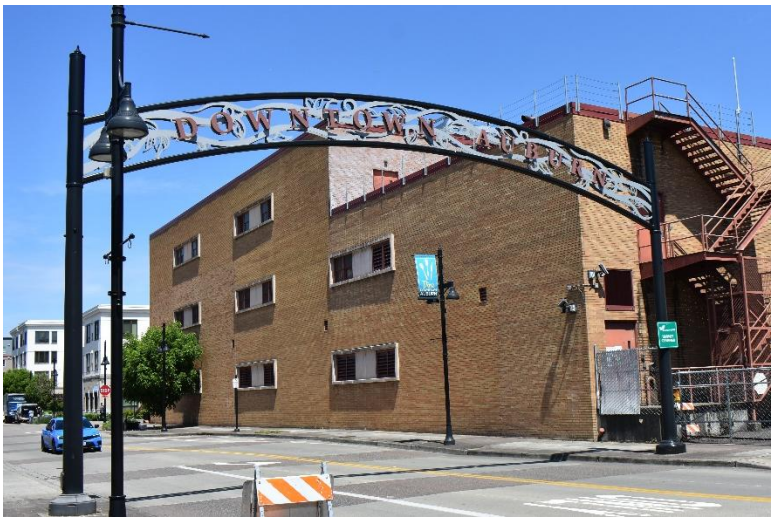
Event	Date	What we learned
Farmer's Market Engagement	August 2022	▪ More affordable housing is needed, including senior housing and dense housing near accessible transit. ▪ Greater home ownership opportunities are desired. ▪ Affordable commercial/retail spaces are needed to expand business or move to a more central location ▪ More food options in downtown would benefit workers and visitors, especially those working at MultiCare Auburn Medical Center. Fires on Main Street were a big loss. ▪ New development is pushing existing businesses out ▪ More shopping and retain destinations would make me go downtown more often. ▪ Rents for new mixed-use buildings are too high for local businesses. ▪ Concerned about property theft, illicit activities in downtown. Want it to be welcoming and safe. ▪ Downtown green space and lunch space is desired. ▪ More open space for kids to play. ▪ Increasing trees in and around downtown has a lot of benefits. ▪ Downtown needs a swimming pool. ▪ So much harder to park these days. More parking for vehicles and secure bike parking for transit users is needed. ▪ East-west multimodal connections to Sounder are very limited. ▪ Would like a more walkable downtown. ▪ Improved bike lanes for downtown core are needed. ▪ Public transit is very important. ▪ Arts and green space are important. ▪ Main Street is important as a cultural destination. Theatre and Farmers Market are attractions. ▪ More gathering/celebration space for diverse community is needed. ▪ Would like a growing downtown that retains hometown vibe.

L: Farmer market engagement, August, 2022

Event	Date	What we learned
Planning Commission Presentation	December 2022	▪ Consultant team provided an update on findings from early analysis and shared early drafts for DEIS Alternatives
City Council Update	November 2023	▪ City Council coordination on alignment between Downtown Plan and Comprehensive Plan land use and housing assumptions
Planning Commission and City Council	March to November 2023	▪ Coordination with Planning Commission and City Council on incorporating draft Plan recommendations into Comprehensive Plan
Online Survey 9 responses	Summer 2021-2023	Where do you go Downtown and why? ▪ MultiCare, Merrill Gardens, Shopping, Main Street for Shopping, Haircuts, Eat and Drink on Main Street, Visit shops and eateries in the area – would love more variety, Work, Doctor Appointments, Driver's Education, Commuting, Grocery Shopping In 3-5 words, describe what you like best about Downtown Auburn ▪ Old buildings, Walkable streets (mentioned 3 times), Good bones, Shop variety, potential, Businesses In 3-5 words, describe what you like best about Auburn overall ▪ Location, Rolls with the punches, Potential, Flat, Quaint, the People, Freeway and Highway access "I wish Downtown Auburn…" ▪ Would have more disc golf and pickle ball, had more businesses, was safer for others, had less empty spaces below the apartments, had more life to it, had less abandoned businesses between Auburn Way and Downtown, Was more people oriented "I wish Auburn…" ▪ Would update the look of old buildings, Had a downtown like Sumner's, Would be a little more transparent, Would remove homeless, Was more booming and had things do to, Less drug use, Was more people oriented

2 | Existing Conditions

This section introduces the study area and describes the key themes and findings that were identified by a review of existing conditions for the 2024 Downtown Plan and Planned Action EIS (EIS). The full Baseline Report, was first developed in 2023 and partially updated in 2024, and is attached to this document as Appendix A. Content from the baseline report was updated during the drafting of the 2024 Downtown Plan and EIS.



Study Area

The City of Auburn Downtown Subarea is a unique and diverse area that includes a mix of land uses, neighborhoods, commercial areas, and architectural styles. Existing (2024) land use and related designations in the study area include:

- Downtown Subarea is an adopted area in the comprehensive plan that aligns with the Regional Growth Center. This area includes a variety of land use and zoning types.
- Regional Growth Center (RGC) is one of the Centers designations provided by Puget Sound Regional Council (PSRC). Downtown was first designated a Regional Growth Center in 2003 and is now considered an Urban Regional Growth Center, following the PSRC's Regional Centers Framework Update in 2018. To maintain this designation, the City must accommodate levels of residential and employment density.

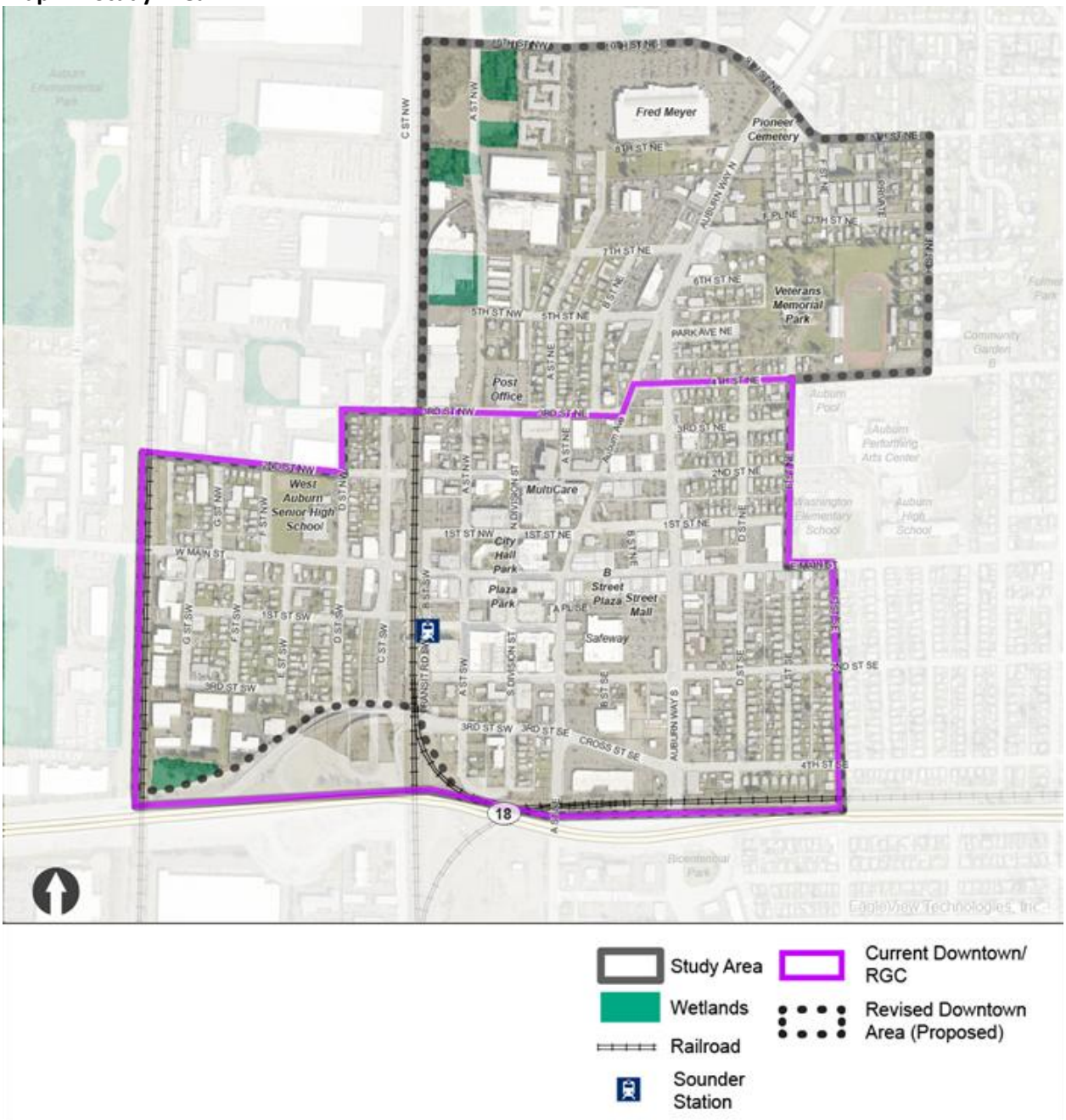
- The Downtown Urban Center (DUC) land use designation in the comprehensive plan that applies to much of the Downtown Subarea. It is implemented by a variety of zoning types including R-7, R-20, M-1 Light Industrial, and Downtown Urban Center (DUC) zone which was intended to create a strong identity of downtown Auburn.

The 2024 Downtown Plan studied an area larger than the current boundary of the Downtown Subarea/RGC to assess new opportunities for residential and commercial growth that align with regional transportation investments. This study area, which is 376 acres total, includes the current downtown Subarea/RGC area, but expands north to 10th St NE and 8th St NE, and east to H St NE. The Union Pacific Railroad and Interurban Trail corridor comprises the western border while the eastern border is defined by H St NE, 4th St NE, and E St NE.

The 2024 Downtown Plan proposes a Revised Downtown Area (Map 2-1,) and recommends updating the existing RGC to align with the Revised Downtown Area. PSRC oversees RGC boundary changes. Following the adoption of this plan, the City will coordinate with PSRC to determine the extent of RGC boundary updates.

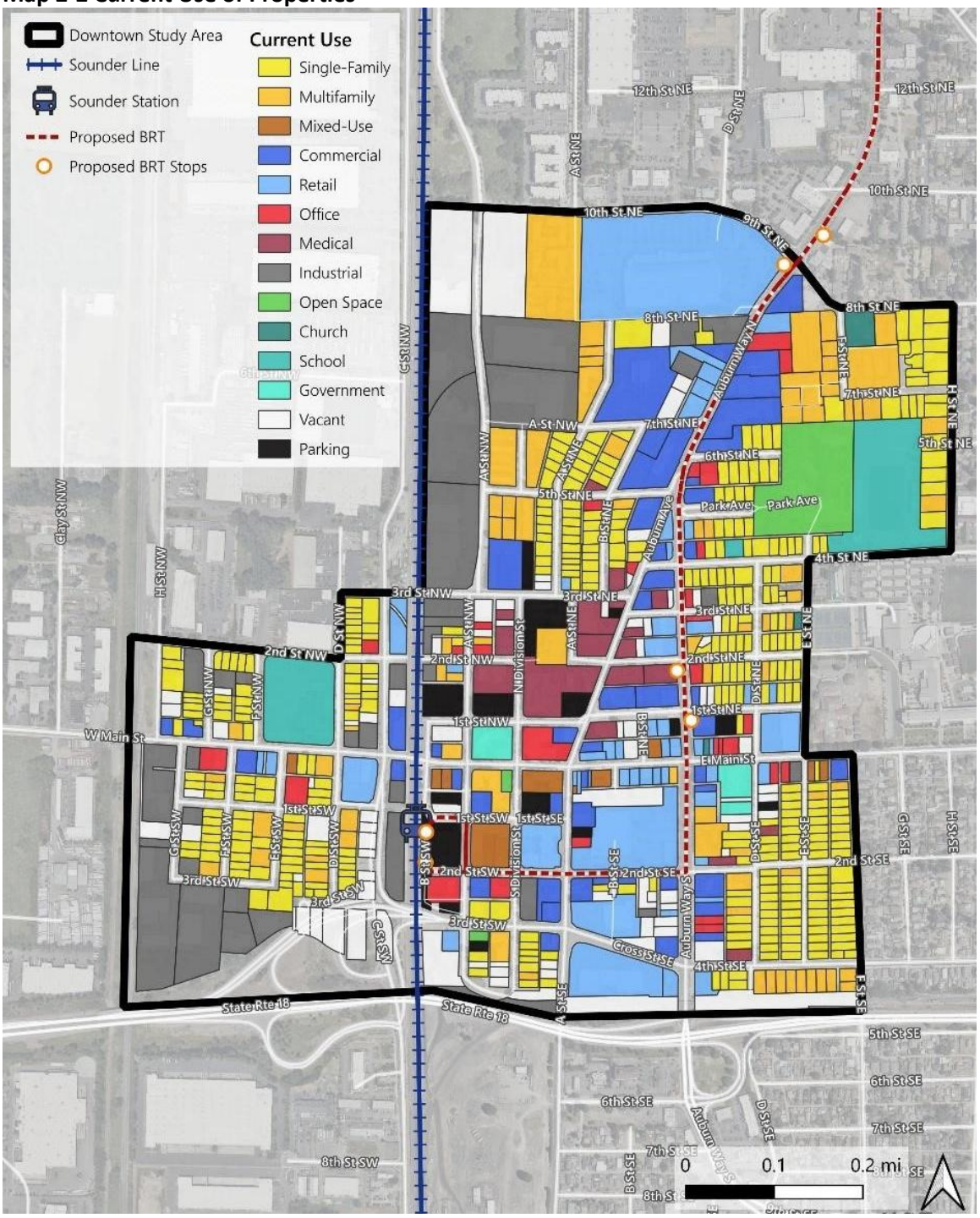
Current uses in downtown and existing zoning are shown on Map 2-2, and Map 2-3 on the following pages.

Map 2-1 Study Area



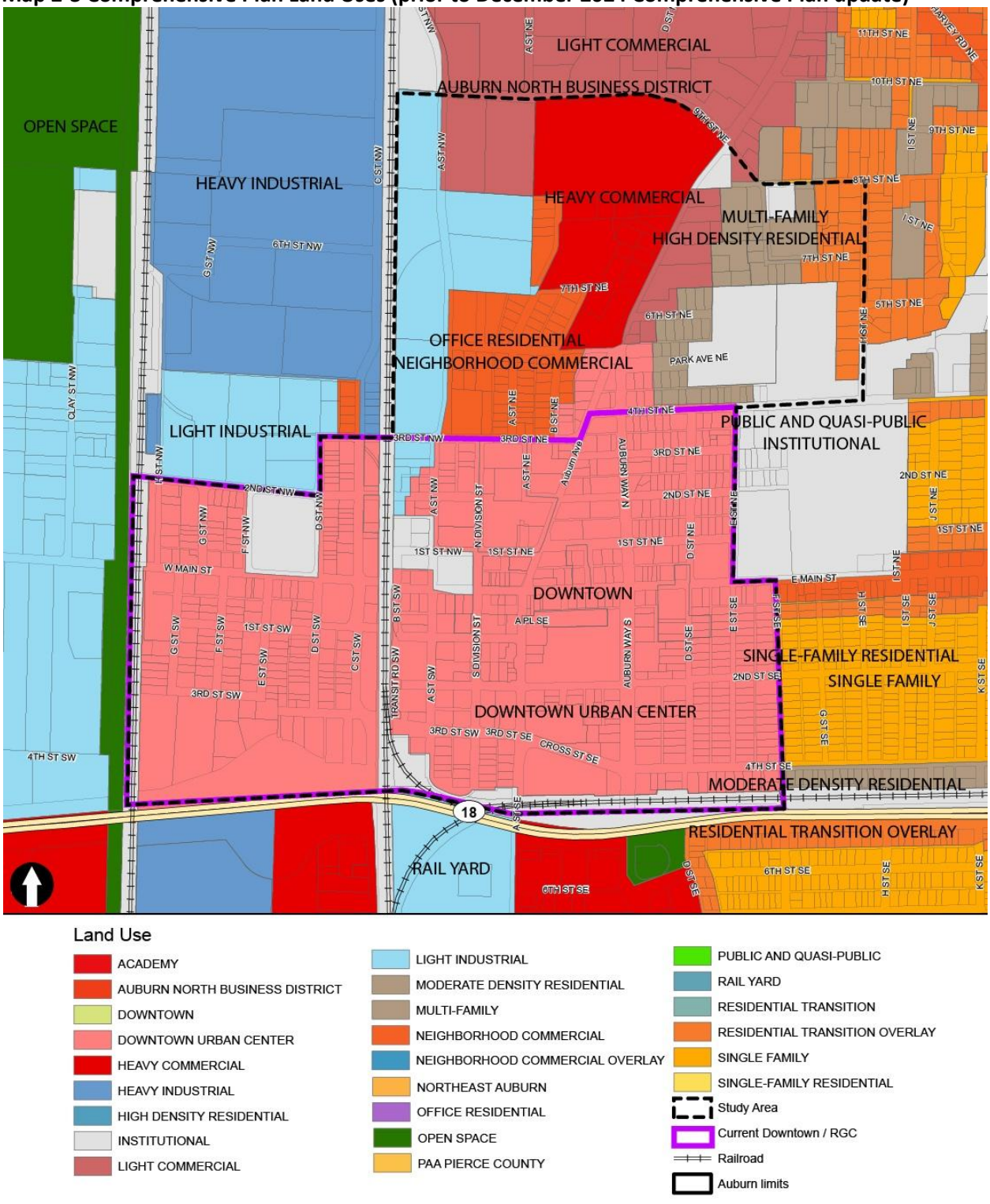
Note: Wetlands shown reflect pre-2025 inventory, and may not represent current conditions.
Source: MAKERS (City of Auburn GIS data).

Map 2-2 Current Use of Properties



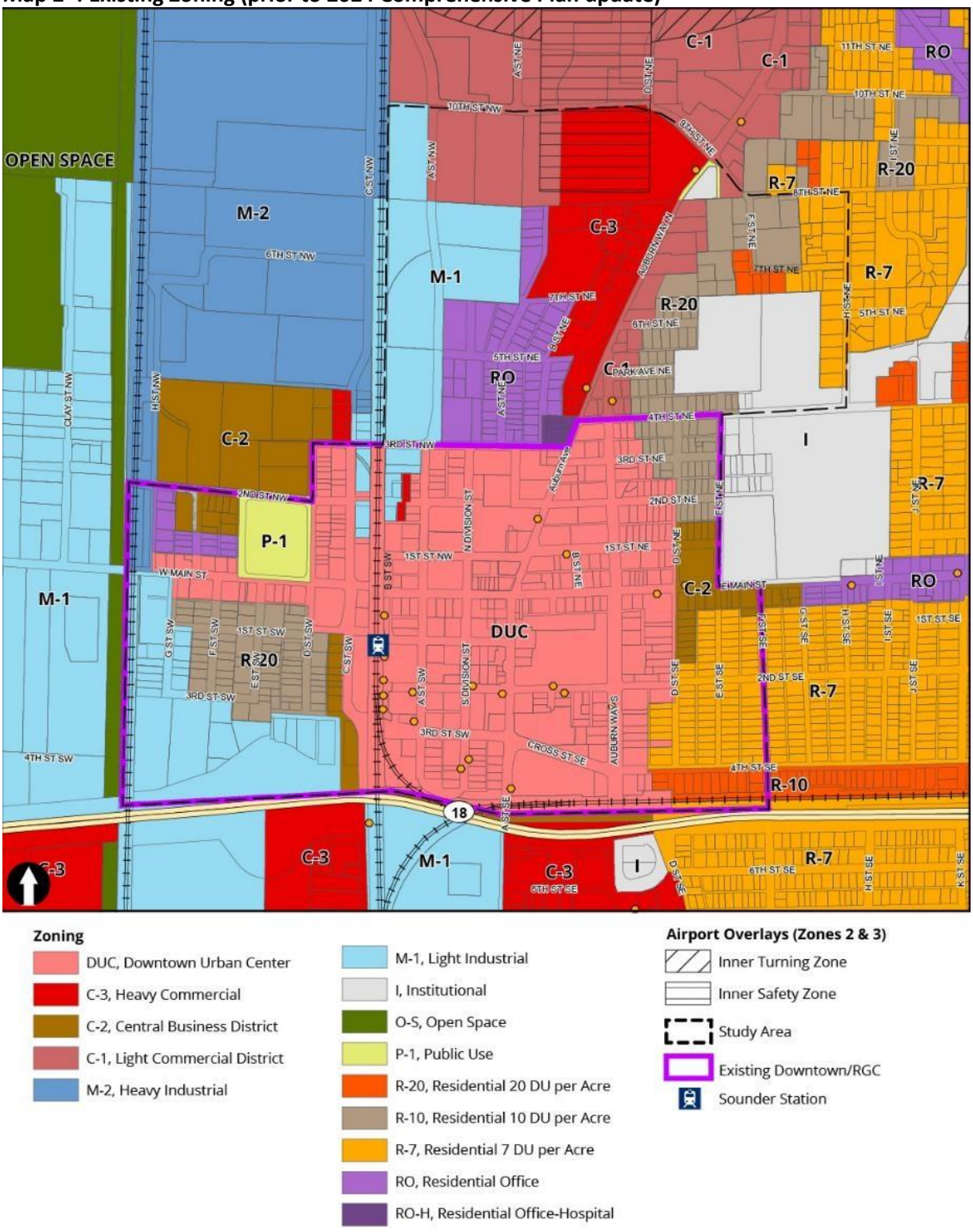
Source: Leland (King County Assessor data).

Map 2-3 Comprehensive Plan Land Uses (prior to December 2024 Comprehensive Plan update)



Source: MAKERS (City of Auburn GIS data).

Map 2-4 Existing Zoning (prior to 2024 Comprehensive Plan update)



Zoning

- DUC, Downtown Urban Center
- C-3, Heavy Commercial
- C-2, Central Business District
- C-1, Light Commercial District
- M-2, Heavy Industrial
- M-1, Light Industrial
- I, Institutional
- O-S, Open Space
- P-1, Public Use
- R-20, Residential 20 DU per Acre
- R-10, Residential 10 DU per Acre
- R-7, Residential 7 DU per Acre
- RO, Residential Office
- RO-H, Residential Office-Hospital

Airport Overlays (Zones 2 & 3)

- Inner Turning Zone
- Inner Safety Zone
- Study Area
- Existing Downtown/RGC
- Sounder Station

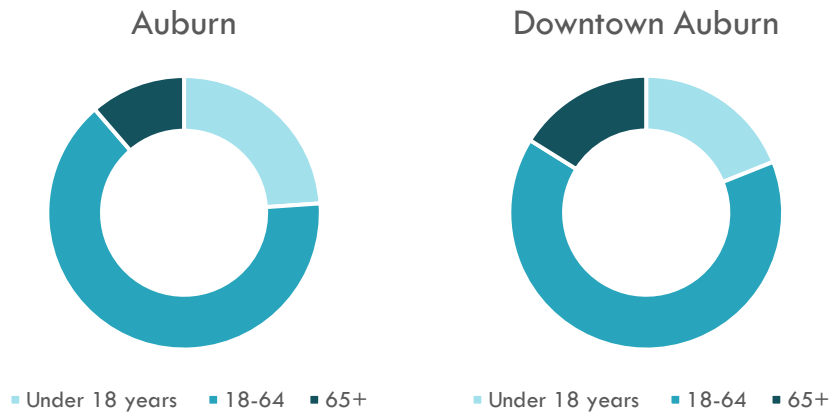
Source: MAKERS (City of Auburn GIS data).

Overall Themes

The following overarching themes emerged as key challenges and opportunities for Downtown Auburn, impacting many locations throughout the study area. Map 2-5 on page 2-9 illustrates how the plan defines character areas within the study area.

Demographics and Socioeconomics

Auburn is a historically blue-collar city and the majority of jobs and job growth in the past 20 years has been in manufacturing, though few of these jobs are in the downtown area. The downtown area accounts for around nine percent of all jobs in the city. The population of the downtown study area is moderately older than the citywide population and contains several large senior housing developments.



SOURCES: ACS 5-year estimate, 2022; ACS, Census Tract 306 and 305.1

Retail jobs make up the largest share of jobs in the study area, at 21.6 percent. The health care sector accounts for another 20.5 percent of downtown jobs, and the MultiCare Auburn Medical Center (MultiCare) is the largest employer in the study area with 635 employees.

Recent Growth and Development

Auburn's population has grown significantly since the 1980s. PSRC forecasts a population increase of about 20 percent for the next two decades in Auburn. Development in Downtown Auburn has taken place within a small part of the downtown core, and the majority of the development has been housing over some ground floor commercial space.

Market Conditions

Although information and technology jobs are growing the fastest, driven by Seattle's dominance in tech industries, health care and government are both expected to add significant numbers of jobs in the coming years regionally. Auburn's existing cluster of medical facilities makes the downtown well positioned to take advantage of this regional trend.

Increasing Activity

Recent development has started to revitalize downtown, but more work is needed to make it a mixed-use urban center. The need for more things to do downtown and a focus on making the area feel welcoming and safe was common feedback from early engagement with stakeholders and community members.

Thriving Business Center

The 2024 Downtown Plan should continue to invest in and promote downtown as a thriving business center, with a mix of commercial uses and opportunities. Commercial displacement risk may also be a challenge for some existing businesses.

Multimodal Access

Multimodal access challenges include limited separated bike infrastructure, wide arterial streets with long crosswalks, and streets with five-foot-wide sidewalks that may or may not have a planter strip. Upcoming RapidRide service along Auburn Way N will provide opportunities to improve transit access.

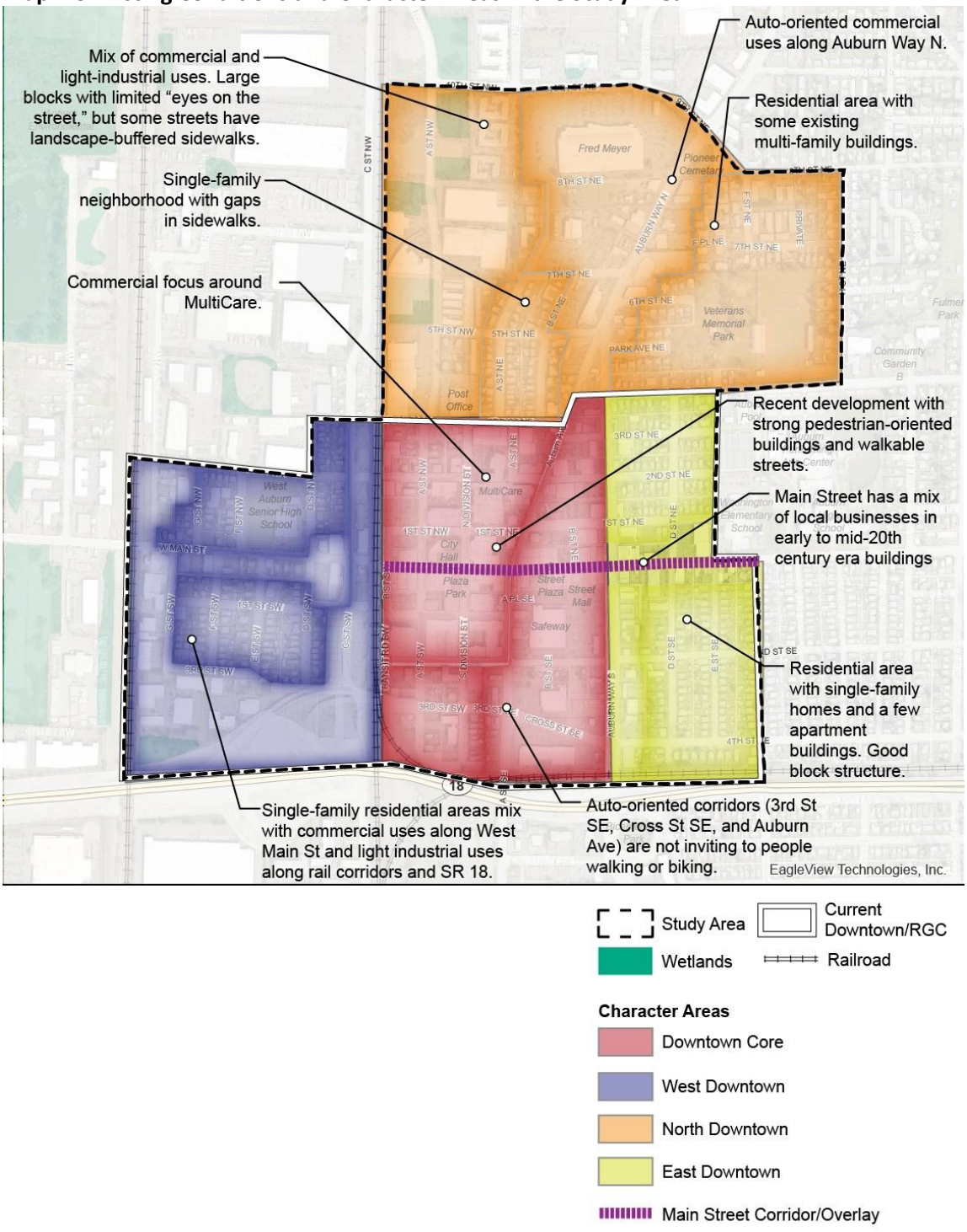
Arts and Cultural Public Investments

The City's plans for new opportunities at the Postmark Center for the Arts and the Auburn Ave Theater provide a new cultural and community gathering space within downtown and help revitalize Main Street.

Housing and Affordability

Housing affordability is a key challenge for communities throughout Washington State. The 2024 Downtown Plan should create opportunities for new and diverse housing types throughout downtown. PSRC has also indicated elevated risks of displacement within the study area and a diverse overall community.

Map 2-5 Existing Conditions and Character Areas in the Study Area



SOURCES: MAKERS (City of Auburn GIS data).

Assets and Opportunity Areas

- Main Street is unique within Auburn and an asset to the overall downtown area. Programs to help property owners improve facades and make building improvements could continue revitalization efforts. The area also has many existing small businesses, and some have struggled to find affordable retail space in newer buildings.
- MultiCare is a major employer and anchor within Downtown Auburn. Future expansion plans may continue to develop around this hub.
- The West Downtown area has been considered part of Downtown in past planning cycles, but there are both access and market challenges for significant future development.
- Expanding to North Downtown could allow for Transit-Oriented Development (TOD) opportunities around upcoming Rapid Ride line. There are some large parcels and development opportunities in that area.

Growth Capacity

Downtown Auburn should provide adequate growth capacity to retain the Regional Growth Center (RGC) designation. Expanding the existing RGC boundary may allow the city to provide more opportunities for population and job growth while also aligning with plans for new frequent bus service.

Elements

The review of existing conditions also identified the following information relevant to the elements and key topics included in this plan.

Land Use

- There are pockets of auto-oriented commercial uses throughout the study area that provide opportunities for higher-density development.
- Other City-owned properties, such as surface parking lots, could offer additional sites for new development, or could continue to serve as surface parking.
- There are several large and mid-size commercial properties in downtown that could redevelop within the timeframe of this plan.
- About a quarter of downtown housing units in the study area are single-family homes, and a third of housing units are in large developments of 50 units or more.
- The downtown study area population is classified by PSRC as having a higher risk of displacement due to redevelopment.

Some typical patterns of land use in downtown Auburn.

Urban Form and Open space

- There is limited open space and tree canopy cover in the study area, connections to assets like Veteran's Memorial Park require people walking and biking to cross busy arterials. Downtown would benefit from more green open space and access to shade to reduce urban heat.
- Redevelopment within the Downtown Subarea areas has delivered a strong pedestrian built-environment within the downtown core.

- The pedestrian experience of downtown is mixed. Newly updated streets meet standards and support good pedestrian circulation. Some older streets do not meet current standards for sidewalk width and some arterial streets have minimum five-foot-wide sidewalks without planter strips.
- A safety analysis found that some Principal Arterial and Arterial streets, which carry higher numbers of vehicles, have higher numbers of collisions.
- Increasing activation through groundfloor commercial uses, events, creative streetscape uses/programs, and/or linking of public space and streetscape improvements is an important opportunity. Groundfloor spaces in newer developments have been slower to fill.
- There are two public high schools and one public elementary school located in or adjacent to the study area.
- The highly developed context of downtown Auburn limits natural environment processes within the study area. Redevelopment could offer opportunities for green stormwater infrastructure, urban trees canopy cover, parks and green open spaces, and other elements of green infrastructure.
- Downtown Auburn does not appear to be at elevated risk from riverine flooding, though stormwater flooding may present some challenges.
- There are wetlands in the northwest portion of the study area. Wetlands shown in this plan reflect the pre-2025 inventory, and some are impacted by development. Redevelopment of other areas of North Downtown could provide an opportunity to enhance overall ecological conditions.
- Urban heat is a challenge for the Downtown area. Lack of shade leads to higher temperatures, which can be very challenging for vulnerable populations (seniors, low-income, etc.)
- Air pollution sources from arterial and rail corridors should be considered when locating new housing.

L: landscaped plaza at Auburn Station. R: roses at a legacy house near SR 18.

Transportation

- The transportation analysis found that traffic impacts from land use changes proposed in the 2024 Downtown Plan could be mitigated by making improvements in key locations. The City will monitor change and consider future improvements as redevelopment occurs. See EIS for more details.
- There are several projects in and around the Downtown Subarea, such as the Sound Transit construction of a new parking garage to accommodate parking demand for Sounder rail line riders.
- The Downtown Subarea has adequate sidewalk presence, but sidewalks are varying in age and conditions. There are limited class II and class I bikeways[1] in the city, but the downtown area is in proximity to regional trails. There are also principal and minor arterials and freight rail lines running through the study area boundary.
- The City does not administer transit service. Sound Transit, King County Metro Transit, Pierce Transit, and Muckleshoot Tribal (MIT) Transit provide bus service. The city also has Sounder rail service, operating on the north/south BNSF rail line, provided by Sound Transit.
- Finally, parking is offered through on-street public parking, off-street public parking, and off-street private parking.

L: cyclist riding on the sidewalk past City Hall plaza. R: Metro DART bus at Auburn Station.

[1] This refers to the definitions for Biking LOS standards that the city is using for the 2024 Comprehensive Plan update. Class II bikeways are generally bicycle lanes in the roadway but separated from vehicular traffic. Class I bikeways are bicycle facilities that are outside the roadway and are usually separated from roadway traffic by curbing, landscaping, buffer hardscaping, or physical barriers.

Utilities and Stormwater

- The Water System Plan developed for the 2024 Comprehensive Plan Update considered land use changes consistent with the 2024 Downtown Plan. Though the downtown area generally has adequate water service and can meet future demands, water system improvements were identified in the Water System Plan to address specific deficiencies over the planning period. The City will continue to monitor service needs in downtown as development occurs.
- Sewer lines run in alleyways throughout much of the downtown area, which can limit the type and size of development that can occur without moving these facilities.
- The City has regulations that must be adhered to in terms of utilities and stormwater. The City's Storm Drainage Utility coordinates the City's municipal NPDES permit compliance efforts and leads efforts to manage flooding in the city. To effectively plan for future activities and improvements for the storm drainage system, the City has undertaken comprehensive planning efforts specific to stormwater management that go beyond regulatory compliance.
- The City identifies the northeastern part of the Downtown study area – generally east of Auburn Ave. and north of Main St. – as within the City's Groundwater Protection Zone 1, where infiltration of stormwater runoff from pollutant generating surfaces is not allowed without enhanced treatment and approval from the City Engineer, per the City's SWMM.
- Proposed development and growth should take into consideration potential adverse impacts to stormwater from potential increases in impervious surface.
- Public utilities should be upgraded and increased as necessary to accommodate growth and development.
- Attention to proper monitoring of water quality is crucial to public health and safety.

Assets, Challenges, & Opportunities

This chapter describes existing assets and the challenges this plan addresses. Also see Appendix A: Baseline Report for additional detail. The following lists are not meant to be exhaustive but represent the range of downtown Auburn's unique features.

Assets

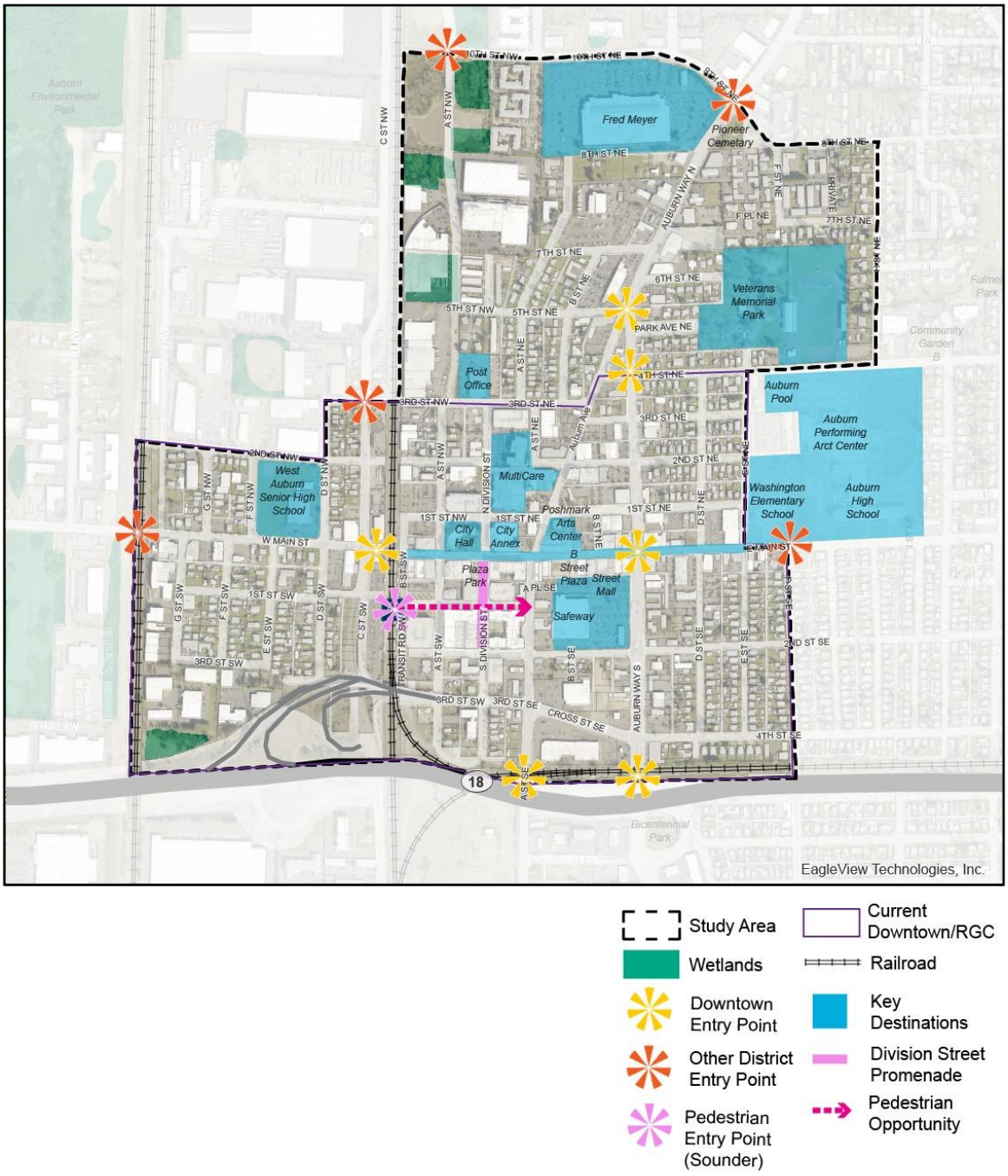
Key Destinations and Neighborhoods

- Compact, pedestrian-oriented Downtown Core
- Downtown public plazas
- Main Street
- Division Street "Promenade" from 3rd Street SE/SW to Main Street
- MultiCare employment hub and medical services
- Multiple grocery stores: Safeway, Fred Meyer, smaller groceries
- City Hall & Annex
- Local businesses (East Main and other locations)
- Veterans Memorial Park
- Proximity to local services and amenities
    - Multiple Schools: West Auburn High School, Auburn High School, Washington Elementary School
    - Auburn Performing Arts Center (APAC)
    - Postmark Center for the Arts
    - Les Gove Park and Farmer's Market
    - Auburn Pool
    - Auburn Theater (design work underway as of early 2025)

Transit Access

- Auburn Transit Station
- Sounder commuter rail service
- Metro, Pierce Transit, Sound Transit, and MIT Transit Bus service
- Rapid Ride I Line – upcoming

Map 2-6 Assets – Key Destinations and Gateways



Source: MAKERS

Challenges

Circulation Challenges and Barriers

- Multiple arterial streets
- Railroad corridors divide downtown
- Sidewalk gaps and older sidewalks that do not meet current standards (Auburn Engineering Design Standards for Downtown Sidewalks, 10.09.01)

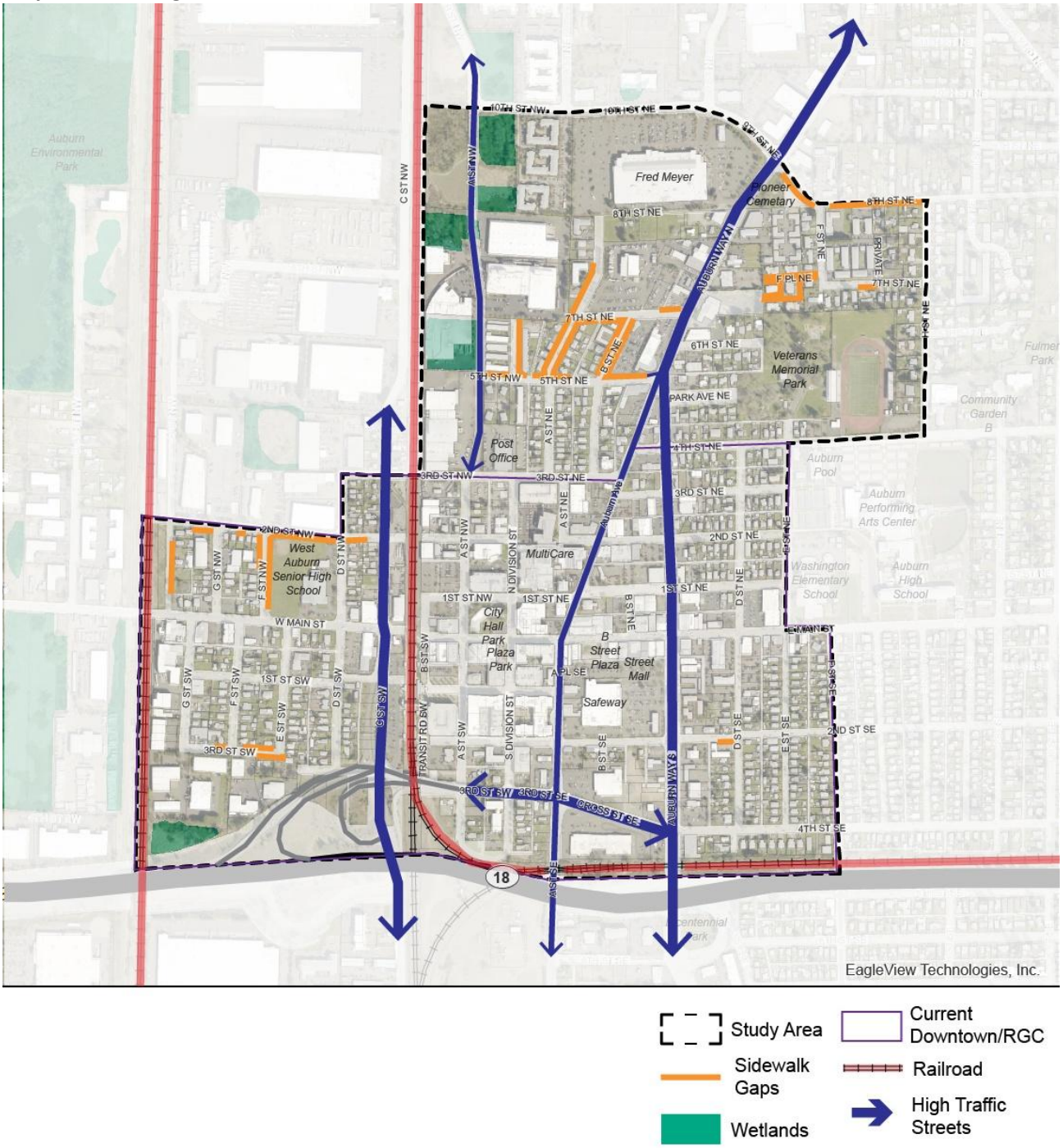
Housing and Economic Development

- Commercial space affordability
- Ensuring downtown is safe and welcoming
- Increase affordable housing
- Additional lighting on buildings and aesthetic light treatments to enhance downtown

Public Space

- Lack of parks downtown
- Low activation of existing public spaces

Map 2-7 Challenges – Arterials and Circulation Barriers



Source: MAKERS

Opportunities

Arts, Culture, and Community

- Arts and entertainment node and/or creative district around the former Auburn Avenue Theater site
- Encourage new restaurants and things to do throughout Downtown, especially in the Downtown Core
- Potential for more “craft” industrial uses in West Downtown
- Make greater use of pedestrian-oriented and festival street layouts

- Dedicated food truck locations that can serve downtown workers, commuters, and visitors
- New park space
- Highlight gateways into Downtown

Housing and Development

- Potential for more mixed-use development opportunities in North Downtown adjacent to RapidRide.
- Encourage missing middle housing types and small apartments in residential zones in horizontal and vertical building configurations.
- Provide flexibility in ground floor commercial space to temporarily accommodate housing while spaces are being filled.

Transportation

The plan is exploring the transportation improvements identified in the list below.

- 2024-2029 Transportation Improvement Program Projects (see Planned Transportation Projects for Downtown Auburn on page 6-6)
- Other transportation improvements the 2024 Downtown Plan recommends include:
    - Pedestrian and streetscape improvements on Main St Corridor (i.e. streetscape and/or traffic improvements.)
    - Implementing planned bike routes
    - Improving ped/bike crossings in key locations
    - Improving E-W bike circulation
    - Addressing sidewalk gaps in key areas

Economic Development

- Opportunity to increase employment options in the Downtown Subarea
- Amend MFTE benefits to require activation of ground floor or other commercial space as part of mixed-use development
- Create spaces for small business and new startups in downtown
- Encourage neighborhood scale commercial development in residential areas

3 | Concept

Goals and Objectives

The following goals and objectives guide the content and recommendations of this 2024 Auburn Downtown Plan Update.

Land Use and Economic Development

Goals

1. Create new and diverse housing and employment options throughout Downtown Auburn.
2. Promote a thriving business community.
3. Provide sufficient future growth capacity to retain Auburn's Regional Growth Center designation.
4. Activate downtown through increased housing and employment options, recreational activities, and open space.

Land Use and Economic Development Objectives

a. Expand Downtown boundary north of 3rd St NE and create a new mixed-use hub along Auburn Ave to provide more growth and redevelopment opportunities.

b. Create an Arts and Culture hub at Auburn Ave and E Main St to provide a new cultural and community gathering space within downtown and help catalyze redevelopment.

c. Encourage a hub of medical and wellness to better define the area around MultiCare Auburn Medical Center.

d. Promote affordable commercial spaces.

e. Encourage new restaurants and shops to open or relocate to Downtown.

f. Retain the human-scale character of the Main St corridor, while supporting infill redevelopment. Implement/expend building façade improvement program to encourage updates to existing buildings.

g. Promote and/or invest in public realm improvements (park and open space, streetscape activation and enhancement, lighting, etc.) to make

Downtown feel safe and welcoming at night and is an attractive place to visit and/or live.

Housing Objectives

a. Encourage market rate development Downtown through zoning changes and flexibility in housing choices.

b. Encourage new affordable and supportive housing Downtown through zoning changes, expansion and re-tooling of MFTE program.

c. Encourage preservation of existing naturally affordable housing.

d. Promote home-ownership opportunities through strategies such as unit-lot subdivision for middle housing.

e. Encourage missing middle housing and small apartment opportunities in residential areas.

Transportation

Goals

1. Complete or address bicycle and sidewalk gaps in Downtown and enhance connectivity to transit services.
2. Improve pedestrian and bike mobility and safety.
3. Reduce vehicle congestion and improve circulation.

Objectives

a. Improve circulation for pedestrians and bicyclists, particularly in North Downtown and between the downtown core and West Downtown and to transit facilities.

b. Work with Transit Agencies to get improvement to their transit stops. (Lighting, adequate space, buffers from traffic, etc.)

c. Create new bike facilities and bike parking

d. Improve sidewalks along key arterials to enhance accessibility and comfort.

e. Provide electric vehicle charging options within parking lots and parking garages and support shift to electric vehicles

f. Complete Street roadway improvements that reduce congestion and/or improve circulation.

Urban Design and Community Livability

Goals

1. Promote comfort and safety to ensure Downtown is welcoming to all.
2. Ensure Downtown remains a livable community as redevelopment continues and expands.
3. Create new opportunities for gathering and community-wide celebrations.
4. Encourage growth but maintain Auburn's hometown feel and sense of place.

Objectives

a. Establish Downtown as an arts and cultural center for the greater Auburn community.

b. Activate downtown through events, creative uses of public spaces and streets, etc.

c. Encourage new shops and restaurants to provide more things to do, places to eat, etc.

d. Encourage more activity along Main Street and other streets within Downtown by promoting creative uses, such as events, outdoor dining, day and night activities, pedestrian-focused street environment, etc.

e. Celebrate cultural diversity and provide opportunities for gathering and celebration.

f. Create a new park and green space within Downtown that supports needs of all ages (i.e., comfortable for seniors, play spaces for kids and grandkids, picnics, light recreation, etc.)

g. Promote sustainable design and climate resilience by supporting transition to electric vehicles and promoting charging infrastructure; improving non-motorized access to encourage more people to walk or roll; encouraging energy-efficient buildings; and reducing the urban heat island effect within downtown.

h. Assess existing light levels to determine where improvements may address perceptions of safety and enhance an attractive street environment at night.

i. Connect to and celebrate Auburn's history and build on the unique character of Downtown

Urban Design Framework

The following list items provide an outline description of the central ideas of the Auburn Downtown Subarea Plan.

Core Downtown

- Serves as the heart of the Downtown Subarea and focus for new activities.
    - Proposed zone changes, partnerships, and/or programmatic actions will promote medical and wellness uses around MultiCare and encourage economic development opportunities that support community health and wellness.
    - Public investments, parnterships, and/or programmatic actions to encourage greater activity within downtown .
    - Create and support a new arts and culture hub centered around Auburn Ave and E Main St.
    - Construct a new City-owned green space near Postmark Center for the Arts.

E Main Street

- Build on the unique assets of E Main St while also allowing for growth and redevelopment over time.
- Implement streetscape and/or traffic improvements to promote more pedestrian activity.

North Downtown

- Create new node of development along Auburn Way North
    - Allow new missing middle housing types in existing residential areas to to encourage new housing while being sensitive to displacement risks.
    - Build on public investment of KC Metro's new I line Rapid Ride transit service.
    - Enhance non-motorized connections using a mix of street facilities and through-block connections within developments.
    - Promote green infrastructure investments with redevelopment, such as street trees for shade, GSI, and other investments.

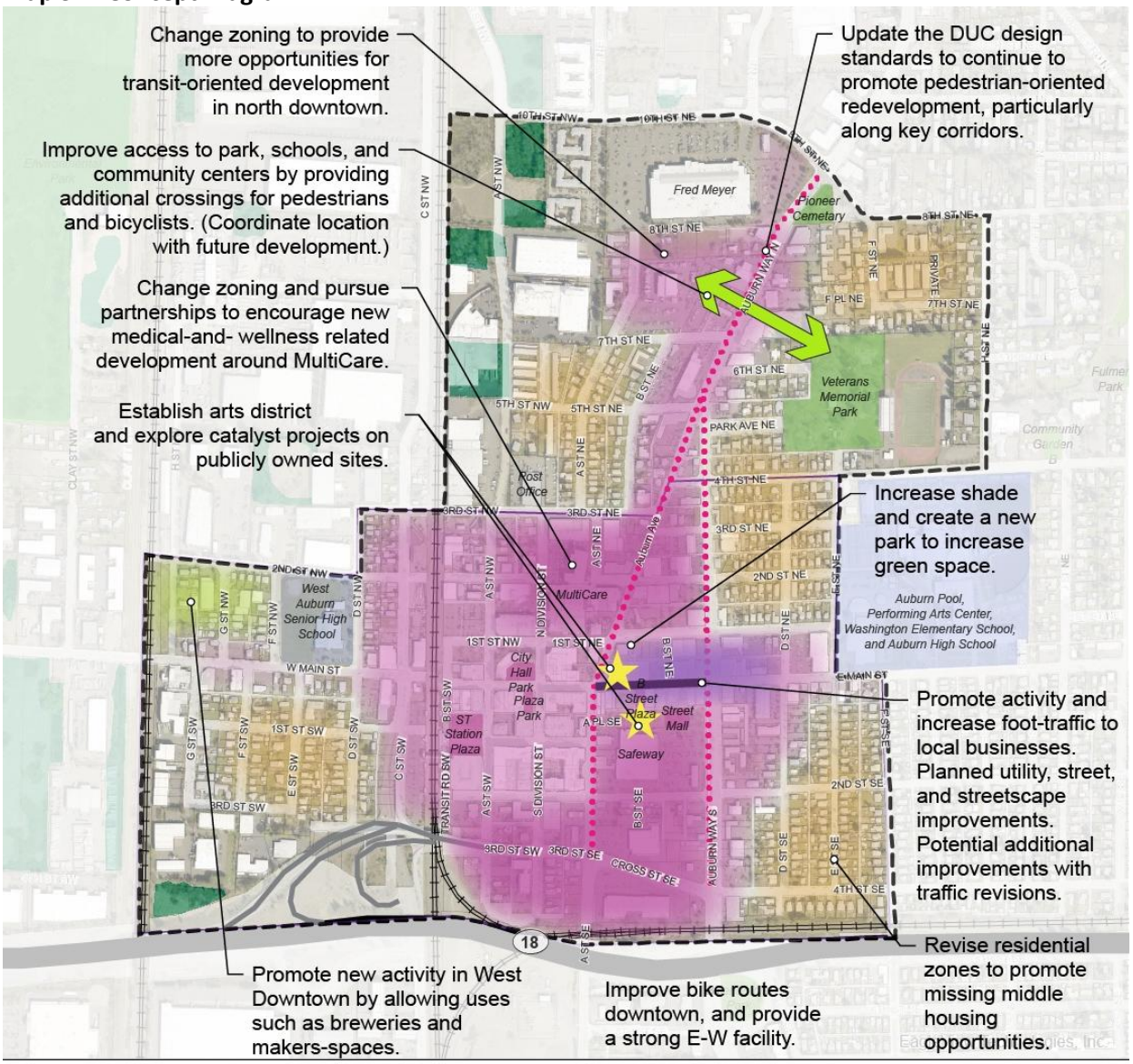
West Downtown

- Promote “craft” industrial uses that are compatible with residential areas such as small workshop spaces, breweries, etc.
- Refinements to zoning to align with what is feasible in this area in terms of growth and density.

East Downtown

- Support E Main St uses and allow new missing middle housing and small apartment types in residential areas to encourage new infill housing while being sensitive to displacement risks.

Map 3-1 Concept Diagram



Source: MAKERS

4 | Land Use & Urban Design

This element describes recommended changes to zoning and other development regulations that will shape the types and intensities of land use in Downtown Auburn. These recommendations seek to align rules and guidelines with Auburn's updated vision and goals for its downtown.

This plan proposes updated zoning proposals and concepts that are targeted to build on the momentum of private investment and redevelopment that the city has seen in recent years within downtown. It studies potential refinements to existing zones within downtown to align with current market feasibility and the expansion of downtown to new areas to provide additional opportunities for population and job growth. This chapter also explores programmatic tools and other opportunities to improve development feasibility, reduce risk of commercial displacement, and promote overall economic development. Such tools include recommendations for updates to the Multifamily Housing Property Tax Exemption (MFTE), the scope of Business Improvement Areas, and reconsideration of ground floor retail and minimum parking requirements.

Specific redevelopment opportunity sites currently owned by the City are identified and evaluated with a strategic lens for the role they could play in building upon existing downtown assets. For more details on City-initiated investments, see Opportunity Sites in Chapter 5|Housing & Redevelopment.

The plan also makes recommendations for future design standards updates that will support the unique needs and opportunities within Downtown Auburn.

Under these recommendations, approximately 5,879 new homes and 3,386 new jobs are expected in Downtown Auburn by 2044 (reference Table 2-3 of Appendix A). This represents an increase of 3,346 new homes and 1,883 new jobs compared to what is anticipated with no action taken (reference Table 2-4 of Appendix A). This plan assumes a target of 17% of the 19,520 net new jobs needed by 2044 and approx. 49% of the 12,112 net new housing units by 2044.

Table 4-1 2024 Auburn Downtown Plan Anticipated Growth 2021-2044 (population, housing, and jobs)

Location	Current (2021)			Preferred Alternative (2044)		
	Jobs	Population	Housing	Jobs	Population	Housing
Existing RGC	3,554	2,253	1,033	6,364	10,601	5,202
Revised Downtown Area (Proposed)	4,799	3,708	1,724	8,185	15,478	7,603

Regional Growth Strategy

State and Regional Plans

The Growth Management Act requires comprehensive plans, including subarea plans like the 2024 Auburn Downtown Plan, and development regulations to be consistent with 13 goals, as set forth in RCW 36.70A.020, as well as the goals and policies of the Shoreline Management Act, regarding shorelines of the state, set forth in RCW 90.58.020. The goals address well-managed urban, rural, and resource lands and promote environmental quality by focusing growth in urban areas, advancing housing and employment opportunities, providing adequate public services, and more. (See EIS for more details.)

Puget Sound Vision 2050

The City of Auburn downtown subarea is identified in the Puget Sound Regional Council Vision 2050 plan as a Regional Growth Center (RGC) intended to accommodate a significant share of future growth. PSRC uses "activity units" to measure density of development and potential for growth within the RGC framework.[2] An activity unit is one person or one job. RGCs and other types of centers are eligible as "priority areas for PSRC's federal transportation funding" and support PSRC's "objective of encouraging development of compact, livable centers as an opportunity to accommodate a significant portion of the region's growth."[3] (See sidebar for RGC requirements.)

Regional Growth Center (RGC) Requirements

PSRC's requirements for Urban Growth Centers:

- Minimum **18 activity units per acre** existing density
- Minimum **45 activity units per acre** planned density
- Size between **200 and 640 acres**
- Minimum mix of **15%** residential and employment activity

Future Growth

The 2001 Downtown Plan established Downtown Auburn as a center for growth and economic development. This plan has been implemented over time through several public and private investments, including significant redevelopment of the core downtown area over the last decade. Analysis of development as of 2022 shows that there is still capacity within the existing RGC boundary to accommodate future growth to meet the 45 activity units per acre target. However, expanding the RGC boundary to align with the proposed Revised Downtown Area provides the city more space to accommodate new housing and jobs and it would align with regional expansion of frequent bus service. (See EIS for more analysis.) This plan recognizes VISION 2050's goal of attracting 65% of regional population growth and 75% of employment growth to centers and high-capacity transit station areas.

[2] Puget Sound Regional Council. "Regional Centers Framework Update." March 22, 2018. https://www.psrc.org/media/3038

[3] Puget Sound Regional Council. "Regional Centers Framework Update." 2018

Recommendations

DP-LU.1 Provide more opportunities for growth within Downtown Auburn and align with regional growth strategies by coordinating with PSRC to expand the Regional Growth Center boundary.

Zoning Concepts

This subarea plan recognizes the efforts and investments that have gone into creating the Downtown Urban Center (DUC) zone and the successful redevelopment that has occurred within the downtown core under the 2001 Auburn Downtown Plan. This plan builds on the success of the existing zoning and recommends updates where development has not met expectations and/or where more flexibility is needed for new encourage new jobs and housing within the city, including affordable housing.

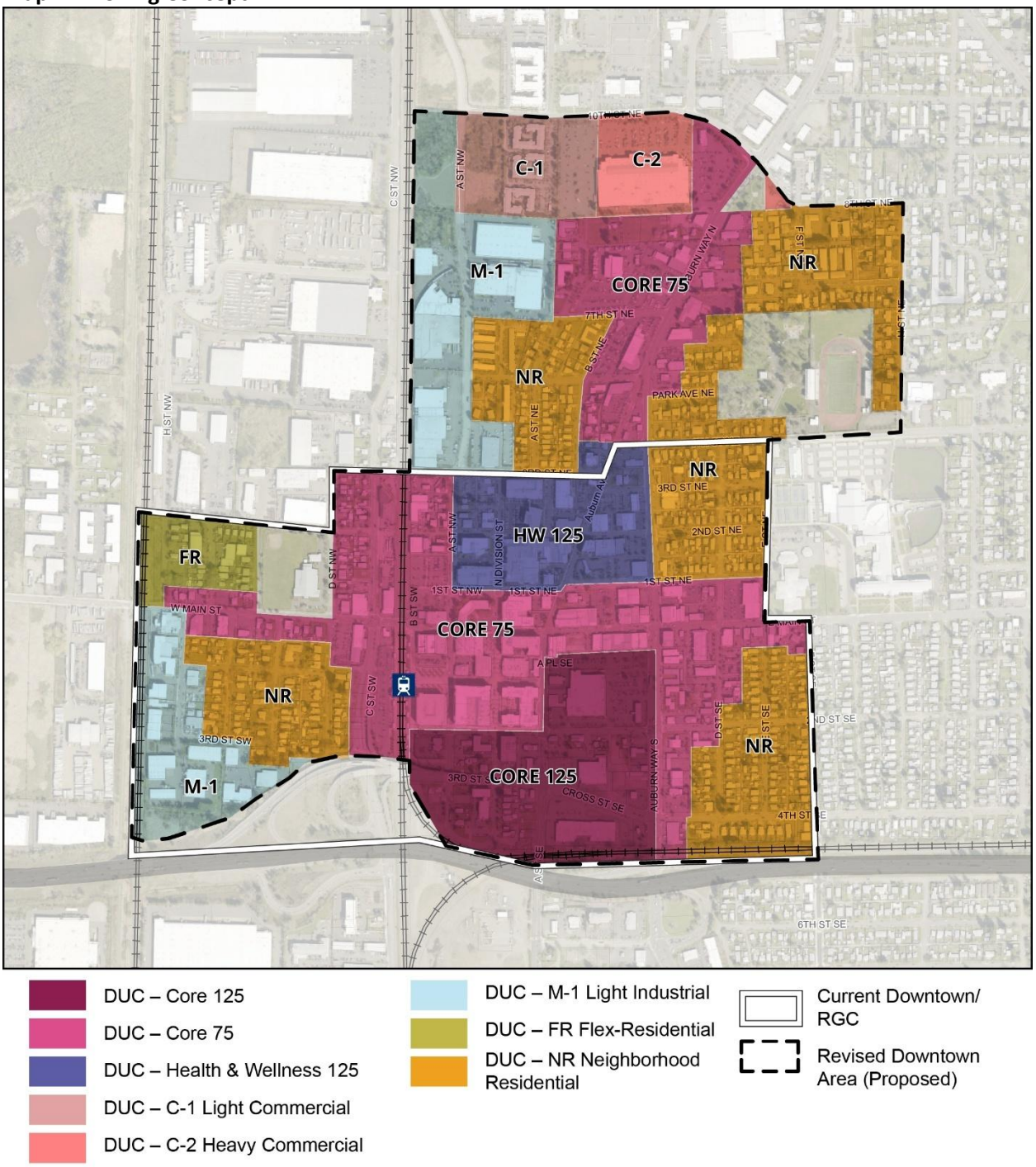
This plan proposes the following changes to zoning within downtown*:*

- Considers a new node of mixed-use development in North Downtown*.*
- Creates a new subset of districts for the DUC in which downtown design guidelines would apply.
- Expands and revises the DUC – Core district (formerly the DUC zone) to new areas. Revisions consider different heights and updates to design standards in key locations that align with market conditions and development feasibility in those areas.
- Proposes a new DUC – Health and Wellness district that allows a range of housing types and some neighborhood serving businesses.
- Proposes a new DUC – Neighborhood Residential district that allows a range of housing types, including middle housing and small apartments, and some neighborhood serving businesses.
- Proposes a new DUC – Flex Residential district that can promote “craft” industrial uses that are compatible with residential uses.
- Takes sensitive approaches to land use changes that balance the need for housing with the potential for increased development pressure and displacement risk.

The proposed zoning code and design standards allow the types of development that would implement the vision and objectives described in Chapter 3|Concept.

The map below illustrates recommended zoning changes and aligns with the Preferred Alternative studied in the Final Environmental Impact statement.

Map 4-1 Zoning Concept



Note: in the Draft Environmental Impact Statement the zone shown above as "DUC – C-2 Heavy Commercial" was referred to as C-3 Heavy Commercial. During the 2024 comprehensive plan update a zone that had been called C-2 was deleted and the name of the C-3 zone was updated accordingly.

Source: MAKERS.

DUC – Core

The Downtown Urban Center zoning district encourages higher density residential compared to other areas of the city and mixed-use buildings. Other commercial uses are allowed. Retail, residential, and personal service storefronts are required on designated Pedestrian I streets. (see Pedestrian Streets) per the City's currently adopted Downtown Design Guidelines.

Building Form

Expected Building Types	Development Standards
▪ Mid-rise apartments ▪ Office buildings ▪ Parking structures	▪ Maximum height 75-125 feet depending on area ▪ FAR based on location, use mix, and bonuses ▪ No maximum density

Land Use

Allowed Uses	Prohibited
▪ Retail/residential vertical mixed-use ▪ Office commercial ▪ Retail ▪ Multifamily residential (apartments and co-living housing) ▪ Restaurants/bars ▪ Craft industry/light industrial ▪ Arts/entertainment (gallery, theater, fine arts studio)	▪ FAR below 0.75 ▪ Outdoor storage and sales ▪ Most industrial uses ▪ Self-storage ▪ On Pedestrian I Streets: Drive-throughs

Development Examples

L-R: Mixed-use buildings in Salem, OR; Seattle, WA; and Kirkland, WA

DUC – Health and Wellness

The Downtown Urban Center – Medical zoning district encourages growth of medical and medical office uses in downtown. High-density residential, mixed-use development and other commercial uses are also allowed. Retail, residential, and personal service storefronts are required on designated Pedestrian I streets. This zone is designed to build upon and replace the Residential Office Hospital zone (RO-H).

Building Form

Expected Building Types	Development Standards
▪ Medical/office buildings ▪ Mid-rise apartments ▪ Parking structures	▪ Maximum height 125 feet ▪ Reduced height allowances for non-medical uses ▪ FAR based on use mix and bonuses ▪ No maximum density

Land Use

Allowed Uses	Prohibited
▪ Medical offices and services ▪ Hospital-related ▪ Office commercial ▪ Retail/residential vertical mixed-use ▪ Retail ▪ Multifamily residential (apartments and co-living housing) ▪ Food production, i.e. brewery, coffee roastery ▪ Arts/entertainment (gallery, theater, fine arts studio)	▪ FAR below 0.75 ▪ Outdoor storage and sales ▪ On Pedestrian I streets: Drive-throughs ▪ Most industrial uses ▪ Self-storage

Development Examples

L-R: Office building in Seattle, WA; office/retail mixed-use buildings in Boise, ID, and residential/medical mixed-use building in Seattle, WA.

DUC – Neighborhood Residential

This zoning district is designed to support middle housing types like quadplexes, sixplexes, townhouses, courtyard housing, and small apartment buildings. It is intended to be applied in residential areas of downtown near the core with relatively small lot sizes that could support gradual infill development. Limited nonresidential uses are allowed like live/work medical offices or ground-floor retail.

Building Form

Expected Building Types	Development Standards
▪ Middle housing (including townhouses) ▪ Backyard infill detached houses and ADUs ▪ Live/work offices ▪ Small apartment buildings (up to 20 units) ▪ Small co-living housing	▪ Min lot size 2,000 sf ▪ Maximum height 45 ft

Land Use

Allowed Uses	Prohibited
▪ Single-unit detached, middle housing, townhouses, small apartments, and small co-living housing ▪ Retail under 4,000 sf, including mixed use ▪ Small medical/professional offices	▪ Most commercial uses ▪ Industrial uses

Development Examples

L-R: Small apartment building in Seattle, WA; cottage cluster in Portland, WA; townhouses in Seattle, WA

Flex Residential

The Flex Residential zoning district encourages a mix of uses, including homes, artisan spaces, workshops, small light manufacturing, and commercial.

Building Form

Expected Building Types	Development Standards
▪ Workshops and single-story flexible buildings ▪ Middle housing ▪ Small mixed use buildings ▪ Small co-living housing ▪ Small footprint retail/services ▪ Houses with stores or shops in front	▪ Min lot size 3,000 sf ▪ Maximum height 45 ft ▪ No front setback

Land Use

Allowed Uses	Prohibited
▪ Commercial/light industrial ▪ Residential ▪ Artisan/small workshops/ manufacturing/flex-tech ▪ Vertical and horizontal mixed use ▪ Outdoor storage/sales with screening	▪ Heavy industrial uses

Development Examples

L-R: Small retail office building in Seattle, WA; converted workshop in Bozeman, MT; live/work building in Bozeman, MT.

Zoning Recommendations

DP-LU.2 Adopt proposed zoning changes described on previous pages to:

a. Allow a wider range of housing types.

b. Increase opportunities for market-rate and affordable housing.

c. Attract new commercial uses and increase the number of jobs in Downtown Auburn.

d. Increase live-work opportunities within Downtown Auburn.

DP-LU.3 Review and update design standards to ensure regulations promote compatibility between adjacent land uses. Updates may include:

a. Ensuring buffer (i.e. screening vegetation) between development in new DUC zones where it is adjacent to industrial uses.

b. Consider requiring development within 500' of freeways to locate air-intake for building HVAC systems away from major pollution sources (i.e. highways, major arterials, etc.) whenever feasible and to promote indoor air quality.

c. Consider stricter window and building material requirements in North Downtown to reduce the impacts of noise pollution from the Auburn Municipal Airport.

DP-LU.4 Where feasible, consider landscape buffers between new housing and freeways, and utilize this space for green infrastructure (GSI, urban heat mitigation, etc.)

Urban Form

Key Streets

The 2001 Auburn Downtown Plan identified key streets in Downtown Auburn that are "an integral part of the identity of downtown."[4] As in the 2001 Plan, this Plan aims to improve downtown's image identity and cohesiveness through the improvement of street form. The streets identified in the 2001 Auburn Downtown Plan are also within the existing DUC area and include:

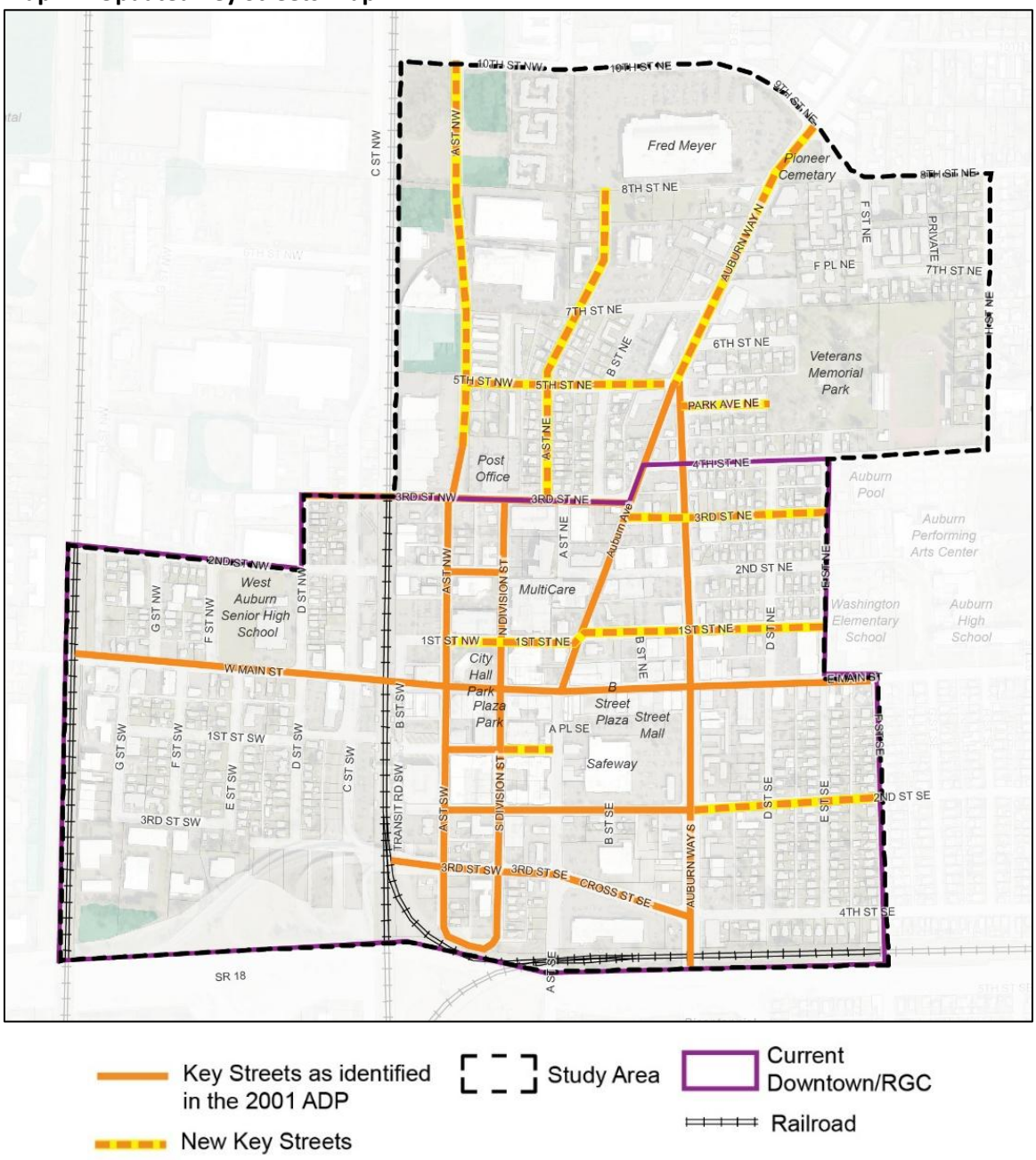
- E and W Main St
- A St NW/SW
- Division St
- Sections of the following streets:
  - 1st St SW
  - 2nd St SW
  - 3rd St SW
  - Cross St SE
- A St SE
- Auburn Avenue
- Auburn Way

The key streets framework developed early goals for pedestrian orientation within Downtown Auburn, identified needed investments to support downtown revitalization, and distinguish downtown from other commercial areas in Auburn. With the expansion of the downtown subarea to the north, the 2024 Downtown Plan identifies additional key streets to guide future investment and redevelopment over the duration of the plan. New key streets, show on Map 4-2, include:

- Portions of A St NW in the expanded subarea
- A St NE north of 3rd St NE
- Portions of Auburn Way N in the expanded subarea
- Park Ave NE
- 3rd St NE
- 1st St NE and NW west of A St NW
- 2nd St SE east of Auburn Way S
- 1st St SE (one block)
- C St SW north of W Main St

[4] City of Auburn. Auburn Downtown Plan. 2001 https://weblink.auburnwa.gov/External/docview.aspx?dbid=0&openfile=true&id=167763&cr=1

Map 4-2 Updated Key Streets Map



Source: MAKERS

Design Standards

Following the 2001 Auburn Downtown Plan, the City developed design standards for downtown with the goal of ensuring that new buildings contribute to an inviting, comfortable, pedestrian-friendly environment. These standards cover a wide range of topics, including parking lots, outdoor lighting, trash/service areas, public plazas, design, and signage, with. The standards also encourage creativity and enhancing downtown's unique character.

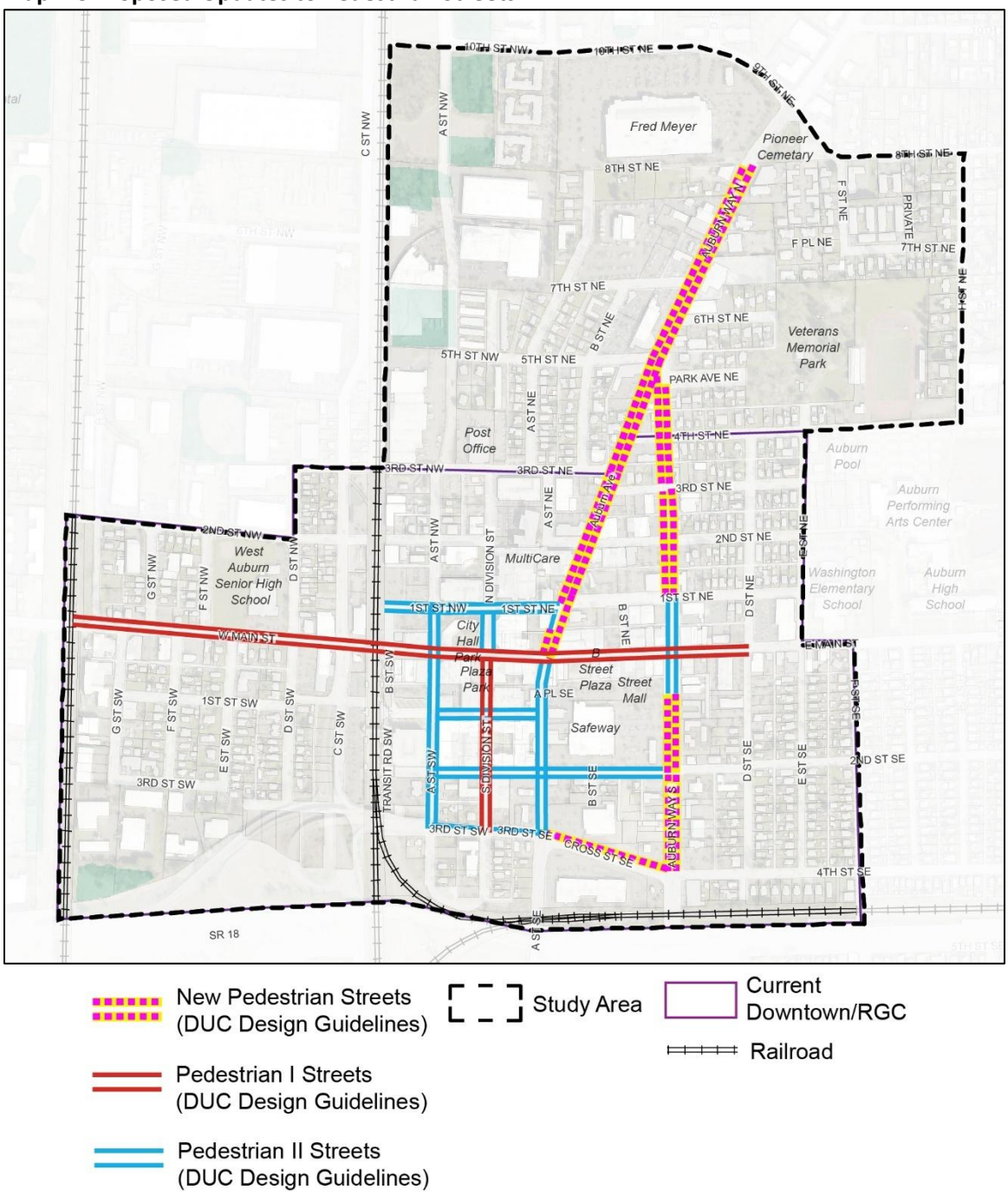
Legislation passed in 2023 (RCW 36.70A.630) requires that cities update their design standards to reduce barriers to housing development. Design standards are now required to be "clear and objective" and must not reduce development capacity. Certain elements of the existing downtown design standards do not comply with these requirements. The standards will be updated for compliance with 36.70A.630; this will also provide an opportunity to review for needed updates, including sidewalk and streetscape standards for new downtown areas, and account for changing conditions and goals downtown.

Pedestrian Streets

Design standards developed to implement the 2001 ADP established new standards for building and site design on designated streets to help achieve a comfortable and attractive street environment for pedestrians. These standards built-on the Key Streets framework and provided guidance for future development. Designated Pedestrian I and Pedestrian II Streets have special rules for key design elements, including driveway and parking locations, ground floor use requirements, orientation to the sidewalk, transparency, weather protection, and signage.

The 2024 Downtown Plan recommends updating both the Key Streets and the Pedestrian Street frameworks to align with the proposed expansion of Downtown. The expansion of downtown to the north incorporates an area with different street and building design patterns than the original downtown. Future updates to downtown design standards should apply pedestrian street designations in this area. Updates may also consider developing a new designation with standards more appropriate to the more auto-oriented, widely-spaced building patterns in the area north of 4th St NE.

Map 4-3 Proposed Updates to Pedestrian Streets



Source: MAKERS

Street Activation

Promoting greater activity and uses of key streets and open spaces is a significant opportunity to increase the vibrancy of downtown.

E Main St (particularly east of A St SE)

- Encourage and expand streeteries and/or outdoor dining options. (See Transportation - Main Street Traffic Analysis for more details on how potential traffic revisions could support this.)
- Encourage stronger art presence along corridor to anchor and support arts district.
- Support festivals.

1st St between Sounder Station Plaza and A St SE

- Promote corridor through art elements.
- As redevelopment happens east of A St SE, continue to activate corridor and strengthen pedestrian and bike connections to the Sounder Station.

Division Street

- Focus on activation (events, arts themes, etc.) and spillover opportunities with plaza spaces.

L-R: Examples of new main street buildings supporting active street environments in Bozeman, MT Bellevue, WA; and Burien, WA.

New Connections

Though many parts of Downtown Auburn have a well-connected street grid, in some North Downtown and West Downtown areas there are offsets in the existing street network. As new development comes to these areas, intersection improvements and strategic non-motorized crossings will be required. Street improvements should support safe and comfortable crossings for people walking and biking.

In areas with larger block structures, through-block connections can also support non-motorized connectivity while also allowing flexibility for future development.

Urban Form Recommendations

DP-LU.5 Update DUC design standards with consideration for areas in North Downtown.

DP-LU.6 Update Pedestrian Streets designations (see Map 4-3).

a. Consider creating a new designation type appropriate for higher-traffic roads like Auburn Way S, with greater flexibility for ground-floor uses and building design, and an increased emphasis on sidewalk and landscape strip design.

DP-LU.7 Require redevelopment to provide strong connections for people walking, biking, and using transit through the construction of new, complete streets, street improvements, and/or new through block connections.

Green Buildings and Urban Resilience

As change and redevelopment comes to Downtown Auburn, there is an opportunity to make progress towards the city-wide sustainability goals which include increasing energy-efficiency in buildings, reducing greenhouse gas emissions, promoting a walkable, livable downtown with strong connections to transit, efficient use of natural resources, enhancing and protecting natural systems, and laying the foundation for a sustainable future for the people who live and work in Auburn.

Reducing GHG Emissions

The 2024 Downtown Plan plays a central role in supporting the City's goals for reducing GHG emissions by recommending increased opportunities for growth downtown, close to transit resources. In addition to these critical land use choices, the 2024 Downtown Plan will also explore opportunities to further reduce GHG emissions downtown, and consider future infrastructure needs to support decarbonatization of buildings and the transportation sector. The following items are most critical to consider for Downtown:

- Promoting the decarbonization of existing buildings and new development within Downtown (Alignment with Goal 17 of the 2024 Comprehensive Plan Climate Element)
- Ensuring adequate EV charging infrastructure within downtown, both in public parking lot locations, and as required with redevelopment.
- Using opportunity site catalyst projects recommended in this plan to demonstrate innovative strategies and approaches for supply and use of energy and heat.

Urban Resilience to Extreme Weather

The 2024 Comprehensive Plan Climate Element identified the following priority climate-related impacts on Auburn:

- Rising temperatures and extreme heat
- Severe storms and flooding
- Drought and wildfires

Each of these will impact Downtown, but extreme heat is acutely felt in urban contexts where there is often a lack of shade and large areas of impervious surfaces that can increase temperatures. Furthermore, Downtown Auburn has a significant population of seniors and elderly residents, who are particularly vulnerable to extreme heat. Priorities for reducing the impact of the urban heat island within downtown may focus on the following.

- Increasing access to shade and green space within the downtown (i.e. on private property and/or 'cool corridor' streets that provide shade, more green space, etc.)
- Reviewing opportunities to promote cooling strategies, such as passive cooling design, green or reflective roofs, and other elements, when updating the DUC design standards.
- Providing access to cooling centers within Downtown (i.e. resilience hubs, which could also provide clean air to offer refuge from wildfire smoke impacts.)

Additional climate strategies for Downtown may include:

- GSI improvements, and potentially innovative approaches with private development, to better manage stormwater and reduce urban heat.

Air Quality

Maintaining healthy air quality is also a key consideration for all urban areas, including Downtown Auburn, given proximity to regional state highways, and arterial traffic within downtown, residents are exposed to pollution from vehicle emissions and tires, as well as noise. The proximity to the Auburn Municipal Airport also adds to local air and noise pollution.

The 2024 Downtown Plan includes recommendations to promote healthier indoor air quality for future residents, including:

- Considering landscape buffers from major arterials, where feasible;
- Locating in-take for building ventilation systems away from key arterials and other pollution sources, when feasible, and;
- Increasing access to air conditioned spaces.

Green Building and Resilience Recommendations

DP-LU.8 Support decarbonization of existing buildings and new development to align with Auburn's climate change goals.

a. Use opportunity site catalyst projects recommended in this plan to promote innovative renewable energy sources for the supply of electricity and heat, passive cooling strategies, green roofs, and other strategies.

b. Support the shift to electric sources of energy within downtown.

DP-LU.9 Promote efficient water use in buildings and landscapes within downtown.

a. Ensure new buildings meet or exceed state-level guidance on water-efficiency.

DP-LU.10 Require water-efficient landscape with new buildings.

DP-LU.11 Reduce the urban heat island effect by:

a. Expanding tree canopy cover outside of right-of-way and increasing green space within Downtown.

b. Update development standards to promote passive cooling, reflective and/or cooling building materials, and other design strategies.

DP-LU.12 Provide a resilience hub in Downtown, that provide access to cool spaces and air filtration during periods of extreme heat and/or wildfire smoke.

DP-LU.13 Support the transition to electric vehicles within downtown.

a. Establish a plan for electric vehicle charging within downtown. (See Transit, Vehicle Circulation and Parking Recommendations)

b. Ensure adequate EV charging infrastructure around new multifamily developments.

5 | Housing & Redevelopment

This chapter identifies how the 2024 Downtown Plan will encourage new housing options and promote redevelopment that can bring new jobs and broad economic benefits to the area. This chapter is divided into four sections:

- Housing
- Redevelopment
- Programs, Funding, and Incentives
- Local Businesses and Displacement Risks

Housing

Encourage Affordable Housing Development

Downtown has seen success encouraging residential and mixed-use market rate development in recent years. The 2024 Downtown Plan recommends targeted updates to development and administrative code to help increase development of more affordable housing as well, including both lower-cost unit types and income-restricted affordable housing. Specific updates include:

- Updating the DUC zone to encourage both naturally-occurring and income-restricted affordable housing may promote more affordable housing downtown.
- Implementing the Housing Action Plan recommendations to help reduce the cost of newly constructed units, including parking reductions for affordable housing and micro units, increasing allowed FAR for affordable housing, and creating fee-waivers for affordable housing.
- Updating regulations to allow co-living, a type of market rate affordable housing, as required by HB 1998 (passed in 2024).

Encourage Middle Housing

Middle housing offers a broad range of benefits in terms of affordability, unit type variety, ownership-opportunities, and human-scaled design. Existing nonconforming middle housing buildings are already present throughout downtown, constructed before the application of modern zoning. The recent effort to study feasibility and development constraints for the Housing Action Plan Implementation Strategies (HAPI) report offers important recommendations to allow and encourage development of middle housing in residential zones where it is currently not permitted or financially infeasible to produce.

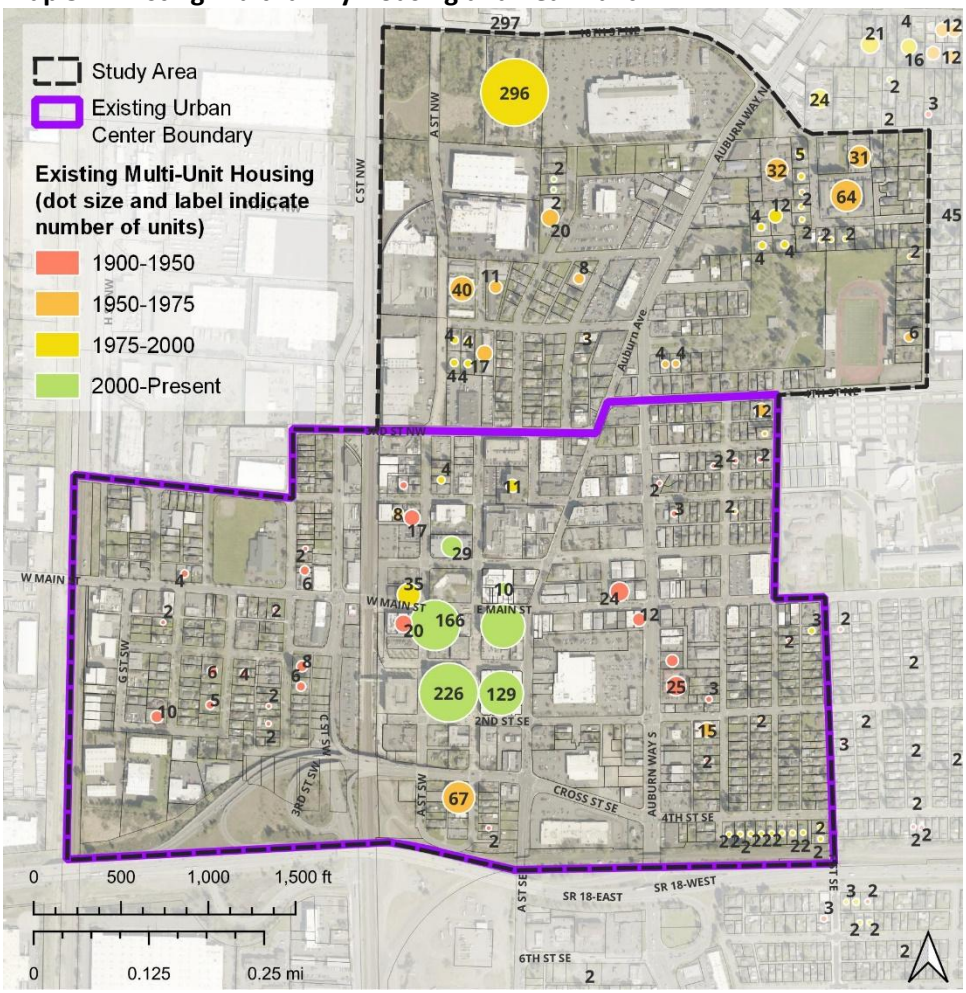
L-R: Existing nonconforming triplex, six-plex, and duplex in downtown Auburn. Source: Google Street View © Google

Protect Existing Dense Housing

Regulated affordable housing typically makes up a relatively small share of housing affordable to low- and moderate-income people. Instead, homes that are affordable at market rates are known as "naturally occurring affordable housing" (NOAH). These are often older buildings which may not include amenities required by current zoning code, such as on-site parking or open space.

In recent years most new housing development in downtown has occurred at formerly vacant or commercial properties. However, as development activity expands outward from the core area, existing NOAH resources may be at risk of redevelopment, with new development likely charging higher rents, leading to displacement. Care should be taken not to incentivize the redevelopment of NOAH sites when revising development regulations, zoning, and programs that encourage housing development. The map on the following page shows the location, size, and date existing multifamily buildings in downtown Auburn were built.

Map 5-1 Existing Multifamily Housing and Year Built



Source: King County Tax Assessor 2022, MAKERS

Update Zoning for Housing Abundance

The primary cause of rising housing prices is restricted supply. At the same time, certain types of housing tend to be more affordable because they're more compact and/or share the cost of land across a greater number of units. Downtown Auburn, with good access to transit and amenities, is an ideal place to increase housing capacity to help address scarcity. Zoning updates in downtown ensure that relatively affordable types of housing, like apartments, are allowed to be built.

Modify the City's Existing MFTE Program

Auburn currently has a Multifamily Tax Exemption (MFTE) program found in Auburn City Code 3.94, as authorized under RCW 84.14. This program allows qualifying developments to be exempt from taxation on the value of new construction, rehabilitation, and improvements of multifamily housing containing four or more units in the targeted area. Currently, the targeted area comprises the existing RGC boundary. The exemption lasts eight years for market-rate projects, or 12 years if 20 percent or more of the units are available to low-income households (earning under 80 percent AMI) or moderate-income households (earning 80-115 percent AMI). Twelve-year projects require an average minimum investment of $130,000 per year per unit, whereas 8-year market rate projects do not have a minimum per unit investment. In the current DUC zone, properties must have a minimum of 50 units to qualify for the program.

In Auburn's Housing Action Plan, affordable housing in the Downtown area was identified as a key priority for the City. An analysis of land values and costs of development using a 12-year MFTE program with affordable units provided at 80 percent AMI showed that such projects would likely be considerably more feasible in terms of residual land value than other development types given land values at the time of that plan's adoption in June 2021. Although the market has changed over the past two years, land values in the Downtown area are consistent with the analysis in the HAP which indicates that a 12-year MFTE program can be a significant catalyst for multifamily projects which include affordable units in the Downtown.

There are several possible strategies for updating Auburn's MFTE program to help encourage use of the program, expand its potential outcomes, and align more closely with recent legislative changes. The 2024 Downtown Plan recommends revising the City's MFTE program with the following:

- Expand MFTE Program to full Study Area.
- Consider revising unit minimums based on updated Downtown zoning.
- Remove "High Cost Areas" from MFTE definitions.
- Consider ground floor commercial requirements or agreements in key locations where a strong pedestrian-oriented environment is desired.
- Continue to track usage of the MFTE program.

Housing Recommendations

DP-H-1 Update the Downtown Urban Center Zone to encourage more affordable housing (see DUC – Core):

a. Create a fee waiver and FAR bonus for affordable housing in DUC zones.

b. Reduce required parking for affordable housing and micro-units

c. Provide a FAR bonus for affordable housing.

d. Allow co-living in all DUC zones that allow residential.

DP-H-2 Revise citywide residential zoning through the comprehensive plan process to incorporate middle housing types and apply appropriate zones in downtown.

DP-H-3 Implement HAPI recommendations generally, including updated definitions, zone intent, permitted uses tables, dimensional standards, parking requirements, and internal conversions.

DP-H-4 Ensure zoning updates allow apartments in all downtown residential zones.

DP-H-5 Update the City's MFTE program to encourage greater flexibility and use by doing the following:

a. Expanding the MFTE Program to the Revised Downtown Area, to include North Downtown

b. Revising unit minimums based on updated Downtown zoning.

c. Removing "High Cost Areas" from MFTE definitions.

d. Reviewing ground floor commercial requirements or agreements in key locations where a strong pedestrian-oriented environment is desired.

e. Continuing to track usage of the MFTE program.

DP-H-6 Continue using the Affordable and Supportive Housing Sales Tax Credit Fund for acquisition, rehabilitation, and construction of affordable housing; operations and maintenance costs of new affordable or supportive housing units; and rental assistance provisions to tenants.

DP-H-7 Prioritize conservation of Auburn's existing housing stock in the Neighborhood Residential District of the downtown because it is the most affordable form of housing.

DP-H-8 Promote the maintenance, energy efficiency, and weatherization of existing affordable housing stock through City funded and operated program(s).

DP-H-9 Allow density bonus if first right to return policy that prioritizes members of the community is offered in new affordable housing developments.

DP-H-10 Allow for nonconforming single-family residential homes, middle housing, and their accessory structures may be replaced and the new structure shall either meet the development standards of the district in which the home is located or the new structure shall not be more nonconforming than the previous use.

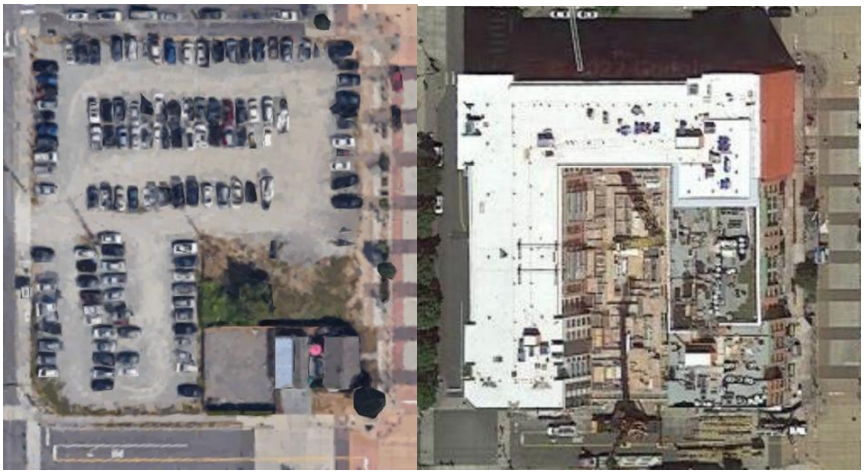
Redevelopment

Opportunity Sites

Key sites in Downtown Auburn could help catalyze future development in the area and/or serve as important redevelopment projects in the Downtown landscape. The City currently owns several sites which could play a key role in catalyzing redevelopment of the area. Additional sites could also serve as catalysts, as opportunities arise.

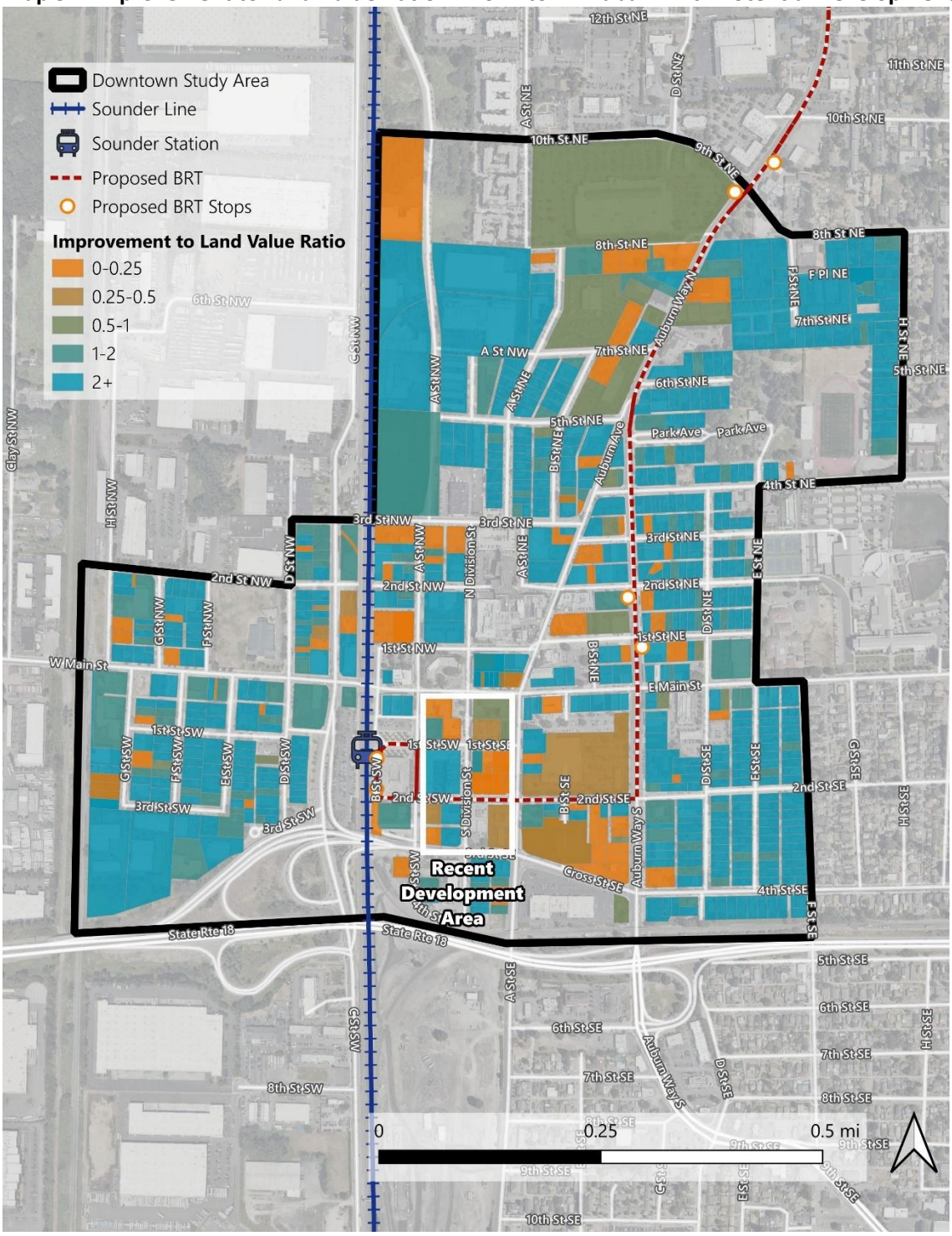
Map 5-2 below shows the relationship between the building (improvement) value and the land value in the downtown Auburn study area. This ratio can help to identify sites that are likely to redevelop if the value of the land is substantially more than the value of the building (i.e., a ratio below 1.0, shown here in shades of orange and brown). Sites with ratios above 1.0 (shown in shades of blue) are less likely to redevelop due to the value of the building. The map also shows potential for development activity to shift from the core area towards other areas with clusters of underutilized parcels.

In the Downtown Core, there are several blocks directly to the east of the most recent developments which are showing a low improvement-to-land value ratio. This area currently contains a Safeway and an auto parts store, both surrounded by a significant amount of surface parking. Of note, several recent projects in Auburn including Legacy Plaza and The Verge were developed on similar sites previously occupied by surface parking, as shown below.



The Verge Apartments before and after development. Source: Google Earth

Map 5-2 Improvement to Land Value Ratio in Downtown Auburn with Potential Development Areas



Source: King County Assessor, Leland Consulting Group

Several Safeway sites throughout the Pacific Northwest have redeveloped from single-story supermarkets into multistory mixed-use projects while retaining the Safeway on the ground floor. The Museum Place development in Portland, shown in the top image below, replaced an old single-story Safeway with a new mixed-use development across the street containing 140 loft-style apartments, a 48,000 square foot Safeway, and 220 structured parking spaces. It was financed through a mix of public and private financing and opened in 2002. Several such projects are currently underway in the Seattle area, including a large, proposed development in Capitol Hill which would replace an existing Safeway with 330 market rate units, a new Safeway, and other supplemental small retail areas. Another such project is planned for the Safeway in Seattle's Queen Anne neighborhood.

Top: Museum Place Safeway, Portland, OR Source: Shiels Obletz Johnson
Bottom: Proposed Safeway in Capitol Hill, Seattle Source: Capitol Hill Seattle

These projects demonstrate the potential for Auburn's Safeway site to better capitalize on its Downtown location with mixed-use development while retaining the important grocery store use for the community. Additionally, this site could represent an opportunity to repurpose some of the parking for open space or connection to an improved pedestrian greenway on 1st or 2nd St, depending on the parking configuration of a redevelopment concept.

In the northern area of Auburn's Downtown, there is also a cluster of large, underutilized sites south of Fred Meyer. These may be potential candidates for redevelopment, particularly in light of the forthcoming King County Rapid Ride I line slated to begin service in 2025, with a stop directly adjacent to the Fred Meyer. With the potential expansion of the RGC to include the northern area of Downtown and the regional policy priority for density around high-capacity transit, this area could be well positioned for denser uses.

In addition to these clusters of well-located, underutilized properties, there are other "opportunity sites" in the Downtown area. There are a number of large and mid-size commercial properties in downtown. Most have large surface parking areas that reflect parking ratios desired by commercial tenants in the mid- to late-20th century. In the short and medium term, businesses on these sites may continue to operate as they have in the past. However, looking over a 20+ year time horizon, these sites appear to offer redevelopment opportunities that can accommodate more mixed-use development. Some of the buildings will reach the end of their lifespan and the sites can be redeveloped in a way that reflects their highest and best use—as denser, mixed-use projects. Some existing tenants can be brought back into new mixed-use projects as ground floor tenants.

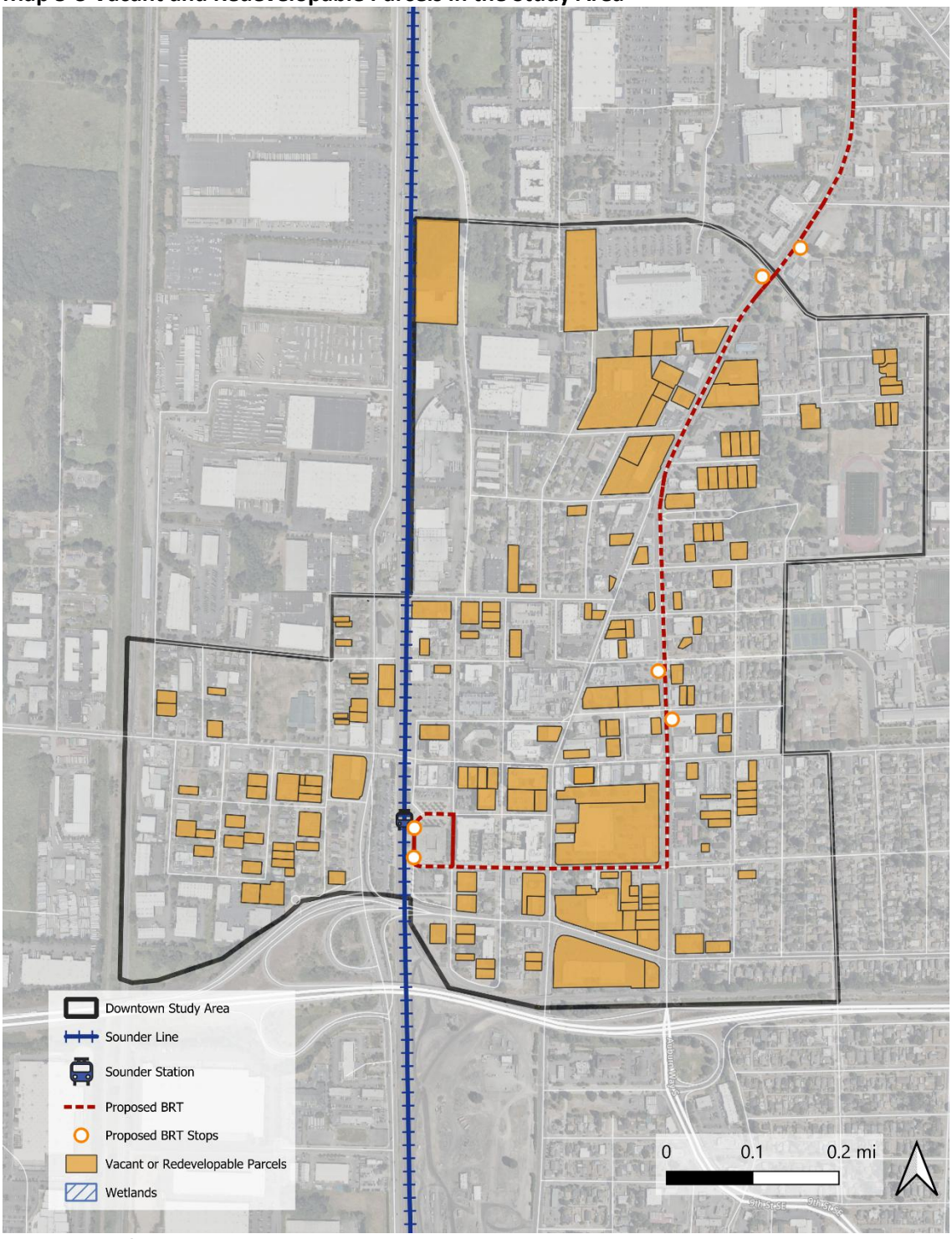
DP-H-11 Update design standards to promote more flexibility, particularly for ground floor commercial spaces, to promote a wider range of businesses. Potential strategies include:

a. Flexible ground floor layouts to accommodate different and growing businesses;

b. Commercial ground floor requirements that can accommodate a range of uses (high-ceilings for ventilation to support cafes/restaurants, etc.); and

c. Consider maximum retail sizes (outside of grocery, hardware, etc.).

Map 5-3 Vacant and Redevelopable Parcels in the Study Area



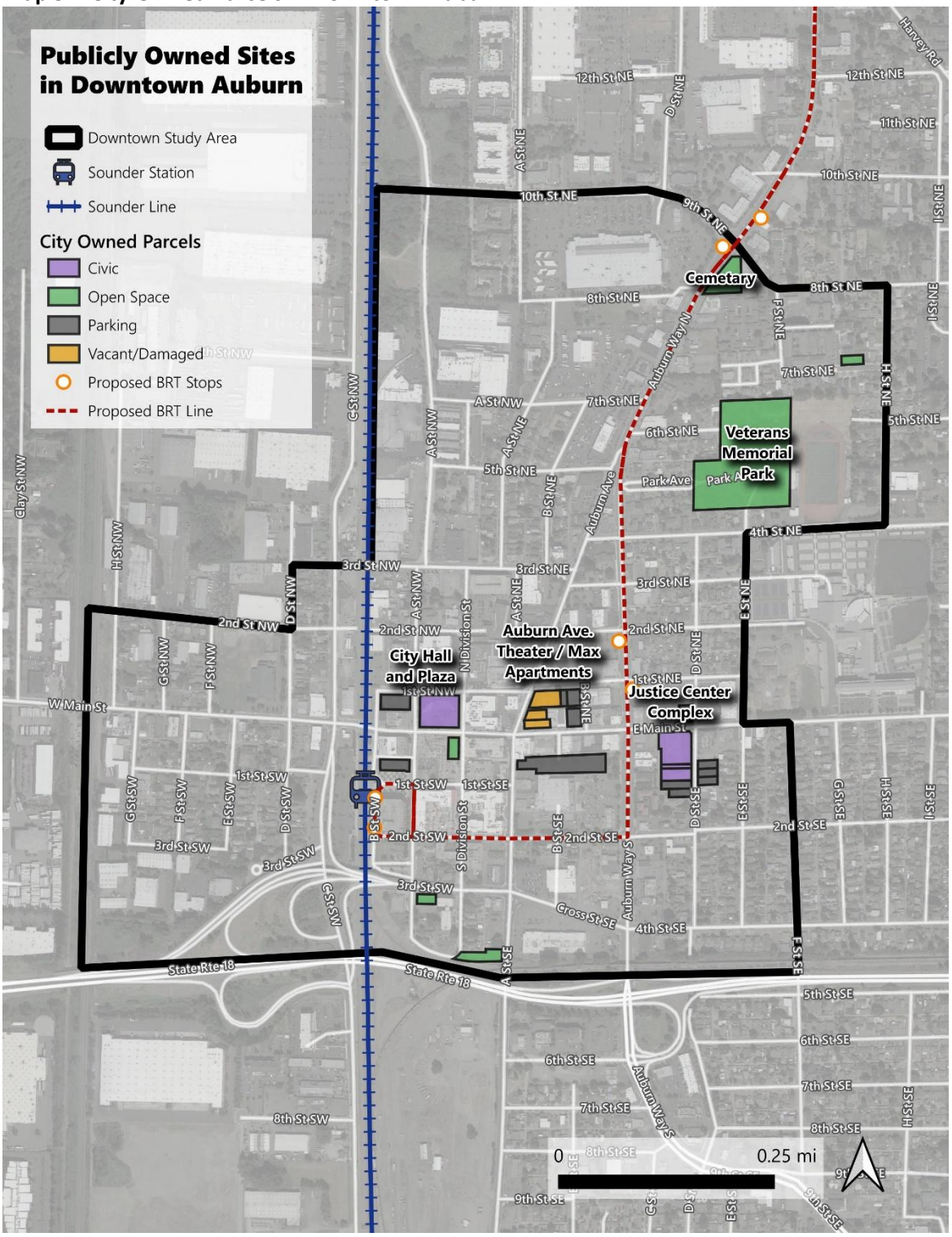
Source: City of Auburn, Leland Consulting Group

City-owned Opportunity Sites

The City of Auburn owns several key sites in the downtown on which redevelopment could take place; current locations (2025) shown on Map 5-4. The City-owned former Auburn Avenue Theater and former Max Apartments site presents a significant opportunity for the city, as the vision is to recreate a theater along with arts-focused ancillary development. Implementation of this type of project can be complex and sometimes challenging, so ongoing planning may be needed to realize this vision. Other City-owned properties, such as surface parking lots north and south of E main Street between A Street and Auburn Way, could offer additional sites for new development, or could continue to serve as surface parking. These property assets will enable the City to play a significant role in guiding Downtown's development in the coming decades, through renovations, modifications, and/or major redevelopment projects.

See also the Programs, Funding, and Incentives section in Chapter 5| for more details on funding considerations.

Map 5-4 City-Owned Parcels in Downtown Auburn



Source: City of Auburn, King County, Leland Consulting Group

Key Districts

Arts and Culture Hub

With notable energy around arts and cultural events in the City of Auburn and the City's recent investment in the Postmark Center for the Arts, and the Auburn Ave Theater and former Max Apartments properties near Auburn Ave and E Main St there is an opportunity to expand this area into an arts district and catalyze new investment and growth.

There is a state program that can support efforts, and provide technical assistance and marketing to help kickstart opportunities. (https://www.arts.wa.gov/creative-districts/) Communities can also form their own arts districts, to encourage local interest in the arts, and promote economic development and community revitalization. When supported by active local arts commissions, these districts can be successful in forming and maintaining creative arts centers.

Affordable housing for artists is also a key need and opportunity to bring new vibrancy and housing opportunities into the area.

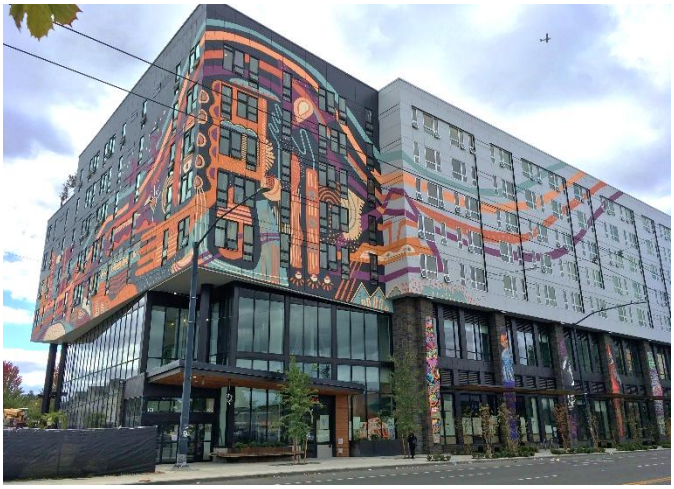
Art installations on E Main Street.

Encouraging Medical/Wellness Uses

Encouraging new medical and wellness uses around MultiCare could help build on this key employment center and regional asset by providing companion uses, expanded outpatient clinic, and other health-related services. Ongoing coordination with MultiCare can help the City identify potential partnership opportunities, areas of overlap with health service and community needs.

Recent developments in the region highlight the shift that some medical institutions are making toward community-oriented facilities and integrated health and community services. The Odessa Brown in Seattle's Othello neighborhood, operated by Seattle Children's is one such example. The new building combines medical and dental care with physical therapy and sports medicine office, a kitchen, and a half basketball court for indoor recreation, and is based on the Social Determinants of Heath model, which highlight the importance of elements like housing, access to education, social and community

ties to overall health and well-being.[5] The building also includes several floors of apartments above the clinic. Visually striking with public art that relates to the local community and a strong pedestrian-orientation, the building is a successful example of a mixed-use development centered around health.



Odessa Brown Children's Clinic and mixed-use building in Seattle's Othello Neighborhood

The Oregon Health and Science University (OHSU) campus in Portland's South Waterfront neighborhood is another example of how partnerships and early investments can lead to significant redevelopment over time. The first redevelopment, OHSU's Center for Health and Healing, was completed in 2006 and OHSU has further expanded its campus in the area over the last 20 years. Additional investment followed, resulting in an estimated $3 billion dollars in new development.[6] Planning and implementation was centered not only on the private health investments, but also public transit investments and significant public private partnerships.

OHSU anchors redevelopment in Portland South Waterfront neighborhood.

Promoting Redevelopment Recommendations

DP-H-12 Continue to promote development sites and seek partners.

[5] https://health.gov/healthypeople/priority-areas/social-determinants-health
[6] http://www.alamomanhattan.com/portfolio/block-45

DP-H-13 In the medium-term (next 1-3 years), the City should define a plan for redevelopment. Begin to seek grant funds, and/or nonprofit or private development partners in order to implement the defined and desired development. If one or more stand-alone arts venues are not being pursued, then other options should be considered and implemented to avoid long-term vacancy of the sites.

DP-H-14 Market the benefits of the Planned Action EIS such as reduced SEPA review and risk for developers.

DP-H-15 Highlight importance of Arts to Downtown Auburn by:

a. Continuing to support local public art program.

b. Fostering Arts Commission to generate local interest and opportunities for the arts.

c. Explore potential for forming an Arts District in downtown by creating a local district or pursuing state programs.

d. Build on recent investments around the Postmark Center for the Arts.

e. Pursue mixed-use project that combines affordable housing and arts and/or performance space on City-owned properties in this area.

f. Leverage Main Street traffic revisions to accommodate more active art events in this space.

g. Work with local partners and businesses to support arts-themed events (Sound Transit, MultiCare, etc.)

DP-H-16 Encourage new types of businesses in Downtown that provide new activities, including new restaurants, arts-related spaces, etc.

DP-H-17 Continue to monitor redevelopment and permit activity and work with developers to ensure the 2024 Auburn Downtown Plan's goals are being met by new development in the area.

DP-H-18 Actively facilitate projects in key locations:

a. Large and mid-sized commercial properties

b. North Downtown

DP-H-19 Identify incentives to address storefront vacancies.

DP-H-20 Develop a plan to prioritize action on other City-owned sites. Key steps may include:

a. Identify staff to oversee a feasibility analysis of existing City-owned parcels to evaluate best opportunities for redevelopment.

b. Consider parking utilization and future electric vehicle charging infrastructure needs when assessing existing parking lots for redevelopment.

c. Sharing information on the City's website.

DP-H-21 Promote Medical-Wellness hub around MultiCare by considering the following:

a. Continue to work with MultiCare to identify future goals and partnership opportunities to expand and enhance medical-well uses around the existing medical center.

b. Consider opportunities to cluster uses that complement medical services and support greater health and wellness outside of strictly medical uses

c. Review DUC design standards in this area.

DP-H-22 Update design standards to promote more flexibility, particularly for ground floor commercial spaces, to promote a wider range of businesses. Potential strategies include:

a. Flexible ground floor layouts to accommodate different and growing businesses;

b. Commercial ground floor requirements that can accommodate a range of uses (high-ceilings for ventilation to support cafes/restaurants, etc.); and

c. Consider maximum retail sizes (outside of grocery, hardware, etc.).

Programs, Funding, and Incentives

There are a variety of funding and incentive opportunities which can help stimulate and fund business activity and development in Auburn's downtown, both City- and State-operated. These programs are highlighted below and followed by recommendations for updates to some of these initiatives and additional funding and incentive sources for the Downtown.

Existing City Programs

The City of Auburn provides several incentives for businesses in the Downtown Urban Center, including:

- The Multifamily Tax Exemption (see Housing in Chapter 5|for update details)
- Staff-level design review of development applications
- Business Improvement Area (BIA)
- Storefront Auburn Program
- Access to federal New Market Tax Credits
- Coordination with other existing organizations

The City should continue to offer such programs and opportunities. The DUC zone already provides for staff review of applications to expedite permitting and design review, and such policies should be continued as some areas of the downtown are rezoned as part of this planning process.

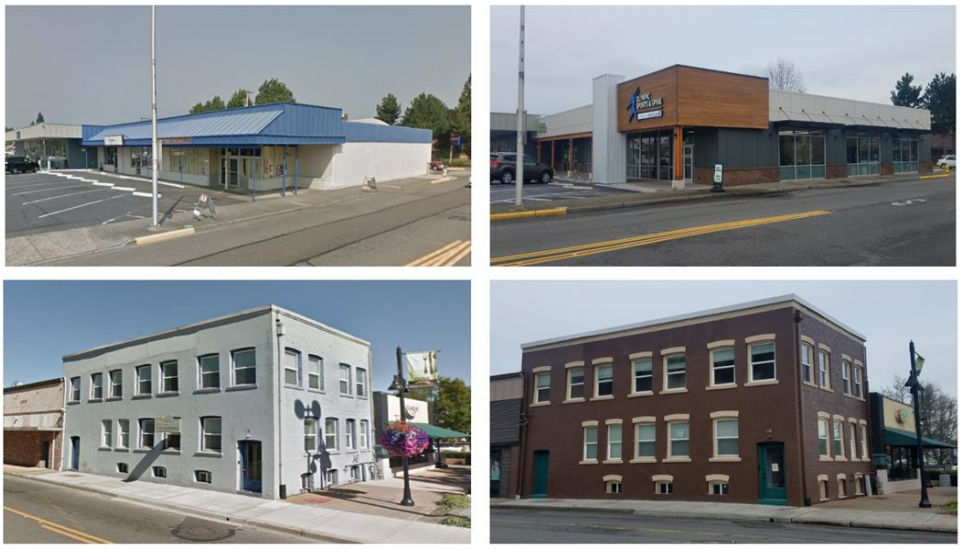
Storefront Auburn Program

The City of Auburn has historic and unique buildings, as well as many wonderful family-owned and compelling businesses. The Storefront Auburn Program seeks to preserve and enhance the charm of the Downtown commercial area through strategic physical improvements to buildings.

The City is awarding façade improvement grants to facilitate exterior building (façade) improvements for businesses within the designated Business Improvement Area (BIA). Since 2015, the City Council approved $100,000 per year to be awarded to owners of buildings and/or businesses in downtown Auburn. The 2024 Downtown Plan recommends the City continue these efforts to create favorable conditions for businesses in the downtown area.

Auburn's program covers the costs of improvements under $5,000 and requires a gradually increasing match for more expensive projects, with a maximum grant of $30,500. The business must be within the Business Improvement Area and employ 25 people or fewer, and newly constructed buildings are not eligible.

Images below provide examples of historic and mid-century buildings revitalized under Auburn's program. The 2024 Downtown Plan recommends the City explore whether this grant program can be expanded so that grants can be made to address internal and/or building envelope improvements, such as grants for commercial kitchens, heating and cooling, structures, roof repairs, etc. Additionally, the 2024 Downtown Plan recommends considering increased funding for this program, and in particular targeting businesses along the historic Main Street corridor, which was identified by stakeholders as a unique asset within Auburn.



Before and After Storefront Improvement Examples in Auburn. Source: City of Auburn
Source: City of Auburn

New Opportunities

Tax Increment Financing

In 2021, Washington State granted new powers of tax increment financing (TIF) to the state's cities, counties, and port districts.[7] This funding mechanism allows municipalities to establish a geographic district (called the increment area) that is expected to benefit the most from a proposed new infrastructure investment. Typically, bonds are issued at the outset and the additional tax revenue resulting from the increased land and property values are then captured to pay for the new infrastructure and pay off the bonds.

TIF is widely used in other states across the country, but Washington's new program has some specific guidelines which differ from other states. In Washington, the state school levy and some other local taxes used to repay general obligation bonds are exempt. Additionally, TIF financing can only be used for specific authorized public improvements which are expected to

[7] "Tax Increment Financing (TIF)". Municipal Research Service Center. https://mrsc.org/Home/Explore-Topics/Economic-Development/Financing-Economic-Development/Tax-Increment-Financing.aspx

encourage private development and increased assessed valuation which would not otherwise happen without the improvements. These improvements may be located inside or outside the increment area and include streets, water and sewer systems, sidewalks, streetlights, parking facilities, parks and recreational areas, broadband service, or brownfield mitigation. TIF can also be used to pay for long-term affordable housing, childcare service, providing maintenance and security for public improvements, and acquiring property for historic preservation. Unlike in other states, TIF funding in Washington can only be used for the specified projects or improvements set forth in the initial application, and project lists cannot be modified later. Thus, TIF is only applicable to existing and well-defined projects with specific infrastructure needs. The TIF district must have a maximum sunset date of 25 years and not have an assessed valuation greater than $20 million, and each city may not have more than two districts.[8]

In Auburn, projects on City-owned property might benefit from TIF funding. Redevelopment of other parking lot sites, or larger-scale projects requiring new streets, plazas, or streetscape improvements and which also include affordable housing could also benefit from TIF funding.

State Programs

There are several state programs in which the City could participate to enhance downtown economic activity and revitalization as well as tie in with other projects including the Auburn Ave. Theatre redevelopment.

Creative Districts[9] are found in cities throughout Washington and are designated cultural hub areas which can help attract artists, creative businesses, and promote the creative identity of an area. In creative districts, ArtsWA (Washington State Arts Commission) administers resources, grant opportunities, and technical assistance to cities to help promote marketing, placemaking, and development, including affordable housing for artists and redevelopment of historic assets, in these areas.

The Washington State Main Street Program helps communities revitalize the economy, appearance, and image of their downtown commercial districts using the successful Main Street Four-Point Approach. While this approach has usually been applied to historic downtown districts, it also has applicability to commercial corridors such as Auburn Way.

[8] "Washington State's Expanded TIF Authority Creates Powerful Catalyst for Public-Private Partnerships." Denis Wright Tremaine. May 2022. https://www.dwt.com/insights/2021/05/washington-state-tax-increment-financing-law

[9] https://www.arts.wa.gov/creative-districts/

Organizations and Partnerships

Auburn has an existing nonprofit business organization, The Downtown Auburn Cooperative, which https://downtownauburncooperative.org works to improve and create opportunities for small businesses in the downtown.[10] Many of the strategies discussed in this chapter and in Chapter 4|Land Use & Urban Design could be undertaken, at least in part, by this organization. The 2024 Downtown Plan recommends the City maintain an active relationship with the Cooperative and consider providing funding to the organization, particularly for programs or projects in which they are working in partnership. One concern voiced by members of the cooperative in stakeholder interviews conducted by the project team in 2022 was around increased crime and perceptions of safety issues downtown by residents and customers. This could be an area for cooperation between the Cooperative and City works to improve and create opportunities for small businesses in the downtown.[11]

Continuing to engage with local and regional employers, institutions, regional agencies, and Tribal governments can help identify future opportunities and potential partnership strategies. Examples include, but are not limited to: MultiCare, Auburn School District, Green River College, Boeing, Safeway, Fred Meyer, Trillium Employment Services, King County agencies (including Public Health, which has a location just north of 10th St NE), and the Muckleshoot Indian Tribe.

Programs, Funding, and Incentive Recommendations

DP-H-23 Consider using TIF as a funding mechanism in the Downtown for specific projects.

DP-H-24 Maintain and expand existing City programs to support local businesses and address storefront vacancies.

a. Maintant Storefront Auburn Program and explore feasibility of extending the program beyond façades, to address overall building envelope needs, and other improvements.

b. Consider increasing funding for this program.

DP-H-25 Consider implementing a Commercial Vacancy Tax.

DP-H-26 Consider participating in state programs that align with the key goals of specific areas within downtown, including:

a. Apply for Downtown Auburn to become a designated creative district through ArtsWA. (See Key Districts)

[11] https://downtownauburncooperative.org/

b. Explore opportunities and resources in the Washington State Main Street Program.

DP-H-27 Coordinate with the Downtown Auburn Cooperative (DAC), and other organizations, and seek to develop partnerships to improve security and promote new economic opportunities.

DP-H-28 Continue to seek coordination and partnership opportunities with other major employers, institutions, and the Muckleshoot Indian Tribe located in and around downtown Auburn.

DP-H-29 Consider expanding access to economic opportunities through actions such as adopting a priority hire ordinance, encouraging workforce development partnerships, and identifying pipeline education or training opportunities.

Local Businesses and Displacement Risks

Displacement is most frequently discussed in the residential context, where residents of an area are forced to relocate due to redevelopment or rapid increases in rents and housing costs as an area revitalizes, gentrifies, or redevelops. Although less frequently discussed, the process of displacement can also apply to businesses, particularly small businesses, in areas of redevelopment. Numerous studies have demonstrated the importance of small businesses in the American economy, with the Small Business Administration noting that businesses with 10 or fewer employees make up three-quarters of the nation's private-sector employers.[12] Neighborhood small businesses are important for community gathering and cohesion as well as providing local employment. In many communities, particularly lower- and middle-income areas, small businesses tend to be owned by immigrants and/or people of color.

Despite the negative impacts that can be caused by commercial and residential displacement, it is also true that cities are in a constant, if often slow, process of change and evolution. New people, investment, development, and businesses can also have many positive impacts, including introducing more foot traffic, safety, and overall spending in an area. The 2024 Downtown Plan calls for more mixed-use development and overall revitalization. Therefore, policies should attempt to balance the positive impacts of development with negative impacts, including commercial displacement.

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[12] [1] U.S. Small Business Administration. (2020). Frequently asked questions about small business. https://cdn.advocacy.sba.gov/wp-content/uploads/2020/11/05122043/Small-Business-FAQ-2020.pdf

Small businesses can be vulnerable to several types of commercial displacement:

- **Physical Displacement** occurs when businesses are forced to relocate due to building sale, renovation, or redevelopment.
- **Economic Displacement** occurs when businesses can no longer afford their rent due to rising property values and rents in the area.
- **Exclusionary Displacement** occurs when businesses cannot afford to move into a neighborhood experiencing rapid economic change and consumer preferences.

In Downtown Auburn, there are several areas with businesses which may be prone to displacement. Main Street, described above under "Downtown Core," contains a variety of small businesses in historic buildings, some of which cater to a diversity of cultural groups. This area has already seen a significant amount of redevelopment in recent years. Although many of the new developments contain ground floor commercial space, the new spaces rent for higher rates and may not cater to the needs of the businesses which previously occupied the area.

Another corridor in the Downtown area which may be at some risk of commercial displacement is the section of Auburn Way north of MultiCare, which contains a variety of auto-oriented commercial uses, some of which are vacant or in disrepair. Many of these sites are significantly underutilized with large quantities of surface parking. As the area continues to develop, this area will likely see increased densities and some pressure to redevelop these uses into denser development types, though the MAKERS team projects that the pace of change on Auburn Way will be incremental and modest. Older strip malls, and other aging commercial spaces are typically the most affordable to small businesses. As old retail spaces are redeveloped into mixed use developments, the number of retail spaces affordable to local business owners could be reduced over multiple decades.

Stakeholder interviews with business leaders in Auburn conducted by MAKERS and Leland Consulting Group (LCG) in 2022 indicated that the majority of businesses in the downtown are small, "mom-and-pop" businesses, and there was a general consensus that rents in the area are too high for many of these types of businesses to afford in the Downtown area, even with the increased numbers of residents that new development has brought downtown.

Commercial Displacement Tools

The Small Business Anti-Displacement Network has produced a **toolkit** with strategies cities can use to reduce the risk of small business displacement. A number of these strategies, highlighted below, may be effective in helping mitigate commercial displacement in Auburn.

Commercial preservation and property improvement

Strategies to preserve and improve properties include the City's Storefront Auburn Program, discussed in detail above, as well as programs which provide grants, technical assistance, and/or marketing to help keep designated legacy businesses in an area. Auburn could consider such efforts if specific businesses the City wishes to see remain in the Downtown area are at risk of displacement.

Downtown Associations and Campaigns

The Downtown Auburn Cooperative (DAC), described in detail above, is well positioned to advocate for small businesses in the downtown. Further partnerships between the City and the DAC, or funding of the Cooperative, could help prevent commercial displacement in the downtown area.

Create and Sustain "Shop Local" Campaigns

Campaigns to promote shopping at small local businesses have been successful in bringing economic activity and attention to small businesses in downtown areas across the country. "Small Business Saturday" in November generated over $20 billion for small retailers and restaurants in 2021. Small businesses can work together to promote such campaigns, improve their online marketing presence, and secure funding from private and public sources. A recurring yearly or quarterly event can help sustain customer interest and visibility of Downtown businesses. More tools for "Shop Local" campaigns can be found at Main Street America's website.

Local hiring and entrepreneurial support

Technical assistance and counseling

Technical assistance programs can target BIPOC, immigrant-owned businesses, and other small businesses and can provide assistance with business planning, accounting, and tax filing, as well as language assistance. The City could work with the DAC to provide such services to small businesses in the Downtown area.

Neighborhood business incubators

These often take the form of free or low-cost spaces, mentorship, and/or access to capital for emerging small businesses. The City's Storefront Auburn Program in past decades brought artists to vacant storefronts in the city, providing gallery and exhibition space. A future, more comprehensive business incubator could be considered in existing or new space in Downtown.

A Micro-Restaurant Space at the La Scala in Beaverton, OR. Source: Carleton Hart Architecture.

Zoning and form-based codes

Store size caps

One way to ensure that affordable commercial spaces do not disappear as the Downtown redevelops is to incentivize or even require new mixed-use buildings to include small or micro-retail spaces. For example, The La Scala in Beaverton, Oregon, includes micro-spaces for breweries and restaurants along with a communal eating area. The City's Storefront and Building improvement programs described above could be targeted to assist small or micro-retail spaces.

Height limitations

Limiting building heights along certain corridors such as areas of Main Street can provide a disincentive to redevelopment of historic buildings which may otherwise be demolished under higher or more permissive height regulations. This can provide some displacement prevention for businesses in these buildings.

Streamlined permitting and licensing

Streamlining of licensing can help small businesses, particularly those starting out, avoid delays and complexity getting started. Additionally, streamlined permitting can save developers money, potentially reducing rents for newer commercial spaces. Auburn already offers a downtown Environmental Impact Review which significantly reduces barriers to development in the Downtown. The City could also explore other ways to streamline business permitting and licensing to Downtown businesses.

Design Standards

Updating Design standards to promote more flexibility. (See Redevelopment in Chapter 5|Housing & Redevelopment.)

Displacement Risk Recommendations

DP-H-30 Identify best strategies to reduce commercial displacement risks.

6 | Transportation

Auburn's transportation network consists of vehicle, rail, bicycle, pedestrian and transit facilities. The recommendations provided for the downtown are intended to help achieve the goals and objectives related to transit, multimodal connectivity, and enhanced street design and streetscape.

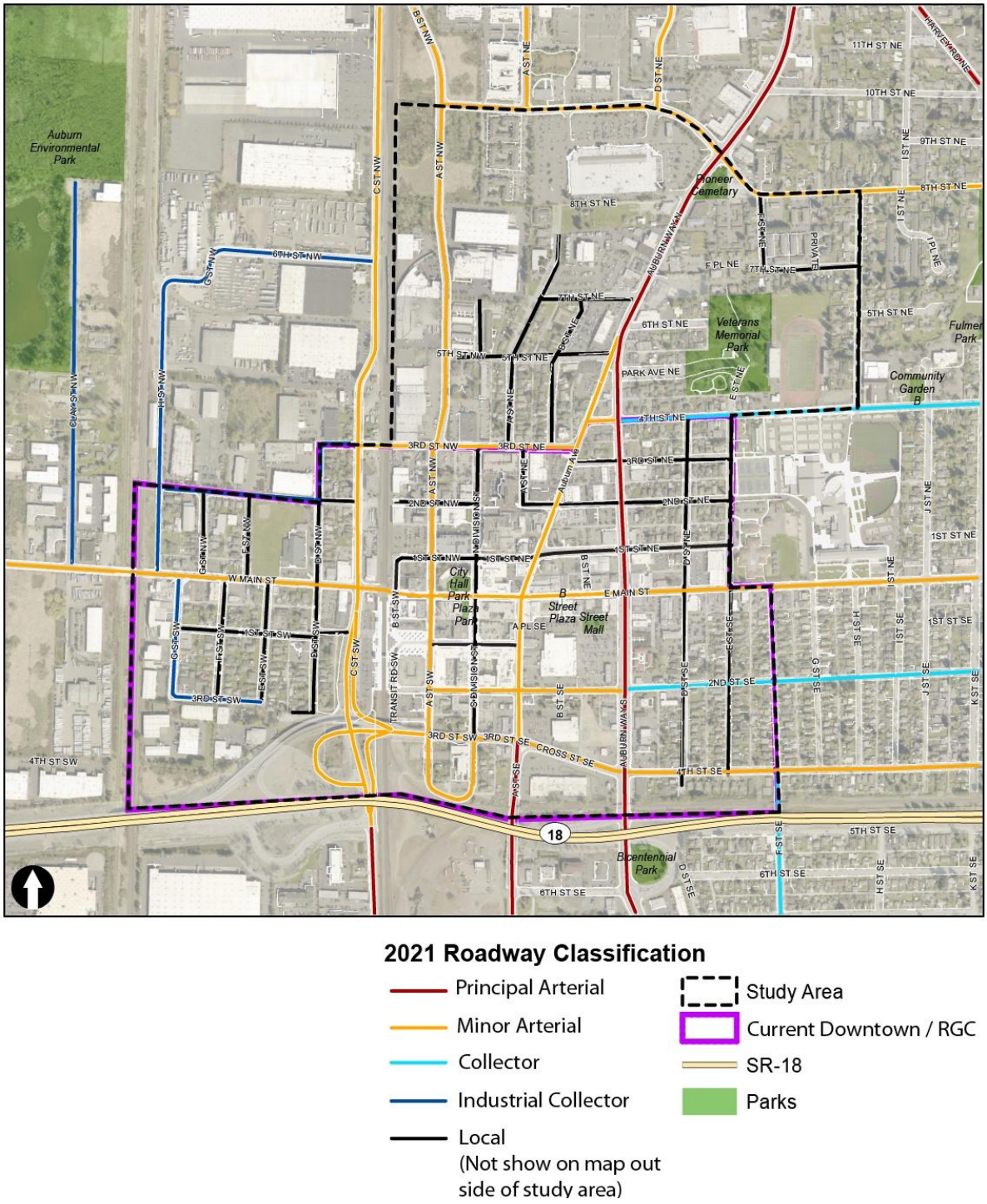
Improving multimodal circulation to and through Downtown Auburn is essential to supporting population and economic growth in the area. This 2024 Downtown Plan and EIS identifies how the City can support vehicle access and circulation, while also expanding bicycle and pedestrian access, and improving access to the city's rail station and frequent service bus routes. This chapter provides existing contents and future improvement opportunities for the following transportation modes:

- Roadway Network and Safety
- Active Transportation
- Transit, Vehicle Circulation, and Parking

Roadway Network and Safety

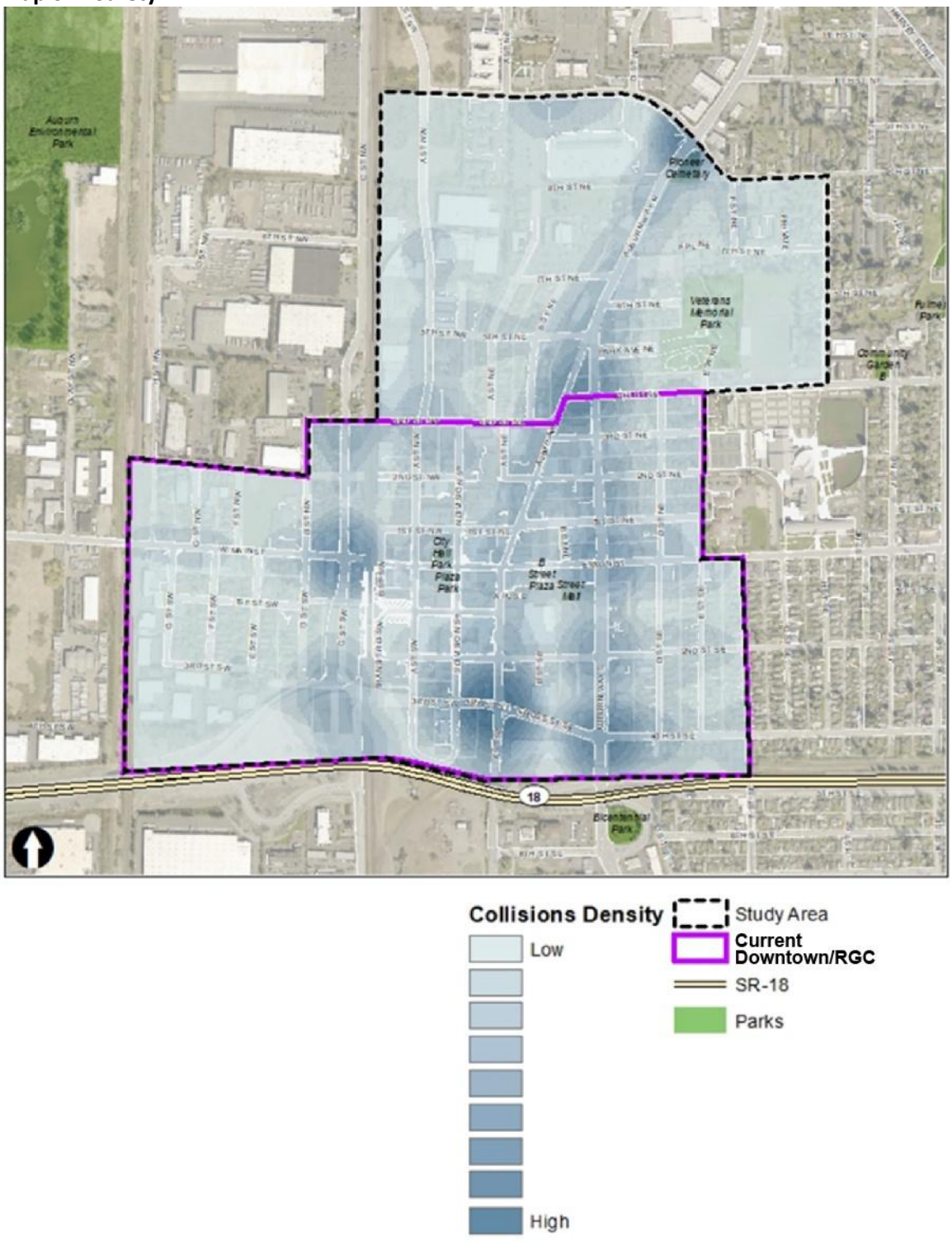
The street system functions as a network. Functional classification is the hierarchy by which streets and highways are defined according to the character of service they provide. The three main classes of streets in Auburn are arterials, collectors, and local streets. 2024 street classifications are shown in Map 6-1. Understanding the existing functional classification helps establish which corridors will provide for the future movement of people and goods, as well as emergency vehicle access. As development is being considered, accommodation for the appropriate transportation corridors is crucial. In the downtown study area, most streets are primarily collector and local roadways, with three arterials running north-south and one east-west connection.

Map 6-1 Roadway Network



Source: City of Auburn, King County, Fehr & Peers and MAKERS

Map 6-2 Safety



Source: City of Auburn, King County, Fehr & Peers and MAKERS

Safety

Safety is a high priority for the City to promote a downtown environment that accommodates multiple transportation modes. Map 6-2 shows the locations in Downtown Auburn with the highest density of collisions, as reported in the City's 2020 Local Road Safety Plan. As shown by the heatmap, many collisions occurred along principal and minor arterial roadways, as well as major intersections. At-grade rail crossing intersections were also evaluated for safety, including several in the downtown study area. There have been recent upgrades to the rail crossings, such as pre-signals that prevent vehicles from stopping on the crossing. The City will continue to make safety improvements in the Downtown Area based on the priorities identified in city-wide safety plans.

Street Grid and Future Circulation Needs

The downtown core generally has a small-block street grid structure, with some larger parcels interrupting the street connections east of A St NE. This grid pattern generally supports strong connectivity in downtown, which facilitates walkability and distributes traffic, benefiting access to major downtown destinations like the Sounder Station and MultiCare. In the North Downtown area, the street grid is more irregular, with large blocks and off-set intersections. New through-block connections, and intersection improvements could improve overall multimodal circulation and safety as downtown continues to redevelop.

The City has some plans for roadway network expansion within the downtown.

Table 6-1 provides an overview of planned transportation projects by 2044. The recently constructed A Street Loop project provides a new key east-west street connection on the southern border of the downtown.

Table 6-1 Planned Transportation Projects for Downtown Auburn (2024-2029 Transportation Improvement Projects (TIP)

Proposed TIP Project	Description
I-7 – Downtown Infrastructure Improvement Project	The purpose of this project is to construct infrastructure improvements in the Downtown Auburn that will support existing development and future re-development activities and to replace infrastructure that is at or near the end of its useful service life. This project will design and construct street and utility improvements in the alley along the north side of the Auburn Ave Theater building, Auburn Ave from the alley to E Main Street, and on E Main Street from Auburn Ave to the B Street Plaza. The project includes replacing the existing traffic signal at the intersection of E Main/Auburn Ave, installing decorative overhead street lighting on E Main Street and the B Street Plaza, replaced sidewalks on E Main Street, sewer and water utility main construction, and other work to improve and enhance the project area.
I-15 - 10th Street NW/A Street NW Traffic Signal	The project will construct a new traffic signal in place of the existing stop-control on the 10th Street NW approach. The project is needed to address a level of service deficiency at the intersection. The project will also evaluate intersection control, channelization, and pedestrian crossing improvements along 10th Street NW to the east of the intersection.
N-5 – 1st Street NE/NW and Division Street Pedestrian Improvements	The project will implement non-motorized improvements at the 1st Street NE/NW/N Division Street intersections in downtown Auburn. Construction is expected to begin in the summer of 2025. The proposed improvements will create a raised intersection to reduce speeds and encourage motorists to yield to pedestrians using the crosswalks; add curb bulbs where they are not currently provided to reduce crossing distances and improve pedestrian visibility; construct new ADA complaint ramps; and both pedestrian level and street lighting improvements.
P-3 - 10th Street NE Non-Motorized Improvements	The project will preserve 10th Street NE between B Street NW and Auburn Way N. The project will also rechannelization the roadway to convert the existing four-lane cross section to a three lanes section incorporating bike lanes and a center two-way left-turn lane. The existing intersection control at the intersection with A Street NE will be revised to remove the east/west stop-control, and the installation of a new north/south crosswalk to the east of the intersection. The new crosswalk is proposed to be enhanced with a median island and a Rectangular Rapid Flashing Beacon (RRFB). The existing signal at D Street NE will require modification to match the new roadway cross section.
R-5 – A Street NW, Phase 2 (W Main Street to 3rd Street NW)	The project will widen A Street NW to create a three-lane roadway section between W Main St and 3rd St NW. This project will improve the connection between the A St NW Extension, (Phase 1) and Auburn Station and Central Business District. The project is approximately 0.2 miles long.

R-16 - 3rd Street NE/Auburn Avenue	The project will construct a northbound left-turn lane and a northbound/southbound crosswalk at the 3rd Street NE/Auburn Avenue intersection and realign the 4th Street NE/Auburn Way N intersection to eliminate the split phase signal operation improving circulation and access. The project will improve traffic operations, safety, and circulation for both vehicles and non-motorized users.

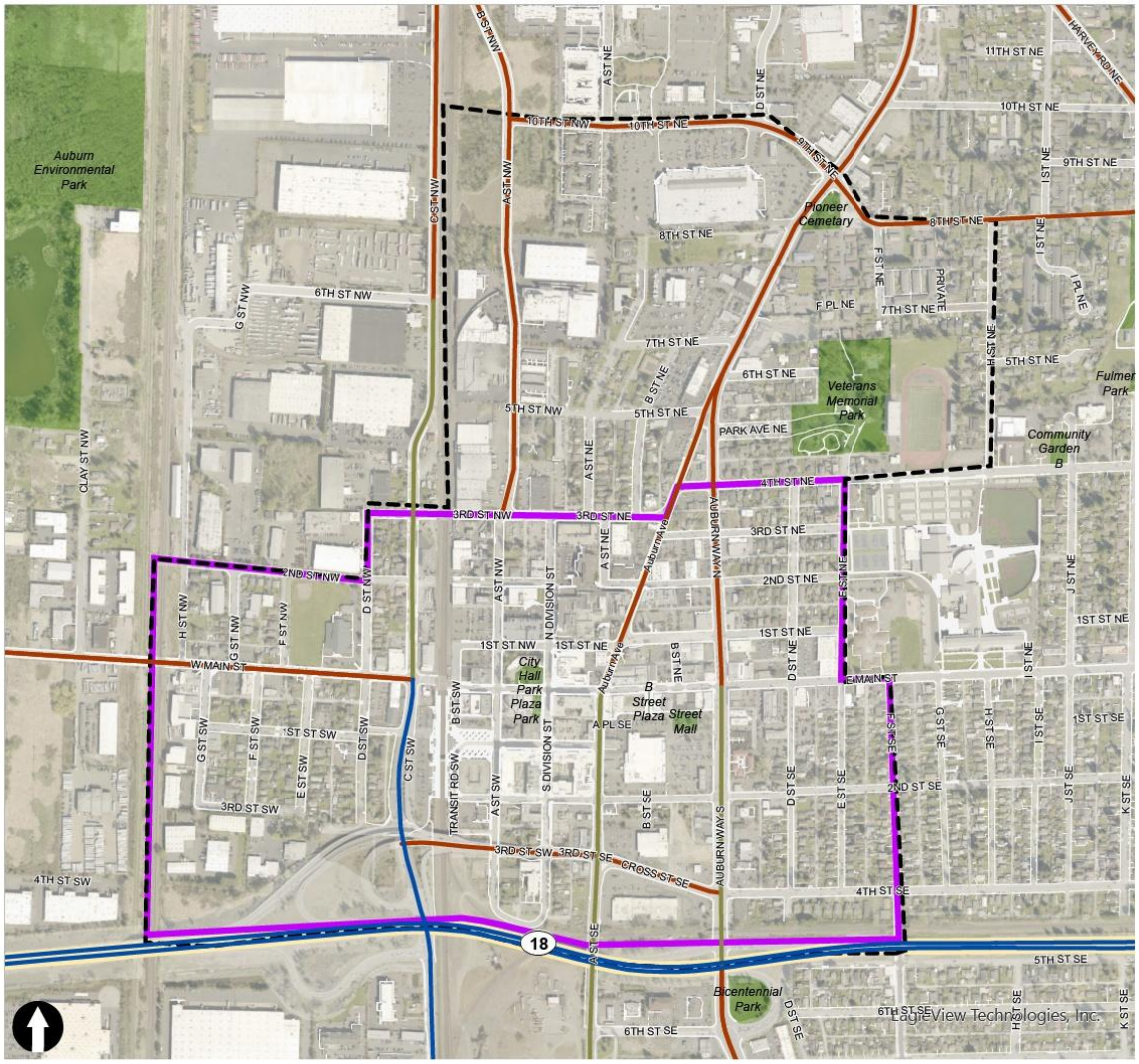
Rail and Freight Circulation

The Union Pacific Railroad (UP) and Burlington Northern Santa Fe Railway (BNSF) have rail lines running through Auburn as indicated in Map 6-3. The UP Railroad runs north-south along the western edge of the study area boundary. BNSF also runs north-south, with 3 rails running through the area. BNSF also has rail lines running east-west along the south edge of the study area along SR-18 (Stampede Pass Line) and operates the rail yard between A Street SE and C Street SW, south of SR-18. This area may develop as a multi-modal rail yard in the future, which could necessitate capacity improvements due to increased truck traffic. While the rail yard is outside the study area, future development could impact traffic flow through downtown. Finally, the Sounder additionally runs through downtown Auburn on the north-south BNSF tracks, with the Auburn Transit station located downtown with one parking garage and a second parking garage under construction with a tentative completion date of 2027.

Downtown Auburn includes some existing industrial uses and commercial operations which require truck access for both delivery and commercial operations. The City of Auburn prohibits large commercial vehicles (16,000 pounds or more) in the downtown traffic control zone (Ordinance 6633) defined as the areas between C St NW and Auburn Way N, and 3RD Ave NE and 3RD Ave SW/Cross St SE. The City allows some exceptions for deliveries to downtown, vehicles originating from a property within the control zone, and public transit, school buses, and emergency vehicles. The City also has dedicated truck routes within downtown. See Map 6-4 for truck route locations.

Map 6-3 Rail Network

Map 6-4 Freight Network



Roadway Network Recommendations

DP-T.1 Implement recommended improvements at the C St NW & 3rd St NW intersection to reduce traffic impacts as downtown redevelopment occurs. (See transportation analysis in EIS for more background.)

DP-T.2 Make improvements to address roadway and intersection safety at key locations highlighted in the City's Local Road Safety Plan and Comprehensive Safety Action Plan (See also Active Transportation in Chapter 6|Transportation).

DP-T.3 Consider strategies to reduce traffic speeds in downtown to improve safety.

DP-T.4 Consider the need for connectivity for both vehicle and non-motorized traffic with new development within the limits allowed. Update design and/or engineering standards to encourage non-motorized connections in mixed-use nodes

DP-T.5 Consider how to facilitate crossing of the BNSF/Sounder rail corridor at W Main St.

DP-T.6 Whenever feasible meet ACC 12.06.030 Complete streets infrastructure and provide complete streets with all new street projects downtown.

Active Transportation

Pedestrian Network

Downtown Auburn offers a mostly complete pedestrian network, in which sidewalks are generally available on both sides of most streets and there are also two multiuse trails in proximity to the study area. Overall, this supports a positive pedestrian environment, as businesses, shops, and single-family homes in the downtown core generally benefit from sidewalks and street trees. However, there are gaps in existing sidewalk infrastructure in the study area and some older sidewalks are five feet wide without buffers provide comfortable walkability. When feasible with redevelopment or major transportation projects, these should be widened to meet the City's current standards. (See also Map 2-7 for a map of sidewalk gaps and pedestrian circulation barriers.)

Pedestrian improvements will be most critical around new nodes of mixed-use development in areas that lack street grid connections and/or sidewalk infrastructure.

L: Vehicle traffic and construction on E Main Street. R: Five-foot sidewalks on Auburn Way N.

Main Street Traffic Analysis

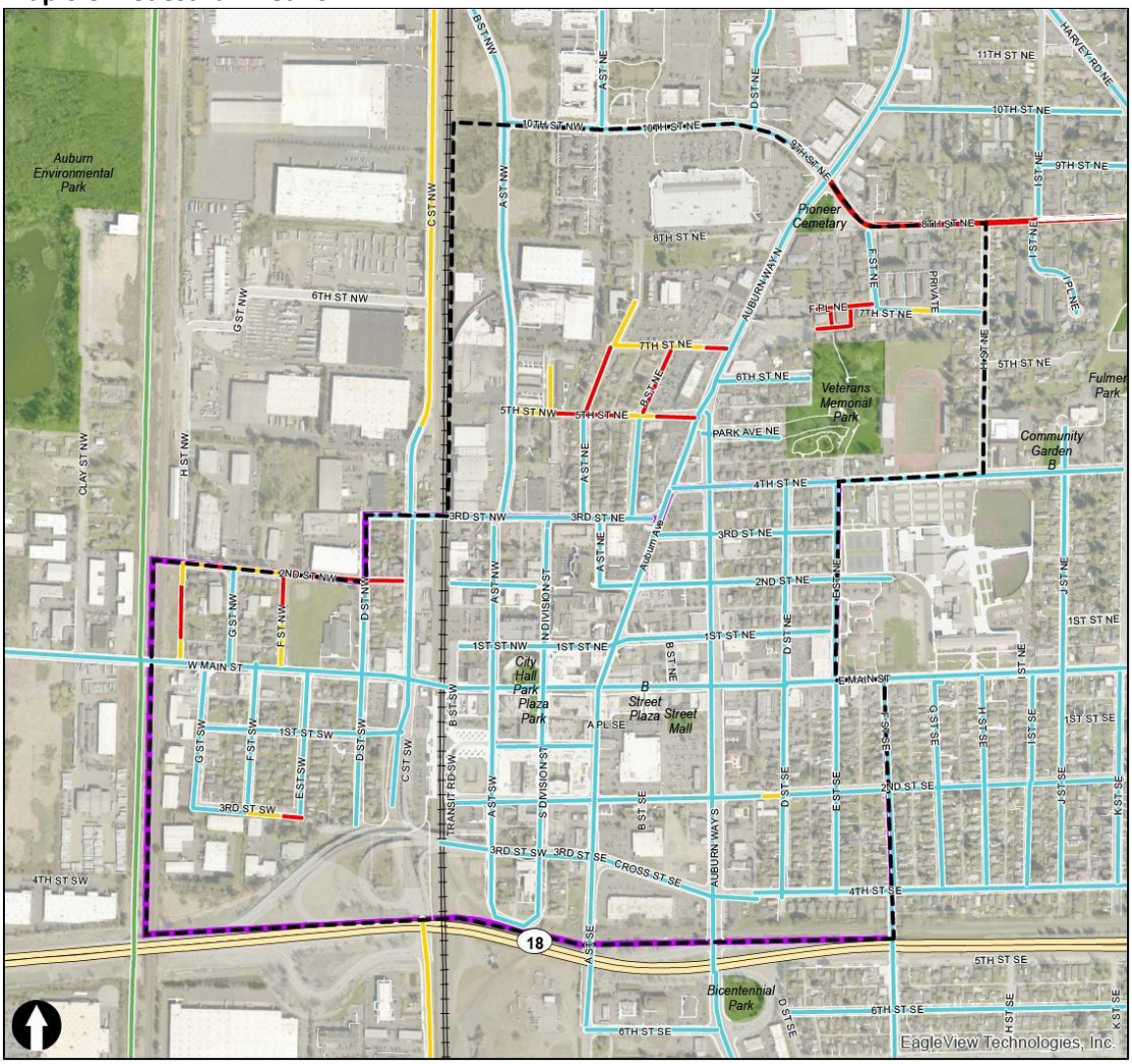
The 2024 Downtown Plan evaluated changing traffic patterns along East Main Street to provide more space for people walking and biking and promote commercial activity along this key business corridor. The City conducted a preliminary traffic analysis of modifying East Main Street from Auburn Ave to Auburn Way. Four options were studied in the analysis:

- Option 1 - Keep the road in its existing two-way traffic configuration.
- Option 2 - Close the road to all vehicle traffic.
- Option 3 - Close the road to eastbound traffic.
- Option 4 - Close the road to westbound traffic.

All scenarios utilized the 2044 Draft-Preferred Land Use Alternative Scenario (2044 Land Use) from the City's 2024 Comprehensive Plan as the background traffic demand model which is also consistent with the methodology used for the EIS. This preliminary traffic analysis shows that, from a traffic operations perspective, Options 1 and 3 are feasible. Implementation of Option 3 would

support the 2024 Auburn Downtown Plan's goals for improving non-motorized circulation and access and promoting more activity in downtown. A more detailed traffic analysis will be required prior to implementation of any changes.

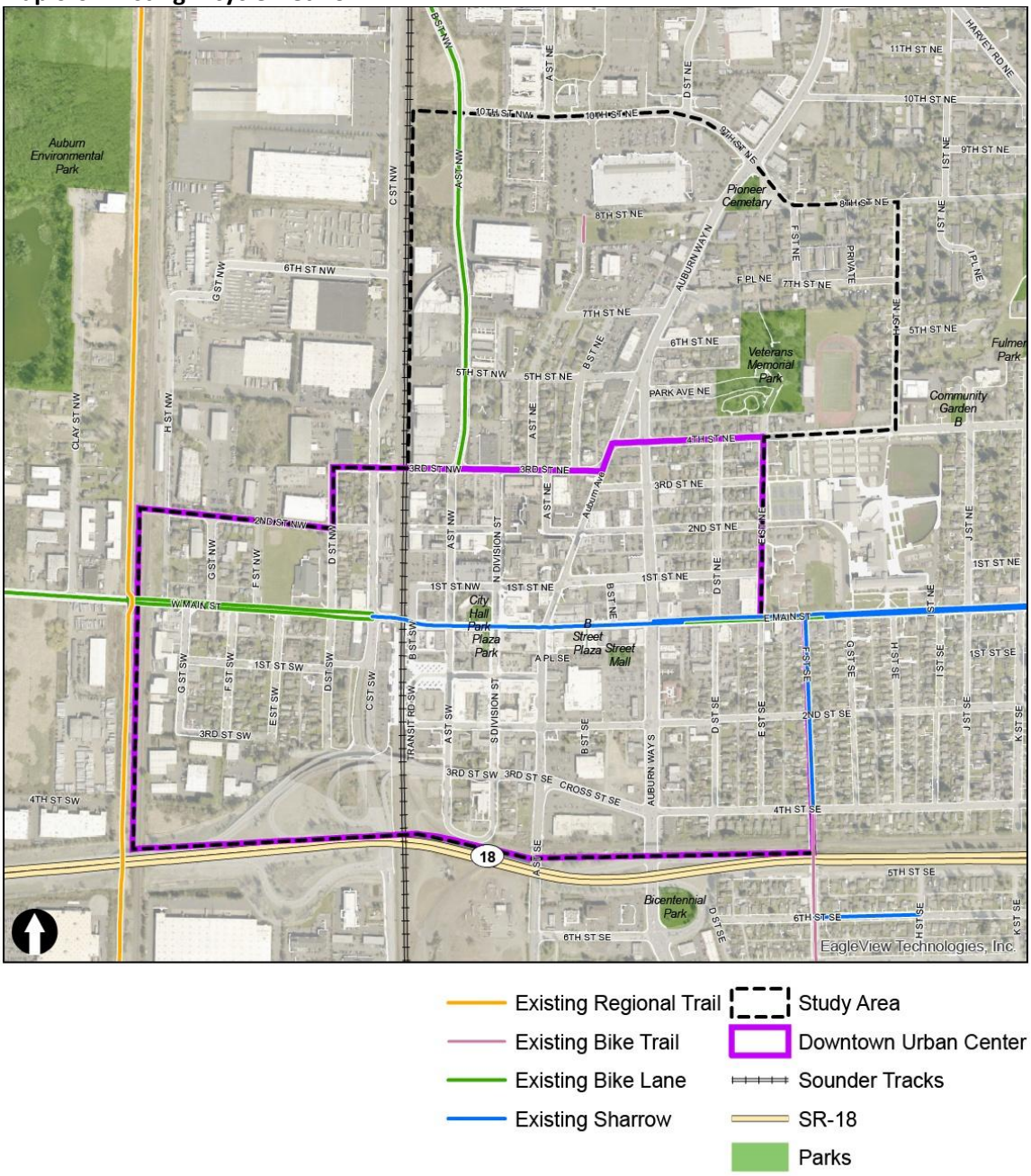
Map 6-5 Pedestrian Network



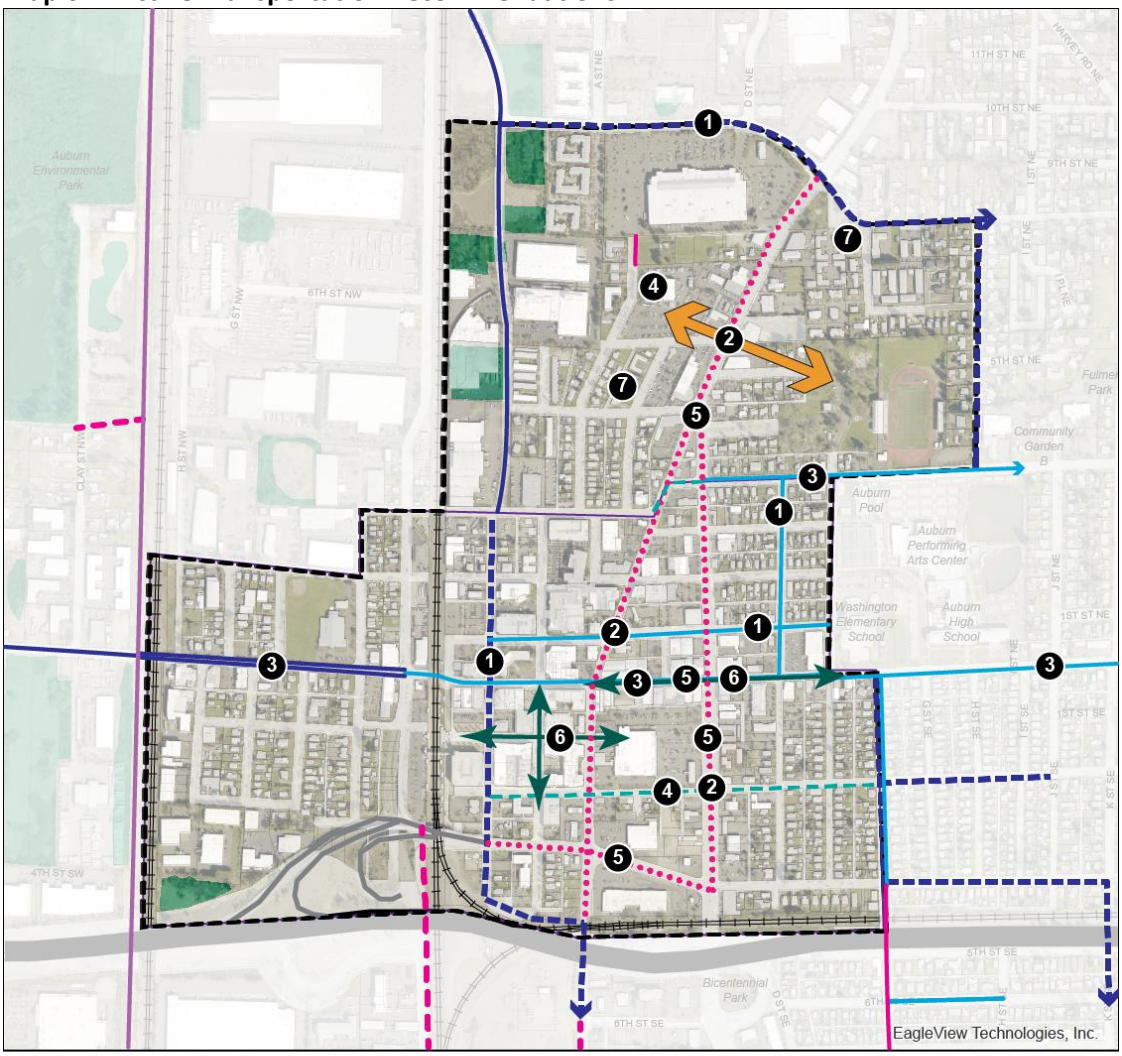
Bicycle Network

Better accommodating people who wish to travel by bike is priority for the City. Current infrastructure benefits from access to regional trails such as the Interurban Trail directly west of downtown. There are also two multiuse trails in proximity to the study area as seen in Map 6-6. Improving existing bike routes through downtown and providing a new low stress connection would be most welcoming for cyclists of all ages and abilities. Map 6-7 highlights the active transportation recommended improvements of the 2024 Auburn Downtown Plan Update.

Map 6-6 Existing Bicycle Network



Map 6-7 Active Transportation Recommendations



Active Transportation Improvements

1. Implementation of planned bike routes and bike facility improvements
2. Identify ped and/or bike crossing improvements to support E-W access. (Specific locations may evolve with redevelopment and/or City plans.)
3. Enhance existing bike facilities
4. New potential bike routes (Coordinate facility type and alignment with redevelopment and City plans.)
5. Streetscape improvement opportunity (priority areas and/or with redevelopment)
6. Corridor activation (strengthen connections, corridor themes, and/or streeteries, etc.)
7. New sidewalk priority areas

- Existing Regional Trail
- Existing Bike Trail
- Existing Bike Lane
- Existing Sharrow
- Planned Bike Route
- Future Trail
- Revised Downtown Area (Proposed)
- Current Downtown/RGC
- Wetlands
- Railroad

2024 Auburn Downtown Plan Recommendations

- Future crossing need (with redevelopment)
- Streetscale improvements (middle/long-term and/or with redevelopment)
- New ped/bike route (middle/long-term and/or with redevelopment)

Active Transportation Improvements Recommendations

DP-T.7 Implement planned bike improvements within downtown in the near-term. Over time, improve facilities in key locations to class II or I bikeways, when feasible, including:

a. Explore strategies to widen and/or buffer existing bike lanes on 3rd St NW/ NE and facilitate crossing of Auburn Way N and Auburn Ave.

b. Provide bike facility improvements with future traffic changes on E Main St.

c. Explore strategies to buffer existing bike lanes on W Main St, west of the C St NW.

DP-T.8 Implement planned ped/bike improvements on priority routes, such as E Main St, that provide access to downtown.

DP-T.9 Implement planned utility, street, and streetscape improvements that support future development in Downtown and enhance ped/bike access, including:

a. Downtown Infrastructure Improvement Project (TIP I-7)

b. 1st Street NE/NW and Division Street Pedestrian Improvements (TIP N-5)

c. 10th Street NE Non-Motorized Improvements (TIP P-3)

d. 3rd Street NE/Auburn Avenue (R-16)

DP-T.10 Seek opportunities to provide new bike routes as redevelopment occurs over time, and expand bike circulation through downtown.

a. Consider new bike facilities on 2nd St SE and in North Downtown, particularly in coordination with redevelopment.

DP-T.11 Identify key pedestrian and bicycle crossing improvements, to improve circulation and access to transit resources, such as the Sounder station, and the KC Metro I Line bus stops.

DP-T.12 Prioritize safety improvements identified in the City's Local Road Safety Plan and Comprehensive Safety Action Plan.

DP-T.13 Facilitate access to Veterans Memorial Park, particularly for new mixed-use nodes in North Downtown.

DP-T.14 Update design and/or engineering standards to encourage non-motorized connections within new mixed-use development areas, particularly in North Downtown.

DP-T.15 Address sidewalk gaps in key areas through redevelopment, to support overall development and improvement.

DP-T.16 Provide complete streets with all new street projects downtown, when feasible.

DP-T.17 Promote streetscape improvements and coordinate with local businesses and redevelopment to support activation, pedestrian comfort, and economic development along key corridors.

DP-T.18 With future ADA transition plan updates, prioritize removing barriers and improving access for people with limited mobility into and around Downtown. Consider programmatic solutions (i.e. shuttle) where physical improvements are not feasible.

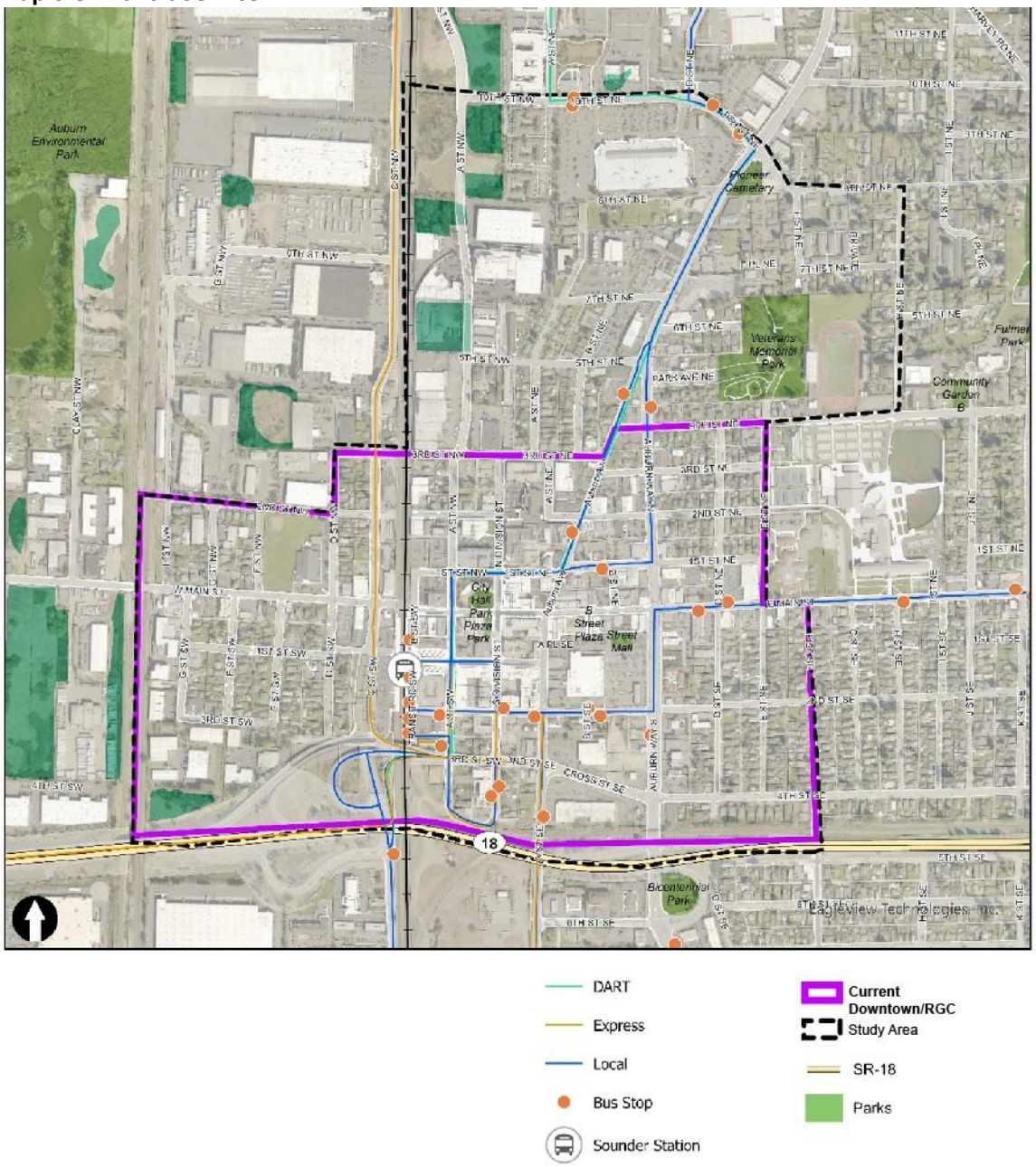
Transit, Vehicle Circulation, and Parking

The City of Auburn does not administer transit service. The City coordinates service with King County Metro Transit, Pierce Transit, Sound Transit, and Muckleshoot Tribal (MIT) transit. Transit in the city operates at local service (30-minute headways in the peak period) and frequent/express service (less than 30-minute headways in the peak period). Service is also offered through DART (Dial-A-Ride Transit) which arranges transit service on demand. As noted above, the City of Auburn has a rail station, which is served by Sound Transit's Sounder train, which runs primarily during peak AM/PM weekday hours. Map 6-8 shows the existing transit network.

RapidRide I Line will upgrade Route 160 (previously Route 180, combined with former Route 169) connecting the cities of Auburn, Kent, and Renton. The service will start at Auburn Station and run along A St SW, 1st St NE, Auburn Ave, and Auburn Way N Serving Kent and ending at Renton Transit Center. When RapidRide I Line launches in Fall 2026:

- Buses will come more often and more reliably for one route service.
- Metro will add service at night and on weekends for one route service.
- Stations will be removed, moved, added and be built to the Rapid Ride standards along the Rapid Ride route.
- All-door boarding and ORCA card readers on buses will mean faster loading and unloading for all passengers if implemented by Metro on the Rapid Ride route.
- Improved sidewalks and street crossings will make it easier and more comfortable to get to/from bus stations along the Rapid Ride Route.

Map 6-8 Transit Service



Access to Transit Stations and Stops

The Sounder Station is a key destination within Downtown Auburn. Parking lots around the station support commuters arriving by car. Recent sidewalk improvements and the public plaza at the station also support people walking to and from the station. Increased uses of the station plaza (special events, seasonal performances, etc.) could help activate the area and foster a stronger connection between the station and downtown.

Access to bus stops within downtown could be improved by coordinating with the transit agency to increase lighting and expanding space to provide more comfort for people waiting for the bus.

Within the study area, the top three bus stops, in terms of boardings and alightings, are at the Auburn Sounder Station for routes 184, 160, and 181 (Auburn Sounder Station & 1st St SW[13]*). The City will continue to explore opportunities to increase access to transit by making improvements identified in City-wide plans, improving pedestrian facilities with redevelopment and public investments, and will coordinate with KC Metro to identify strategies that promote safety and comfort around bus stops.

Auburn Sounder Station

[13] *Source: Fehr & Peers, Spring 2022*

Vehicle Circulation and Traffic Operations

While the City aspires to provide a connected, multimodal system that provides residents, employees, and visitors with robust options, private automobiles will continue to be an important mode that serves many trips. As such, this 2024 Downtown Plan seeks to maintain a basic level of vehicle mobility, even as Auburn grows.

As of the 2021 comprehensive plan, the City uses a single-mode level-of-service (LOS) system to measure conditions for vehicular travel. Corridor segments within Downtown Auburn may operate at LOS E. All other arterial and collector corridors in the city must operate at LOS D or better, unless otherwise indicated. The City measures vehicle mobility during the weekday PM peak hour, the time when Auburn's streets are busiest, unless there are unique conditions present.

The EIS analysis found that potential traffic impacts from land use changes proposed in the 2024 Downtown Plan could be mitigated by making improvements in key locations. The City will monitor change and consider future improvements as redevelopment occurs. See EIS for more details.

See the transportation analysis in the EIS for more details.

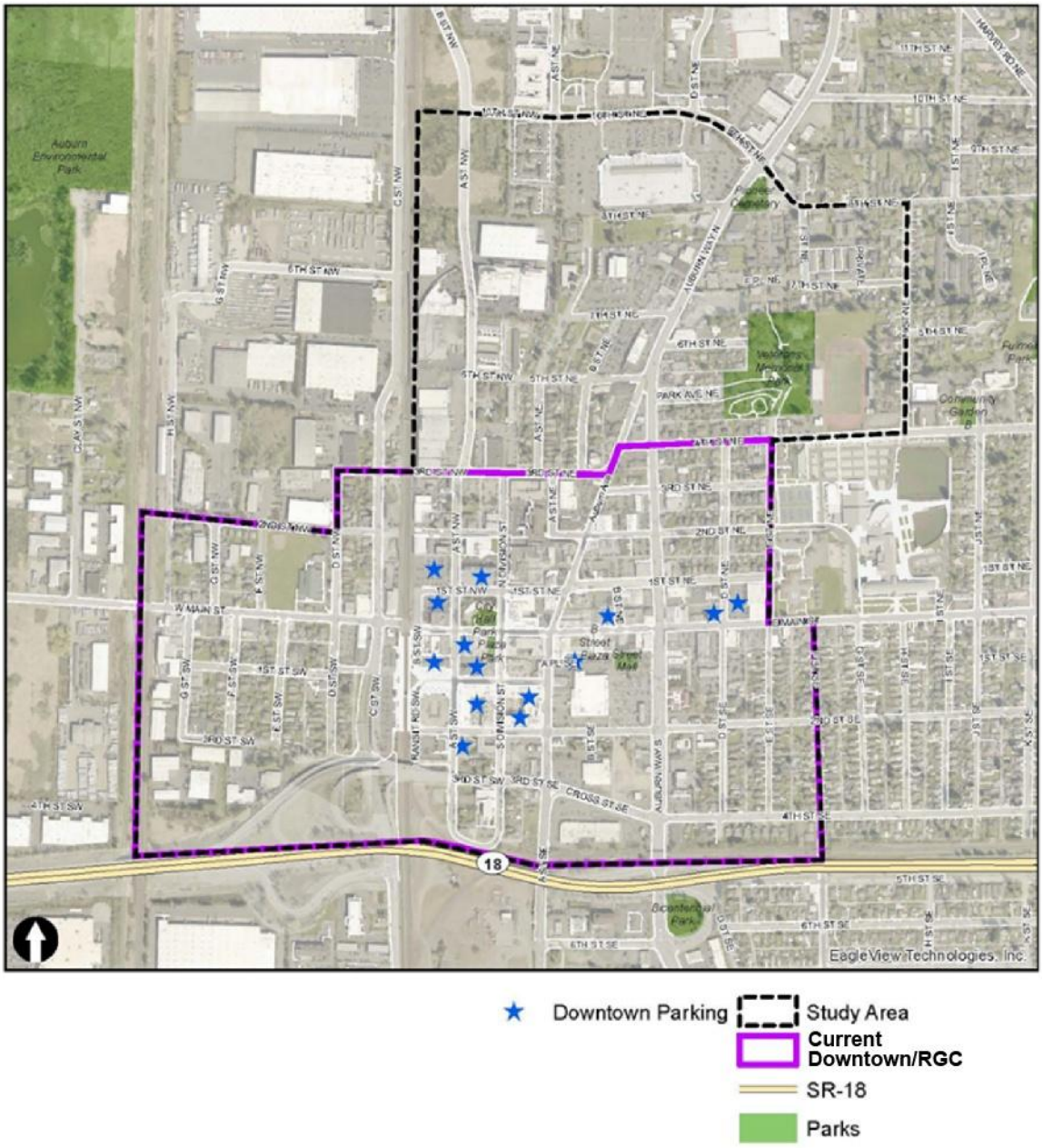
Parking

According to the Comprehensive Downtown Parking Management Plan (CDPMP), adopted January 2014, there were a total of 4,879 parking spaces in the Downtown Urban Center (DUC) as of December 2011. This includes on-street public parking, off-street public parking, and off-street private parking. Map 6-9 Parking shows the locations of parking lots downtown. Other parking is included on-street with time limits.

Sound Transit is also planning a new parking structure within Downtown to provide additional parking capacity for the Sounder. The City will continue to monitor and evaluate parking needs as conditions evolve.

Auburn Station Park and Ride Garage

Map 6-9 Parking



New Mobility and Future Needs

As Downtown grows, beyond accommodating traditional modes like walking, biking, and transit, the public right of way will also need to accommodate the needs of emerging roadway uses like drop offs and pickups associated with ride hailing companies, electric vehicle charging in off-street parking areas, as well as increased demands for freight loading associated with online shopping and associated deliveries. To ensure Downtown is ready to accommodate these new roadway users, the 2024 Downtown Plan recommends that the City adopt practices recommended in national guidance, such as the Institute of Transportation Engineers' Curbside Management Practitioner's Guide[14] and by the National Association of City Transportation Officials' Urban Street Design Guide[15].

Image showing diverse use of curb space in a downtown area.

[14] Institute of Transportation Engineers. Curbside Management PR actioner's Guide. 2017. https://s23705.pcdn.co/wp-content/uploads/2019/03/ITE-Kerbside-Curbside-Management-Guide.pdf

[15] National Association of City Transportation Officials. Urban Street Design Guide. Accessed April, 2023. https://nacto.org/publication/urban-street-design-guide/

Transit, Vehicle Circulation and Parking Recommendations

DP-T.19 Coordinate with KC Metro (and other partners) to identify bus stop improvement projects, including lighting, CPTED principles to enhance safety and comfort for people waiting for buses.

DP-T.20 Enhance E-W connection between Sounder station and plaza and Downtown Core with redevelopment, through multimodal access and streetscape improvements, art themes, etc. (See also Chapter 4|Land Use & Urban Design)

DP-T.21 Review and identify curb space management needs in downtown and consider the following:

a. Incorporate a survey of downtown curb space management needs (ride-share drop off, food pick-up, etc.) into upcoming parking study (or other near-term study).

b. Adopt practices recommended in national guidance (ICE, NACTO) such as a prioritization framework for downtown that balances multiple needs on downtown streets.

c. Establish a parking management strategy that addresses supply of parking, on-street parking, and mitigating the effects of parking.

DP-T.22 Promote transition to electric vehicles within Auburn by and consider the following:

a. Review guidance on location, type, and amount of EV charging infrastructure (i.e. charging hubs, public and publicly accessible lots, private parking areas)

b. Review existing EV charging infrastructure with all new development projects to ensure adequate infrastructure in place (particularly near multiunit buildings.)

c. Review retrofits for new charging in existing buildings and consider opportunities for streamlining.

7 | Parks & Public Spaces

The core of Downtown Auburn includes several public plazas that provide opportunities for gatherings, festivals, recreation, public art, and performances. The 2024 Downtown Plan seeks to build on this strong foundation by promoting activity and use of existing spaces and increasing access to green open spaces.

Green Space

The 2024 Downtown Plan promotes access to green space in downtown by recommending the City invest in a new public park, promote open space with redevelopment, and improve access to existing green spaces, specifically Veterans Memorial Park.

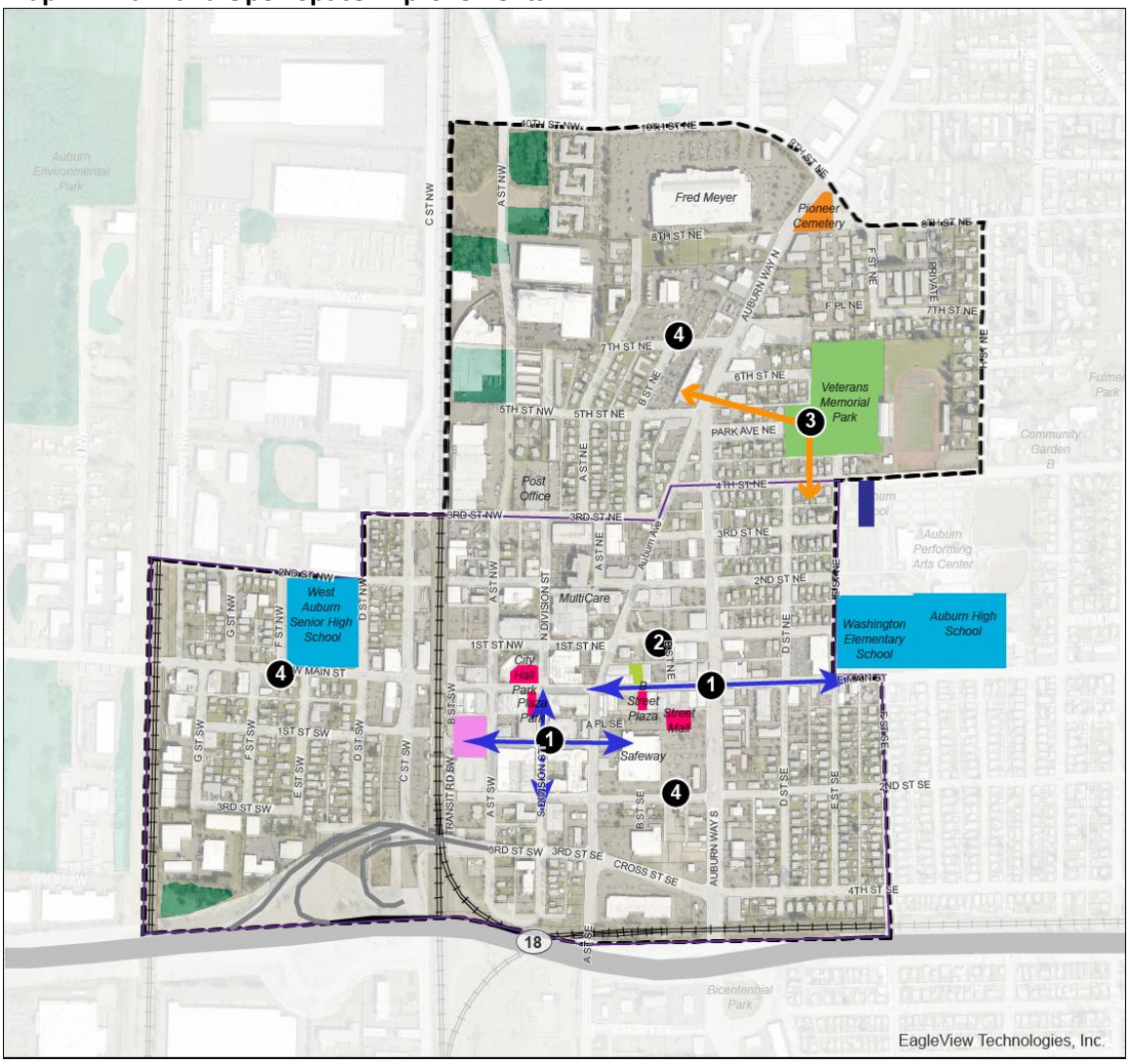
New Green Spaces

Downtown Auburn lacks green open space, and siting a new park/plaza Downtown has been a goal of the City Parks Recreation, Open Space, & TrailsPlan. The City's acquisition of property near the Auburn Theater site, close to the Postmark Center for the Arts, creates an opportunity to build on this community asset hub while offering green space, shade, and places for resting, small gatherings, and play.

Beyond this public investment, 2024 Downtown Plan also recommends promoting privately owned public spaces with redevelopment, particularly on larger sites. Open spaces connected to streets should incorporate trees for shade, and provide amenities that benefit both residents and people visiting downtown, such as creative play features, or small dog parks.

Trees providing shade in urban plazas and privately owned public spaces.

Map 7-1 Park and Open Space Improvements



Parks and Public Space Improvements

1. Corridor activation (strengthen connections, corridor themes, and/or streeteries, etc.)
2. Locate a new public park downtown near Postmark Center for the Arts.
3. Create safer connections to Veterans Memorial Park
4. Promote green open space, GSI, and/or tree canopy cover in mixed use development nodes. (Locations shown are general, to be coordinated with redevelopment.)

- Plazas
- ST Plaza
- Parks
- Pool (Indoor)
- Cemetery
- School Facilities
- Study Area
- Current Downtown/ RGC
- Wetlands
- Railroad
- Proposed Park

Green Infrastructure and Shade

In addition to new parks and pocket plazas, redevelopment can provide opportunities for functional open space, such as green stormwater infrastructure, that help manage runoff while also providing helpful co-benefits for reducing urban heat impacts, and providing shade. Maximizing benefits public benefits from GSI features should be considered with future redevelopment, particularly on large sites where there could be significant benefits.

Increasing tree canopy where there are opportunities is another important goal for Auburn, particularly given the extent of impervious surface coverage in the area surrounding downtown, and the trends toward more urban heat island impacts. The 2024 Auburn Downtown Plan recommends promoting street trees (including on-site trees along the street) and canopy cover wherever feasible, to reduce temperatures and increase resilience in the city. Redevelopment in North Downtown may provide particular opportunities for increasing tree canopy cover and shade.

Access to Existing Green Space

Expanding the northern border of downtown provides an opportunity to build stronger connections between downtown and Veterans Memorial Park, and significant open space asset in the city. While the park is relatively accessible from residential areas east of downtown, it is a longer distance from the core area, and requires crossing larger arterials. Providing crossings of Auburn Ave from North Downtown will be critical to ensuring future residents have comfortable access to the park's green space and recreation benefits.

Bioswale and trees provide amenity to adjacent sidewalk and businesses.

Green Space Recommendations

DP-P.1 Construct a new public plaza connecting Postmark to Main Street and the B-street plaza.

DP-P.2 Encourage the inclusion of publicly-accessible green open space with large redevelopment.

DP-P.3 Increase tree canopy where feasible on downtown streets and public spaces, to increase opportunities for shade and reduce urban temperatures.

a. Consider green street treatments around larger sites and redevelopment areas that utilize both street trees and GSI to manage stormwater, reduce urban temperatures, help slow traffic, and help connect people living in urban environments to natural systems.

DP-P.4 Improve access to Veterans Memorial Park from the downtown core and North Downtown by providing stronger non-motorized connections.

Streetscape and urban plaza elements can encourage play and exploration for all ages.

Public Space Opportunities

Activation

Activating existing public spaces in downtown is a key priority for the near-term to encourage use, increase eyes on the street to promote safety and security, and support overall economic benefits by increasing the vibrancy of downtown. The 2024 Downtown Plan identified a number of strategies that could help increase activity and use of the city's existing spaces.

- **Recurring Events**. Supporting recurring events located downtown, such as monthly art walks, summer street fairs, craft markets, and cultural celebrations, can help increase activity, and attract new visitors to the city center.
- **Lighting Improvements.** Conducting a lighting audit and identifying areas for more lights were need to promote security and comfort at night was noted as a key need by several local business owners.
- **E Main St Activation.** E Main St has a distinct character within downtown, and is a hub of local shops and businesses. Promoting more activity in this area can help businesses attract new customers, and encourage more people to spend time downtown.
- **Arts Activation.** Arts events can help activate underutilized public spaces. This strategy could also be utilized if there are vacant commercial spaces adjacent to plazas, or along key corridors, as temporary gallery spaces and/or performances can benefit property owners by helping to market existing spaces. Property-owners should cover cost of this type of installation.

Cultural Connections

Public spaces within a downtown area can also play an important role in communicating the history and culture of a place through art, design, and elements included in the space. The 2024 Auburn Downtown Plan considered how the City could continue to infuse downtown with a sense of place, even as redevelopment changes the urban fabric of the area.

- **Cultural Themes.** Working with local community members to identify important themes and build on those through downtown Auburn is one way to strengthen community connections.
- **Cultural Themes.** Auburn is a diverse community, and public spaces within downtown reflect and celebrate that diversity through design elements, art features, and events.

Public Space Recommendations

DP-P.5 Promote recurring events downtown to increase activity and attract new people to the area.

DP-P.6 Assess lighting needs and make improvements to increase comfort and security at night.

DP-P.7 Promote E Main St as a center for special events and activities, and help attract more customers to local businesses. Work with local business district to identify additional activation strategies.

DP-P.8 Consider how temporary arts installations and/or events can help activate public and private spaces.

DP-P.9 Continue to use public space elements and art to strengthen the sense of place within downtown and honor the diverse cultural community of Auburn.

Recently renovated Postmark Center for the Arts is a public space asset that will help activate downtown. Photo courtesy of Will Austin Photography.

8 | Utilities

To support growth and evolution of Downtown Auburn, future planning, coordination, and investments will be needed to ensure City utility services meet future demands and align with current regulations and guidance.

Water and Sanitary Sewer Service

The Water System Plan developed for the 2024 Comprehensive Plan Update considered land use changes consistent with the 2024 Downtown Plan. Though the downtown area generally has adequate water service and can meet future demands, water system improvements were identified in the Water System Plan to address specific deficiencies over the planning period. The City will continue to implement utility improvements to address identified deficiencies over the planning period that are needed to support future redevelopment in downtown.

- The Water System Plan identified areas where there is some limitation in water service currently and includes a prioritized list of improvements to address those limitations over the 20-year planning period.
- The Comprehensive Sewer Plan identified areas with key conveyance deficiencies and included those areas in a list of capital improvements over the 20-year planning period.

In addition to investments identified in the plans noted above, the City could also support future redevelopment by identifying grants for public investments to upgrade sewer and wastewater infrastructure where redevelopment may require cost prohibitive upgrades. The City could also explore new funding opportunities, such as Tax Increment Financing to support infrastructure improvements. See Programs, Funding, and Incentives in Chapter 5| Housing & Redevelopment for more details.

Stormwater Management

Green Stormwater Infrastructure (GSI), such as rain gardens, bioretention swales, provides multiple benefits to Downtown Auburn by treating runoff, improving water quality, reducing the urban heat island effect, and increasing trees and landscape areas. The City will encourage the implementation of GSI as redevelopment occurs downtown, and will consider flexibility with private landscape requirements.

Utility Recommendations

DP-U.1 Implement planned projects identified in the City's Comprehensive Plan to continue to improve water and sewer capacity in Downtown.

DP-U.2 Use strategic public infrastructure to stimulate private investment in economic development and redevelopment activities in the planning area such as TIF, LID, latecomers agreements, and system oversizing. City-owned and operated utilities should continue to pursue federal, state, and private grants to finance infrastructure.

Examples of green stormwater infrastructure integrated with private development (at left) and incorporated into a streetscape (at right).

9 | Implementation

This element provides an overview of implementation steps and provides a high-level framework to guide the City's actions over the duration of the plan. This is intended to be a general framework, which can evolve and change as the city evolves.

The following chart provides a high-level overview of recommended actions, and an estimate of the timing when action may occur, as well as key roles and potential resources or funding uses for implementation. These are estimates only – changes to implementation timing, roles, and funding may evolve as opportunities arise and as resources allow.

Implementation Chart Key

Timing

- Short (S) – 1-5 years
- Medium (M) – 5-10 years
- Long (L) – 10-20 years
- Ongoing (S-L) – a continuous action over time
- Opportunistic (O) – as funding or opportunity arises

Role (Responsible Party)

- City Council (CC)
- Community Development (Planning, Community Services) (CD)
- Economic Development (ED)
- Parks, Art, & Recreation (PCR)
- Public Works (PW)
- King County Metro (KCM)
- Sound Transit (ST)
- Utility providers (Utilities)

Potential Resources /Funding

- Public – staff resources, public funds, public grant funds
- Private – required with redevelopment, private partner involvement

Table 9-1 Implementation Summary Table

Action	Timing	Role	Potential Resources/ Funding
LAND USE RECOMMENDATIONS			
DP-LU.1 Provide more opportunities for growth within Downtown Auburn and align with regional growth strategies by coordinating with PSRC to expand the Regional Growth Center boundary.	S	CD	Public
DP-LU.2 Adopt proposed zoning changes described in 2024 Downtown Plan (See Zoning Recommendations for more details.)	S	CD	Public
DP-LU.3 Review and update design standards to ensure regulations promote compatibility between adjacent land uses. (See Zoning Recommendations for more details.)	S	CD	Public
DP-LU.4 Where feasible, consider landscape buffers between new housing and freeways, and utilize this space for green infrastructure (GSI, urban heat mitigation, etc.)	Ongoing	CD	Public/Private
DP-LU.5 Update DUC design standards with consideration for areas in North Downtown.	S	CD, PW	Public
DP-LU.6 Update Pedestrian Streets designations. (See Urban Form Recommendations for more details.)	S	CD, PW	Public
DP-LU.7 Require redevelopment to provide strong connections for people walking, biking, and using transit through the construction of new, complete streets, street improvements, and/or new through block connections.	Ongoing	CD, PW	Private
DP-LU.8 Support decarbonization of existing buildings and new development to align with Auburn's climate change goals. (See Green Building and Resilience Recommendations for more details.)	Ongoing	CD	Public/Private
DP-LU.9 Promote efficient water use in buildings and landscapes within downtown. (See Green Building and Resilience Recommendations for more details.)	Ongoing	CD, PW	Private
DP-LU.10 Require water-efficient landscape with new buildings.	Ongoing	CD, PW	Private

DP-LU.11 Reduce the urban heat island effect by: a. Expanding tree canopy cover outside of right-of-way and increasing green space within Downtown. b. Update development standards to promote passive cooling, reflective and/or cooling building materials, and other design strategies.	Ongoing	CD, PW	Private
DP-LU.12 Provide a resilience hub in Downtown, that provide access to cool spaces and air filtration during periods of extreme heat and/or wildfire smoke.	M	CD, PAR	Public/Private
DP-LU.13 Support the transition to electric vehicles within downtown. (See Green Building and Resilience Recommendations for more details.)	Ongoing	CD/PW	Public/Private
HOUSING AND REDEVELOPMENT RECOMMENDATIONS			
DP-H-1 Update the Downtown Urban Center Zone to encourage more affordable housing (See Housing Recommendations for more details.)	S	CD	Public
DP-H-2 Revise citywide residential zoning through the comprehensive plan process to incorporate middle housing types and apply appropriate zones in downtown.	S	CD	Public
DP-H-3 Implement HAPI recommendations generally, including updated definitions, zone intent, permitted uses tables, dimensional standards, parking requirements, and internal conversions.	S	CD	Public
DP-H-4 Ensure zoning updates allow apartments in all downtown residential zones.	S	CD	Public
DP-H-5 Update the City's MFTE program to encourage greater flexibility and use. (See Housing Recommendations for more details.)	S	CD	Public
DP-H-6 Continue using the Affordable and Supportive Housing Sales Tax Credit Fund for acquisition, rehabilitation, and construction of affordable housing; operations and maintenance costs of new affordable or supportive housing units; and rental assistance provisions to tenants.	S	CD	Public
DP-H-7 Continue to promote development sites and seek partners.	Ongoing	CD	Public

DP-H-8 In the medium-term the City should define a plan for redevelopment. Begin to seek grant funds, and/or nonprofit or private development partners in order to implement the defined and desired development. If one or more stand-alone arts venues are not being pursued, then other options should be considered and implemented to avoid long-term vacancy of the sites.	S	CD	Public/Private
DP-H-9 Market the benefits of the Planned Action SEIS such as reduced SEPA review and risk for developers.	S	CD, ED	Public
DP-H-10 Highlight importance of Arts to Downtown Auburn by: a. Continuing to support local public art program. b. Fostering Arts Commission to generate local interest and opportunities for the arts. c. Explore potential for forming an Arts District in downtown by creating a local district, or pursuing state programs. d. Build on recent investments around the Postmark Center for the Arts. e. Pursue mixed-use project that combines affordable housing and arts and/or performance space on City-owned properties in this area. f. Leverage Main Street traffic revisions to accommodate more active art events in this space. g. Work with local partners and businesses to support arts-themed events (Sound Transit, MultiCare, etc.)	Ongoing	CD, PAR	Public/Private
DP-H-11 Encourage new types of businesses in Downtown that provide new activities, including new restaurants, arts-related spaces, etc.	Ongoing	CD, ED	Public/Private
DP-H-12 Continue to monitor redevelopment and permit activity and work with developers to ensure the 2024 Auburn Downtown Plan's goals are being met by new development in the area.	Ongoing	CD, ED	Public
DP-H-13 Actively facilitate project in key locations. (See Promoting Redevelopment Recommendations for more details.)	S-M	CD, ED, CC	Public
DP-H-14 Develop a plan to prioritize action on other City-owned sites. (See Promoting Redevelopment Recommendations for more details.)	S	CD, ED, PAR, PW	Public
DP-H-15 Promote Medical-Wellness hub around MultiCare. (See Promoting Redevelopment Recommendations for more details.)	M	CD, ED	Public/Private
DP-H-16 Update design standards to promote more flexibility, particularly for ground floor commercial spaces, to promote a wider range of businesses. (See Promoting Redevelopment Recommendations for more details.)	S	CD, ED, PW	Public
DP-H-17 Consider using TIF as a funding mechanism in the Downtown for specific projects.	S-M	CD, CC	Public

DP-H-18 Maintain and expand existing City programs to support local businesses and address storefront vacancies. (See Programs, Funding, and Incentive Recommendations for more details.)	S-M	CD, ED	Public
DP-H-19 Consider participating in state programs that align with the key goals of specific areas within downtown.	S-M	CD	Public
DP-H-20 Apply for Downtown Auburn to become a designated creative district through ArtsWA. (See Programs, Funding, and Incentive Recommendations for more details.)	S-M	CD, PAR	Public
DP-H-21 Coordinate with the Downtown Auburn Cooperative, and other organizations, and seek to develop partnerships to improve security and promote new economic opportunities.	Ongoing	PAR	Public
DP-H-22 Continue to seek coordination and partnership opportunities with other major employers, institutions, and Tribes located in and around downtown Auburn.	Ongoing	CD, ED	Public/Private
DP-H-23 Identify best strategies to reduce commercial displacement risks.	S-M	CD	Public
TRANSPORTATION RECOMMENDATIONS			
DP-T.1 Implement recommended improvements at the C St NW & 3rd St NW intersection identified in the FEIS to reduce traffic impacts as downtown redevelopment occurs.	O	PW	Public
DP-T.2 Make improvements address roadway and intersection safety at key locations highlighted in the City's Local Road Safety Plan and Comprehensive Safety Action Plan.	O	PW	Public
DP-T.3 Consider strategies to reduce traffic speeds in downtown to improve safety.	O	PW	Public
DP-T.4 Consider the need for connectivity for both vehicle and non-motorized traffic with new development within the limits allowed. Update design and/or engineering standards to encourage non-motorized connections in mixed-use nodes.	O	PW	Public
DP-T.5 Consider how to facilitate crossing of the BNSF/Sounder rail corridor at W Main St.	M-L	PW	Public
DP-T.6 Whenever feasible meet ACC 12.06.030 Complete streets infrastructure and provide complete streets with all new street projects downtown.	Ongoing	PW	Public
DP-T.7 Implement planned bike improvements within downtown in the near-term. Over time, improve facilities in key locations to class II or I bikeways, when feasible. (See Active Transportation Improvements Recommendations for more details.)	S-M	PW	Public/Private

DP-T.8 Implement planned ped/bike improvements on priority routes, such as E Main St, that provide access to downtown.	O	PW	Public/Private
DP-T.9 Implement planned utility, street, and streetscape improvements that support future development in Downtown and enhance ped/bike access. (See Active Transportation Improvements Recommendations for more details.)	S-M	PW	Public
DP-T.10 Seek opportunities to provide new bike routes as redevelopment occurs over time, and expand bike circulation through downtown. (See Active Transportation Improvements Recommendations for more details.)	O and Ongoing	PW	Public/Private
DP-T.11 Identify key pedestrian and bicycle crossing improvements, to improve circulation and access to transit resources, such as the Sounder station, and the KC Metro I Line bus stops.	O and Ongoing	PW	Public/Private
DP-T.12 Prioritize safety improvements identified in the City's Local Road Safety Plan and Comprehensive Safety Action Plan.	Ongoing	PW	Public
DP-T.13 Facilitate access to Veterans Memorial Park, particularly for new mixed-use nodes in North Downtown.	O and Ongoing	PW. PAR	Public/Private
DP-T.14 Update design and/or engineering standards to encourage non-motorized connections within new mixed-use development areas, particularly in North Downtown.	S	PW, CD	Public/Private
DP-T.15 Address sidewalk gaps in key areas through redevelopment, to support overall development and improvement.**Error! Bookmark not defined.**	O and Ongoing	PW, CD	Public/Private
DP-T.16 Provide complete streets with all new street projects downtown, when feasible.	Ongoing	PW, CD	Public/Private
DP-T.17 Promote streetscape improvements and coordinate with local businesses and redevelopment to support activation, pedestrian comfort, and economic development along key corridors.	O	PW, CD, PAR	Public/Private
DP-T.18 With future ADA transition plan updates, prioritize removing barriers and improving access for people with limited mobility into and around Downtown. Consider programmatic solutions (i.e. shuttle) where physical improvements are not feasible.	M	PW	Public/Private
DP-T.19 Coordinate with KC Metro (and other partners) to identify bus stop improvement projects, including lighting, CPTED principles to enhance safety and comfort for people waiting for buses.	S-M	PW. CD	Public

DP-T.20 Enhance E-W connection between Sounder station and plaza and Downtown Core with redevelopment, through multimodal access and streetscape improvements, art themes, etc.	Ongoing	CD, PAR, PW	Public/Private
DP-T.21 Review and identify curb space management needs in downtown. (See Transit, Vehicle Circulation and Parking Recommendations for more details.)	O	CD, PW	Public
DP-T.22 Promote transition to electric vehicles within Auburn. (See Transit, Vehicle Circulation and Parking Recommendations for more details.)	O	CD, PW	Public/Private
PARKS AND OPEN SPACE RECOMMENDATIONS			
DP-P.1 Construct a new public plaza connecting Postmark to Main Street and the B-street plaza.	M	PAR, CD	Public
DP-P.2 Encourage the inclusion of publicly-accessible green open space with large redevelopment.	O	CD, PAR	Public/Private
DP-P.3 Increase tree canopy where feasible on downtown streets and public spaces, to increase opportunities for shade and reduce urban temperatures. (See Green Space Recommendations for more details.)	O	CD, PAR, PW	Public/Private
DP-P.4 Improve access to Veterans Memorial Park from the downtown core and North Downtown by providing stronger non-motorized connections.	O	CD, PAR, PW	Public/Private
DP-P.5 Promote recurring events downtown to increase activity and attract new people to the area.	Ongoing	CD, ED, PAR	Public/Private
DP-P.6 Assess lighting needs and make improvements to increase comfort and security at night.	S	CD, PW, PAR	Public
DP-P.7 Promote E Main St as a center for special events and activities, and help attract more customers to local businesses. Work with local business district to identify additional activation strategies.	S-M	CD, PW, PAR	Public
DP-P.8 Consider how temporary arts installations and/or events can help activate public and private spaces.	Ongoing	CD, ED, PAR	Public/Private
DP-P.9 Continue to use public space elements and art to strengthen the sense of place within downtown, an honor the diverse cultural community of Auburn.	Ongoing	CD, ED, PAR	Public/Private

UTILITIES RECOMMENDATIONS			
DP-U.1 Implement planned projects identified in the City's Comprehensive Plan to continue to improve water and sewer capacity in Downtown.	Ongoing	CD, PW	Public
DP-U.2 Use strategic public infrastructure to stimulate private investment in economic development and redevelopment activities in the planning area such as TIF, LID, latecomers agreements, and system oversizing. City-owned and operated utilities should continue to pursue federal, state, and private grants to finance infrastructure.	Ongoing	CD, PW	Public

10 | Appendices

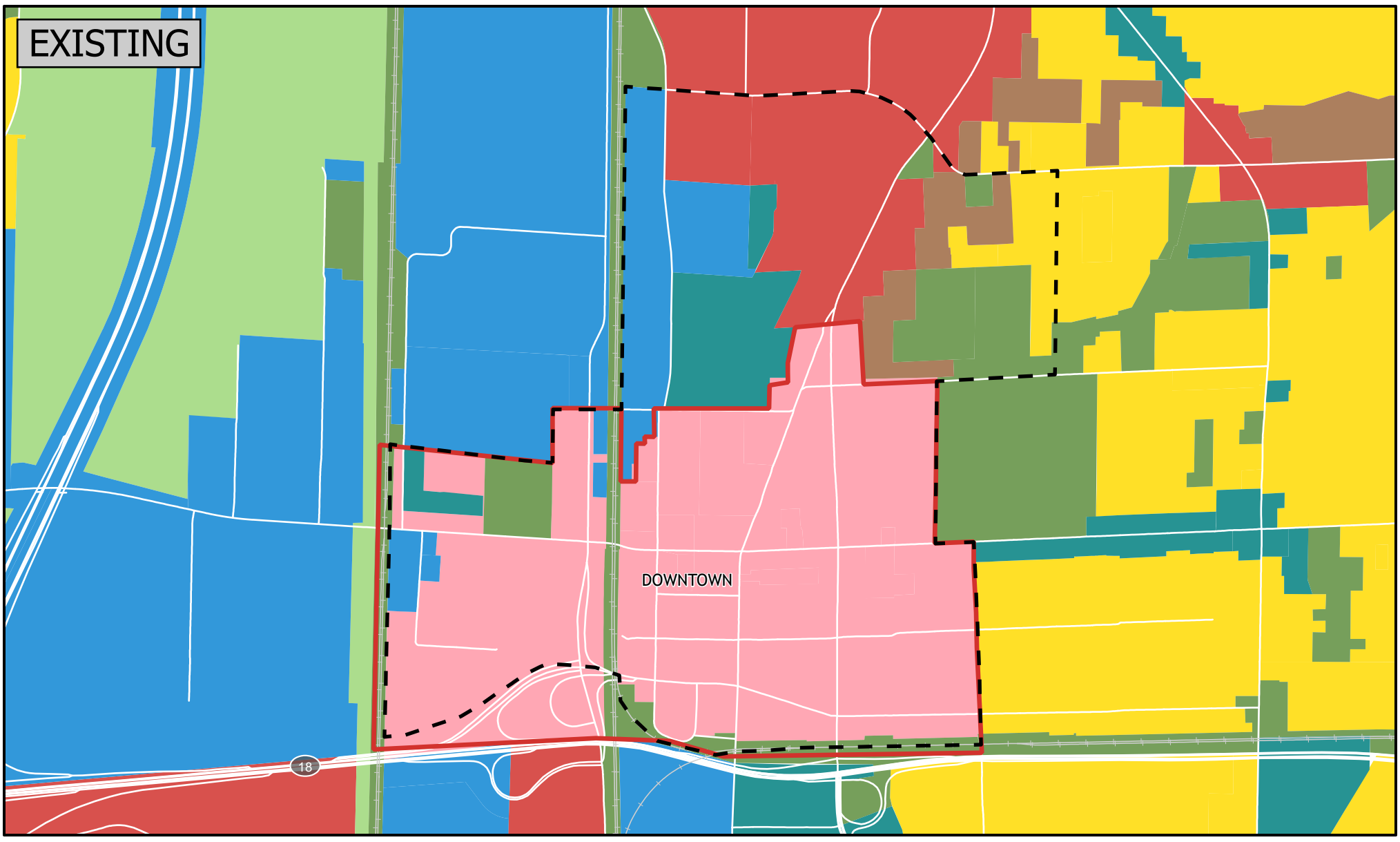
Appendix A

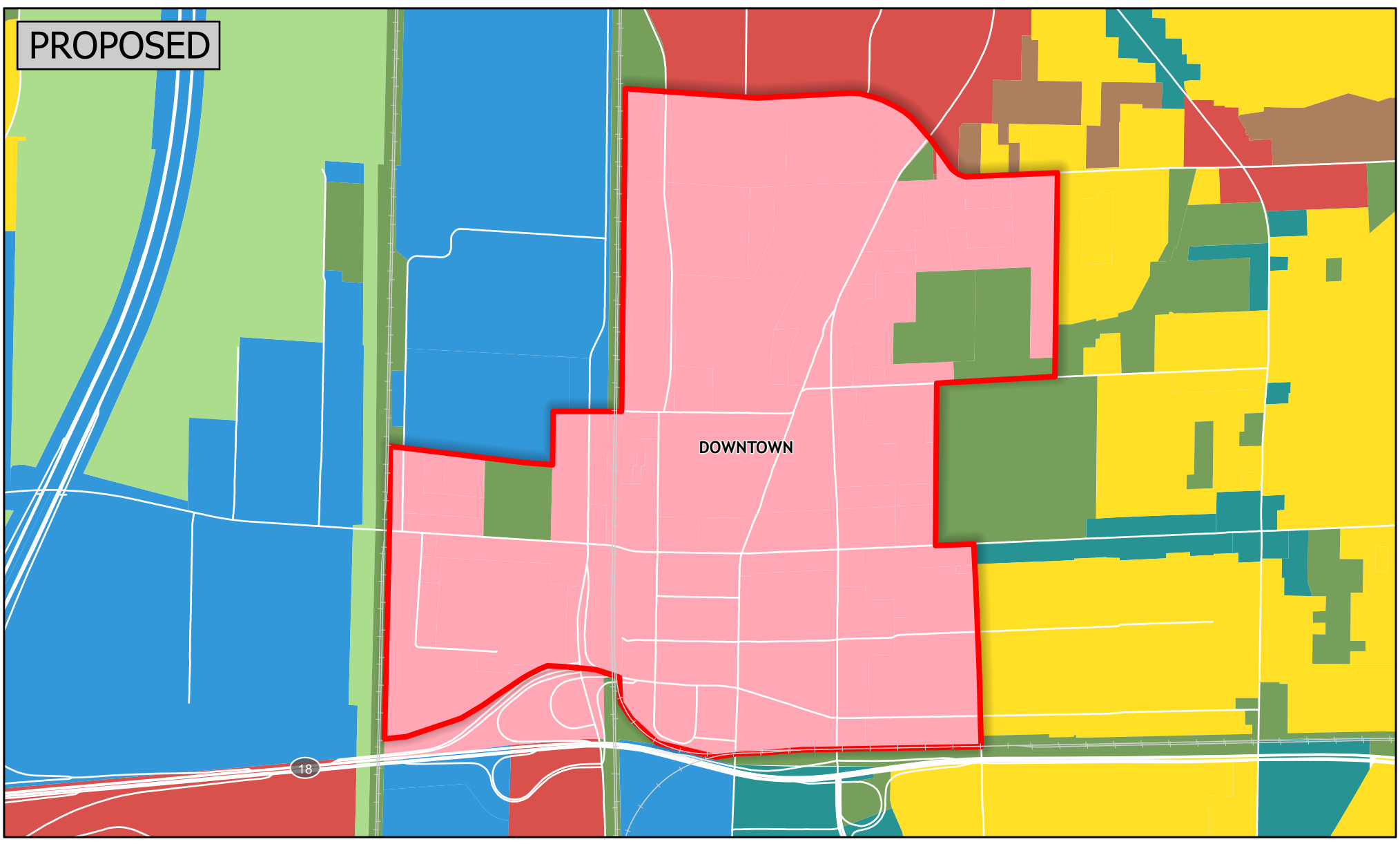
Planned Action Environmental Impact Statement (EIS)

Appendix B

Baseline Report

EXHIBIT A
COMPREHENSIVE LAND USE MAP UPDATE





Ord. No. 6997

- Commercial
- Downtown Urban Center
- Neighborhood Residential Two
- Neighborhood Residential Three
- Open Space
- Public/Quasi-Public
- Mixed-Use
- Industrial
- Existing Downtown Urban Center
- Expanded Downtown Urban Center
- Proposed Downtown Urban Center

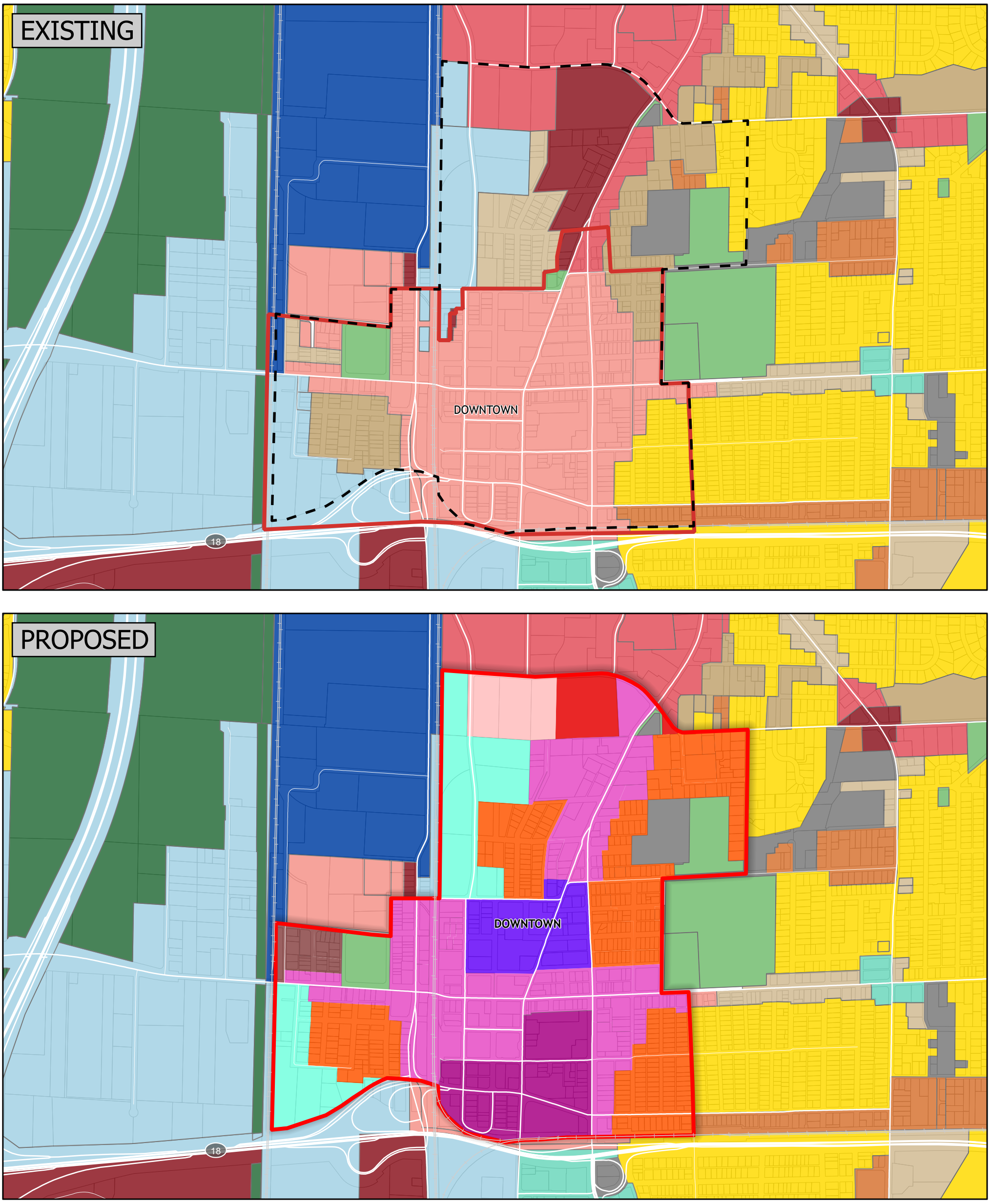
0 0.25 0.5
MILES

Printed On: 10/3/2025

Map ID: 6354

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

EXHIBIT B
COMPREHENSIVE ZONING MAP UPDATE



Ord. No. 6997

- DUC - Core 125
- DUC - Core 75
- DUC - FR Flex-Residential
- DUC - Health & Wellness 125
- DUC - C-2 Heavy Commercial
- DUC - C-1 Light Commercial
- DUC - M-1 Light Industrial
- DUC - NR Neighborhood Residential
- DUC - Downtown Urban Center
- C-1 - Light Commercial
- C-2 - Heavy Commercial
- I - Institutional
- M-1 - Light Industrial
- M-2 - Heavy Industrial
- Open Space
- P-1 - Public Use
- R-2 - Residential Low
- R-3 - Residential Moderate
- R-4 - Residential High
- R-NM - Neighborhood Mixed Use
- R-F - Residential Flex
- Existing Downtown Urban Center
- Expanded Downtown Urban Center
- Proposed Downtown Urban Center

0 0.25 0.5

Miles

Printed On: 10/3/2025

Map ID: 6355

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

CITY OF AUBURN WASHINGTON

AGENDA BILL APPROVAL FORM

Agenda Subject:
Auburn School District Comprehensive Map Amendment & Rezone (Reed)

Meeting Date:
October 21, 2025

Public Hearing for the public testimony and Planning Commission deliberation on the Auburn School District Comprehensive Map Amendment & Rezone to change the land use designation for 15 parcels to Public/Quasi Public and to rezone the 15 parcels to P-1 Public Use District.

Department:
Community Development

Attachments:
Auburn School District Map Amendment Staff Report, Exhibit 1 PowerPoint Presentation, Exhibit 2 Land Use Map Amendment, Exhibit 3 Zoning Map Amendment, Exhibit 4 Auburn School District Application, Exhibit 5 Public Comments

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Staff Report

Councilmember:

Staff: Jason Krum

PLANNING COMMISSION STAFF REPORT

AGENDA SUBJECT/TITLE:
Comprehensive Plan Map Amendment and Rezone

CITY FILE NO.:
CPA25-0004

APPLICANT:
Camie Anderson, President and Managing Principal
Shockey Planning Group
1426 35th Street
Everett, WA 98201

OWNER:
Jeff Grose, Executive Director-Capital Projects
Auburn School District No. 408
915 4th Street NE
Auburn, WA 98002

REQUEST:
Comprehensive Land Use Map Amendment of fifteen (15) parcels from Neighborhood Residential Two to Public/Quasi-Public and to Rezone fourteen (14) parcels from Lakeland Hills South Special Plan Area - PUD to P-1 Public Use District and one (1) parcel from R-2 Residential Low to P-1 Public Use District.

LOCATION:
Located in the Lakeland Hills south area, south of the intersection of Lake Tapps Parkway SE and Sumner Tapps Highway E. The subject parcels include the following Pierce County Parcel Nos: 0520053001, 0520053006, 0520053013, 0520053014, 0520053015, 0520053016, 0520053034, 0520053035, 0520053036, 0520053040, 0520053041, 0520053046, 0520053055, 0520053060, and 0520054081. The Auburn School District's compilation of parcels is bisected by Pierce County parcel 0520053025, which is a pipeline/powerline right-of-way owned by Northwest Pipeline Corporation, and parcel 0520053072, containing a water tower owned by the City of Bonney Lake. These two parcels are not a part of the application.

NOTIFICATION:
Hearing Notice was mailed to surrounding property owners within 300 feet, published in the Seattle Times, posted on the City's Land Use Notice webpage and physically posted at City Hall and City Hall Annex on October 6, 2025. The property is also posted on site.

HEARING DATE:
October 21, 2025

SEPA STATUS:
An application was received on June 3, 2025. A SEPA Environmental Checklist – Non Project Action, and Comprehensive Plan Land Use Map Amendment and Rezone Exhibit were submitted and reviewed with the application. A DNS using the Optional process was issued on September 23, 2025, with the appeal period expiring on October 21, 2025.

EXISTING LAND USE:
Neighborhood Residential Two

EXISTING ZONING:
Lakeland Hills South Special Plan Area - PUD (14 parcels), R-2 Residential Low (1 parcel)

STAFF:
Dinah Reed, Senior Planner, Dept. of Community Development

STAFF RECOMMENDATION:
Planning Commission to deliberate and take action to recommend to City Council approval of the Auburn School District request for a Comprehensive Plan Land Use Map Amendment to change the map designation of fifteen Pierce County parcels from Neighborhood Residential Two to Public/Quasi-Public and to rezone fourteen parcels from Lakeland Hills South Special Plan Area - PUD to P-1 Public Use District and to rezone one parcel from R-2 Residential Low to P-1 Public Use District.

FINDINGS OF FACT:

1. Camie Anderson, President and Managing Principal of Shockey Planning Group (Applicant), on behalf of Auburn School District (District), submitted a major amendment to the Lakeland Hill South PUD Boundary in conjunction with a Comprehensive Plan Land Use Map Amendment and Rezones. The application was submitted on June 3, 2025. The PUD boundary amendment was approved by the City Council and adopted by Ordinance No. 6988 on September 15, 2025.

2. In accordance with Auburn City Code (ACC) 18.76.090(B) the application submittal included an environmental checklist, a conceptual design of the public facilities, and a site plan.

3. The District owns 15 contiguous parcels, totaling approximately 46 acres, located south of the intersection of Lake Tapps Parkway SE and Sumner Tapps Highway E in the City of Auburn. The area was created to provide enhanced flexibility and alternative residential development for a mix of residential densities; however, the site is no longer intended for residential development. The District intends to develop these parcels into a new middle school.

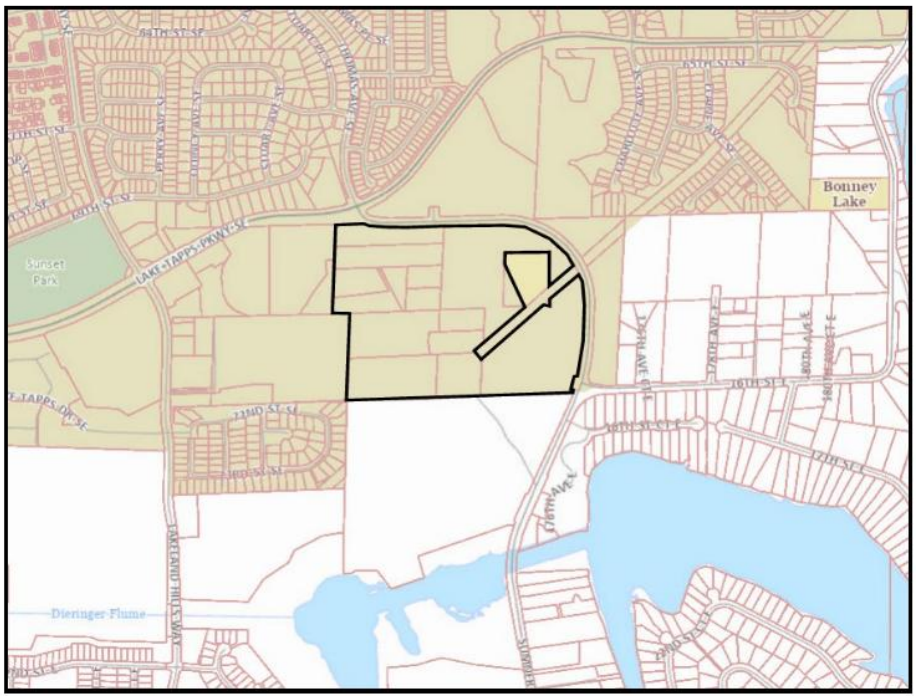
4. City File No. CPA25-0004 includes amending the 2024 Comprehensive Plan to redesignate all the subject parcels to Public/Quasi-Public use to support the development of the new middle school, and to rezone 14 of the subject parcels from Lakeland Hills South Special Plan Area - PUD zoning to P-1 Public Use District and one parcel from R-2 Residential Low to P-1 Public Use District.

5. The site is bordered to the north by Four Lakes Apartments, to the east by vacant land owned by the Auburn School District, to the south by vacant land owned by Puget Sound Energy, and the west by undeveloped/vegetated land and a large parcel with a single family home.

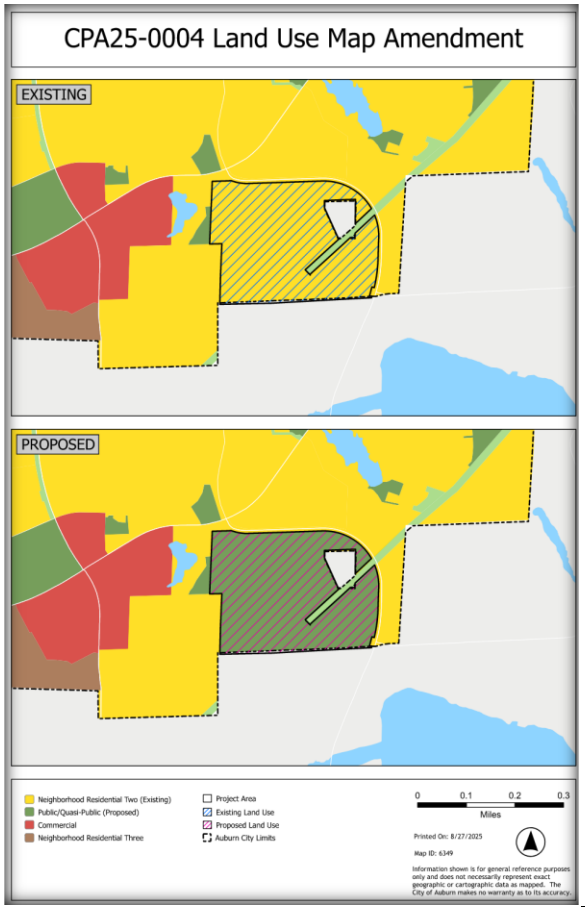
6. The current Comprehensive Plan designation, zoning classification and current land uses of the sites and surrounding properties are as follows:

	Comprehensive Plan Designation	Zoning classification	Current Land Use
Project Site	Neighborhood Residential Two	Lakeland Hills South Special Plan – PUD & R-2 Residential Low	Vacant
North	Neighborhood Residential Two	R-2 Residential Low	Multifamily
South	Moderate Density Single Family (Unincorporated Pierce County)	Suburban Residential (Unincorporated Pierce County)	Vacant
East	Neighborhood Residential Two	Lakeland Hills South PUD	Vacant
West	Neighborhood Residential Two & Public/Quasi -Public	Lakeland Hills South PUD	Environmentally sensitive parcels/Vacant

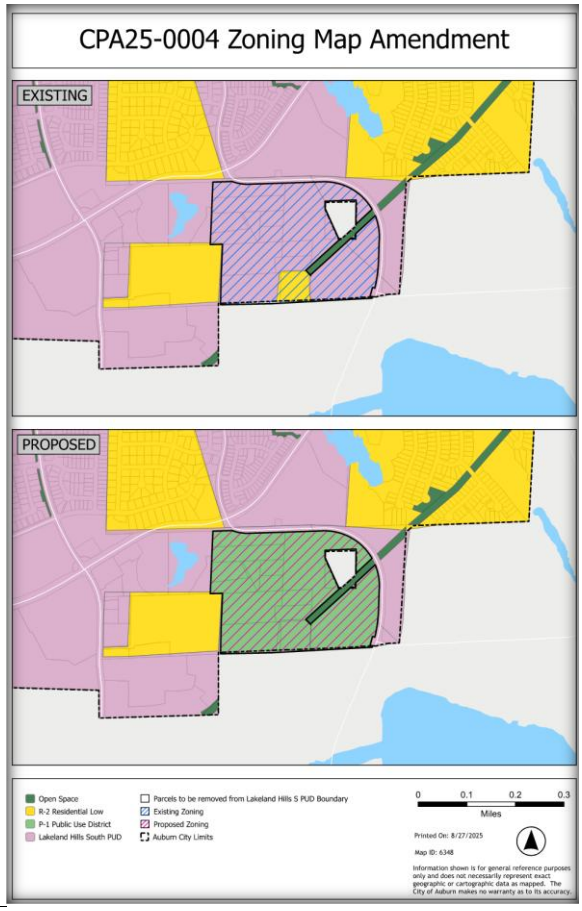
Vicinity Map



LAND USE MAP AMENDMENT



ZONING MAP AMENDMENT



7. Chapter 14.22, "Comprehensive Plan" of the Auburn City Code (ACC) provides the city's laws for amending the Comprehensive Plan. Amendments can be initiated by the City of Auburn (city-initiated) and by private citizens (privately-initiated).

8. RCW 36.70A.130 (GMA) provides for annual amendments to locally adopted comprehensive plans. Except in limited circumstances as provided for in State law, Comprehensive Plan amendments shall be considered by the city or county legislative body no more frequently than once per calendar year. The annual limitation and exceptions are also restated in city code at ACC 14.22.060.

9. Per Chapter 14.22 ACC), privately-initiated amendments to the Comprehensive Plan shall have at least one public hearing before the Planning Commission who then forward a recommendation to the City Council. City Council consideration and action on the amendments generally occurs prior to the end of the year.

10. ACC 18.68.030(A)(2) states A "Site-Specific Rezone, Category 2" is an application requesting to rezone a property to a zoning district that does not implement (i.e., is in conflict with) the existing comprehensive plan land use map designation applied to the property, and a concurrent comprehensive plan amendment application must be submitted. This type of rezone shall be processed as a legislative nonproject decision, consistent with ACC 14.03.060.

11. Chapter 14.22 ACC outlines the process for submittal of private initiated amendments and the processing of Comprehensive Plan amendments as follows:

    "ACC 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;
    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.)"

12. The intent of the "P-1 Public Use Zone" states, The P-1 Public Use Zone is intended to provide for the appropriate location and development of public uses that serve the cultural, educational, recreational, and public service needs of the community. A broader list of public and quasi-public uses may be allowed to develop.

13. The Comprehensive Plan Map Amendment application seeks to change the designation of fifteen (15) parcels, Pierce County Parcel Nos. 0520053001, 0520053006, 0520053013, 0520053014, 0520053015, 0520053016, 0520053034, 0520053035, 0520053036, 0520053040, 0520053041, 0520053046, 0520053055, 0520053060, and 0520054081 from Neighborhood Residential Two to Public/Quasi-Public.

CRITERIA FOR COMPREHENSIVE PLAN LAND USE MAP AMENDMENTS

14. The City's Comprehensive Plan contains the following objectives and policy guidance that support the redesignation to Public/Quasi-Public Designation as follows:

    - Land Use (LU)-111 The primary purpose of this designation is to address public needs while taking advantage of synergies with the adjacent areas where they are sited.
    - LU-112 Appropriate uses for this designation include facilities that serve the needs of the larger community such as public schools, active parks, city operated municipal facilities, police stations, and fire stations.

- LU-113 Innovative strategies to integrate the uses and sites into the areas where they are sited is encouraged. These strategies should maximize use of the site while minimizing fiscal impacts and impacts to adjacent areas.
- LU-119 Coordination with other Institutional entities is essential in the implementation of the Public/Quasi-Public land use designation.
- LU-127 Build on partnerships with school districts to expand public use of school facilities for recreation and exercise, and to improve public access to facilities for this purpose, as appropriate.
- Capital Facilities (CF)-2 Encourage development where new public facilities can be provided in an efficient manner.
- CF-5 Provide additional public facility capacity when existing facilities are used to their maximum level of efficiency (consistent with adopted standards for level of service).
- C-10 Establish land use patterns that optimize the use of public facilities.

15. The purpose of the City's Comprehensive Plan document is to provide a policy basis for the zoning changes to ensure that the Comprehensive Plan and Zoning Ordinance are consistent as required by the following city code provision:

> **"ACC 14.22.050 Conformance and consistency.**
> The zoning, land division and other development codes contained or referenced within Auburn City Code shall be consistent with and implement the intent of the comprehensive plan. Capital budget decisions shall be made in conformity with the comprehensive plan. "

16. The City code provides certain criteria for decision-making for comprehensive plan amendments as follows:

> **"ACC 14.22.110 Decision criteria for plan amendments.**
> A. The comprehensive plan was developed and adopted after significant study and public participation. The principles, goals, objectives and policies contained therein shall be granted substantial weight when considering a proposed amendment. Therefore, the burden of proof for justifying a proposed amendment rests with the applicant, who must demonstrate that the request complies with and/or relates to the following decision criteria, 1 – 6 as outlined in the "Comprehensive Plan Land Use Map Related-Conclusions".

CONFORMANCE WITH THE CRITERIA FOR PLAN AMENDMENTS (*criteria in italics*)

17. *The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent;*

Staff analysis: The proposed change from Neighborhood Residential Two to Public/Quasi-Public aligns with the goals and policies of the Land Use Element and Capital Facilities Element of the Auburn Comprehensive Plan 2024 update, adopted on December 16, 2024. The proposed change is consistent with goals and policies to support a new middle school as intended by the site.

18. *Whether the capacity to provide adequate services is diminished or increased*;

Staff analysis: The development will include frontage improvements per city code, construction of a single-land roundabout at Sumner Tapps Highway E and the middle school access, including a right

turn lane into the school, new gated driveway at 16th Street E and Sumner Tapps Highway E Easement for school bus access. Additionally, an estimated $518,056 traffic impact fee will be assessed for the new development.

19. *Assumptions upon which the comprehensive plan is based are found to be invalid;*

    Staff analysis: The current land use designation is Neighborhood Residential Two which implements residential uses. The District acquired 15 parcels of the subject site area with the intention of building a new middle school. Amending the 2024 Comprehensive Plan to redesignate 15 parcels to Public/Quasi-Public which implements the P-1 Public Use District which will allow for the development of Middle School No. 5.

20. *A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;*

    Staff analysis: The subject site area was originally intended for the development of a variety of housing densities, however, the site is now needed for the development of a new middle school. The District serves a rapidly growing population across Auburn, Algona, Pacific and unincorporated King County. The comprehensive plan land use map amendment request supports the development of Middle School No. 5, which is anticipated to be completed and operational in 2027.

21. *If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2050;*

    Staff analysis: The change, if approved, would continue to be consistent with the Growth Management Act (RCW 36.70A), the Countywide Planning Policies of Pierce County and "Vision 2050: Growth and Transportation Strategy for the Puget Sound Region". The proposal is consistent because it provides land suitable for a new middle school. Pierce County Countywide Planning Policies states in, Education Policy ED-3 "Coordinate with other institutions or governmental entities responsible for providing education services, in order to ensure the provision of educational facilities along with other necessary public facilities and services and long with established and planned growth patterns through: 3.1 The capital facilities plan element; 3.2 The land use element; 3.3 School Site location decisions; 3.4 Coordination and, if necessary, formal interlocal agreements between school districts and other governmental entities exercising land use planning, regulation, and capital improvement planning functions…"

22. *If the request is to change the land use designation of a specific property on the comprehensive land use map, the applicant must demonstrate one of the following:*

    a. *The current land use designation was clearly made in error or due to an oversight;*
    b. *The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;*
    c. *There has been a change in conditions since the current land use designation came into effect.*

Staff analysis: The proposal is consistent with findings (b) and (c). The subject parcels are bordered by properties with the Neighborhood Residential Two land use designation to the north, east and west within the City of Auburn. Land to the south is unincorporated Pierce County and the land use designation is Suburban Residential. It is appropriate to have a new middle school that is surrounded by residential development providing opportunities for recreational and sport opportunities, and vehicular and pedestrian connections.

CONFORMANCE WITH THE CRITERIA FOR REZONE (*criteria in italics*)

23. *The rezone implements the policies of the comprehensive plan; or*.

Staff analysis: Rezoning the fifteen parcels to P-1 Public Use supports the policies of the Comprehensive Plan by aligning the rezone with the request for the land use redesignation of Public/Quasi-Public.

24. *The rezone is necessary due to a substantial change in circumstances since the current zoning; and*

Staff analysis: The proposed rezone is necessary for the future proposal for a new middle school development. Schools are not an allowed use in the existing zoning of R-2, Residential Low zone.

25. *The rezone bears a substantial relationship to the public health, safety, or welfare*.

Staff analysis: As stated in the applicant's narrative, the District serves a rapidly growing population across Auburn, Algona, Pacific and unincorporated King County. The rezone request supports the development of Middle School No. 5, which is anticipated to be completed and operational in 2027.

The new middle school will serve grades 6 through 8 and accommodate approximately 800 students in permanent facilities, along with an additional 250 students in 10 portable classrooms. New recreational fields for track and field, lacrosse, football, soccer, softball and baseball are also planned for the development. The conceptual site plan for the school is sensitive to development needs and protection of the wetland critical area on the west side of the site, as well as retention of dense tree populations along the west, south, and eastern boundaries.

The new school will increase student capacity, meet current educational and facility standards, incorporate advanced technology systems, and expand opportunities for community use, providing for public health, safety, and welfare of the students and residents of the City of Auburn and Auburn School District.

PROCEDURAL STEPS

26. The City of Auburn established a June 15, 2025 submittal deadline for comprehensive plan amendments for the year 2025.

27. The proposed map amendment and rezone was presented to the Planning Commission at a special meeting on September 16, 2025.

28. Pursuant to Revised Code of Washington (RCW) 36.70A, the map amendment was transmitted to the Washington State Department of Commerce on August 6, 2025. The 60-day notice period ended on October 5, 2025.

29. ACC 14.22.100 outlines the public hearing requirements by planning commission. Amendments to the Periodic Comprehensive Plan generally comply with "area-wide" requirements.
    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.

30. A Notice of Public Hearing (NOH) was issued on October 6, 2025. Pursuant to ACC 14.22.100, the following methods of noticing for the Planning Commission public hearing were conducted:
    a. The NOH was published in the Seattle Times on October 6, 2025.
    b. The NOH was posted in two general public locations (City Hall and City Annex).
    c. The NOH was posted on City's Public Land Use Notice webpage.

31. A Determination of Non-Significance (DNS), the environmental review decision required under the State Environmental Policy Act (SEPA), for the application for a Comprehensive Plan Map Amendment and Rezone was noticed under City File No. SEP25-0010 on September 24, 2025.

32. A public hearing was conducted by the Planning Commission on October 21, 2025.

EXHIBITS

1. PowerPoint Presentation
2. Land Use Map Amendment
3. Zoning Map Amendment
4. Auburn School District Application
5. Public Comments

PLANNING COMMISSION

AUBURN SCHOOL DISTRICT PRIVATE-INITIATED LAND USE MAP AMENDMENT CPA25-0004

PRESENTED BY
DINAH REED, SENIOR PLANNER
DEPARTMENT OF COMMUNITY DEVELOPMENT
OCTOBER 21, 2025

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

AUBURN VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

PRIVATE-INITIATED COMPREHENSIVE PLAN LAND USE MAP AMENDMENT

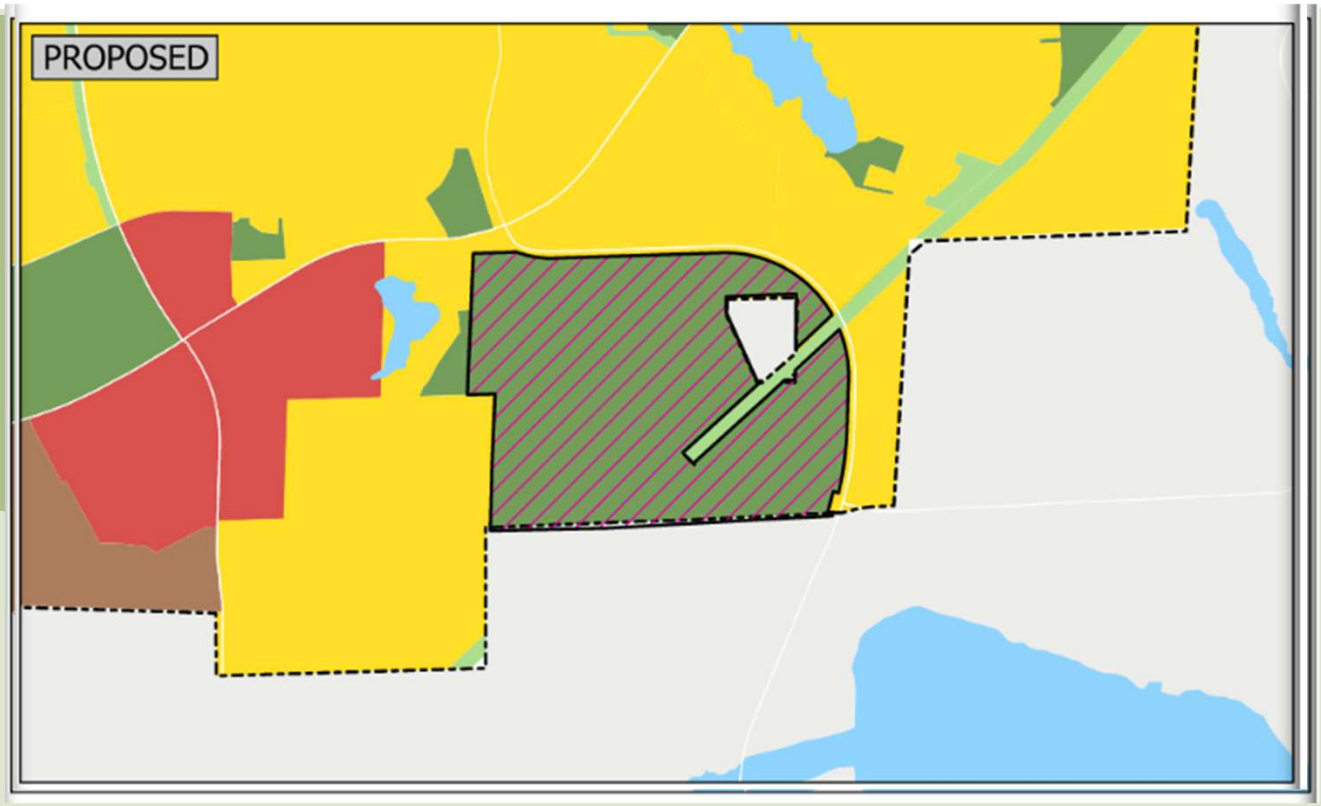
- Private initiated map amendment
- Change land use designation & rezone
- City Council adopted Ordinance No. 6988

Vicinity Map

LAND USE DESIGNATIONS

PROPOSED

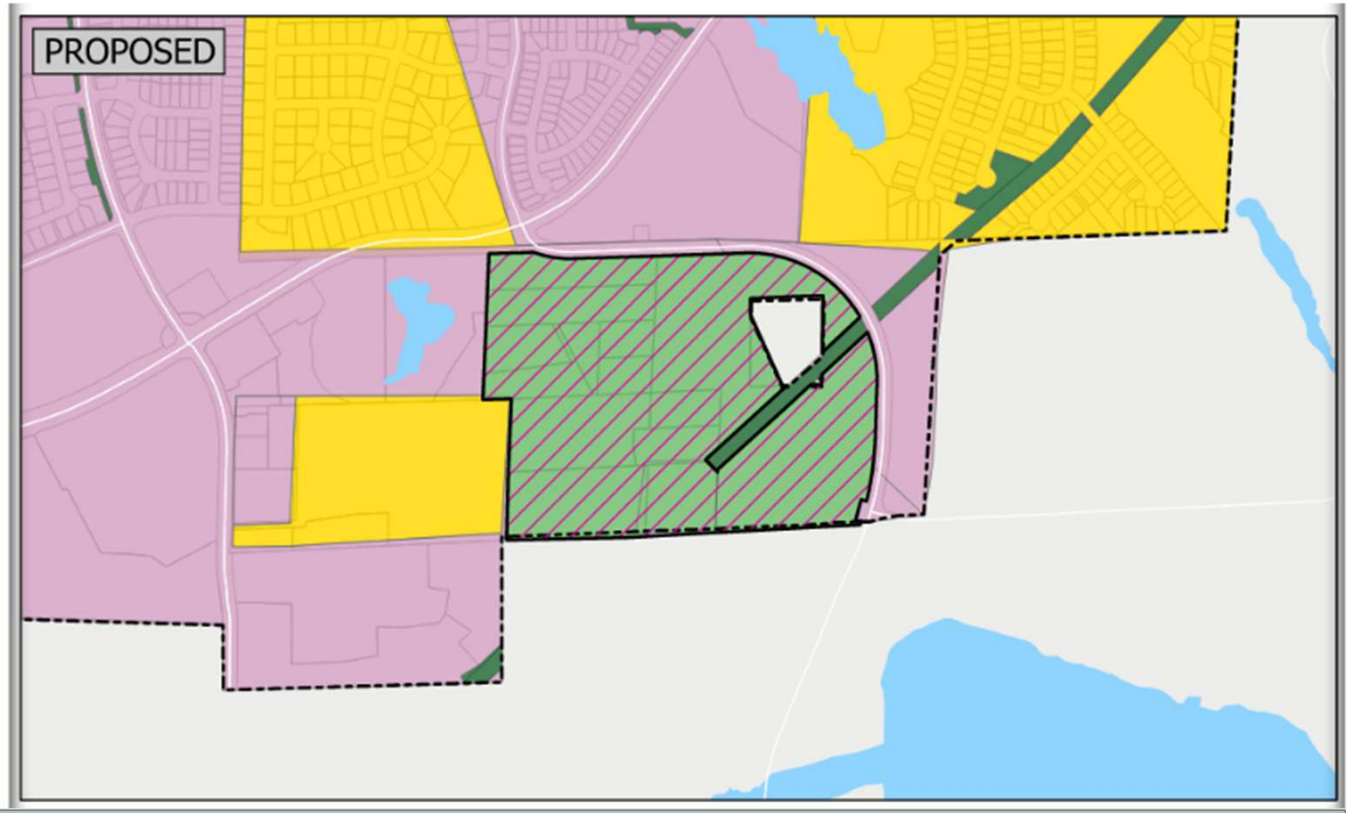
Public/Quasi Public



ZONING MAP AMENDMENTS

PROPOSED

P-1 Public Use District for all 15 parcels



SERVICE • ENVIRONMENT • ECONOMY • CHARACTER • SUSTAINABILITY • WELLNESS • CELEBRATION

STAFF RECOMMENDATION

Planning Commission to recommend to the City Council approval of the Auburn School District request for a Comprehensive Plan Land Use Map Amendment (CPA25-0004) to change the map designation of fifteen Pierce County parcels from Neighborhood Residential Two to Public/Quasi Public, and to rezone fourteen parcels from Lakeland Hills South Special Plan Area PUD to P-1 Public Use District and to rezone one parcel from R-2 Residential Low to P-1 Public Use District.

Thank you for your time.
Any questions?

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

AUBURN VALUES

SERVICE

ENVIRONMENT

ECONOMY

CHARACTER

SUSTAINABILITY

WELLNESS

CELEBRATION

EXHIBIT 2

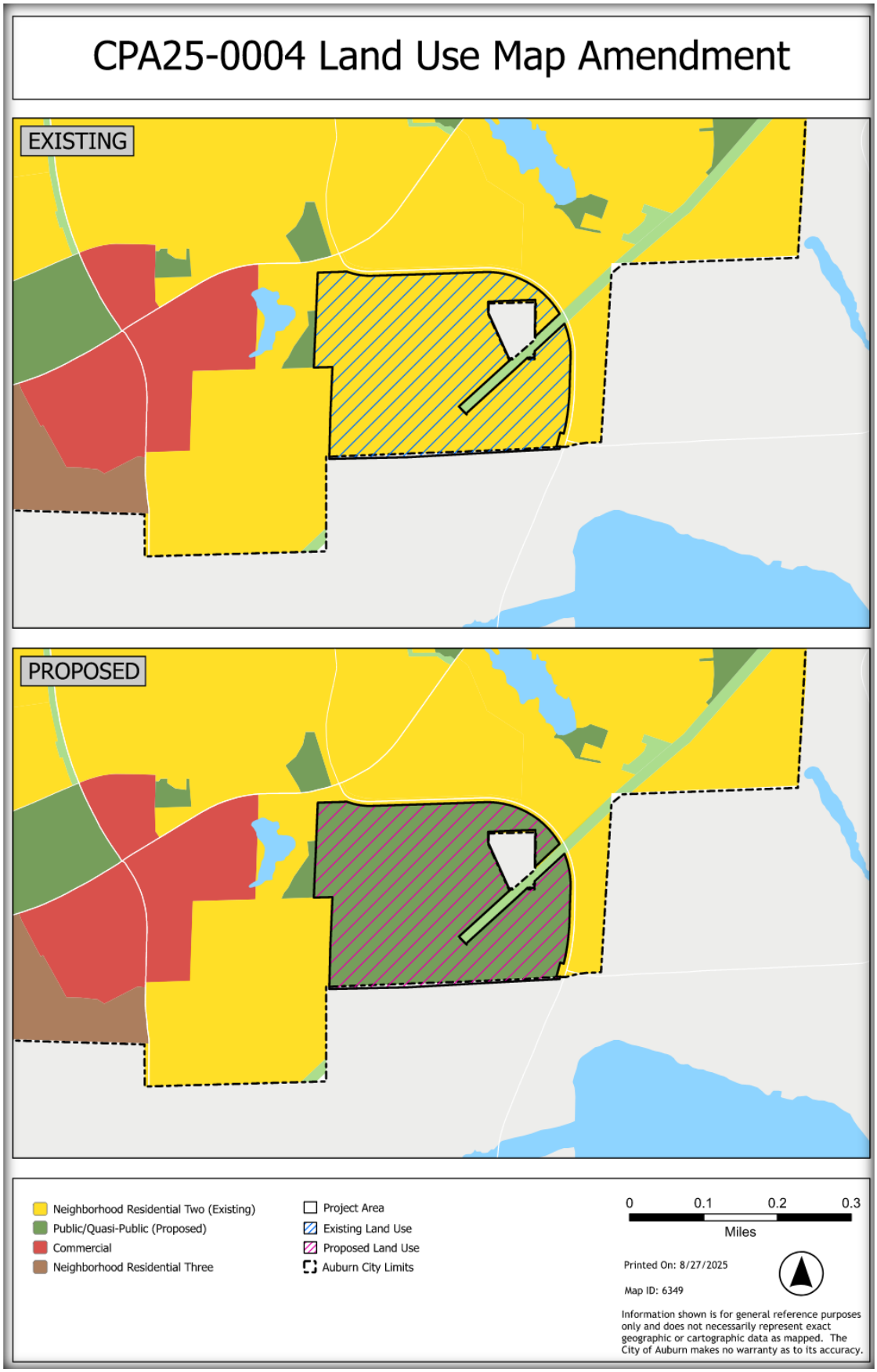

CPA25-0004 Land Use Map Amendment
EXISTING
PROPOSED
Neighborhood Residential Two (Existing)
Public/Quasi-Public (Proposed)
Commercial
Neighborhood Residential Three
Project Area
Existing Land Use
Proposed Land Use
Auburn City Limits
0
0.1
0.2
0.3
Miles
Printed On: 8/27/2025
Map ID: 6349
Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

EXHIBIT 3

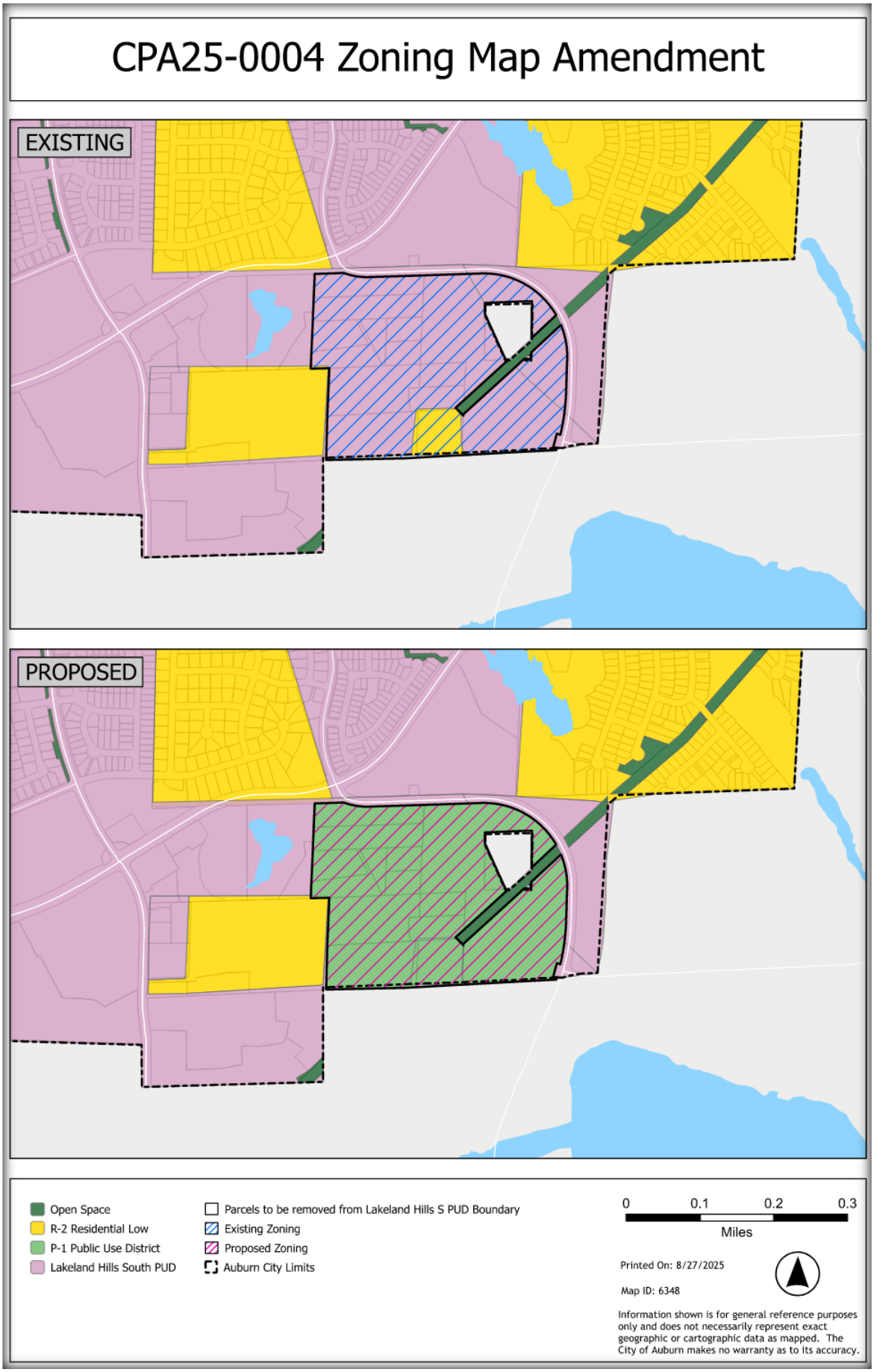

CPA25-0004 Zoning Map Amendment
EXISTING
PROPOSED
Open Space
R-2 Residential Low
P-1 Public Use District
Lakeland Hills South PUD
Parcels to be removed from Lakeland Hills S PUD Boundary
Existing Zoning
Proposed Zoning
Auburn City Limits
0
0.1
0.2
0.3
Miles
Printed On: 8/27/2025
Map ID: 6348
Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

EXHIBIT 4

CITY OF AUBURN

Land Use Application #1661262 - ASD-MS5 COMP PLAN & REZONE

Applicant

First Name	Last Name	Company Name
Jeff	Grose	Auburn School District

Number	Street	Apartment or Suite Number	E-mail Address
915	4th Street NE		jgrose@auburn.wednet.edu

City	State	Zip	Phone Number	Extension
Auburn	WA	98002	(253) 931-4826	

Contractor

Company Name

Number Street Apartment or Suite Number

City State Zip Phone Number Extension

State License Number License Expiration Date UBI # E-mail Address

Project Location

Number	Street	Floor Number	Suite or Room Number
0			

City	Zip Code	County Parcel Number
AUBURN		0520054081

Associated Building Permit Number	Tenant Name
PUD1658073;	vacant land

Additional Information (i.e. equipment location or special instructions).

Work Location

Property Owner

First Name	Last Name or Company Name
*	AUBURN SCHOOL DIST 408

Number	Street	Apartment or Suite Number
915	FOURTH ST NE	

City	State	Zip
AUBURN	WA	98002

Certification Statement - The applicant states:

I certify that I am the owner of this property or the owner's authorized agent. If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such application. I have furnished true and correct information. I will comply with all provisions of law and ordinance governing this type of application. If the scope of work requires a licensed contractor to perform the work, the information will be provided prior to permit issuance.

Date Submitted: 6/3/2025 **Submitted By:** Jeff Grose

Land Use Application #1661262 - ASD-MS5 COMP PLAN & REZONE

Project Contact

Company Name: Shockey Planning Group

Name: Camie Anderson **Email:** canderson@shockeyplanning.com

Address: 1426 35th Street Everett WA 98201 **Phone #:** (425) 258-9308

Project Type	Activity Type	Scope of Work
New	None	Comprehensive Plan Amendment

Project Name: ASD-MS5 COMP PLAN & REZONE

Description of Work: Comprehensive Plan Amendment: Under the Imagine Auburn Comprehensive Plan Update 2024, the current land use designation for the subject site is Neighborhood Residential Two, which is intended to accommodate a variety of residential dwelling types. This category includes R-2 Residential Low and R-3 Residential Moderate as implementing zoning districts, neither of which permit public schools. As such, the District is requesting an amendment to the 2024 Comprehensive Plan to redesignate all of the subject parcels to Public Quasi-Public land use to support the development of Middle School No. 5, and to implement the P-1 Public Use District zoning. Rezone: Concurrently with the Comprehensive Plan Amendment, the District is requesting to rezone 14 of the subject parcels from their current PUD zoning to P-1, and to rezone the remaining parcel (currently zoned R-2 Residential Low) to P-1 as well. These three actions are necessary to align the land use framework with the construction of the new middle school.

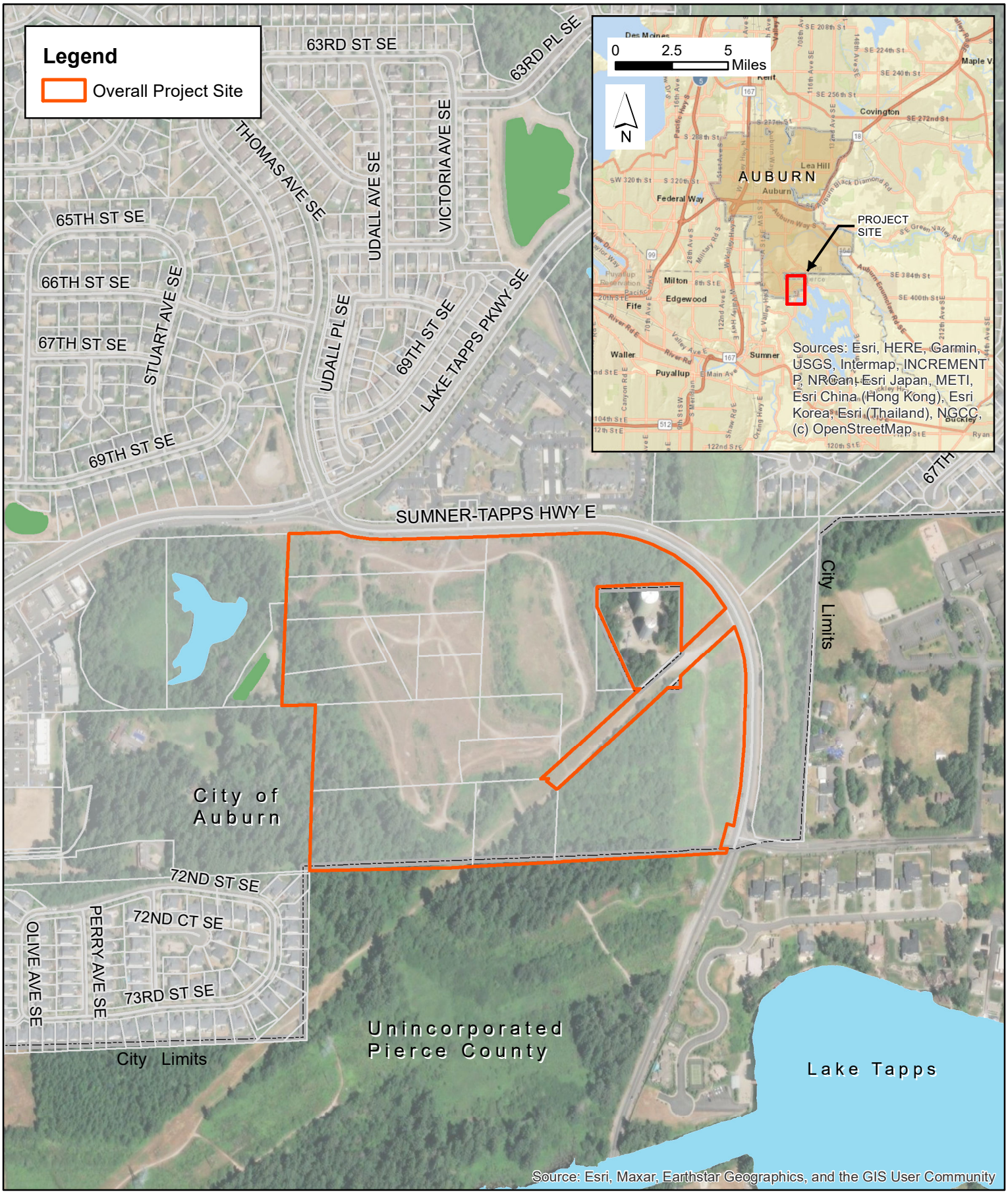
Project Details

Development Type

Map Amendment

Additional Parcels:

0520053001, 0520053006, 0520053013, 0520053014, 0520053015, 0520053016, 0520053034, 0520053035, 0520053036, 0520053040, 0520053041, 0520053046, 0520053055, 0520053060



SHOCKEY PLANNING GROUP, Inc.

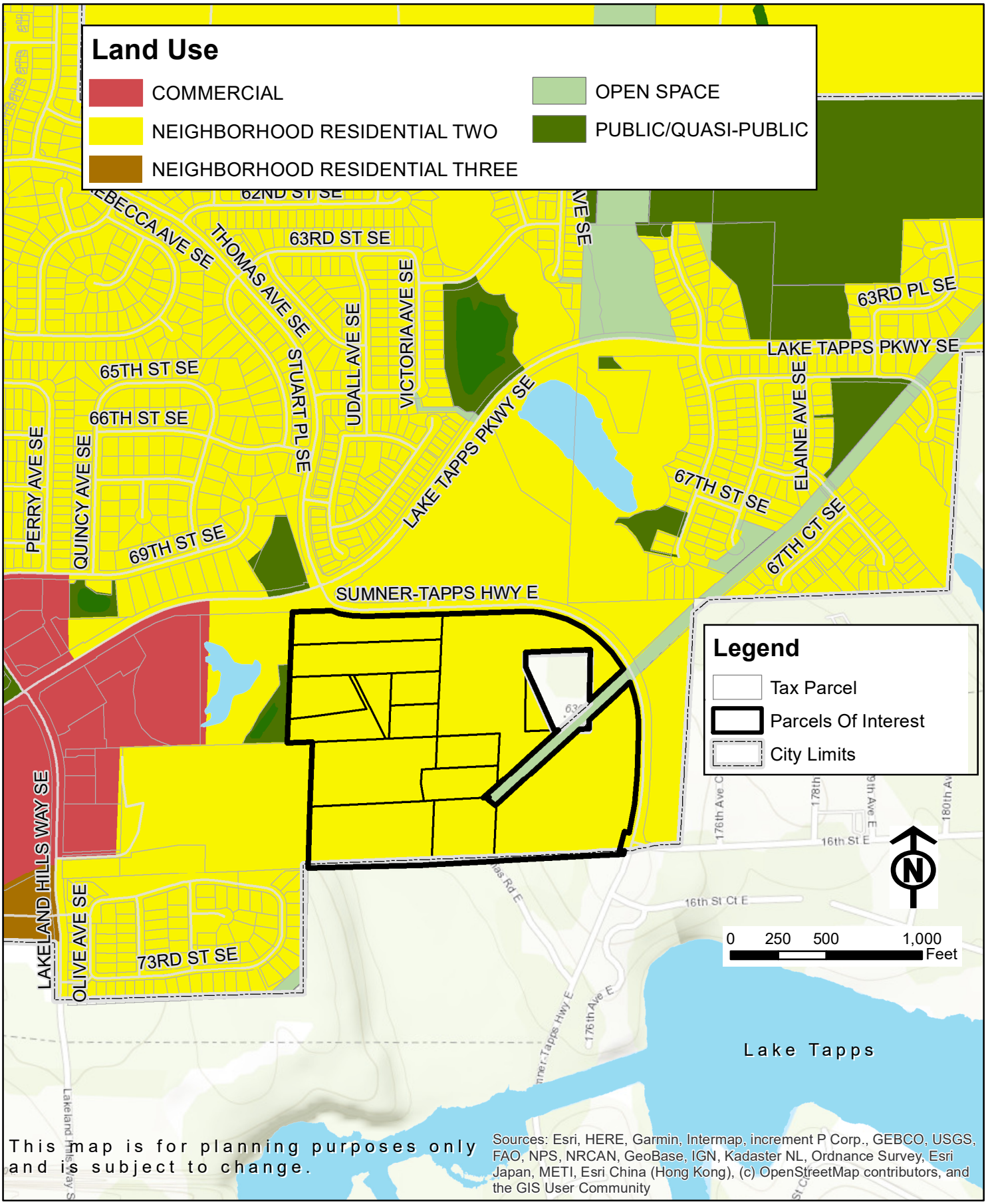
0 250 500 Feet

N

Vicinity Map

Comprehensive Plan and Rezone

Map Date: 5/9/2025

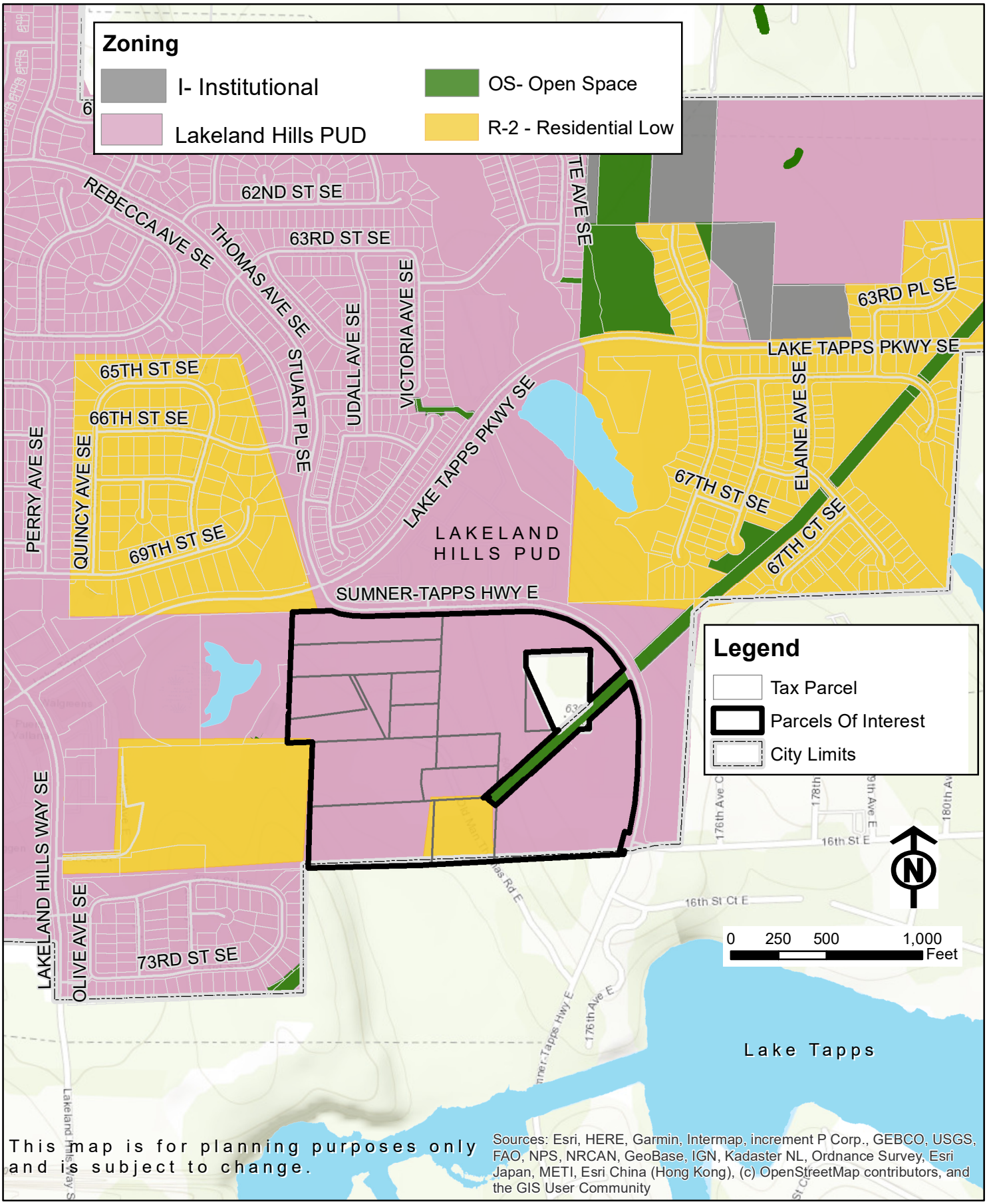


SHOCKEY PLANNING GROUP, Inc.

Map Date: 4/28/2025

Existing Comprehensive Land Use Plan Map

Existing Land Use: Neighborhood Residential Two
Figure 4

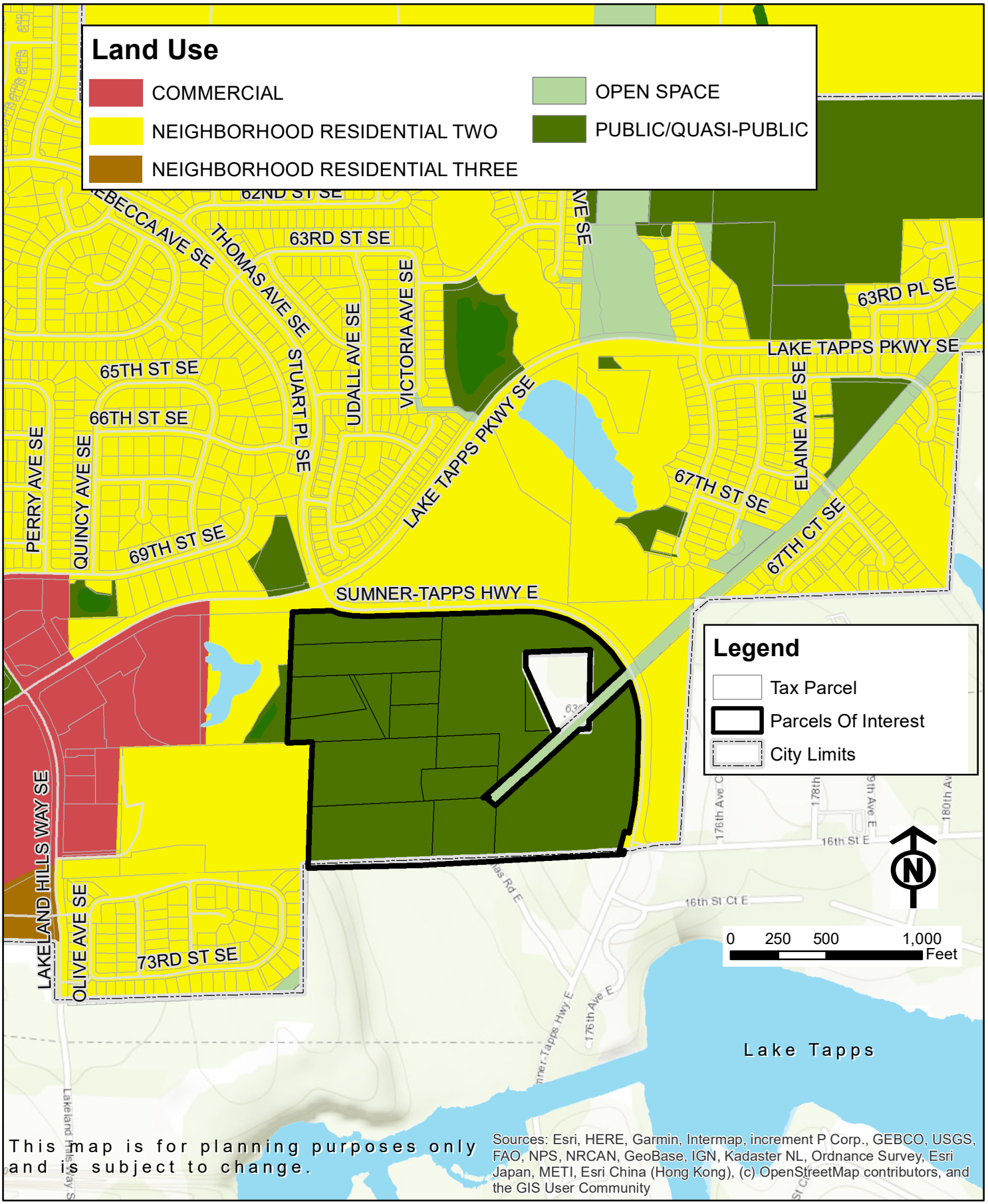


SHOCKEY PLANNING GROUP, Inc.

Map Date: 4/25/2025

Existing Zoning Map

Existing Zoning: Lakeland Hills PUD and R-2 Residential Low
Figure 6

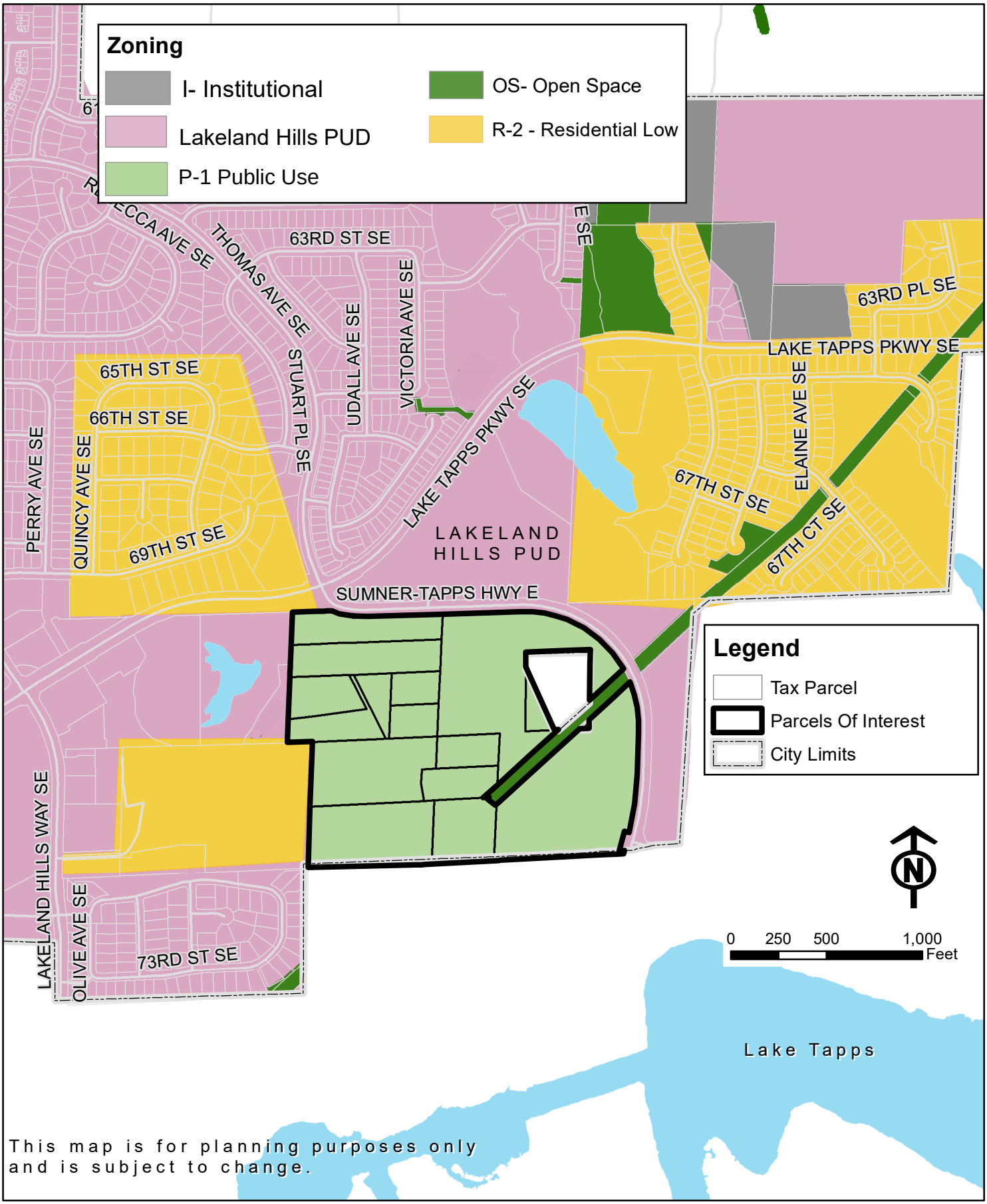


SHOCKEY PLANNING GROUP, Inc.

Map Date: 4/28/2025

Proposed Comprehensive Land Use Plan Map

Proposed Land Use: Public/Quasi-Public
Figure 5



SHOCKEY PLANNING GROUP, Inc.

Map Date: 4/28/2025

Proposed Zoning Map

Proposed Zoning: P-1 Public Use

Figure 7

SHOCKEY PLANNING GROUP, Inc.
Land Use
Environmental Analysis
Permitting
Public Policy
1426 35th Street, Suite 1
Everett, WA 98201
p: 425.258.9308
www.shockeyplanning.com
Your planning partner since 1980.

Major Amendment to the Lakeland Hills South PUD Boundary, Comprehensive Plan Land Use Map Amendment, and Rezones

Written Statements and Narrative

Auburn School District Middle School No. 5

June 3, 2025

On behalf of Auburn School District (District), the following requests are submitted:

1- *Major Amendment to the Lakeland Hills South Planned Unit Development (PUD) Boundary*
2- *Annual Comprehensive Plan Amendment: Amendment of the City of Auburn Comprehensive Land Use Map from Neighborhood Residential Two to Public/Quasi-Public and*
3- *Two rezone actions: Zoning Map Amendment from Lakeland Hills South PUD to P-1 Public Use & Zoning Map Amendment from R-2 Residential Low to P-1 Public Use*

Background & Land Use Requests:
The District owns 15 contiguous parcels, totaling approximately 46 acres, located south of the intersection of Lake Tapps Parkway SE and Sumner Tapps Highway East in the City of Auburn. The District intends to develop these parcels into a new middle school, referred to as Middle School No. 5. To develop the future Middle School No. 5, various land use requests are proposed to align with the educational facility project.

Request 1 – Amend the boundary of the existing Lakeland Hills PUD to extract 14 of 15 of the District's parcels out of the Lakeland Hills South PUD through a Major PUD Amendment. Most of the subject parcels (except for one parcel, Pierce County Tax Parcel No. 0520053013, which is zoned R-2) are currently located within the Lakeland Hills South PUD zoning district, originally established in the 1990s. The Lakeland Hills South PUD district encompasses a large area in the southern section of Auburn and was created to provide enhanced flexibility and alternative residential development standards for a mix of residential densities.

However, the subject site is no longer intended for residential subdivision development, as the proposed use is a new middle school. Therefore, the boundary of the existing Lakeland Hills PUD district should be amended to allow the establishment of the appropriate zoning.

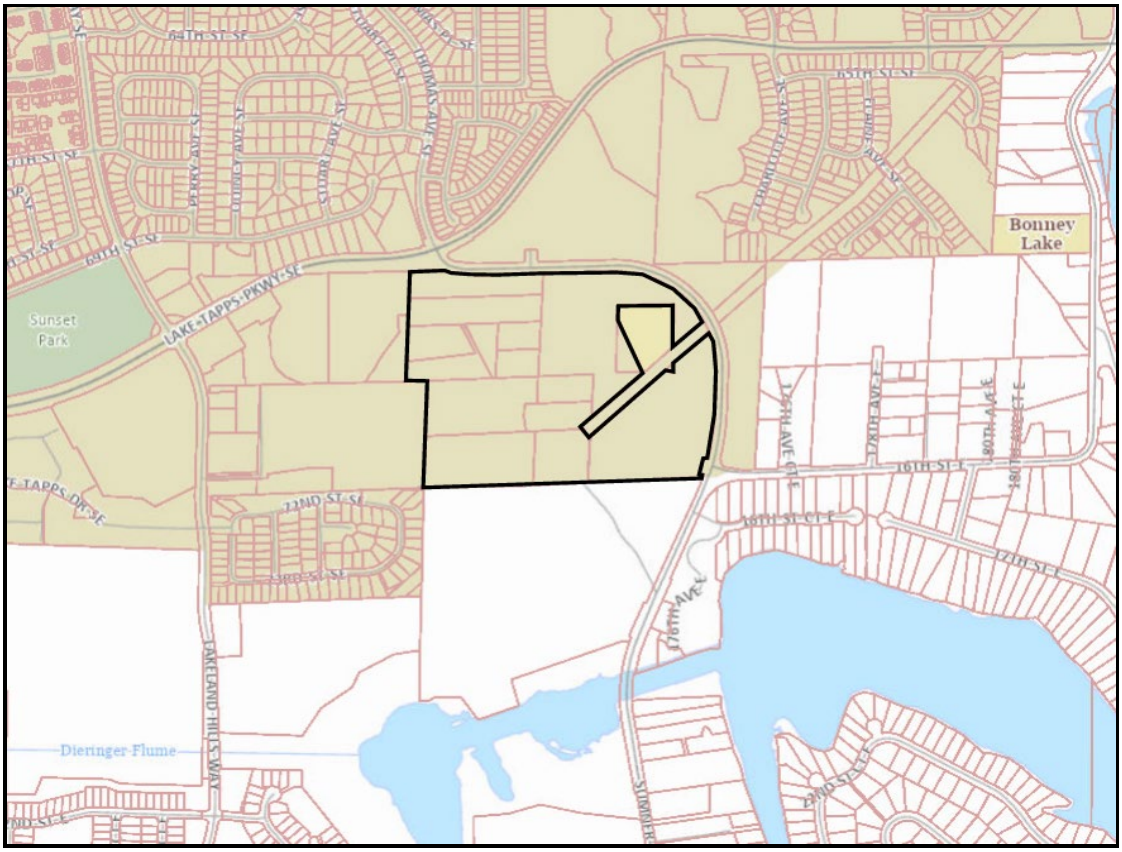
The area proposed for removal from the overall 768.79-acre Lakeland Hills South PUD is approximately 43.6 acres and would result in zero dwelling units, as it is designated for future middle school development.

Request 2 – Amend the 2024 Comprehensive Plan to redesignate all the subject parcels to Public/Quasi-Public land use to support the development of Middle School No. 5, and to implement the P-1 Public Use District zoning. Under the *Imagine Auburn Comprehensive Plan Update 2024*, the current land use designation for the subject site is Neighborhood Residential Two, which is intended to accommodate a variety of residential dwelling types. This category includes R-2 Residential Low and R-3 Residential Moderate as implementing zoning districts, neither of which permit public schools.

Request 3 – Concurrently with the Comprehensive Plan Amendment, rezone 14 of the subject parcels from their current PUD zoning to P-1 Public Use, and rezone the remaining parcel (currently zoned R-2 Residential Low) to P-1 Public Use.

These three actions are necessary to align the land use framework with the construction of the new middle school.

Figure 1 - Vicinity Map:
All District owned parcels shown with a **black** boundary.



Source: Pierce County GIS

Figure 2 – Aerial Map:
All District owned parcels shown with a **black** boundary.

Source: Pierce County GIS

Subject Property Description:
The subject parcels include the following Pierce County Tax Parcel Numbers: 0520053001, 0520053006, 0520053013 (only parcel currently zoned R-2 as opposed to PUD), 0520053014, 0520053015, 0520053016, 0520053034, 0520053035, 0520053036, 0520053040, 0520053041, 0520053046, 0520053055, 0520053060, and 0520054081.

The District's compilation of parcels is bisected by Pierce County parcel 0520053025, which is a pipeline/powerline right-of-way owned by Northwest Pipeline Corporation, and parcel 0520053072, which contains a water tower owned by the City of Bonney Lake. These two parcels are not a part of the application.

The total site encompasses approximately 46 acres and is currently vacant. It consists primarily of open, vegetated areas, with dense forest located in the western and southern portions. Power lines and gas lines run across portions of the site. Historically, the property included residential

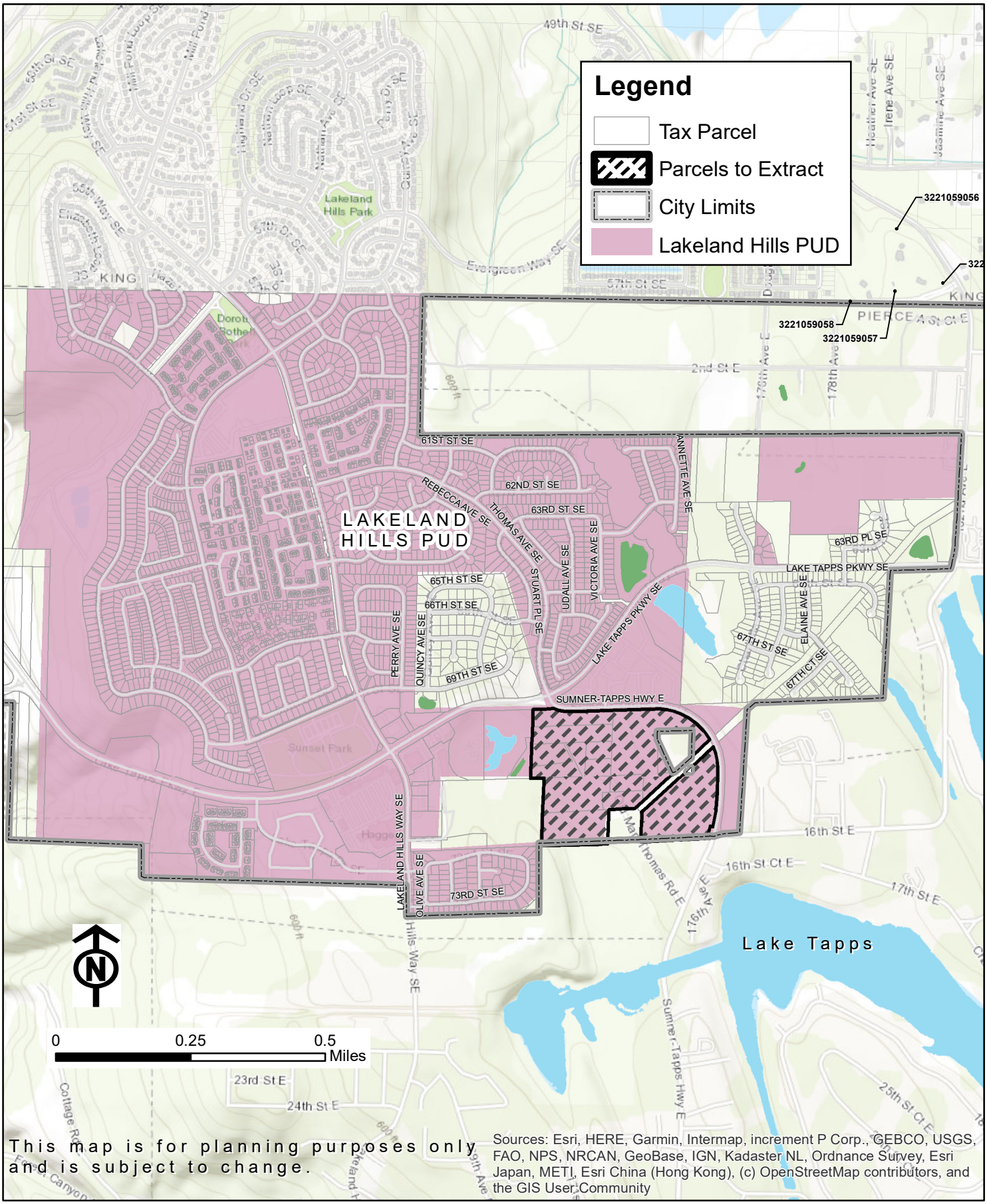
homesites and areas used for commercial equipment storage. The homes were removed in 2006, and the equipment storage use ceased by 2009.

Two wetlands, identified in the Critical Areas Report as Wetland A and Wetland B, are both depressional Category III wetlands. Historically, these wetlands may have been connected prior to land development activities that altered the landscape. Wetland A is located along the western boundary of the site and extends south toward Lake Tapps. Wetland B is situated to the west of the site.

The subject site is bordered by Sumner Tapps Highway East along its northern and eastern edges. Directly across the highway to the north are the existing Four Lakes Apartment Homes, while to the east lies a densely forested area. Beyond the forested area are single-family residences and Lake Tapps Elementary School, situated within unincorporated Pierce County.

To the west and south of the site is undeveloped land characterized by dense tree cover, wetlands, and overhead powerlines. The area directly south of the site also falls within unincorporated Pierce County.

Requested Actions:
Please see the Major PUD Amendment Map (Figure 3), Existing and Proposed Comprehensive Plan Amendment Maps (Figure 4 and Figure 5), and Existing and Proposed Zoning District Amendment Maps (Figure 6 and Figure 7) that illustrate the proposed changes.



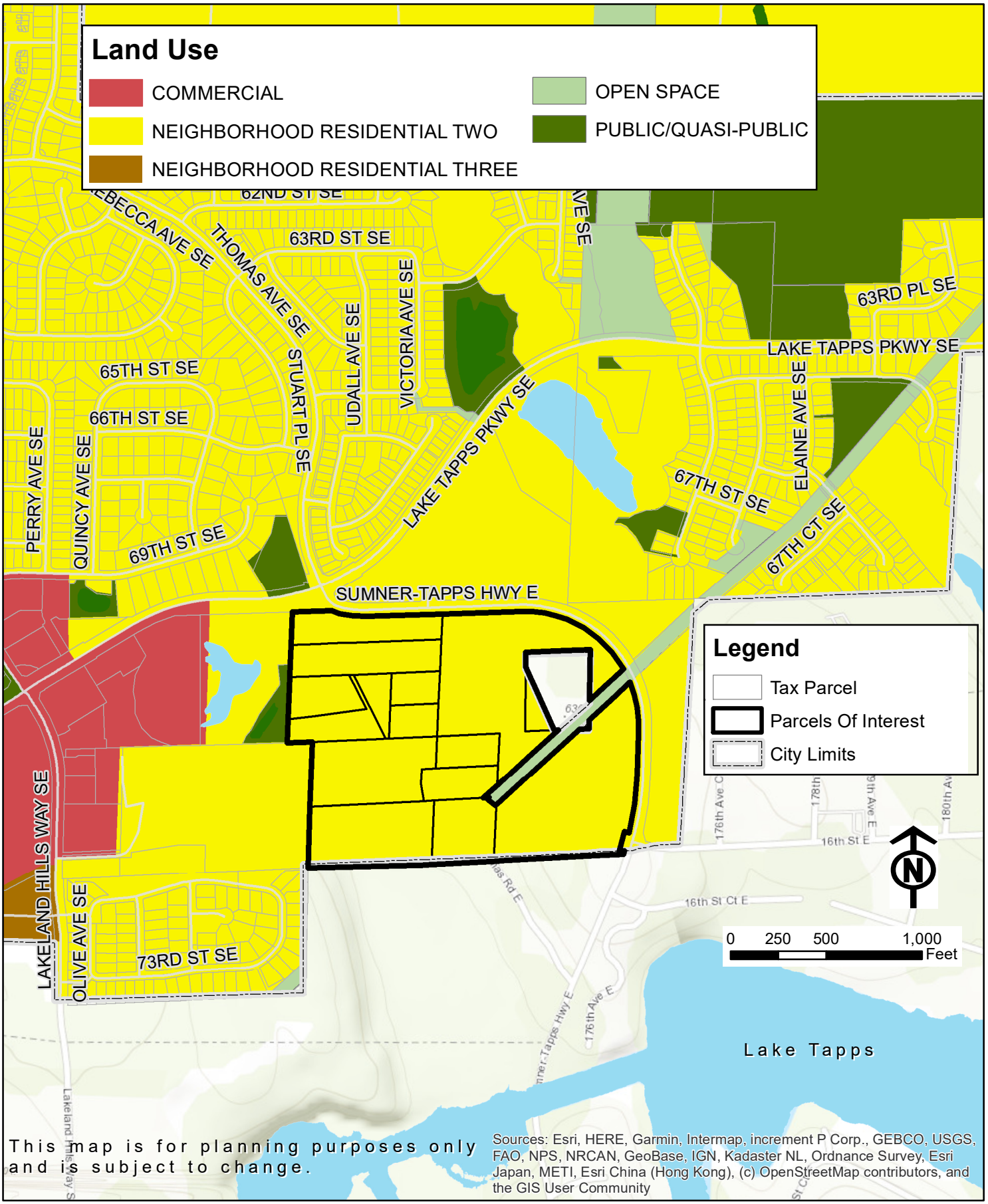
This map is for planning purposes only and is subject to change.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

SHOCKEY PLANNING GROUP, Inc.

Major PUD Boundary Amendment Map
Figure 3

Map Date: 4/28/2025



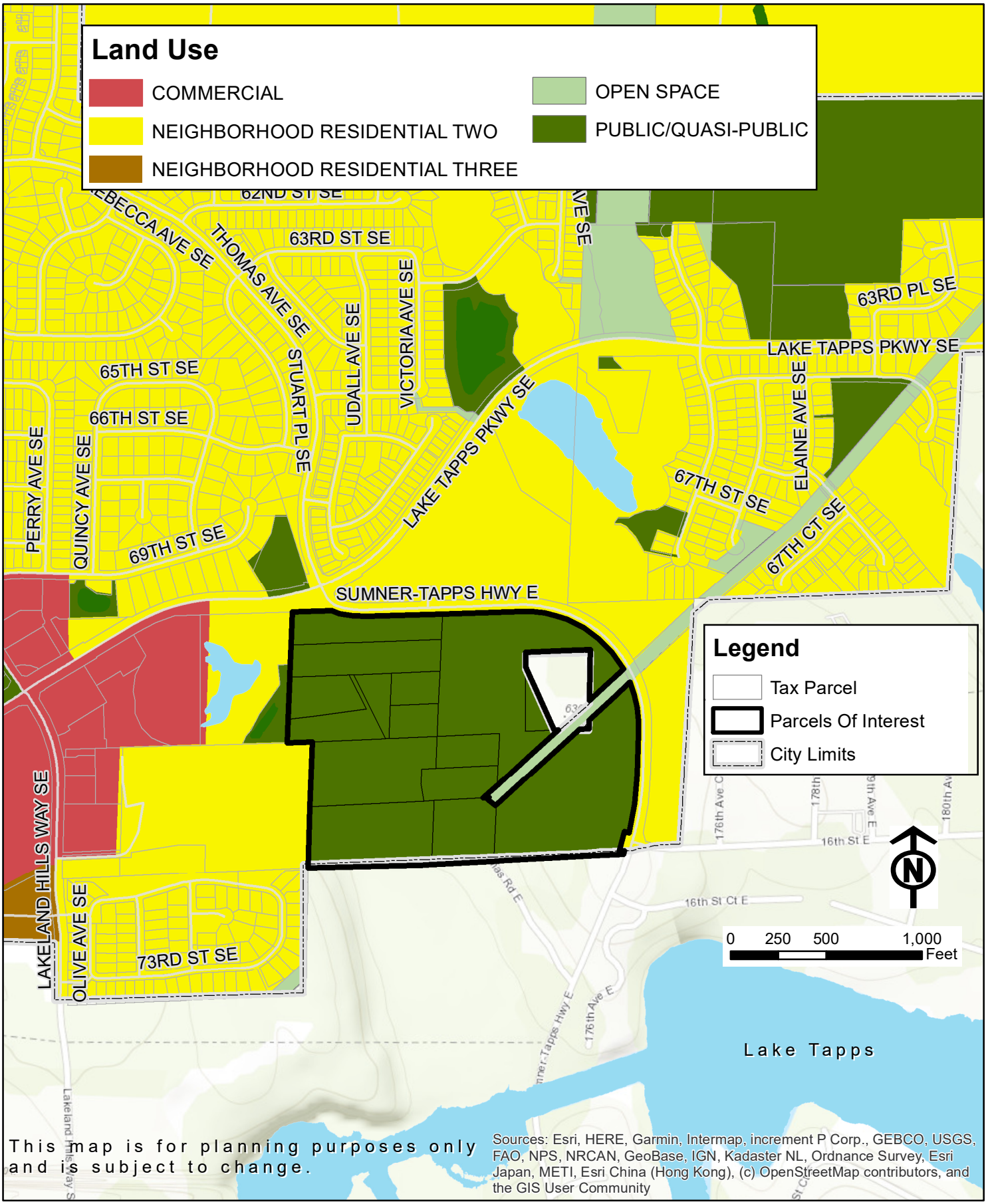
SHOCKEY PLANNING GROUP, Inc.

Map Date: 4/28/2025

Existing Comprehensive Land Use Plan Map

Existing Land Use: Neighborhood Residential Two

Figure 4



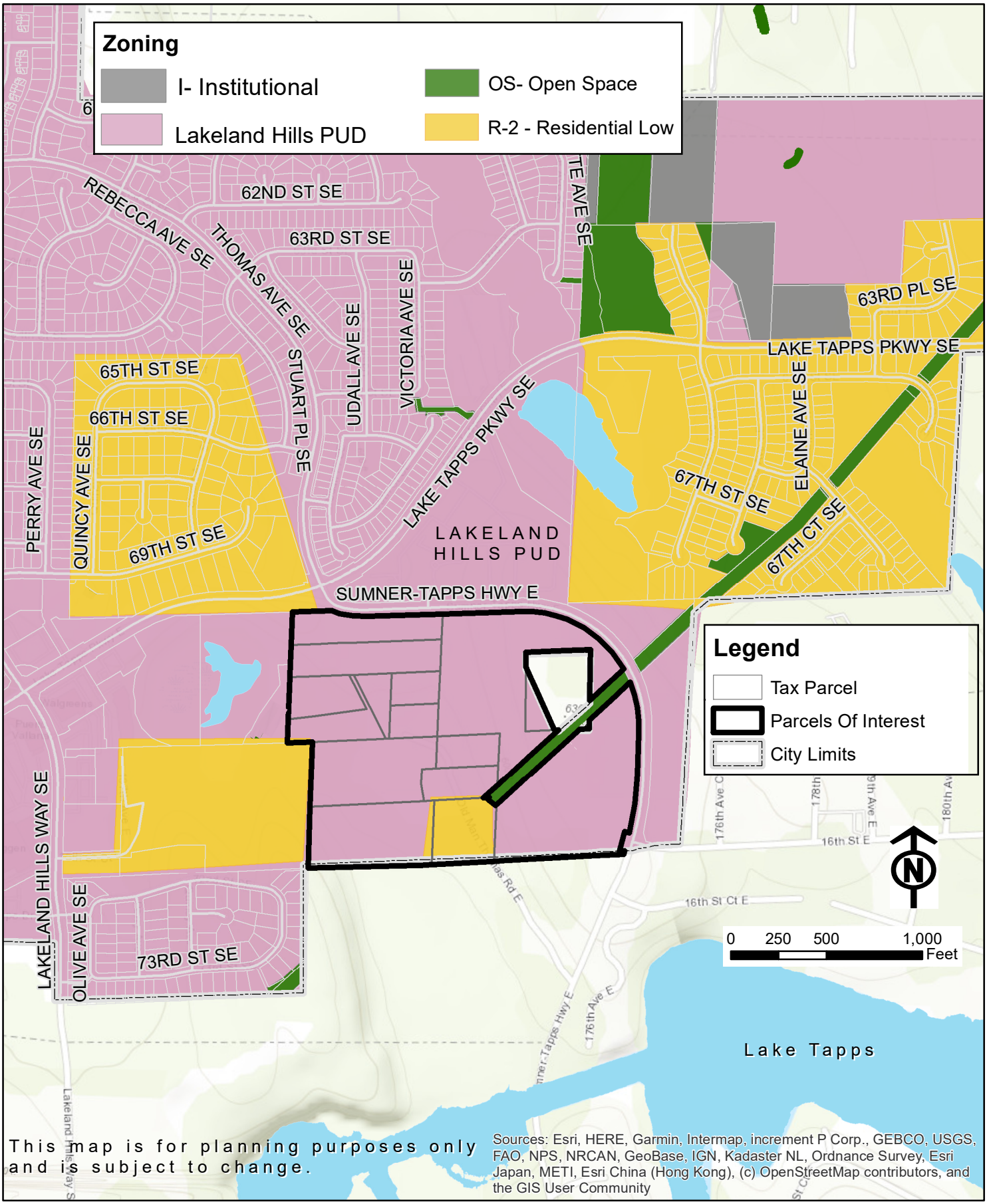
SHOCKEY PLANNING GROUP, Inc.

Proposed Comprehensive Land Use Plan Map

Proposed Land Use: Public/Quasi-Public

Figure 5

Map Date: 4/28/2025

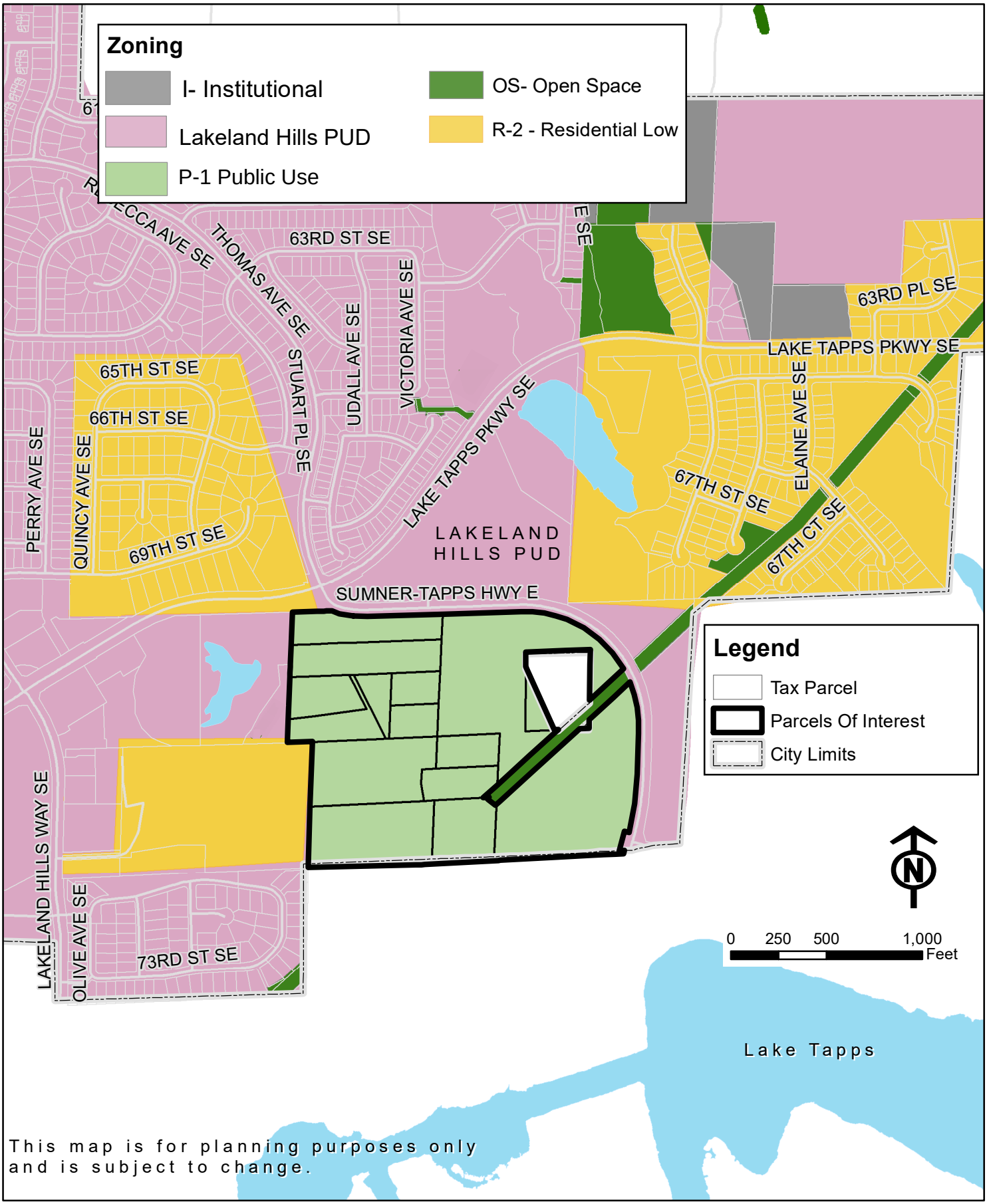


SHOCKEY PLANNING GROUP, Inc.

Map Date: 4/25/2025

Existing Zoning Map

Existing Zoning: Lakeland Hills PUD and R-2 Residential Low
Figure 6



SHOCKEY PLANNING GROUP, Inc.

Map Date: 4/28/2025

Proposed Zoning Map

Proposed Zoning: P-1 Public Use

Figure 7

Proposed Middle School Description:
The District has provided a *preliminary site plan* drawing for reference purposes with this application. The FAC permit for the construction of the site and infrastructure has been submitted to the City of Auburn. Full site plan and design details can be found within that project file.

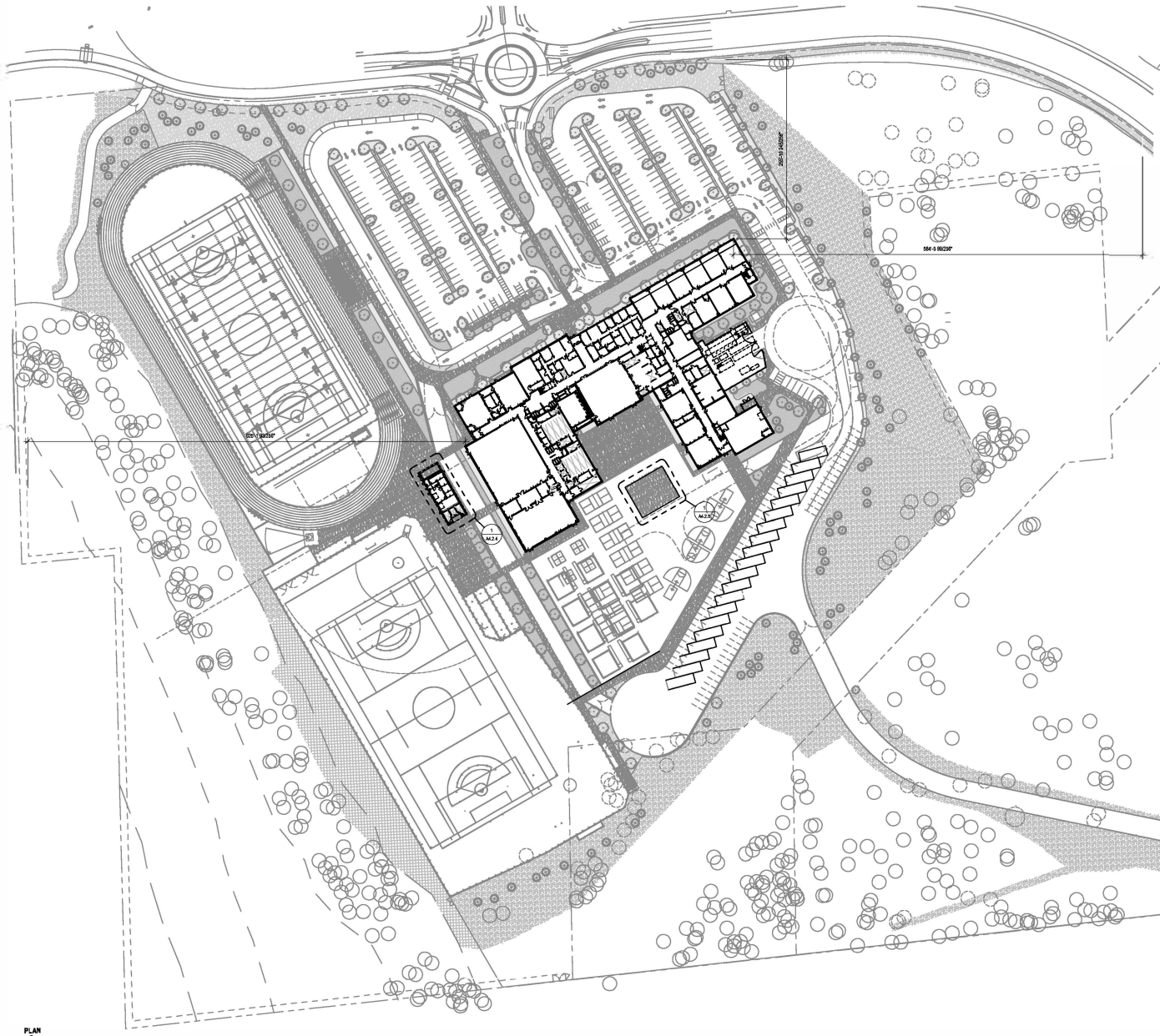
The new middle school will serve grades 6-8 and accommodate approximately 800 students in permanent facilities, along with an additional 250 students in 10 portable classrooms. The main school building will be centrally located on the site and is proposed to be approximately 118,000 square feet in size. It will include spaces for administration, specialists, commons, a library, food services, and community use.

Primary access to the site will be from Sumner Tapps Highway East, along the northern edge of the property, via a new single-lane roundabout located directly across from the Four Lakes Apartment Homes. A secondary, gated, and access-controlled bus entrance and exit will be provided at 16th Street East, along the eastern boundary, forming a new fourth leg of the existing signalized intersection. Vehicular access from Sumner Tapps Highway East will lead to two parking areas designated for visitors, parents, staff, and event attendees.

Located south of the parking areas, the main school building will be accompanied by 10 portable classrooms, hardscaped play areas, and a designated bus drop-off and pick-up zone. To the west of the building and parking lots, two athletic fields are planned: the northern field will accommodate track and field events, football, soccer, and lacrosse, while the southern field will support ball fields and additional soccer and lacrosse use.

In accordance with Auburn Municipal Code 18.52.020, 1.20 parking spaces are required per teaching station. With 40 teaching stations planned, 48 parking spaces are required; however, the project will provide approximately 292 on-site parking spaces, significantly exceeding the minimum requirement.

The 15 parcels will be later be combined through a boundary line elimination. Pending approval of a capital bond, the new middle school is anticipated to be completed and operational in 2027.



PLAN NORTH
TRUE NORTH
ARCHITECTURAL SITE PLAN
Scale: 1" = 60'-0"

ZONING REQUIREMENTS

ZONING: LAKELAND HILLS SOUTH PUD 18.76, C-1

ADJACENT PROPERTY ZONING & LAND USE:

NORTH: LAKELAND HILLS SOUTH PUD, R5 RESIDENTIAL 5 DU/ACRE, SINGLE-FAMILY;
EAST: LAKELAND HILLS SOUTH PUD
SOUTH: LAKELAND HILLS SOUTH PUD, R5 RESIDENTIAL 5 DU/ACRE, SINGLE-FAMILY;
WEST: LAKELAND HILLS SOUTH PUD

18.23.040 DEVELOPMENT STANDARDS

LOT COVERAGE MAX: NONE, FOR INFORMATIONAL PUPOSES:

BUILDING FOOTPRINT = 94,880 SF
LOT SIZE = 2,207,945 SF

94,880 / 2,207,945 = 4% LOT COVERAGE

SETBACKS (MINIMUM)		ACTUAL
FRONT:	20'-0"	254'-10"
SIDE - INTERIOR:	25'-0"	622'-0"
SIDE - STREET:	15'-0"	594'-11"
REAR:	25'-0"	608'-6"
HEIGHT (MAXIMUM)	45'-0"	44'-10 1/2"

18.52.020 PARKING:

1.20 PARKING SPACES REQUIRED PER TEACHING STATION
40 TEACHING STATIONS

1.20 X 40 = 48 REQUIRED PARKING SPACES

292 TOTAL PARKING SPACES PROVIDED

18.52.021 ACCESSIBLE PARKING:

7 ACCESSIBLE PARKING SPACES REQUIRED PER 201-300 SPACES PROVIDED

7 ACCESSIBLE PARKING SPACES PROVIDED, 1 OF THE 7 SPACES IS DEDICATE DTO VAN PARKING

SITE PLAN NOTES

1. SEESHEET AX.XX TO LOC ATE MONUMENT SIGN
2. SEE SHEETS AX.XX & AX.XX FOR EXTERIOR STEELEVATIONS, SECTIONS AND DETAILS INCLUDING: MONUMENT SIGN, TYPICAL PORTAL GATE COLUMNS, ANDSERVICE YARD WALL
3. SEE SHEET AX.XX FOR TYPICAL WALL MOCKUP PLANS, SECTION, AND ELEVATIONS

LEGAL DESCRIPTION

PARCEL A:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EASTOF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATEOF WASHINGTON

PARCEL B:

THE SOUTH 1 ACRE OF THE EAST 2 ACRES OF THE SOUTH 3 ACRES OF THE NORTH 10 ACRESOF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EASTOF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL C:

THE NORTH 1 ACRE OF THE EAST 2 ACRES OF THE SOUTH 3 ACRES OFTHE NORTH 10 ACRESOF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RNAGE 5 EAST OF THE WILLAMETTE MERIDIAN

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL D:

ALL THATPORTION OF THE SOUTH HALFO FTHE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;
THENCE SOUTH 87°42'07" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 55.37 FEET;
THENCE NORTH 09°17'53" WEST A DISTANCE OF 87.73 FEET;
THENCE NORTH 02°39'08" EAST A DISTANCE OF 78.72 FEET;
THENCE NORTH 87°48'19" EAST A DISTANCE OF 72.38 FEET TOTHE EAST LINEOF SAID SUBDIVISION;
THENCE CONTINUING NORTH 87°48'19" EAST ALONG THE NORTH LINE OF THE SOUTH HALFOF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 A DISTANCE OF 332.61 FEET TO THE EAST LINE THEREOF;
THENCE SOUTH 02°49'40" WEST ALONG SAID EAST LINEOF SAID SUBDI VISIONA DISTANCE OF 99.14 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF THAT PORTION CONVEYED TO ELPASO NATURAL GAS CO BY DEED PER AUDITOR'S FILE NO. 2412443;
THENCE SOUTH 47°06'50" WEST ALONG SAID NORTHWESTERLY BOUNDARY A DISTANCE OF 116.81 FETTO THE SOUTH LINE OF SAID SUBDI VISION;
THENCE ALONG SAID SOUTH LINE SOUTH 87°42'07" WEST ADISTANCE OF 250.79 FEET TO THE TRUE POINT OFBEGINNING

SITUATE IN THE COUNTY OF PIERCE, STATEOF WASHINGTON

PARCEL E:

THENORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING ATTHE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 87°42'07" WEST ALONG THESOUTH LINE OF SAID SUBDIVISIONA DISTANCE OF 55.37 FEET;
THENCE NORTH 09°17'53" WEST A DISTANCE OF87.73FEET;
THENCE NORTH 02°39'08" EAST A DISTANCE OF 78.72FEET;
THENCE NORTH 87°48'19" EAST A DISTANCE OF 72.8 FEETTOTHE EAST LINE OF SAID SUBDIVISION;
THENCE SOUTH 02°39'08" WEST ALONG SAID LINE AD ISTANCE OF 166. 16 FEET TO SAID SOUTHEAST CORNER AND THE POINTO FBEGINNING.

SITUATE INTHE COUNTY OF PIERCE, STATE OF WASHINGTON

PARCEL F:

LOT 2 AS SHOWN ON SURVEY NO. 1313, FIELD FOR RECORD JUNE 7, 1976 IN BOOK 14 OF SURVEYS AT PAGE 13, RECORDS OF PIERCE COUNTY AUDITOR;

TOGETHER WITH THAT PORTION OF SAID SURVEY DELINEATED AS EXISTING SERVICE ROAD.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL G:

LOT 1 AS SHOWN ON SURVEY NO. 1313, FILED FOR RECORD JUNE2 1976 IN BOOK 14 OF SURVES AT PAGE13, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATEIN THE COUNTY OF PIRECE, STATEOF WASHINGTON.

PARCEL H:

LOT 3, AS SHOWN ON SURVEY NO. 1313, FIELD FOR RECROD JUNE 7, 1976IN BOOK 14 OF SURVEYS AT PAGE 13, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE INTHE COUNTY OF PIERCE, STATE OF WASHINGTON

PARCEL I:

THE NORTH HALF OFTHE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

SITUATE INTHE COUNTY OF PIERCE, STATE OF WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO EL PASO NATURAL GAS COMPANY BY DEED DATED SEPTEMBER 20, 191, RECORDED SEPTEMBER 27, 1971, UNDER AUDITOR'S FILENO. 2412443.

SITUATE INTHE COUNTY OFPIERCE, STATEOF WASHIGTON

PARCEL J:

BEGINNING ATTHE NORTHWEST CORNER OF THE EAST 330 FEET OF THAT PORTION OF THENORTH 330 F EET OF THESOUTH 660 F EET OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 E AST OF THE WILLAMETTE MERIDIAN, LYING WEST OF THE BONNEVILLE POWER ADMINISTRAT ION RIGHT OF WAY, AS GRANTED TO THE UNITED ST ATESOF AMERICA BY INSTRUMENT RECORDED FEBRUARY 26, 1941 UNDER RECORDING NUMBER 1274447;
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID E AST 330 F EET, A DISTANCE OF 165 FEET;
THENCENORTHWESTERLY ALONGA STRAIGHT LINE TOTHE PLACE OF BEGINNING.
EXCEPT THEREFROM THAT PORTION CONVEYED TO EL PASTO NATURAL GAS COMPANY BY DEED RECORDED SEPTEMBER 27, 1971UNDER RECORDING NUMBER 2412443, RECORDS OF PIERCE COUNTY, WASHINGTON.

SITUATE INTHE COUNTY OF PIERCE, STATE OF WASHINGTON

PARCEL K:

TOGETHER WITH AN EASEENT FOR ACCESS AND DRAIN AGE F ACILITIES ASSET F ORTH ININSTRUMENT RECORDED UNDER RECORDED NO. 200906091079

SITUATE INTHE COUNTY OFPIERCE, STATE OF WASHINGTON

Figure 8

REVISIONS

100% DESIGN DEVELOPMENT

AUBURN SCHOOL DISTRICT #408
MIDDLE SCHOOL #5
SUMNER-TAPPS HIGHWAY EAST, AUBURN, WA 98001

NAC ARCHITECTURE

NAC NO.	121-24046
DRAWN	KRL
CHECKED	KRL
DATE	4-11-2025

ARCHITECTURAL SITE PLAN

A1.3.1

Autodesk Docs://121-24046 Auburn SD Middle School No 5/MS#5-R24.rvt
4/11/2025 3:22:15 PM

Major PUD Amendment
ACC 18.76.140 Findings of Fact:

Applications for a major amendment to a PUD shall only be approved if sufficient findings of facts are drawn to support the following:

A. Adequate provisions are made for the public health, safety and general welfare and for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds, or sites for schools.

The proposed Major Lakeland Hills South PUD Amendment, which would remove 14 of the District's 15 parcels from the PUD boundary, will continue to provide, and improve, public facilities and infrastructure serving the site.

The future middle school will provide code-compliant street frontage improvements and utility extensions. Primary vehicular access will be from Sumner Tapps Highway East, aligned with the entrance to Four Lakes Apartment Homes, via a new single-lane roundabout. In addition, a gated, access-controlled bus entrance and exit will be located on 16th Street East, forming the new fourth leg of the existing signalized intersection.

Pedestrian and non-motorized access will be enhanced with a new 10-foot-wide sidewalk and upgraded lighting along the site's entire street frontage. Open space proposed on-site includes perimeter landscaping, a track and field facility, soccer/football/lacrosse fields, baseball and softball fields, and a protected, undisturbed wetland area (Wetland A along the western boundary).

B. The proposed major amendment to the PUD is in accordance with the goals, policies and objectives of the comprehensive plan.

To align the City of Auburn's guiding documents, along with the Major PUD Amendment, a Comprehensive Plan Land Use Map Amendment is proposed to change the designation of all subject parcels from Neighborhood Residential Two to Public/Quasi-Public. Additionally, the concurrent Rezone request would change the zoning of 14 parcels from PUD and one parcel from R-2 Residential Low to P-1 Public Use. These changes are intended to support the future development of Middle School No. 5.

Please see Comprehensive Plan section of this narrative that speaks to the how the proposed land use map amendment addresses the goals, policies, and objectives of the *Imagine Auburn Comprehensive Plan Update 2024.*

C. The major amendment is consistent with the purpose of this chapter, ACC 18.76.010, provides for the public benefits required of the development of PUDs and does not result in only

increasing the number of units that would otherwise be attained through a development using the existing zoning and subdivisions standards.

The removal of the 14 affected parcels from the existing PUD boundary will not result in an increase in the number of permitted dwelling units. On the contrary, it will reduce the overall residential development potential, as the site is being repurposed for a much-needed public school rather than the higher-density residential use originally anticipated under the PUD. There are no dwelling units proposed with this Major PUD Amendment.

D. The proposed major amendment to the PUD conforms to the general purposes of other applicable policies or plans which have been adopted by the city council.

The proposed Major PUD Amendment, along with the proposed Comprehensive Plan Amendment and Rezone, establishes the necessary land use framework to support the development of a new middle school campus. This coordinated effort aligns with the overarching goals and policies adopted by the City Council, ensuring consistency across all applicable City plans and regulatory documents.

E. The approval of the major amendment will have no more of an adverse impact upon the surrounding area than the approved Lakeland Hills South PUD as shown on the official Lakeland plan map.

Approval of the Major PUD Amendment to remove the affected parcels from the Lakeland Hills South PUD, will not result in adverse impacts to the surrounding area.

The area proposed for removal from the overall 768.79-acre Lakeland Hills South PUD is approximately 43.6 acres, leaving 725.19 acres as a part of the Lakeland Hills South PUD. The subject site would still be bordered by the broader PUD boundary, which includes existing residential and commercial development, and future allowances for additional residential density to keep up with market demands.

ACC 18.76.090 Application for approval of major amendment to the PUD:

a. The name of the proposed PUD or planning area and a general description of the proposed development requiring the major amendment, including descriptions of buildings, and other site improvements;

The proposal is for extraction of 14 parcels, owned by the District, from the larger Lakeland Hills South PUD, for the purpose of a future middle school on the site.

b. A proposed schedule that includes submittal of the site plan, preliminary plat, proposed phased developments, if any, and target dates for starting construction;

The proposed Major PUD Amendment, and associated Comprehensive Plan Amendment and Rezone, will require review and recommendations from the Hearing Examiner and Planning Commission, followed by final consideration by the City Council. The full review process typically takes approximately six months and is anticipated to be completed by December 2025.

The District, in anticipation of its capital bond approval, will submit separate applications for site design review and a boundary line elimination to consolidate all subject parcels. The new middle school is anticipated to be completed and operational in 2027.

c. Proposed land uses including the type and amount or densities;

Proposed land use is an approximately 118,000 square foot middle school. There is no proposed residential density.

d. Number and types of dwelling units in the proposed development requiring the major amendment;

There are no dwelling units proposed with the Major PUD Amendment.

e. Total amount of open spaces, the designated or proposed use, and the amount of open space designated for public and private use;

The middle school site plan designates open space areas, such as landscaped settings, athletic fields, and play area, which totals to approximately 11.33 acres of the overall 46.16 acre site. In addition to the planned open space settings, the protected wetland, dense trees, and natural landscaped areas total to approximately 24.8 acres of the overall 46.16 acre site.

f. Plans for the perpetual maintenance and preservation of private spaces and private streets;

The subject site is private property and will be maintained and preserved by the District. There are no private streets, such as tracts, proposed. There are internal driveways and drive aisles proposed for traffic circulation.

g. Any requests for modifications to the street construction standards of the land division ordinance including substantiating information as to why the modifications are necessary;

Not at this time.

h. The gross acreage of the PUD or planning area, the net usable acreage, and the acreage of any nonbuildable areas;

The existing Lakeland Hills South PUD is approximately 768.79 acres. The area proposed for extraction from the existing PUD is 43.6 acres.

i. The name and address of the applicant. All land within the PUD or planning area shall be under the ownership of the applicant. Applicants are defined as an individual, partnership, corporation, or groups of individuals, partnerships or corporations; and

The applicant is the Auburn School District, who owns all the proposed parcels to be removed from the existing PUD.

j. The name, address, stamp and signature of the professional engineer, professional architect or professional land surveyor who prepared the site plan.

NAC Architects
Attn: Karee Loghry
Project Manager
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Phone: (206) 411-4522
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Comprehensive Plan and Zoning Overview:

	Existing Zoning	Proposed Zoning	Existing Plan Designation	Proposed Plan Designation
Subject Site (14 of 15 parcels)	Lakeland Hills South PUD	Public Use District	Neighborhood Residential Two	Public/Quasi-Public
Subject Site (1 of 15 parcels)	Residential Low	Public Use District	Neighborhood Residential Two	Public/Quasi-Public
North	Lakeland Hills South PUD	n/a	Neighborhood Residential Two	n/a
South	Moderate Density Single Family (Unincorporated Pierce County)	n/a	Suburban Residential (Unincorporated Pierce County)	n/a
East	Lakeland Hills South PUD	n/a	Neighborhood Residential Two	n/a
West	Lakeland Hills South PUD & Residential Low	n/a	Neighborhood Residential Two	n/a

Comprehensive Plan Amendment Written Statement
ACC 14.22.110 Decision criteria for plan amendments:

A. The comprehensive plan was developed and adopted after significant study and public participation. The principles, goals, objectives and policies contained therein shall be granted substantial weight when considering a proposed amendment. Therefore, the burden of proof for justifying a proposed amendment rests with the applicant, who must demonstrate that the request complies with and/or relates to the following decision criteria:

1. The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent;

The proposed Comprehensive Plan Map Amendment, to change the land use category of the subject site from Neighborhood Residential Two to Public/Quasi-Public, aligns with the goals and policies of the *Imagine Auburn Comprehensive Plan Update 2024,* adopted on December 16, 2024, and overall project intent to use the site as a new middle school. The proposed change would result in internally consistent guiding documents and future development on site. Examples of Comprehensive Plan goals are addressed below.

Land Use Element - Goals, Policies, and Land Use Characteristics - Public/Quasi-Public Designation

LU-111 The primary purpose of this designation is to address public needs while taking advantage of synergies with the adjacent areas where they are sited.

The District's purpose is to provide educational services to students living within its District. Schools are typically placed in the residential neighborhoods they serve. The District acquired these parcels to ensure that Middle School No. 5 could be developed to better serve the needs of Auburn's growing community and surrounding area.

LU-112 Appropriate uses for this designation include facilities that serve the needs of the larger community such as public schools, active parks, city operated municipal facilities, police stations, and fire stations.

The proposed land use designation, Public/Quasi-Public, is for the intention of a new public middle school.

LU-127 Build on partnerships with school districts to expand public use of school facilities for recreation and exercise, and to improve public access to facilities for this purpose, as appropriate.

The future middle school development will expand recreational opportunities for both students and residents (during non-school hours), through the construction of a track and field facility, soccer/football field, baseball and softball fields.

Capital Facilities Element - Goals and Policies - Goal 1: Keeping Pace with Growth

CF-2 Encourage development where new public facilities can be provided in an efficient manner.

CF-5 Provide additional public facility capacity when existing facilities are used to their maximum level of efficiency (consistent with adopted standards for level of service).

CF-10 Establish land use patterns that optimize the use of public facilities.

The adopted 2024 Comprehensive Plan recognizes and identifies the new middle school, Middle School No. 5, as a part of the District's future projects to accommodate projected growth in the area. Approval of Comprehensive Plan Map Amendment to redesignate the site to Public-Quasi-Public allows the District to move forward with the middle school project which promotes land use patterns that make efficient use of public facilities.

2. Whether the capacity to provide adequate services is diminished or increased;

Transportation wise, improvements proposed by the District include frontage improvements per city code, construction of a single-lane roundabout at Sumner Tapps Highway East and the middle school access, including a right turn lane into the school, new gated driveway at 16th Street East and Sumner Tapps Highway Easement for school bus access, and an estimated $518,056 traffic impact fee based on the 2025 fee schedule.

The site plan will be designed to adhere to required fire department infrastructure (sprinklers, hydrants, etc.) and access throughout the project. Water and sewer extensions will be made from Sumner Tapps Highway East in accordance with Bonney Lake, for water, and City of Auburn for sewer.

Educational services would be increased by allowing the Auburn School District to proceed with the new middle school development.

3. Assumptions upon which the comprehensive plan is based are found to be invalid;

The District acquired 14 of the 15 parcels in 2009 and the remaining parcel in 2023 and is now ready to proceed with the new middle school development. The current land use designation for the subject site is Neighborhood Residential Two, which is intended to accommodate a variety of residential dwelling types. This category includes R-2 Residential Low and R-3 Residential Moderate as implementing zoning districts, neither of which permit public schools. As such, the District is requesting an amendment to the *2024 Comprehensive Plan* to redesignate all of the subject parcels to Public/Quasi-Public land use to support the development of Middle School No. 5, and to implement the P-1 Public Use District zoning.

4. A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;

See response to item number 3 above.

5. If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2050;

This is not applicable.

6. If the request is to change the land use designation of a specific property on the comprehensive land use map, the applicant must demonstrate one of the following:

a. The current land use designation was clearly made in error or due to an oversight;

This is not applicable.

b. The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;

The subject site is bordered by properties with the Neighborhood Residential Two land use designation to the north, east, and west, within the City of Auburn. To the south, is unincorporated Pierce County land, with the Suburban Residential land use designation.

These residential based Comprehensive Plan land use designations are compatible with the proposed Public/Quasi-Public land use designation because a middle school is an appropriate and logical land use within this context. The new middle school is intended to serve the surrounding community (and beyond) and locating a school within a residential area supports neighborhood cohesion, recreational and sport opportunities, vehicular and pedestrian connections, and everyday guardianship.

c. There has been a change in conditions since the current land use designation came into effect.

The District acquired the majority of the subject parcels in 2009 and the remaining parcel in 2023. At the time, the site was designated as Moderate Density Residential and Open Space in the 1995 Comprehensive Plan. It was later reclassified as Single Family Residential in the 2015 Plan, and most recently as Neighborhood Residential Two in the 2024 Comprehensive Plan. With plans now underway for the development of Middle School No. 5, the District is requesting a land use redesignation to Public/Quasi-Public to support the proposed educational use.

Rezone Written Statement
ACC 18.68.040 Rezone (zoning map amendment) approval criteria:

A. The rezone implements the policies of the comprehensive plan; or

The proposed rezone - which would rezone 14 of the 15 parcels from Lakeland Hills South PUD to P-1 Public Use, and one parcel from R-2 Residential Low to P-1 Public Use - supports the policies of the *2024 Comprehensive Plan* by aligning with the associated Comprehensive Plan Land Use redesignation request for Public/Quasi-Public. The *2024 Comprehensive Plan* lists the P-1 Public Use zoning district as an implementing zoning designation for the Public/Quasi-Public Designation. Land within the City of Auburn is assigned a land use designation and implementing zoning district, which builds from previously adopted Comprehensive Plan Maps, the existing land use pattern, adopted subarea plans, topography, natural features, and targeted goals for shifting the character of specified areas.

B. The rezone is necessary due to a substantial change in circumstances since the current zoning; and

The proposed rezone is a necessary and logical action to align the site with land use objectives for the new middle school development. The current zoning designation, Lakeland Hills South PUD zoning, is intended for a mix of residential densities and flexible development standards, and R-2 zoning does not permit schools as an allowed land use.

C. The rezone bears a substantial relationship to the public health, safety, or welfare.

The Auburn School District serves a rapidly growing population across Auburn, Algona, Pacific, and Unincorporated King County. The rezone request supports the development of Middle School No. 5, which is anticipated to be completed and operational in 2027.

The new middle school will serve grades 6-8 and accommodate approximately 800 students in permanent facilities, along with an additional 250 students in 10 portable classrooms. The conceptual site plan for the school is sensitive to development needs and protection of critical areas. Key features include:

- New parking facilities for visitors, staff, students, and parents
- Designated bus pick up and drop off areas
- Two new recreational fields: one for track and field, lacrosse, football, and soccer, and the other for lacrosse, softball, and baseball
- Preservation of the existing wetland on the west side of the site
- Retention of dense tree populations along the west, south, and eastern boundaries

The new school will increase student capacity, meet current educational and facility standards, incorporate advanced technology systems, and expand opportunities for community use. Consequently, the rezone has a substantial and positive relationship to the public health, safety, and welfare of the students and residents of the City of Auburn and Auburn School District.

AUBURN SCHOOL DISTRICT – SITE 35

CRITICAL AREAS REPORT

Grette Associates LLC
ENVIRONMENTAL CONSULTANTS

AUBURN SCHOOL DISTRICT – SITE 35

CRITICAL AREAS REPORT

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NOVEMBER 2023

CHAD WALLIN, PWS
BIOLOGIST

DATE

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1 INTRODUCTION

Grette Associates (Grette) is under contract with the Auburn School District to perform a wetland delineation and critical areas assessment at the Auburn School District's property known as Site 35 (Pierce County parcels 0520053055, 3014, 3034, 3036, 3006, 3035, 3016, 3040, 3001, 3041, 3015, 4081, 4080, 3060, and 4079; 2412443; Figure 1).

The purpose of this critical areas report is to document all wetlands, natural water features, and wildlife habitat areas (WHAs) that are located within 300 feet of the subject property. This report has been prepared in compliance with Chapter 16.10 of the Auburn Municipal Code (AMC) and is intended to serve as a baseline conditions report.

Figure 1. Vicinity map (subject property highlighted in yellow)

2 FEATURE SUMMARY

A Grette Associates qualified consultant visited the subject property on September 18, 2023 to conduct a critical areas reconnaissance within the subject property. In summary, two probable wetland features (Wetland A and Wetland B) were identified by Grette (Grette Associates 2023). Following the September 2023 reconnaissance, Grette completed a second site visit on October 25, 2023 to delineate the onsite wetland feature (Wetland A). No additional critical areas were identified during Grette's site visits.

Grette Associates collected wetland delineation data and delineated the onsite wetland feature (Wetland A; Appendix A) according to the procedures defined in the U.S. Army Corps of Engineers (USACE) *Federal Wetland Delineation Manual* (1987) and the USACE's *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (2010). The offsite wetland feature (Wetland B) was visually evaluated using the USACE's *Regional* Supplement

(2010). Wetlands were rated according to AMC 16.10.080 and the Washington State Department of Ecology's (Ecology) *Washington State Wetland Rating System for Western WA – 2014 Update: Version 2* (Hruby and Yahnke 2023). Wetland delineation summaries, field datasheets and wetland rating forms are presented in Appendices B, C and D, respectively. A summary of the identified wetlands is provided in Table 1.

Table 1. Wetland delineation summary

Feature	Cowardin Class[1]	Hydrology Modifier	HGM Class	Wetland Category	Buffer Width[2,3]
A	PEM/FO	Seasonally Flooded and Saturated	Depressional	III	110 ft.
B	PEM/SS	Seasonally Flooded and Saturated	Depressional	III	60 ft.

[1] Classification based on Cowardin et al. (1979).
[2] Buffers are based on AMC 16.10.090 and the habitat scores as determined from the rating form. The buffers also assume implementation of the mitigation measures in AMC 16.10.090(1)(a)(ii).
[3] Wetland A has a moderate habitat score while Wetland B has a low habitat score (Hruby and Yahnke 2024).

3 BACKGROUND

3.1 Existing Conditions

The subject property primarily consists of a large developed area that has historically consisted of a mix of residential homesites and commercial equipment storage areas. The residential homesites were removed in 2006, while the equipment storage was removed by 2009. Aerial imagery also shows that in 2009 the site was largely cleared and graded in preparation of site development. The 2009 development activities appear to include the construction of several stormwater ponds and ditches to manage runoff.

Undeveloped areas within the subject property are native forest predominantly consisting of Douglas fir (*Pseudotsuga menziesii*) and big-leaf maple (*Acer macrophyllum*) with an understory dominated largely by salal (*Gaultheria shallon*) and sword fern (*Polystichum munitum*; Figures 1 and 2).

Figure 2. General Forested Conditions

3.2 Local Critical Areas Inventory

The City of Auburn's online GIS database was queried to identify any potential critical areas on or within the vicinity of the subject property. This database did not have any critical area data available at the time of Grette's inquiry so Grette utilized Pierce County's Public GIS online database to identify any critical areas that are mapped at the local level.

According to Pierce County's database, there are no critical areas mapped within the subject property (Appendix E). Offsite wetland features mapped by Pierce County include Wetland B and a small wetland area located south of the subject property.

3.3 National Wetlands Inventory

The U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI) was queried to determine if previously-identified wetlands are present within 300 feet of the subject property (USFWS 2023). According to the NWI Interactive Online Mapper, the southern portion of Wetland A and the general area of Wetland B are mapped by NWI (Appendix E). In addition, NWI maps two of the constructed stormwater ponds identified during Grette's site assessments.

3.4 Sensitive Wildlife and Plants

The Washington Department of Fish and Wildlife's (WDFW) Priority Habitats and Species (PHS) database on-line mapper was queried to determine if state or federally listed fish or wildlife species occur near the subject property (WDFW 2023). According to the PHS database, in addition to those features mapped by NWI, WDFW identifies the mapped wetland features as small waterfowl concentration areas (Appendix E). No additional PHS features (e.g., streams) are mapped in the vicinity of the subject property.

The Washington Department of Natural Resources' (WDNR) Wetlands of High Conservation Value mapper was queried to determine if the subject property occurs in a location reported to contain high quality natural heritage wetland occurrences or occurrences of natural heritage features commonly associated with wetlands (WDNR 2023a). According to WDNR's mapper, there are no records of rare plants or high-quality native ecosystems occurring on or in the vicinity of the subject property (Appendix E).

3.5 State Water Classification System

The WDNR's Forest Practice Application Mapping Tool on-line mapper was queried to identify the water typing of any streams mapped by WDNR (WDNR 2023b). According to WDNR, the central portion of Wetland B is mapped to provide potential fish (i.e., Type-F) but does not map any other type of natural water feature (e.g., streams) in the vicinity of the subject property.

3.6 Soil Information

According to the Natural Resources Conservation Service's (NRCS) Web Soil Survey (NRCS 2023a), the soils within the subject property consists of Alderwood gravelly sandy loam (8-15 percent slopes) and Alderwood gravelly sandy loam (15-30 percent slopes; Appendix E). Neither of these soil units are mapped as hydric by the NRCS.

4 METHODS

The identified onsite wetland was delineated according to the procedures described in the USACE's *Federal Wetland Delineation Manual* (1987), and the USACE's *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (2010). Paired data plots and soil test pits were excavated to evaluate wetland and upland conditions. Guidance from the USACE's *Regional Supplement* was used to evaluate the data at each data point.

The boundary of the wetland was established based on changes in vegetation, field indicators of hydric soils, water levels at or below 12 inches, topographic changes, and best professional judgment. Data plots were established in and adjacent to the wetland. The location of the wetland boundary was defined by placement of florescent orange flagging tape. The location of each data plot was defined by the placement of pink flagging tape. The wetland boundary flagging was labeled alpha-numerically (i.e. A-2), where the letter designates the wetland and the number designates the specific flag angle point.

Plants were determined to be more or less associated with wetlands based on their wetland indicator (FAC) status. The percent dominance for each plant strata was determined using the 50-20 Rule, which is the recommended method for selecting dominant species from a plant community in instances where quantitative data are available (USACE 2010). In utilizing this rule, dominants are the most abundant species that individually or collectively accounts for more than 50 percent of the total coverage of vegetation in the stratum plus any other species that, by itself accounts for at least 20 percent of the total.

4.1 Hydrophytic Vegetation

The U.S. Fish and Wildlife Service (USFWS) and the NWI have established a rating system that has been applied to commonly occurring plant species on the basis of their frequency of occurrence in wetlands (Table 3). Species indicator status expresses the range in which plants may occur in wetlands and non-wetlands (uplands). Under this system, vegetation is considered hydrophytic when there is an indicator status of facultative (FAC), facultative wetland (FACW) or obligate wetland (OBL) (Table 2). The hydrophytic vegetation criterion for wetland determination is met when ***more than*** 50 percent of the dominant species in the plant community are FAC or wetter. The USACE's *National Wetland Plant List* (USACE 2020) was used to determine vegetation indicator status.

Table 2. Definitions for USFWS plant indicator status

Plant Indicator Status Category	Indicator Status Abbreviation	Definition (Estimated Probability of Occurrence)
Obligate Upland	UPL	Occur rarely (<1 percent) in wetlands, and almost always (>99 percent) in uplands
Facultative Upland	FACU	Occur sometimes (1 percent to <33 percent) in wetlands, but occur more often (>67 percent to 99 percent) in uplands
Facultative	FAC	Similar likelihood (33 percent to 67 percent) of occurring in both wetlands and uplands
Facultative Wetland	FACW	Occur usually in wetlands (>67 percent to 99 percent), but also occur in uplands (1 percent to 33 percent)
Obligate Wetland	OBL	Occur almost always (>99 percent) in wetlands, but rarely occur in uplands (<1 percent)
Not Listed	NL	Not listed due to insufficient information to determine status

4.2 Wetland Hydrology

Evidence of permanent or periodic inundation (water marks, drift lines, drainage patterns), or soil saturation to the surface for 14 consecutive days or more during the growing season meets the hydrology criterion. Oxidized root channels in the top 12 inches and hydrogen sulfide are primary indicators and water-stained leaves and geomorphic position are secondary indicators of wetland hydrology.

4.3 Hydric Soils

Soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper soil horizons are considered hydric soils. Field indicators include histosols, the presence of a histic epipedon, a sulfidic odor, low soil chroma, and gleying. Soil conditions were compared to the Field Indicators of Hydric Soils detailed in the USACE's *Regional Supplement*.

5 PRECIPITATION ANALYSIS

During the site assessment, the Tacoma #1 National Weather Station (NWS Station 458278) recorded 0.57 inches of rainfall (NRCS 2023b). In the 14 days preceding the site assessment, 1.49 inches of rainfall was recorded at the station (NRCS 2023b).

The total precipitation recorded at the Tacoma station from October 1, 2022 through September 30,2023 (30.18 inches) was approximately 74 percent of the normal rainfall (40.81 inches) that occurs during the same time (NOAA 2023 and NRCS 2023b).

Table 3 below presents an analysis of the appropriate NRCS WETS table (NRCS 2023b) for the three months preceding the field investigation.

Table 3. WETS precipitation analysis

Preceding Month	WETS Rainfall Percentile (inches)		Measured Rainfall[1] (inches)	Conditions[2]	Condition Value[3]	Month Weight	Value
	30%	70%					
October	2.50	4.76	2.67	Normal	2	3	6
September	0.59	1.78	2.49	Wet	3	2	6
August	0.27	0.85	0.26	Dry	1	1	1
						Sum:	13

[1] Observed rainfall for the month (NOAA 2016b)
[2] Dry conditions are below 30% WETS table value, Normal conditions are between 30% and 70% of the WETS table values, Wet conditions are above 70% of the WETS table value.
[3] Dry equals a value of 1, normal equals a value of 2, wet equals a value of 3
[4] Due to the timing of the site assessment, October precipitation results were included in this analysis.

Bins were established to evaluate the overall rainfall period during the field investigation; drier (sum is 6-9), normal (sum is 10-14), wet (sum is 15-18). A sum of 13 indicates that hydrologic conditions are normal.

6 WETLAND RESULTS

6.1 Wetland A

Wetland A is a palustrine emergent and forested wetland that originates in the northwest portion of the subject property (Appendix A). This wetland feature contains both depressional and slope geomorphic and hydrologic wetland characteristics.

Historically, Wetland A and Wetland B were potentially one contiguous feature; however, as land development activities began to occur overtime, a disconnection between these two wetland areas was established. Namely through historical clearing and grading and the construction of a maintenance access road.

Wetland A receives seasonal overflow from Wetland B through an approximate 18-inch culvert situated beneath a maintenance road that provides access to one of the constructed stormwater ponds within the subject property (Appendix A). Surface water discharged to Wetland A appears to sheet flow and infiltrate across the wetland. No defined channelization was observed within Wetland A during Grette's site visits. Any seasonal ponding that occurs within Wetland A is likely limited to small depressional areas that are located throughout the wetland.

Based on aerial imagery and Pierce County's wetland database, Wetland A extends south of the subject property towards Lake Tapps. More specifically, Grette delineated the wetland boundary extending to the southern edge of the subject property where it continues downslope towards a previously delineated offsite wetland mapped by Pierce County (Appendix A).

6.2 Wetland B

Wetland B is an offsite palustrine emergent/scrub-shrub wetland that is situated within a distinct topographic depression (Appendix A). Based on aerial imagery, the eastern portion of Wetland B contains an area of seasonal ponding that occurs for a large duration of the year and only appears to dry out during the peak of the summer season. The remaining wetland area appears to be seasonally saturated.

Seasonal discharge from Wetland B appears to be conveyed to Wetland A from a ditch and through an approximately 18-inch culvert. As noted above, the area where these conveyance features are located appear to have been manipulated over time to manage seasonal surface water flows. According to lidar imagery (WDNR 2023b), there is a well-defined linear ditch that extends from the eastern portion of Wetland B to the culvert beneath the existing maintenance road (Appendix A).

6.3 Wetland Categorization

To determine the categorization of the wetlands based on function, the wetland classification guidelines in Ecology's wetland rating system (Hruby and Yahnke 2023) were used. Based on this guidance, each wetland was given a score for each of three functions: Water Quality, Hydrology, and Habitat (Table 4).

Table 4. Wetland rating and categorization summary

Feature	Cowardin Class	HGM Class	Water Quality	Hydrology	Habitat	Total	Category
Wetland A	PEM/FO	Depressional	7	6	6	19	III
Wetland B	PEM/SS	Depressional	7	6	5	18	III

Per Chapter 16.10 of the AMC, wetlands are subject to a buffer to protect the integrity and function of said feature and are based on the quality of the habitat function they provide. Wetland A provides moderate habitat function due to the special habitat features available within the wetland (Hruby and Yahnke 2023). However, while in close proximity, Wetland B does not have the diversity of special habitat features compared to Wetland A. As a result, Wetland B provides low habitat function.

According to AMC 16.10.090, in addition to their habitat score, wetland buffers are also determined based on whether or not the mitigation measures outlined in AMC

16.10.090(1)(a)(ii) are used. If the applicable measures are adopted in a proposed site design, a Category III wetland providing low habitat function would be subject to a 60-foot buffer and a Category III wetland providing moderate habitat function would be subject to a 110-foot buffer. In the event a proposed project does not include the applicable mitigation measures, the buffers would be 80 feet and 150 feet, respectively.

6.4 Regulatory Considerations

Wetlands are regulated by agencies at the local, state, and federal levels. At the local level, wetlands and their associated buffers within the City of Auburn are regulated under their critical areas ordinance (Chapter 16.10 of the ACC).

At the state level, wetlands are regulated by the Washington State Department of Ecology through the federal Clean Water Act (Section 401) and the State Water Pollution Control Act (RCW 90.48). The requirement for a Water Quality Certification from Ecology for wetland impacts is triggered by an applicant's applying for a federal Clean Water Act Section 404 permit from the USACE. Ecology may also issue an Administrative Order through RCW 90.48, allowing them wetland regulatory authority without a federal nexus.

Additionally, WDFW regulates work within state waters to protect fish life under the State's Hydraulic Code (RCW 77.55) through the Hydraulic Project Approval (HPA) program.

At the federal level, impacts (specifically dredging or filling) to wetlands are regulated by the Environmental Protection Agency through the US Army Corps of Engineers. The USACE administers the federal Clean Water Act (Section 404) for projects involving dredging or filling in Waters of the US (lakes, streams, marine waters, and most non-isolated wetlands).

While it is the regulatory agencies that make the final determination regarding jurisdictional status, project proponents can infer jurisdiction using the guidance provided by each agency or local government. This inference can be used to design a project based on the anticipated regulatory constraints within the project area. However, it is the project proponent's responsibility to contact each potential regulating agency and confirm their regulatory status and requirements.

6.5 Disclaimer

The findings and conclusions documented in this report have been prepared for specific application to this proposed project site. They have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. Our work was also performed in accordance with the terms and conditions set forth in our proposal. The conclusions and recommendations presented in this report are professional opinions based on an interpretation of information currently available to us and are made within the operation scope, budget, and schedule of this project. No warranty, expressed or implied, is made. In addition, changes in government codes, regulations, or laws may occur. Because of such changes, our observations and conclusions applicable to this site may need to be revised wholly or in part.

Wetland boundaries are based on conditions present at the time of the site visit and considered preliminary until the flagged wetland and/or drainage boundaries are validated

by the appropriate jurisdictional agencies. Validation of the boundaries by the regulating agencies provide a certification, typically in writing, that the wetland boundaries verified are the boundaries that will be regulated by the agencies until a specific date or until the regulations are modified. Only the regulating agencies can provide this certification.

Since wetlands are dynamic communities affected by both natural and human activities, changes in wetland boundaries may be expected. Because of such changes, our observations and conclusions applicable to this site may need to be revised wholly or in part.

7 BIOLOGIST QUALIFICATIONS

7.1 Chad Wallin

Chad Wallin is a Biologist with extensive training in wetland science and ecology restoration. Chad also has professional experience in stream and fish restoration, marine monitoring, mitigation monitoring, and fish and wildlife assessments.

Chad has earned a Bachelor's of Arts degree in Environmental Studies from the University of Washington along with certificates in ecology restoration and wetland science and management. Chad is also a certified Professional Wetland Scientist through the Society of Wetland Scientists.

For a list of representative projects, please contact him at Grette Associates.

8 REFERENCES

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AUBURN SCHOOL DISTRICTS – SITE 35

CRITICAL AREAS REPORT

APPENDIX A: WETLAND DELINEATION MAP

AUBURN SCHOOL DISTRICT - SITE 36

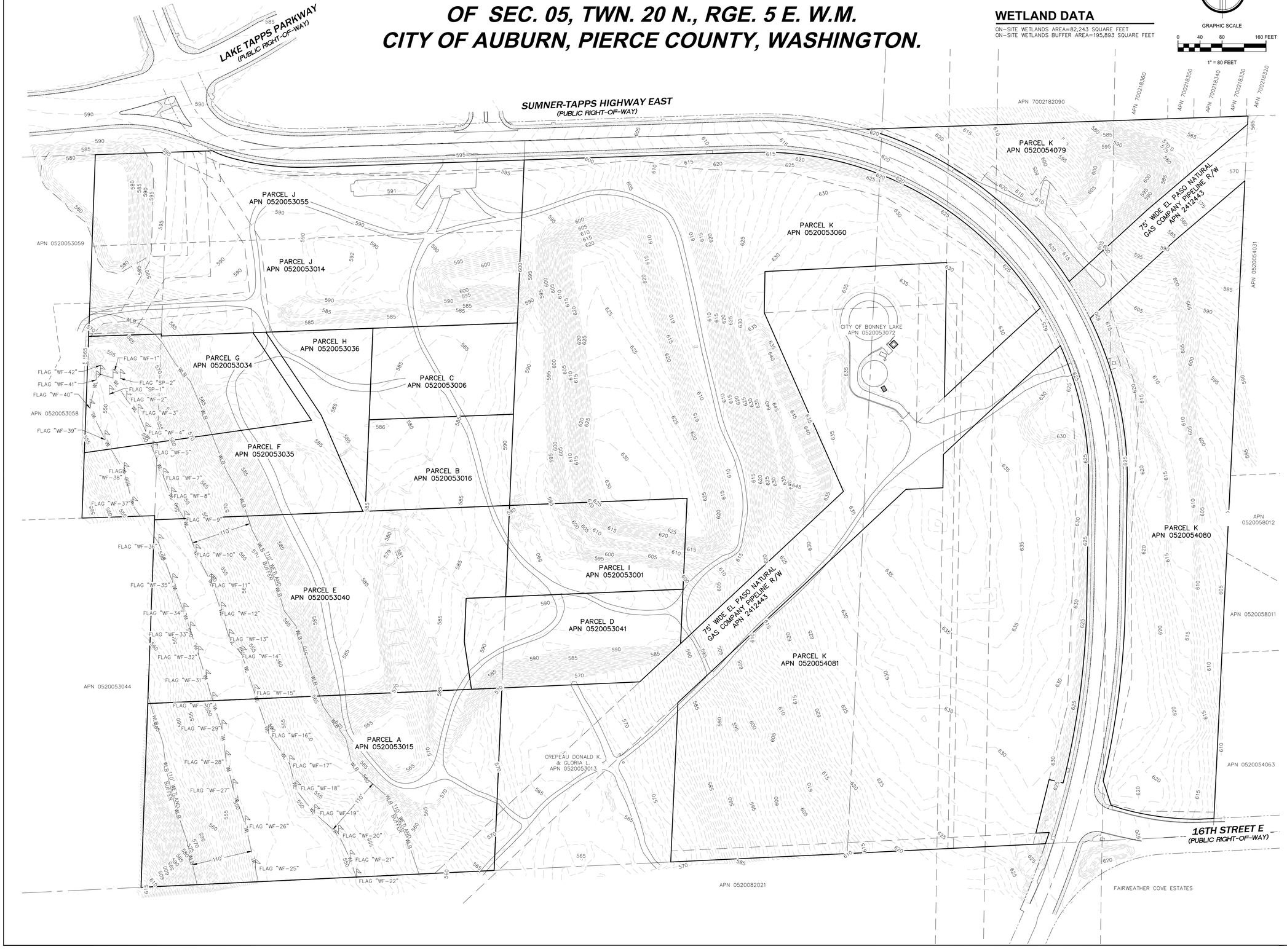
A PORTION OF THE SE 1/4 & THE SW 1/4 OF THE SW 1/4 & THE SE 1/4 OF THE SE 1/4 OF SEC. 05, TWN. 20 N., RGE. 5 E. W.M. CITY OF AUBURN, PIERCE COUNTY, WASHINGTON.

WETLAND DATA

ON-SITE WETLANDS AREA=82,243 SQUARE FEET
ON-SITE WETLANDS BUFFER AREA=195,893 SQUARE FEET

N

GRAPHIC SCALE
0 40 80 160 FEET
1" = 80 FEET



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2215 North 30th Street, Suite 200 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:
AUBURN SCHOOL DISTRICT SITE 36

Client:
AUBURN SCHOOL DISTRICT NO. 408

915 FOURTH STREET NE
AUBURN, WA 98002-4499

JEFFREY L. GROSE

Job No.
2220870.50

Issue Set & Date:
FEBRUARY 6, 2023

DAVID C. FOLIANTE
STATE OF WASHINGTON
19766
REGISTERED PROFESSIONAL LAND SURVEYOR
11/13/2023

NOTICE
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1 _____
2 _____
3 11/13/23 (SR) - ADDED WETLAND 110' BUFFER
4 11/06/23 (FS) - ADDED WETLAND FLAGS AND BOUNDARY

Revisions:

Sheet Title:
OVERALL PARCEL AND TOPOGRAPHIC SURVEY

Designed by:	Drawn by:	Checked by:
	FS	DF

Sheet No.
1
1 of 1 Sheets

AUBURN SCHOOL DISTRICTS – SITE 35

CRITICAL AREAS REPORT

APPENDIX B: WETLAND SUMMARY

WETLAND A SUMMARY		
Approximate Size (sq. ft.):	-	
Cowardin Classification[1]:	PEM/FO	
HGM Classification[2]:	Depressional	
Wetland Category[3]:	III	
Wetland Buffer Width[4]:	110 ft./150 ft.	
Sample Plot Total[5]:	3	
Hydrophytic Vegetation Present (Y/N)?	Yes	
Hydric Soil Indicator?	*Depleted Matrix*	
Wetland Hydrology Present?	Yes	

Summary of Findings	
Dominant Vegetation:	The forested area predominately consists of a red alder (*Alnus rubra*) black cottonwood (*Populus* balsamifera) with an understory of largely consisting of red-osier dogwood (*Cornus sericea*) salmonberry (*Rubus spectabilis*) and slough sedge (*Carex obnupta*).
Soil Profile:	The soils observed in the wetland consisted of a surface layer (0-5 inches) of very dark brown (10YR2/2) silty loam with a layer (5-18 inches) of brown (10YR4/2) sandy silt containing prominent strong brown (7.5YR4/6) redox concentrations beneath.
Primary Hydrological Support:	Hydrologic support for Wetland A is primarily provided by shallow groundwater and seasonal discharge from Wetland B.

Wetland Data Plot:	**Upland Data Plot:**

Notes:
[1] Classification based on Cowardin et al. (1979).
[2] HGM classification based on Brinson, M.M. (1993) and Ecology's rating system (Hruby and Yahnke 2023).
[3] Wetland rating was determined based on the guidelines defined in the local municipal code.
[4] Wetland buffer was determined based on the local municipal code.
[5] Sample plot total includes the collective amount of wetland and upland samples plots examined to define the wetland boundary.

WETLAND B SUMMARY		
Approximate Size (sq. ft.):	-	
Cowardin Classification[1]:	PEM/SS	
HGM Classification[2]:	Depressional	
Wetland Category[3]:	III	
Wetland Buffer Width[4]:	60 ft./80 ft.	
Sample Plot Total[5]:	N/A	
Hydrophytic Vegetation Present (Y/N)?	Yes	
Hydric Soil Indicator?	Not Evaluated	
Wetland Hydrology Present?	Yes	

Summary of Findings	
Dominant Vegetation:	Based on aerial imagery, Wetland B appears to predominantly consist of emergent vegetation within patches of shrub vegetation intermixed throughout.
Soil Profile:	Given its offsite location, soils were not evaluated.
Primary Hydrological Support:	Hydrologic support for Wetland B appears to be direct precipitation and shallow groundwater. Additional support potentially includes stormwater discharge from the surrounding areas.

Wetland Data Plot:	**Upland Data Plot:**
N/A	N/A

Notes:
[1] Classification based on Cowardin et al. (1979).
[2] HGM classification based on Brinson, M.M. (1993) and Ecology's rating system (Hruby and Yahnke 2023).
[3] Wetland rating was determined based on the guidelines defined in the local municipal code.
[4] Wetland buffer was determined based on the local municipal code.
[5] Sample plot total includes the collective amount of wetland and upland samples plots examined to define the wetland boundary.

AUBURN SCHOOL DISTRICTS – SITE 35

CRITICAL AREAS REPORT

APPENDIX C: WETLAND DATASHEETS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Site 35 - Auburn SD City/County: Auburn / Pierce Sampling Date: 10/25/23
Applicant/Owner: Auburn School District State: WA Sampling Point: SP-1
Investigator(s): [illegible] Section, Township, Range:
Landform (hillslope, terrace, etc.): Depression / slope Local relief (concave, convex, none): ____ Slope (%): ____
Subregion (LRR): ____ Lat: ____ Long: ____ Datum: ____
Soil Map Unit Name: ____ NWI classification: ____
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒	No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present?	Yes ☒	No ☐	
Wetland Hydrology Present?	Yes ☒	No ☐	

Remarks:

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. ALRU	40%	Y	FAC
2. PIBA	25%	Y	FAC
3.			
4.			
50% = ____, 20% = ____		= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. RUSP	20%	Y	FAC
2.			
3.			
4.			
5.			
50% = ____, 20% = ____		= Total Cover	
Herb Stratum (Plot size: ____)			
1. CAOB	60%	Y	OBL
2. RARE	10%	N	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
50% = ____, 20% = ____		= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
50% = ____, 20% = ____		= Total Cover	
% Bare Ground in Herb Stratum ~30%			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	____	x1 =	____
FACW species	____	x2 =	____
FAC species	____	x3 =	____
FACU species	____	x4 =	____
UPL species	____	x5 =	____
Column Totals:	____ (A)		____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks:

Project Site: _____

Sampling Point: SP-1

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR4/2	100%					silty loam	
5-18"+	7.5YR4/2	95%	7.5YR4/6	5%	C	M	sandy silt	

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☒ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? Yes ☑ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☒ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____

Water Table Present? Yes ☐ No ☒ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Soils moist

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Site 35 City/County: Auburn / Pierce Sampling Date: 10-25-23
Applicant/Owner: Auburn SD. State: WA Sampling Point: SP-2
Investigator(s): Walker Section, Township, Range:
Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): ____ Slope (%): ____
Subregion (LRR): ____ Lat: ____ Long: ____ Datum: ____
Soil Map Unit Name: ____ NWI classification: ____
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☑	No ☐			
Hydric Soil Present?	Yes ☐	No ☒	Is the Sampled Area within a Wetland?	Yes ☐	No ☒
Wetland Hydrology Present?	Yes ☐	No ☒			

Remarks:

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. PIBA	20%	Y	FAC
2. ALRU	20%	Y	FAC
3. PSME	10%	N	FACU
4. FRLA	10%	N	FACW
50% = ____, 20% = ____	60%	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. OECE	20%	Y	FACW
2. RUSP	20%	Y	FAC
3.			
4.			
5.			
50% = ____, 20% = ____	40%	= Total Cover	
Herb Stratum (Plot size: ____)			
1. POMU	40%	Y	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
50% = ____, 20% = ____		= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
50% = ____, 20% = ____		= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	____	x1 =	____
FACW species	____	x2 =	____
FAC species	____	x3 =	____
FACU species	____	x4 =	____
UPL species	____	x5 =	____
Column Totals:	____ (A)		____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☑ No ☐

Remarks:

Project Site: ____

Sampling Point: SP-2

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-16"	10YR 3/2	100%					gravelly loam	

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soils Present? Yes ☐ No ☒

Remarks:

No redox observed, ± 28"-36" inches above SP-1's elevation

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): ____

Water Table Present? Yes ☐ No ☒ Depth (inches): ____

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): ____

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Soils dry

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Site - 35 City/County: Auburn / Placer Sampling Date: 10-25-23
Applicant/Owner: Auburn SD State: Calif Sampling Point: SP-3
Investigator(s): [illegible] Section, Township, Range:
Landform (hillslope, terrace, etc.): Depression / Slope Local relief (concave, convex, none): ____ Slope (%): ____
Subregion (LRR): ____ Lat: ____ Long: ____ Datum: ____
Soil Map Unit Name: ____ NWI classification: ____
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒	No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present?	Yes ☒	No ☐	
Wetland Hydrology Present?	Yes ☒	No ☐	

Remarks:

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. ALRU	20%	Y	FAC
2. SALA	20%	Y	FACW
3.			
4.			
50% = ____, 20% = ____		= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. RUSP	30%	Y	FAC
2. COSE	50%	Y	FACW
3.			
4.			
5.			
50% = ____, 20% = ____	80%	= Total Cover	
Herb Stratum (Plot size: 5')			
1. CAOB	75%	Y	OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
50% = ____, 20% = ____		= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
50% = ____, 20% = ____		= Total Cover	
% Bare Ground in Herb Stratum ____			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x1 = ____
FACW species ____	x2 = ____
FAC species ____	x3 = ____
FACU species ____	x4 = ____
UPL species ____	x5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 – Dominance Test is >50%
- ☐ 3 – Prevalence Index is ≤3.0[1]
- ☐ 4 – Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 – Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks: Patches of skunk cabbage w/10' of plot.

Project Site: _____

SOIL Sampling Point: SP3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10+	10YR2/1	100%					loamy sil/l+	
10-16+	7.5YR4/2	85%	7.5YR5/1	15%	D	M	clay sil	

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☒ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soils Present? Yes ☑ No ☐

Remarks:

Green veg, ?, geo position, soils appear to meet the fdn. definition of a hydric soil,

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☒ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☒ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☐ Depth (inches): _____

Water Table Present? Yes ☐ No ☐ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☐ No ☐ Depth (inches): _____

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

AUBURN SCHOOL DISTRICTS – SITE 35

CRITICAL AREAS REPORT

APPENDIX D: WETLAND RATING FORM

Wetland name or number A

RATING SUMMARY – Western Washington 9/7/23 &

Name of wetland (or ID #): Wetland A Date of site visit: 10/25/23

Rated by Wallin Trained by Ecology? X Yes ___ No Date of training 2014

HGM Class used for rating Depressional Wetland has multiple HGM classes? X Y ___ N

NOTE: Form is not complete without the required figures (figures can be combined).
Source of base aerial photo/map Google Earth

OVERALL WETLAND CATEGORY III (based on functions X or special characteristics ___)

1. Category of wetland based on FUNCTIONS

___ **Category I** – Total score = 23 - 27

___ **Category II** – Total score = 20 - 22

X **Category III** – Total score = 16 - 19

___ **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
	Circle the appropriate ratings			
Site Potential	H (M) L	H (M) L	H (M) L	
Landscape Potential	H (M) L	H (M) L	H (M) L	
Value	(H) M L	H (M) L	H (M) L	TOTAL
Score Based on Ratings	7	6	6	19

Score for each function based on three ratings (order of ratings is not important)

9 = H, H, H
8 = H, H, M
7 = H, H, L
7 = H, M, M
6 = H, M, L
6 = M, M, M
5 = H, L, L
5 = M, M, L
4 = M, L, L
3 = L, L, L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	N/A

Wetland name or number A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	1
Hydroperiods	D 1.4, H 1.2	1
Location of outlet *(can be added to map of hydroperiods)*	D 1.1, D 4.1	1
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	1
Map of the contributing basin	D 4.3, D 5.3	2
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	2
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	3
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	4

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants *(can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number A

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

NO – go to 2 **YES** – the wetland class is **Tidal Fringe** – go to 1.1

1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**
If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe, it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.

2. The entire wetland unit is flat, and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

NO – go to 3 **YES** – The wetland class is **Flats**
If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.

3. Does the entire wetland unit **meet all** of the following criteria?
___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size,
___At least 30% of the open water area is deeper than 6.6 ft (2 m).

NO – go to 4 **YES** – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?
___The wetland is on a slope (slope can be very gradual),
___The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheet flow, or in a swale without distinct banks,
___The water leaves the wetland **without being impounded**.

NO – go to 5 **YES** – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

Wetland name or number A

5. Does the entire wetland unit **meet all** of the following criteria?
   ____The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
   ____The overbank flooding occurs at least once every 2 years.

NO – go to 6 **YES** – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? This means that any outlet, if present, is higher than the interior of the wetland.

NO – go to 7 **YES** – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched but has no obvious natural outlet.

NO – go to 8 **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

   NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?	
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. ↳ sheet flow - no distinct outlet observed. points = (2) Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	2
D 1.2. The soil 2 in. below the surface (or duff layer) is true clay or true organic *(use NRCS definitions)*. Yes = 4 (No) = 0	Ø
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed plants > 95% of area points = (5) Wetland has persistent, ungrazed plants > ½ of area points = 3 Wetland has persistent, ungrazed plants ≥ 1/10 of area points = 1 Wetland has persistent, ungrazed plants < 1/10 of area points = 0	5
D 1.4. Characteristics of seasonal ponding or inundation: *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is ≥ ¼ total area of wetland — number even before slope increases points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0	2
Total for D 1 — Add the points in the boxes above	9

Rating of Site Potential If score is: __12-16 = H ___6-11 = (M) ___0-5 = L *Record the rating on the first page*

D 2.0. Does the landscape have the potential to support the water quality function of the site?	
D 2.1. Does the wetland unit receive stormwater discharges? pipe observed along east boundary (Yes) = 1 No = 0	1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 (No) = 0	Ø
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 (No) = 0	Ø
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source_____ Yes = 1 (No) = 0	Ø
Total for D 2 — Add the points in the boxes above	1

Rating of Landscape Potential If score is: __3 or 4 = H ___1 or 2 = (M) ___0 = L *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?	
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 (No) = 0	Ø
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? (Yes) = 1 No = 0	1
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? (Answer YES if there is a TMDL in development or in effect for the basin in which the unit is found.) (Yes) = 2 No = 0	2
Total for D 3 — Add the points in the boxes above	3

Rating of Value If score is: ___2-4 = (H) ___1 = M ___0 = L *Record the rating on the first page*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?

D 4.1. Characteristics of surface water outflows from the wetland:

Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	
Wetland has an intermittently flowing stream/ditch, OR highly constricted permanently flowing outlet	points = (2)	2
Wetland is a flat depression (question 7 on key), whose outlet is a permanently flowing ditch	points = 1	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	

D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.

Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = (3)	3
The wetland is a "headwater" wetland	points = 3	
Wetland is flat but has small depressions on the surface that trap water	points = 1	
Marks of ponding less than 0.5 ft (6 in)	points = 0	

D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the area of the wetland unit itself.

The area of the basin is less than 10 times the area of the unit	points = 5	
The area of the basin is 10 to 100 times the area of the unit	points = (3)	3
The area of the basin is more than 100 times the area of the unit	points = 0	
Entire wetland is in the Flats class	points = 5	

Total for D 4	Add the points in the boxes above	8

Rating of Site Potential If score is: ___12-16 = H ___6-11 = (M) ___0-5 = L *Record the rating on the first page*

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?

D 5.1. Does the wetland receive stormwater discharges?	Yes = (1) No = 0	1
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?	Yes = 1 No = (0)	0
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?	Yes = (1) No = 0	1
Total for D 5	Add the points in the boxes above	2

Rating of Landscape Potential If score is: ___3 = H ___1 or 2 = (M) ___0 = L *Record the rating on the first page*

D 6.0. Are the hydrologic functions provided by the site valuable to society?

D 6.1. Is the unit in a landscape that has flooding problems? Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.

The wetland captures surface water that would otherwise flow downgradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):

• Flooding occurs in a sub-basin that is immediately downgradient of unit.	points = 2	
• Surface flooding problems are in a sub-basin farther downgradient. Rarely occasionally	points = (1)	1
• Flooding from groundwater is an issue in the sub-basin.	points = 1	
• The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* _____	points = 0	
• There are no problems with flooding downstream of the wetland.	points = 0	

D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?	Yes = 2 No = (0)	0
Total for D 6	Add the points in the boxes above	1

Rating of Value If score is: ___2-4 = H ___1 = (M) ___0 = L *Record the rating on the first page*

Wetland name or number A

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac if the unit is at least 2.5 ac, or more than 10% of the unit if it is smaller than 2.5 ac.

___ Aquatic bed
X Emergent
___ Scrub-shrub (areas where shrubs have > 30% cover)
X Forested (areas where trees have > 30% cover)

If the unit has a Forested class, check if:

X The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/groundcover) that each cover 20% within the Forested polygon

4 structures or more: points = 4
3 structures: points = (2)
2 structures: points = 1
1 structure: points = 0

2

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland if the unit is < 2.5 ac, or ¼ ac if the unit is at least 2.5 ac to count (see text for descriptions of hydroperiods).

___ Permanently flooded or inundated
X Seasonally flooded or inundated Secondary
___ Occasionally flooded or inundated
X Saturated only Primary
___ Permanently flowing stream or river in, or adjacent to, the wetland
___ Intermittently or seasonally flowing stream in, or adjacent to, the wetland
___ **Lake Fringe wetland** **2 points**
___ **Freshwater tidal wetland** **2 points**

4 or more types present: points = 3
3 types present: points = 2
2 types present: points = (1)
1 type present: points = 0

1

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft².

Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. **Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canada thistle**

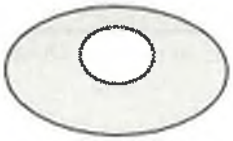
If you counted: > 19 species — points = 2
5 - 19 species — points = (1)
< 5 species — points = 0

1

H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. If you have four or more plant classes or three classes and open water, the rating is always high.

None = 0 points



Low = 1 point

Moderate = (2) points

All three diagrams in this row are **High** = 3 points

2

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. The number of checks is the number of points. X Large, downed, woody debris within the wetland (> 4 in. diameter and 6 ft long). ___ Standing snags (dbh > 4 in.) within the wetland ___ Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extend at least 3.3 ft (1 m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ___ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet weathered where wood is exposed) X At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians) X Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 above for the list of strata and H 1.5 in the manual for the list of aggressive plant species)	3
Total for H 1 — Add the points in the boxes above	9

Rating of Site Potential If score is: ___**15-18 = H** X **7-14 = M** ___**0-6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?

H 2.1. Accessible habitat (include only habitat polygons accessible from the wetland. *Calculate:* % relatively undisturbed habitat 33% + [(% moderate and low intensity land uses)/2] Ø = ___% Total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon — points = (3) (+1/3 accessible) 20-33% of 1 km Polygon — points = 2 10-19% of 1 km Polygon — points = 1 < 10% of 1 km Polygon — points = 0	3
H 2.2. Total habitat in 1 km Polygon around the wetland. *Calculate:* % relatively undisturbed habitat ___ + [(% moderate and low intensity land uses)/2] Ø = ___% Total habitat > 50% of Polygon — points = 3 Total habitat 10-50% and in 1-3 patches — points = 2 Total habitat 10-50% and > 3 patches — points = (1) Total habitat < 10% of 1 km Polygon — points = 0	1
H 2.3. Land use intensity in 1 km Polygon: > 50% of 1 km Polygon is high intensity land use — points = (- 2) ≤ 50% of 1 km Polygon is high intensity — points = 0	-2
Total for H 2 — Add the points in the boxes above	2

Rating of Landscape Potential If score is: ___**4-6 = H** X **1-3 = M** ___**< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?

H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.* Site meets ANY of the following criteria: — points = 2 — It has 3 or more Priority Habitats within 100 m (see next page) — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW Priority Species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources data — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has (1) or 2 Priority Habitats (listed on next page) within 100 m — points = (1) Site does not meet any of the criteria above — points = 0	1

Rating of Value If score is: ___**2 = H** X **1 = M** ___**0 = L** *Record the rating on the first page*

Wetland name or number A

WDFW Priority Habitats

See complete descriptions of Priority Habitats listed by WDFW, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008 (current year, as revised). Priority Habitat and Species List.[133] This list was updated for consistency with guidance from WDFW.

This question is independent of the land use between the wetland unit and the Priority Habitat. All vegetated wetlands are by definition a Priority Habitat but are not included in this list because they are addressed by this rating system.

Count how many of the following Priority Habitats are within 330 ft (100 m) of the wetland unit:

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

— **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife. This habitat automatically counts if mapped on the PHS online map within 100m of the wetland. If not mapped, a determination can be made in the field.

— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Fresh Deepwater:** Lands permanently flooded with freshwater, including environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live. Substrate does not support emergent vegetation. Do not select if Instream habitat is also present, or if the entire Deepwater feature is included in the wetland unit being rated (such as a pond with a vegetated fringe).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

— **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources. Do not select if Fresh Deepwater habitat is also present.

— **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore.

✓ **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in. (81 cm) diameter at breast height (dbh) or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in. (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

[133] http://wdfw.wa.gov/publications/00165/wdfw00165.pdf

Wetland name or number A

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important. For single oaks or oak stands <0.4 ha in urban areas, WDFW's Management Recommendations for Oregon White Oak[134] provides more detail for determining if they are Priority Habitats

— **Riparian:** The area adjacent to freshwater aquatic systems with flowing or standing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

— **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in. (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in. (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie.

[134] https://wdfw.wa.gov/publications/00030/wdfw00030.pdf

Wetland name or number A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type *Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.*	Category
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? —— The dominant water regime is tidal, —— Vegetated, and —— With a salinity greater than 0.5 ppt Yes – Go to **SC 1.1** (No) = **Not an estuarine wetland**	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = **Category I** No – Go to **SC 1.2**	**Cat. I**
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? —— The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 10% cover of non-native plant species. If non-native species are *Spartina*, see chapter 4.8 in the manual. —— At least ⅓ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. —— The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = **Category I** No = **Category II**	**Cat. I** **Cat. II**
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Does the wetland overlap with any known or historical rare plant or rare & high-quality ecosystem polygons on the WNHP Data Explorer?[135] Yes = **Category I** (No) – Go to **SC 2.2** SC 2.2. Does the wetland have a rare plant species, rare ecosystem (e.g., plant community), or high-quality common ecosystem that may qualify the site as a WHCV? Contact WNHP for resources to help determine the presence of these elements. Yes – Submit data to WA Natural Heritage Program for determination,[136] Go to **SC 2.3** No = **Not a WHCV** SC 2.3. Did WNHP review the site within 30 days and determine that it has a rare plant or ecosystem that meets their criteria? Yes = **Category I** No = **Not a WHCV**	**Cat. I**
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? *Use the key below.* ***If you answer YES, you will still need to rate the wetland based on its functions.*** SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in. or more of the first 32 in. of the soil profile? Yes – Go to **SC 3.3** No – Go to **SC 3.2** SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in. deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? Yes – Go to **SC 3.3** (No) = **Not a bog** SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? Yes = **Category I bog** No – Go to **SC 3.4** **NOTE:** If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in. deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? Yes = **Category I bog** No = **Not a bog**	**Cat. I**

[135] https://www.dnr.wa.gov/NHPdata
[136] https://www.dnr.wa.gov/Publications/amp_nh_sighting_form.pdf

Wetland name or number A

SC 4.0. Forested Wetlands Does the wetland have at least 1 contiguous acre of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as Priority Habitats? ***If you answer YES, you will still need to rate the wetland based on its functions.*** — **Old-growth forests** (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in. (81 cm) or more. — **Mature forests** (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in. (53 cm). Yes = **Category I** (No) = **Not a forested wetland for this section**	**Cat. I**
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon *(needs to be measured near the bottom)* — The lagoon retains some of its surface water at low tide during spring tides Yes – Go to **SC 5.1** (No) = **Not a wetland in a coastal lagoon** SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species in H 1.5 in the manual). — At least ⅔ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland is larger than $^{1}/_{10}$ ac (4350 ft^2) Yes = **Category I** No = **Category II**	**Cat. I** **Cat. II**
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? ***If you answer YES, you will still need to rate the wetland based on its habitat functions.*** In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 and Ocean Shores Blvd SW, including lands west of E. Oceans Shores Blvd SW. Yes – Go to **SC 6.1** (No) = **Not an interdunal wetland for rating** SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = **Category I** No – Go to **SC 6.2** SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = **Category II** No – Go to **SC 6.3** SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = **Category III** No = **Category IV**	**Cat I** **Cat. II** **Cat. III** **Cat. IV**
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	N/A

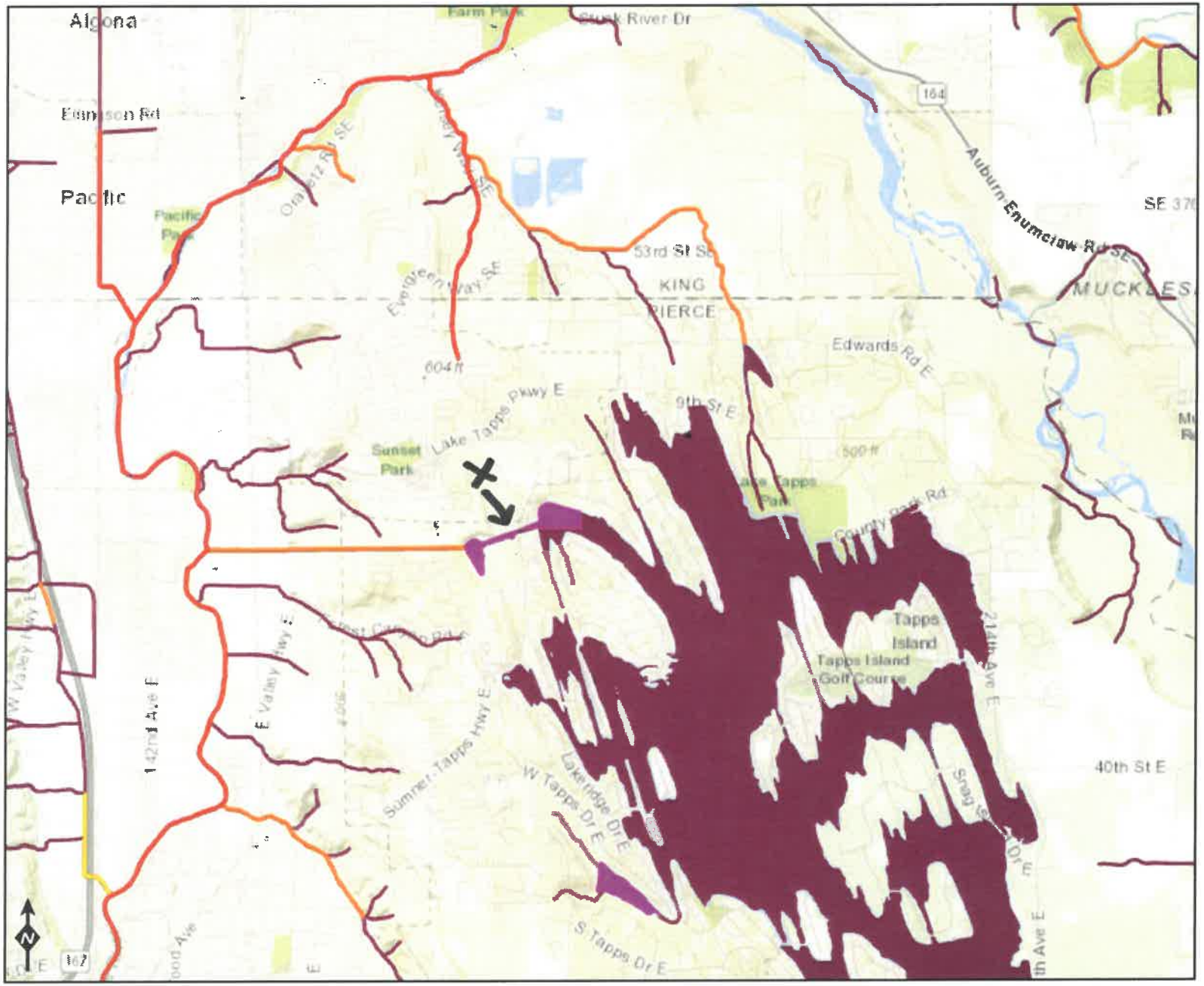
Figure 1

Google Earth
1000 ft
N
Summer Lapps Hwy E
16th St E
176th Ave E
Quincy St E
Perry Ave SE
Overland Hills Way
EM

Figure 2

Google Earth
3000 ft
N
Lake Tapps Pkwy SE
Sumner-Tapps Hwy E
Cottage Rd E
Lake Tapps Dr E
Tacoma Point Dr E
Channel Rd E
Driftwood Dr E
Forest Canyon Rd E
Nathan Way SE
Isaac Ave SE
Evergreen Way SE
Francis Ave SE
Parel Ave SE
Stuart Ave SE
Natalie Ave SE
Lake Hills Way SE
Lake Hills Way E
182nd Ave E
178th Ave E
169th Ave E
185th Ave E
61st St SE
62nd Loop SE
62nd Dr SE
62nd St SE
63rd St SE
64th St SE
65th St SE
66th St SE
67th St SE
68th St SE
69th St SE
72nd St SE
73rd St SE
4th St E
9th St E
16th St E
17th St E
22nd St E
23rd St E
24th St E
25th St E
26th St E
27th St E
U.H.
A.H.

Water Quality Atlas



Assessed Water/Sediment

Water
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Sediment
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Water Quality Standards
- All Standards

Miles
0 0.5 1 2

King County, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

DEPARTMENT OF ECOLOGY State of Washington

Pierce County

Water quality improvement projects

Select the waterbody or pollutant name to find more information about the specific project.

Waterbody Name(s)	Pollutant(s)	Status	Project Lead(s)
Clarks and Meeker Creeks	Dissolved Oxygen Sediment Fecal Coliform	EPA approved and Has an implementation plan	Donovan Gray 360-407-6407
Clover Creek	Dissolved Oxygen Fecal Coliform Temperature	Under development	Donovan Gray 360-407-6407
Commencement Bay	Dioxin	EPA approved	Donovan Gray 360-407-6407
Puyallup River Watershed	Fecal Coliform	EPA approved and Has implementation plan	Donovan Gray 360-407-6407
Puyallup River Watershed	Multi-parameter Ammonia-N BOD (5-day)	EPA approved	Donovan Gray 360-407-6407
Puyallup River: Upper White River	Sediment Temperature	EPA approved	Donovan Gray 360-407-6407
Puyallup River: Puyallup River Watershed> Lower White River	pH	Under development	Donovan Gray 360-407-6407
South Prairie Creek	Fecal Coliform Temperature	EPA approved and Has an implementation plan	Donovan Gray 360-407-6407
Wapato Lake	Total Phosphorus	EPA approved	Donovan Gray 360-407-6407

Wetland name or number B

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland B Date of site visit: 10/25/23

Rated by Walker Trained by Ecology? X Yes ___ No Date of training 2014

HGM Class used for rating Depressional Wetland has multiple HGM classes? ___ Y X N

NOTE: Form is not complete without the required figures (figures can be combined).

Source of base aerial photo/map _____

OVERALL WETLAND CATEGORY III (based on functions 7 or special characteristics ___)

1. Category of wetland based on FUNCTIONS

___ **Category I** – Total score = 23 - 27

___ **Category II** – Total score = 20 - 22

X **Category III** – Total score = 16 - 19

___ **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
		Circle the appropriate ratings		
Site Potential	H (M) L	H (M) L	H M (L)	
Landscape Potential	H (M) L	H (M) L	H (M) L	
Value	(H) M L	H (M) L	H (M) L	TOTAL
Score Based on Ratings	7	6	5	18

Score for each function based on three ratings (order of ratings is not important)

9 = H, H, H
8 = H, H, M
7 = H, H, L
7 = H, M, M
6 = H, M, L
6 = M, M, M
5 = H, L, L
5 = M, M, L
4 = M, L, L
3 = L, L, L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	N/A

Wetland name or number B

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet *(can be added to map of hydroperiods)*	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants *(can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number B

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

   NO – go to 2 **YES** – the wetland class is **Tidal Fringe** – go to 1.1

   1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

   NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**
   If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe, it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.

2. The entire wetland unit is flat, and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

   NO – go to 3 **YES** – The wetland class is **Flats**
   If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.

3. Does the entire wetland unit **meet all** of the following criteria?
   ___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size,
   ___At least 30% of the open water area is deeper than 6.6 ft (2 m).

   NO – go to 4 **YES** – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?
   ____The wetland is on a slope (slope can be very gradual),
   ____The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheet flow, or in a swale without distinct banks,
   ____The water leaves the wetland **without being impounded**.

   NO – go to 5 **YES** – The wetland class is **Slope**

   NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

Wetland name or number B

5. Does the entire wetland unit **meet all** of the following criteria?
   ____The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
   ____The overbank flooding occurs at least once every 2 years.

   NO – go to 6 **YES** – The wetland class is **Riverine**
   NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? This means that any outlet, if present, is higher than the interior of the wetland.

   NO – go to 7 YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched but has no obvious natural outlet.

   NO – go to 8 **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

   NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.

Wetland name or number B

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?	
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = (2) Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	2
D 1.2. The soil 2 in. below the surface (or duff layer) is true clay or true organic *(use NRCS definitions)*. Yes = 4 (No) = 0	Ø
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed plants > 95% of area points = 5 Wetland has persistent, ungrazed plants > ½ of area - appears to have some open areas points = (3) Wetland has persistent, ungrazed plants ≥ 1/10 of area points = 1 Wetland has persistent, ungrazed plants < 1/10 of area points = 0	3
D 1.4. Characteristics of seasonal ponding or inundation: *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland - assumed points = (4) Area seasonally ponded is ≥ ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0	4
Total for D 1 Add the points in the boxes above	9

Rating of Site Potential If score is: ___12-16 = H ___X6-11 = (M) ___0-5 = L *Record the rating on the first page*

D 2.0. Does the landscape have the potential to support the water quality function of the site?	
D 2.1. Does the wetland unit receive stormwater discharges? (Yes) = 1 No = 0	1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = (1) No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 (No) = 0	Ø
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source_____ Yes = 1 (No) = 0	Ø
Total for D 2 Add the points in the boxes above	2

Rating of Landscape Potential If score is: ___3 or 4 = H ___X 1 or 2 = (M) ___0 = L *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?	
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 (No) = 0	Ø
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? (Yes) = 1 No = 0	1
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? (Answer YES if there is a TMDL in development or in effect for the basin in which the unit is found.) (Yes) = 2 No = 0	2
Total for D 3 Add the points in the boxes above	3

Rating of Value If score is: ___X 2-4 = (H) ___1 = M ___0 = L *Record the rating on the first page*

Wetland name or number B

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?

D 4.1. Characteristics of surface water outflows from the wetland:		
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	
Wetland has an intermittently flowing stream/ditch, OR highly constricted permanently flowing outlet	points = (2)	2
Wetland is a flat depression (question 7 on key), whose outlet is a permanently flowing ditch	points = 1	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	
D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.		
Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = (3)	3
The wetland is a "headwater" wetland	points = 3	
Wetland is flat but has small depressions on the surface that trap water	points = 1	
Marks of ponding less than 0.5 ft (6 in)	points = 0	
D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the area of the wetland unit itself.		
The area of the basin is less than 10 times the area of the unit	points = 5	
The area of the basin is 10 to 100 times the area of the unit	points = (3)	3
The area of the basin is more than 100 times the area of the unit	points = 0	
Entire wetland is in the Flats class	points = 5	
Total for D 4	Add the points in the boxes above	8

Rating of Site Potential If score is: ___12-16 = H ~~X~~ 6-11 = (M) ___0-5 = L *Record the rating on the first page*

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?

D 5.1. Does the wetland receive stormwater discharges?	(Yes) = 1 No = 0	1
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? (Is 4)	Yes = 1 (No) = 0	0
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?	(Yes) = 1 No = 0	1
Total for D 5	Add the points in the boxes above	2

Rating of Landscape Potential If score is: ___3 = H ~~X~~ 1 or 2 = (M) ___0 = L *Record the rating on the first page*

D 6.0. Are the hydrologic functions provided by the site valuable to society?

D 6.1. Is the unit in a landscape that has flooding problems? Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.		
The wetland captures surface water that would otherwise flow downgradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		
• Flooding occurs in a sub-basin that is immediately downgradient of unit.	points = 2	
• Surface flooding problems are in a sub-basin farther downgradient.	points = (1)	1
• Flooding from groundwater is an issue in the sub-basin.	points = 1	
• The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* _____	points = 0	
• There are no problems with flooding downstream of the wetland.	points = 0	
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?	Yes = 2 (No) = 0	1
Total for D 6	Add the points in the boxes above	1

Rating of Value If score is: ___2-4 = H ~~X~~ 1 = (M) ___0 = L *Record the rating on the first page*

Wetland name or number B

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac if the unit is at least 2.5 ac, or more than 10% of the unit if it is smaller than 2.5 ac.

___ Aquatic bed	4 structures or more: points = 4
X Emergent	3 structures: points = 2
X Scrub-shrub (areas where shrubs have > 30% cover)	2 structures: points = (1)
___ Forested (areas where trees have > 30% cover)	1 structure: points = 0

If the unit has a Forested class, check if:

___ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/groundcover) that each cover 20% within the Forested polygon

1

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland if the unit is < 2.5 ac, or ¼ ac if the unit is at least 2.5 ac to count (see text for descriptions of hydroperiods).

___ Permanently flooded or inundated	4 or more types present: points = 3
X Seasonally flooded or inundated	3 types present: points = 2
___ Occasionally flooded or inundated	2 types present: points = (1)
X Saturated only	1 type present: points = 0
___ Permanently flowing stream or river in, or adjacent to, the wetland	
___ Intermittently or seasonally flowing stream in, or adjacent to, the wetland	
___ **Lake Fringe wetland**	**2 points**
___ **Freshwater tidal wetland**	**2 points**

1

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft².

Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. **Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canada thistle**

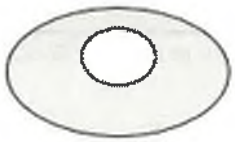
If you counted: > 19 species	points = 2
5 - 19 species	points = (1)
< 5 species	points = 0

1

H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. If you have four or more plant classes or three classes and open water, the rating is always high.

None = 0 points



Low = 1 point

Moderate = (2) points

2

All three diagrams in this row are **High** = 3 points

5

Wetland name or number B

5

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. The number of checks is the number of points. ____Large, downed, woody debris within the wetland (> 4 in. diameter and 6 ft long). ____Standing snags (dbh > 4 in.) within the wetland ____Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extend at least 3.3 ft (1 m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ____Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet weathered where wood is exposed) __X__At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians) ____Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 above for the list of strata and H 1.5 in the manual for the list of aggressive plant species) SPOO ?	1
Total for H 1 — Add the points in the boxes above	6

Rating of Site Potential If score is: ___**15-18 = H** ____**7-14 = M** __X__**0-6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?

H 2.1. Accessible habitat (include only habitat polygons accessible from the wetland. *Calculate:* % relatively undisturbed habitat 33 + [(% moderate and low intensity land uses)/2] Ø = 33% % Total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon — points = (3) 20-33% of 1 km Polygon — points = 2 10-19% of 1 km Polygon — points = 1 < 10% of 1 km Polygon — points = 0	3
H 2.2. Total habitat in 1 km Polygon around the wetland. *Calculate:* % relatively undisturbed habitat___ + [(% moderate and low intensity land uses)/2]___ = _____% Total habitat > 50% of Polygon — points = 3 Total habitat 10-50% and in 1-3 patches — points = 2 Total habitat 10-50% and > 3 patches — points = (1) Total habitat < 10% of 1 km Polygon — points = 0	1
H 2.3. Land use intensity in 1 km Polygon: > 50% of 1 km Polygon is high intensity land use — points = (- 2) ≤ 50% of 1 km Polygon is high intensity — points = 0	-2
Total for H 2 — Add the points in the boxes above	2

Rating of Landscape Potential If score is: ___**4-6 = H** __X__**1-3 = M** ____**< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?

H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.* Site meets ANY of the following criteria: — points = 2 — It has 3 or more Priority Habitats within 100 m (see next page) — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW Priority Species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources data — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has (1) or 2 Priority Habitats (listed on next page) within 100 m — points = (1) Site does not meet any of the criteria above — points = 0	1

Rating of Value If score is: ___**2 = H** __X__**1 = M** ____**0 = L** *Record the rating on the first page*

Wetland name or number B

WDFW Priority Habitats

See complete descriptions of Priority Habitats listed by WDFW, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008 (current year, as revised). Priority Habitat and Species List.[133] This list was updated for consistency with guidance from WDFW.

This question is independent of the land use between the wetland unit and the Priority Habitat. All vegetated wetlands are by definition a Priority Habitat but are not included in this list because they are addressed by this rating system.

Count how many of the following Priority Habitats are within 330 ft (100 m) of the wetland unit:

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

— **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife. This habitat automatically counts if mapped on the PHS online map within 100m of the wetland. If not mapped, a determination can be made in the field.

— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Fresh Deepwater:** Lands permanently flooded with freshwater, including environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live. Substrate does not support emergent vegetation. Do not select if Instream habitat is also present, or if the entire Deepwater feature is included in the wetland unit being rated (such as a pond with a vegetated fringe).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

— **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources. Do not select if Fresh Deepwater habitat is also present.

— **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore.

X **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in. (81 cm) diameter at breast height (dbh) or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in. (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

[133] http://wdfw.wa.gov/publications/00165/wdfw00165.pdf

Wetland name or number B

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important. For single oaks or oak stands <0.4 ha in urban areas, WDFW's Management Recommendations for Oregon White Oak[134] provides more detail for determining if they are Priority Habitats

— **Riparian:** The area adjacent to freshwater aquatic systems with flowing or standing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

— **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in. (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in. (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie.

[134] https://wdfw.wa.gov/publications/00030/wdfw00030.pdf

Wetland name or number B

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type *Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.*	Category
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt Yes – Go to **SC 1.1** (No) **Not an estuarine wetland**	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = **Category I** No – Go to **SC 1.2**	**Cat. I**
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 10% cover of non-native plant species. If non-native species are *Spartina*, see chapter 4.8 in the manual. — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = **Category I** No = **Category II**	**Cat. I** **Cat. II**
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Does the wetland overlap with any known or historical rare plant or rare & high-quality ecosystem polygons on the WNHP Data Explorer?[135] Yes = **Category I** No – Go to **SC 2.2** SC 2.2. Does the wetland have a rare plant species, rare ecosystem (e.g., plant community), or high-quality common ecosystem that may qualify the site as a WHCV? Contact WNHP for resources to help determine the presence of these elements. Yes – Submit data to WA Natural Heritage Program for determination,[136] Go to **SC 2.3** (No) = **Not a WHCV** SC 2.3. Did WNHP review the site within 30 days and determine that it has a rare plant or ecosystem that meets their criteria? Yes = **Category I** No = **Not a WHCV**	**Cat. I**
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? *Use the key below.* ***If you answer YES, you will still need to rate the wetland based on its functions.*** SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in. or more of the first 32 in. of the soil profile? Yes – Go to **SC 3.3** No – Go to **SC 3.2** SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in. deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? Yes – Go to **SC 3.3** (No) = **Not a bog** SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? Yes = **Category I bog** No – Go to **SC 3.4** **NOTE:** If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in. deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? Yes = **Category I bog** No = **Not a bog**	**Cat. I**

[135] https://www.dnr.wa.gov/NHPdata
[136] https://www.dnr.wa.gov/Publications/amp_nh_sighting_form.pdf

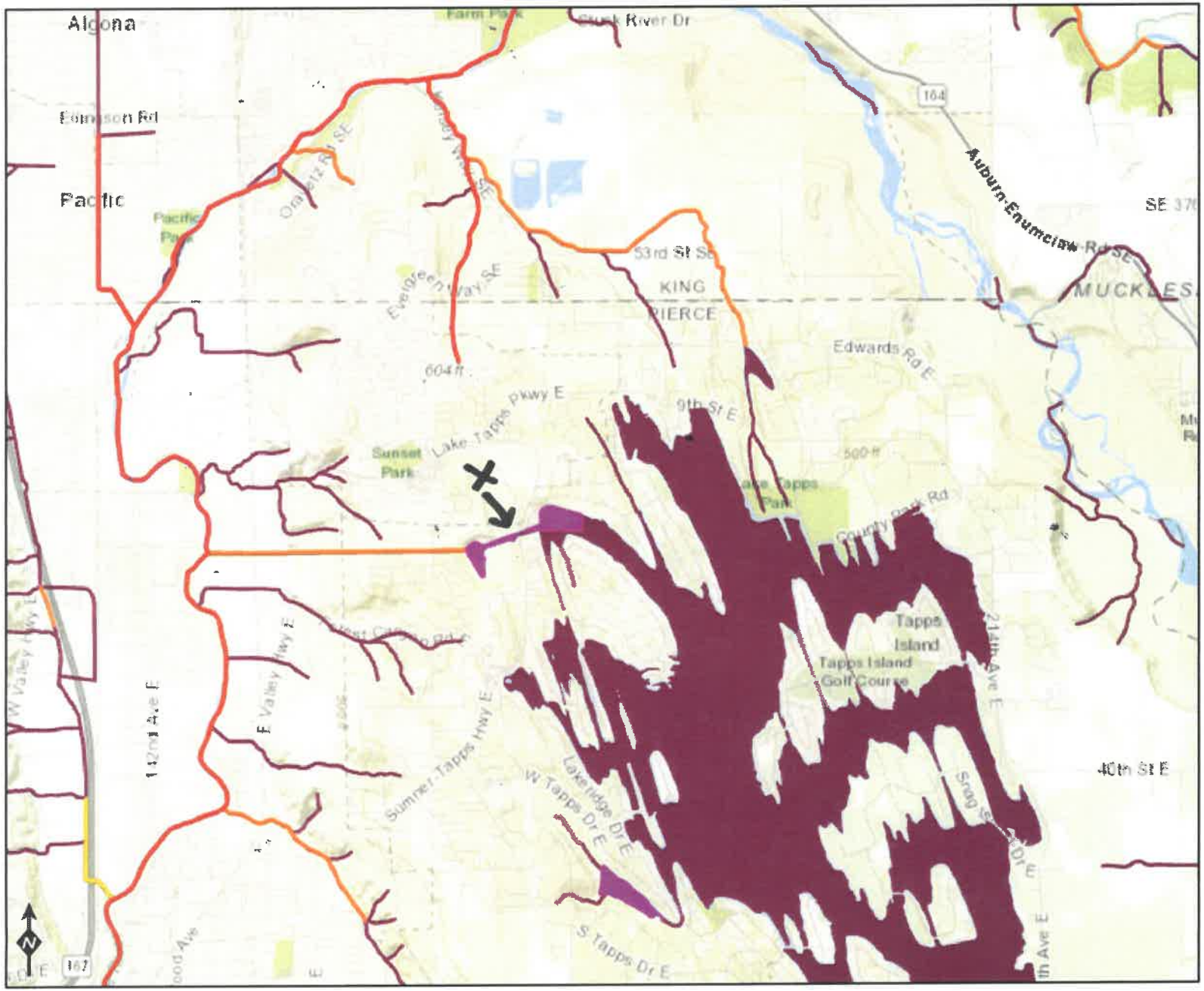
Wetland name or number B

SC 4.0. Forested Wetlands Does the wetland have at least 1 contiguous acre of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as Priority Habitats? ***If you answer YES, you will still need to rate the wetland based on its functions.*** — **Old-growth forests** (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in. (81 cm) or more. — **Mature forests** (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in. (53 cm). Yes = **Category I** (No) = **Not a forested wetland for this section**	**Cat. I**
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon *(needs to be measured near the bottom)* — The lagoon retains some of its surface water at low tide during spring tides Yes – Go to **SC 5.1** (No) = **Not a wetland in a coastal lagoon** SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species in H 1.5 in the manual). — At least ⅓ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland is larger than $^{1}/_{10}$ ac (4350 ft^2) Yes = **Category I** No = **Category II**	**Cat. I** **Cat. II**
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? ***If you answer YES, you will still need to rate the wetland based on its habitat functions.*** In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 and Ocean Shores Blvd SW, including lands west of E. Oceans Shores Blvd SW. Yes – Go to **SC 6.1** (No) = **Not an interdunal wetland for rating** SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = **Category I** No – Go to **SC 6.2** SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = **Category II** No – Go to **SC 6.3** SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = **Category III** No = **Category IV**	**Cat I** **Cat. II** **Cat. III** **Cat. IV**
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	N/A

Lake Tapps Pkwy SE
Lake Tapps Pkwy SE
Lake Tapps Pkwy SE
EM
SS
SS
N
400 ft
Google Earth

Panorama Dr SE
59th St SE
60th St SE
61st St SE
62nd Loop SE
Nathan Way
62nd Dr SE
62nd St SE
63rd St SE
64th St SE
65th St SE
66th St SE
67th St SE
68th St SE
69th St SE
Lake Tapps Pkwy SE
Lake Tapps Pkwy E
Sumner Tapps Hwy E
Lakeland Hills Way
Lake Tapps Dr SE
72nd St SE
73rd St SE
Cottage Rd
22nd St E
23rd St E
24th St E
2nd St E
176th Ave E
178th Ave E
182nd Ave E
16th St E
61st St NE
185th Ave E
E Valley Hwy E
N
3000 ft
Google Earth

Water Quality Atlas



Assessed Water/Sediment

Water
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Sediment
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Water Quality Standards

- All Standards

Miles
0 0.5 1 2

King County, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

DEPARTMENT OF ECOLOGY State of Washington

Pierce County

Water quality improvement projects

Select the waterbody or pollutant name to find more information about the specific project.

Waterbody Name(s)	Pollutant(s)	Status	Project Lead(s)
Clarks and Meeker Creeks	Dissolved Oxygen Sediment Fecal Coliform	EPA approved and Has an implementation plan	Donovan Gray 360-407-6407
Clover Creek	Dissolved Oxygen Fecal Coliform Temperature	Under development	Donovan Gray 360-407-6407
Commencement Bay	Dioxin	EPA approved	Donovan Gray 360-407-6407
Puyallup River Watershed	Fecal Coliform	EPA approved and Has implementation plan	Donovan Gray 360-407-6407
Puyallup River Watershed	Multi-parameter Ammonia-N BOD (5-day)	EPA approved	Donovan Gray 360-407-6407
Puyallup River: Upper White River	Sediment Temperature	EPA approved	Donovan Gray 360-407-6407
Puyallup River: Puyallup River Watershed> Lower White River	pH	Under development	Donovan Gray 360-407-6407
South Prairie Creek	Fecal Coliform Temperature	EPA approved and Has an implementation plan	Donovan Gray 360-407-6407
Wapato Lake	Total Phosphorus	EPA approved	Donovan Gray 360-407-6407

AUBURN SCHOOL DISTRICTS – SITE 35

CRITICAL AREAS REPORT

APPENDIX E: QUERIED DATABASE FIGURES

3XEOLF*,6

'LVFODLPHU¸ 7KH PDS IHDWXUHV DUH DSSUR[LPDWH DQG KDYH QRW EHHQ VXUYH\HG $GGLWLRQDO IHDWXUHV QRW 3LHUFH &RXQW\ DVVXPHV QR OLDELOLW\ IRU YDULDWLRQV DVFHUWDLQHG E\ DQ DFWXDO VXUYH\ ¸ 30

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands

October 26, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Priority Habitats and Species on the Web

Report Date: 10/30/2023

PHS Species/Habitats Overview:

Occurence Name	Federal Status	State Status	Sensitive Location
Waterfowl Concentrations	N/A	N/A	No
Wetlands	N/A	N/A	No
Freshwater Forested/Shrub Wetland	N/A	N/A	No
Freshwater Pond	N/A	N/A	No

Freshwater Emergent Wetland	N/A	N/A	No

PHS Species/Habitats Details:

Waterfowl Concentrations	
Priority Area	Regular Concentration
Site Name	PIERCE COUNTY - NON FARM
Accuracy	1/4 mile (Quarter Section)
Notes	SMALL WATERFOWL CONCENTRATION AREAS, NON AGRICULTURAL.
Source Record	902564
Source Dataset	PHSREGION
Source Name	NAUER, DON WDW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00026
Geometry Type	Polygons

Wetlands	
Priority Area	Aquatic Habitat
Site Name	LAKE TAPPS PLATAU WETLANDS
Accuracy	1/4 mile (Quarter Section)
Notes	NUMEROUS WETLANDS EITHER SURFACE OR SUBSURFACE CONNECTED TO LAKE TAPPS WHICH PROVIDE QUALITY WILDLIFE HABITAT.
Source Record	902565
Source Dataset	PHSREGION
Source Name	NAUER, DON WDW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

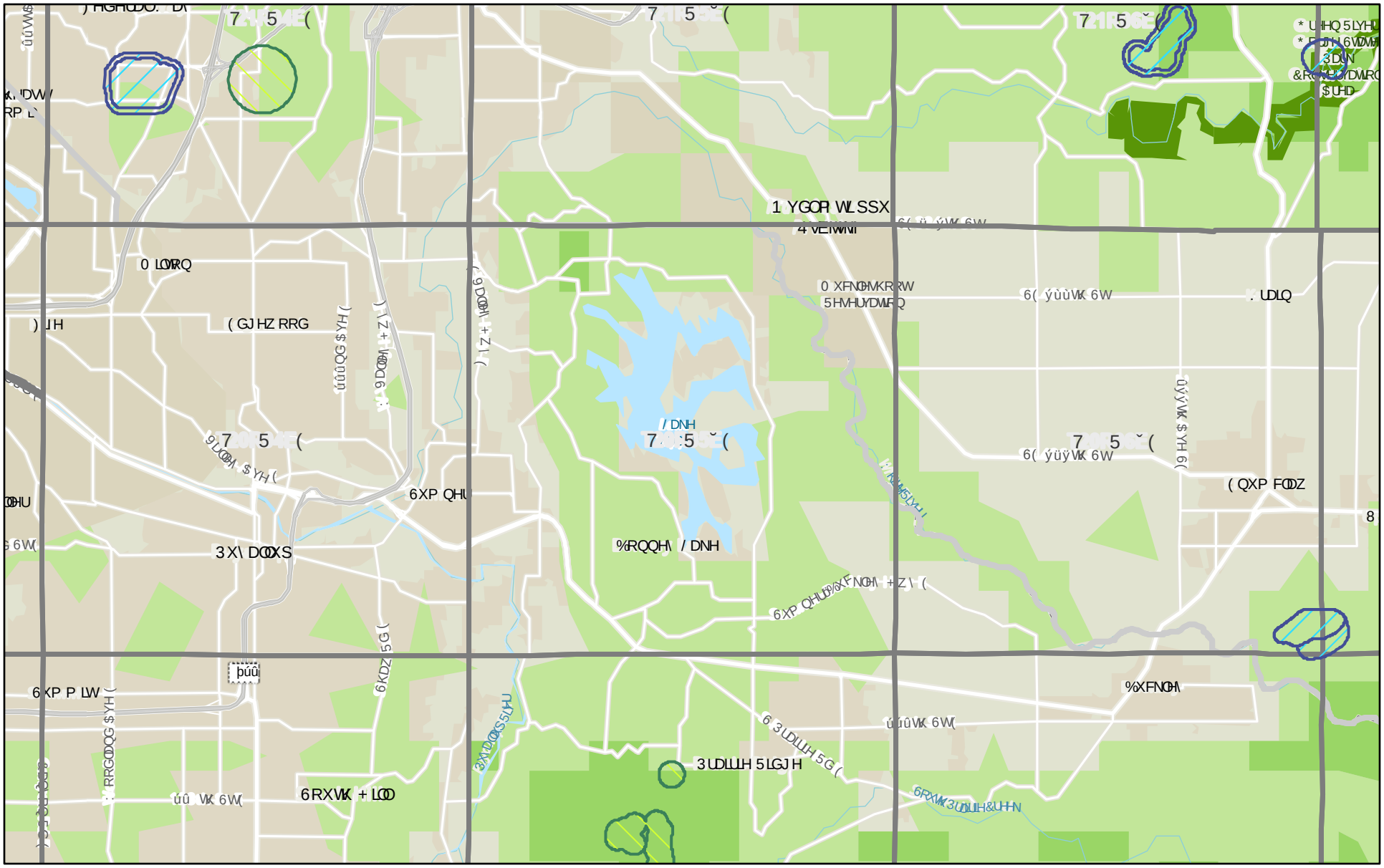
Freshwater Forested/Shrub Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Forested/Shrub Wetland - NWI Code: PFO6/7C
Source Dataset	NWIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

Freshwater Pond	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Pond - NWI Code: PUSC
Source Dataset	NWIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

Freshwater Emergent Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Emergent Wetland - NWI Code: PEM1C
Source Dataset	NWIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necesssary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

:1+3 5DUH 3ODQW DQG (FRV\VWHP /RFDWL



.QRZQ 5DUH 3ODQWV DQG 5DUH (FRV\VWHPV

5DUH 3ODQW

5DUH DQG RU +LJK 4XDOLW\ (FRV\VWHP

+LJK TXDOLW\ (FRV\VWHPV

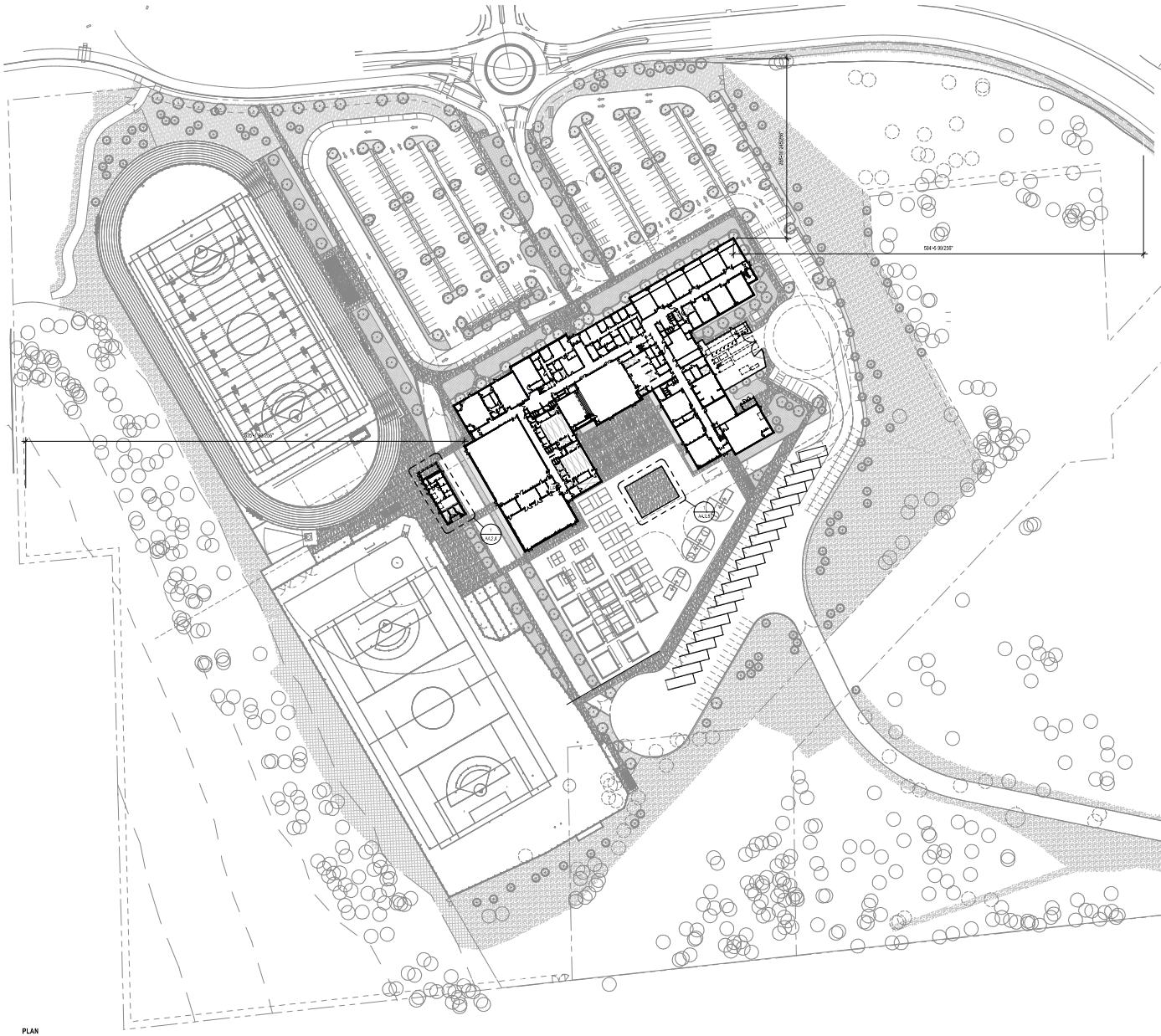
6WDWH %RXQGDU\

&RXQW\ %RXQGDULHV

3XEOLF /DQG 6XUYH\ 7RZQVKLSV

PL

NP



PLAN NORTH
TRUE NORTH

ARCHITECTURAL SITE PLAN
Scale: 1" = 60'-0"

ZONING REQUIREMENTS

ZONING: LAKELAND HILLS SOUTH PUD 19.78, C-1

ADJACENT PROPERTY ZONING & LAND USE:

NORTH: LAKELAND HILLS SOUTH PUD, R5 RESIDENTIAL, 5 DU/ACRE, SINGLE-FAMILY;
EAST: LAKELAND HILLS SOUTH PUD
SOUTH: LAKELAND HILLS SOUTH PUD, R5 RESIDENTIAL, 5 DU/ACRE, SINGLE-FAMILY;
WEST: LAKELAND HILLS SOUTH PUD

18.23.040 DEVELOPMENT STANDARDS

LOT COVERAGE MAX: NONE, FOR INFORMATIONAL PURPOSES:

BUILDING FOOTPRINT = 84,880 SF
LOT SIZE = 2,207,945 SF

84,880 / 2,207,945 = 4% LOT COVERAGE

SETBACKS (MINIMUM)		ACTUAL
FRONT:	20-0"	254'-10"
SIDE - INTERIOR:	25-0"	623'-0"
SIDE - STREET:	15-0"	594'-11"
REAR:	25-0"	698'-8"
HEIGHT (MAXIMUM)	45-0"	44'-10 1/2"

18.52.020 PARKING:

1.20 PARKING SPACES REQUIRED PER TEACHING STATION
40 TEACHING STATIONS

1.20 X 40 = 48 REQUIRED PARKING SPACES

282 TOTAL PARKING SPACES PROVIDED

18.52.025 ACCESSIBLE PARKING:

7 ACCESSIBLE PARKING SPACES REQUIRED PER 20-300 SPACES PROVIDED

7 ACCESSIBLE PARKING SPACES PROVIDED, 1 OF THE 7 SPACES IS DEDICATED TO VAN PARKING

SITE PLAN NOTES

1. SEE SHEET A0.XX TO LOCATE MONUMENT SIGN
2. SEE SHEETS A0.XX & A0.XX FOR EXTERIOR SITE ELEVATIONS, SECTIONS, AND DETAILS INCLUDING: MONUMENT SIGN, TYPICAL PORTAL GATE COLUMNS, AND SERVICE YARD WALL
3. SEE SHEET A0.XX FOR TYPICAL WALL MOCKUP PLANS, SECTION, AND ELEVATIONS

LEGAL DESCRIPTION

PARCEL A:

THE SOUTH HALF OF THE SOUTH-WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTH-WEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B:

THE SOUTH 1 ACRE OF THE EAST 2 ACRES OF THE SOUTH 3 ACRES OF THE NORTH 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL C:

THE NORTH 1 ACRE OF THE EAST 2 ACRES OF THE SOUTH 3 ACRES OF THE NORTH 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTH-EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL D:

ALL THAT PORTION OF THE SOUTH HALF O FTHE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;
THENCE SOUTH 87°42'09" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 99.37 FEET;
THENCE NORTH 09°17'55" WEST A DISTANCE OF 87.73 FEET;
THENCE NORTH 02°05'05" EAST A DISTANCE OF 79.70 FEET;
THENCE NORTH 87°48'19" EAST A DISTANCE OF 72.08 FEET TO THE EAST LINE OF SAID SUBDIVISION;
THENCE CONTINUING NORTH 87°48'19" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 A DISTANCE OF 322.81 FEET TO THE EAST LINE THEREOF;
THENCE SOUTH 02°49'42" WEST ALONG SAID EAST LINE OF SAID SUBDIVISION A DISTANCE OF 99.34 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF THAT PORTION CONVEYED TO EL PASO NATURAL GAS CO, BY DEED PER AUDITORS FILE NO. 2412445;
THENCE SOUTH 47°08'50" WEST ALONG SAID NORTHWESTERLY BOUNDARY A DISTANCE OF 160.16 FEET TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE ALONG SAID SOUTH LINE SOUTH 87°42'09" WEST A DISTANCE OF 250.75 FEET TO THE TRUE POINT OF BEGINNING

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL E:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 87°42'09" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 99.37 FEET;
THENCE NORTH 09°17'55" WEST A DISTANCE OF 87.73 FEET;
THENCE NORTH 02°05'05" EAST A DISTANCE OF 79.70 FEET;
THENCE NORTH 87°48'19" EAST A DISTANCE OF 72.8 FEET TO THE EAST LINE OF SAID SUBDIVISION;
THENCE SOUTH 02°39'05" WEST ALONG SAID LINE A DISTANCE OF 166.16 FEET TO SAID SOUTHEAST CORNER AND THE POINT O FBEGINNING.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL F:

LOT 2, AS SHOWN ON SURVEY NO. 1313, FIELD FOR RECORD JUNE 7, 1976 IN BOOK 14 OF SURVEYS AT PAGE 13, RECORDS OF PIERCE COUNTY AUDITOR;

TOGETHER WITH THAT PORTION OF SAID SURVEY DELINEATED AS EXISTING SERVICE ROAD.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL G:

LOT 1, AS SHOWN ON SURVEY NO. 1313, FILED FOR RECORD JUNE 7, 1976 IN BOOK 14 OF SURVES AT PAGE 13, RECORDS OF PIERCE COUNTY AUDITOR,

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL H:

LOT 3, AS SHOWN ON SURVEY NO. 1313, FIELD FOR RECROD JUNE 7, 1976 IN BOOK 14 OF SURVEYS AT PAGE 13, RECORDS OF PIERCE COUNTY AUDITOR,

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL I:

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO EL PASO NATURAL GAS COMPANY BY DEED DATED SEPTEMBER 30, 1971, RECORDED SEPTEMBER 27, 1971, UNDER AUDITORS FILE NO. 2412445.

SITUATE IN THE COUNTY O FPIERCE, STATE OF WASHINGTON.

PARCEL L:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 330 FEET OF THAT PORTION OF THE NORTH 330 FEET OF THE SOUTH 990 FEET OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING WEST OF THE BONNEVILLE POWER ADMINISTRATION RIGHT OF WAY AS GRANTED TO THE UNITED STATES OF AMERICA BY INSTRUMENT RECORDED FEBRUARY 24, 1941 UNDER RECORDING NUMBER 1279447;
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID EAST 330 FEET, A DISTANCE OF 150 FEET;
THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE PLACE OF BEGINNING,
EXCEPT THEREFROM THAT PORTION CONVEYED TO EL PASO NATURAL GAS COMPANY BY DEED RECORDED SEPTEMBER 27, 1971 UNDER RECORDING NUMBER 2412445, RECORDS OF PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL M:

TOGETHER WITH AN EASEENT FOR ACCESS AND DRAINAGE FACILITIES AS SET FORTH IN INSTRUMENT RECORDED UNDER RECORDED NO. 200903061073.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

FOR CITY OF AUBURN USE ONLY

REVISIONS

100% DESIGN DEVELOPMENT

AUBURN SCHOOL DISTRICT #408
MIDDLE SCHOOL #5
SUMMIT OPEN THROWAY EAST - AUBURN, WA 98001

NAC ARCHITECTURE
2025 1ST AVE STE 310
SEATTLE WA 98121-2121
P: 206.441.4932

NAC NO:	121-24046
DRAWN:	KRL
CHECKED:	KRL
DATE:	4-11-2025

ARCHITECTURAL SITE PLAN

A1.3.1

Autodesk Docs://121-24046 Auburn SD Middle School No 5/MS#5-R24.rvt
4/11/2025 3:22:15 PM

AUBURN MIDDLE SCHOOL NO. 5
LEGAL DESCRIPTIONS OF 15 PARCELS FOR THE ANNUAL COMPREHENSIVE PLAN LAND USE MAP AMENDMENT AND REZONE:

0520053055
Section 05 Township 20 Range 05 Quarter 34 : N 1/2 OF N 5 AC OF NW OF SE OF SW ALSO N 1/2 OF FOLL BEG AT NE COR SW OF SW TH W 132 FT TH S 330 FT TH E 132 FT TH N TO BEG EXC POR CY TO P CO FOR SUMNER EXT R/W ETN W1001634 EASE OF RECORD OUT OF 3-004 SEG S0294 10/6/99MD

0520053014
Section 05 Township 20 Range 05 Quarter 34 : S 1/2 OF N 5 AC OF NW OF SE OF SW ALSO S 1/2 OF FOLL BEG AT NE COR SW OF SW TH W 132 FT TH S 330 FT TH E 132 FT TH N TO BEG SUBJ TO EASE

0520053034
Section 05 Township 20 Range 05 Quarter 34 : L 1 OF SURVEY # 1313 LY IN SE OF SW EASE OF RECORD OUT OF 3-005 SEG L-2906 NC EMS

0520053035
Section 05 Township 20 Range 05 Quarter 34 : L 2 OF SURVEY # 1313 LY IN SE OF SW ALSO BEG NE COR OF LOT 2 TH N 33 DEG 41 MIN 56 SEC W 195.41 FT TH E 23.50 FT TH S 33 DEG 41 MIN 56 SEC E 184.90 FT TH S 23 DEG 20 MIN 06 SEC E 187.74 FT TH W 21.27 FT TO SE COR OF LOT 2 EASE OF RECORD OUT OF 3-005 SEG L-2906 NC EMS (DCLPJS6-18-80)

0520053036
Section 05 Township 20 Range 05 Quarter 34 : LOT 3 OF SURVEY # 1313 LY IN SE OF SW EASE OF RECORD OUT OF 3-005 SEG L-2906 NC EMS

0520053006
Section 05 Township 20 Range 05 Quarter 34 : N 1 AC OF E 2 AC OF S 5 AC OF N 10 AC OF NW OF SE OF SW SUBJ TO EASE

0520053016
Section 05 Township 20 Range 05 Quarter 34 : S 1 AC OF E 2 AC OF S 5 AC OF N 10 AC OF NW OF SE OF SW SUBJ TO EASE

0520053040
Section 05 Township 20 Range 05 Quarter 34 : PARCEL "A" DBLR 91-02-14-0148 DESC AS N 1/2 OF SW OF SE OF SW EXC POR DESC AS FOLL BEG SE COR OF N 1/2 OF SW OF SE OF SW TH W 55.37 FT TH N 08 DEG 17 MIN 33 SEC W 87.73 FT TH N 02 DEG 39 MIN 08 SEC E 78.72 FT TH N 87 DEG 48 MIN 19 SEC E 72.08 FT TO E LI SD SUBD TH S 166.16 FT TO SE COR SD SUBD & POB EASE OF REC OUT OF 3-002 SEG C1358MD 1/15/92BO

0520053001
Section 05 Township 20 Range 05 Quarter 34 : N 1/2 OF NW OF SE OF SE OF SW SUBJ TO EASE

0520053041
Section 05 Township 20 Range 05 Quarter 34 : PARCEL "B" DBLR 91-02-14-0148 DESC AS POR OF N 1/2 OF SW OF SE OF SW DESC AS FOLL BEG SE COR OF N 1/2 OF SW OF SE OF SW TH W 55.37 FT TH N 08 DEG 17 MIN 33 SEC W 87.73 FT TH N 02 DEG 39 MIN 08 SEC E 78.72 FT TH N 87 DEG 48 MIN 19 SEC E 72.08 FT TO E LI SD SUBD TH CON E ALG N LI OF S 1/2 OF NW OF SE OF SE OF SW 322.61 FT TO E LI SD SUBD TH S 02 DEG 48 MIN 42 SEC W 99.14 FT TO NWLY BDRY OF POR CYD TO EL PASO NATURAL GAS CO TH S 47 DEG 08 MIN 50 SEC W 101.83 FT TO S LI SD SUBD TH W 250.75 FT TO TRUE POB EASE OF REC OUT OF 3-012 & 3-002 SEG C1358MD 1/15/92BO

0520053015
Section 05 Township 20 Range 05 Quarter 34 : S 1/2 OF FOLL DESC PROP W 1/2 OF SE OF SW EXC N 10 AC EXC RD EASE & RESERV OF RECORD

0520053013
Section 05 Township 20 Range 05 Quarter 34 : SW OF SE OF SE OF SW EXC RDS SUBJ TO PRI RD & SUBJ TO R/W & EASE TO PAC NW PIPE CORP # 2392332 LESS THAT POR ACQUIRED BY EL PASO NATURAL GAS CO #2412443

0520053060
Section 05 Township 20 Range 05 Quarter 34 W 1/2 OF SW OF SE & NE OF SE OF SW & E 1/2 OF SE OF SE OF SW EXC THAT POR LY SLY OF NLY LI OF THAT LD CYD TO EL PASO NATURAL GAS COMP PER AFN 2412443 ALSO EXC E 330 FT OF N 405 FT OF S 1065 FT OF S 1/2 OF SEC LY W OF BONNEVILLE POWER ADMIN R/W PER AFN 1274447 ALSO EXC THAT POR LY NLY OF SLY R/W MAR OF SUMNER-TAPPS HWY E EXT CYD TO P CO PER ETN 1001634 APPROVED SUBD BY CY OF AUBURN PLANNING & BULDG COMM 04/04/07 OUT OF 4-074 SEG 2008-0017 07/05/07CL

0520053046
Section 05 Township 20 Range 05 Quarter 34 : BEG AT NW COR OF E 330 FT OF THAT POR OF N 330 FT OF S 990 FT OF S 1/2 OF SEC LY W OF BONNEVILLE POWER ADMIN R/W PER AFN 1274447 TH SLY ALG W LI SD POR 330 FT TO SW COR THEREOF TH ELY ALG S LI SD POR 150 FT TH NWLY ALG STRAIGHT LI TO POB LESS ANY POR LY IN EL PASO NAT GAS CO PIPELINE R/W OUT OF 3-030 SEG I-0774 JU 5/13/97JU

0520054081
Section 05 Township 20 Range 05 Quarter 43 W 1/2 OF SW OF SE & E 1/2 OF SE OF SE OF SW EXC THAT POR LY NLY OF SLY LI OF THAT LD CYD TO EL PASO NATURAL GAS COMP PER AFN 2412443 ALSO EXC THAT POR CYD TO P CO LY ELY OF WLY R/W MAR OF SUMNER-TAPPS HWY E EXT PER ETN 1001634 ALSO EXC THAT POR CYD TO P CO FOR ADDL R/W PER ETN 4021323 APPROVED SUBD BY CY OF AUBURN PLANNING & BULDG COMM 04/04/07 OUT OF 4-074 SEG 2008-0017 07/05/07CL

EXHIBIT 5

Dinah Reed

From: Katie Posler <kposler@shockeyplanning.com>
Sent: Tuesday, September 23, 2025 8:44 AM
To: hanson.eric29@gmail.com
Cc: Dinah Reed; Grose, Jeff; Camie Anderson; Nolan, Matthew (Matt)
Subject: RE: question regarding project: Major PUD Amendment PLT-2250005 and SEP25-0010

CAUTION: The following message originated from outside the City of Auburn. Be careful opening links and attachments

---

Hi Eric,

Thank you for your comments and for reviewing the SEPA Checklist.

You are correct that trees will be removed for the proposed middle school development. A significant number of trees will remain along the west, south, and eastern borders of the property. In addition, new trees will be planted to meet code requirements. The proposed landscape plan exceeds the minimum 15% landscape coverage required in the P-1 zone, providing approximately 60% coverage.

Portions of the proposed development will occur in areas of the site that are already disturbed, which helps avoid additional land disturbance beyond what is necessary. These tree plantings, retained buffers, and siting strategies are part of the project's mitigation measures to minimize and offset potential impacts to vegetation and wildlife habitat.

Please let us know if you have any other questions.

Kind regards,

Katie Posler
Senior Planner
Shockey Planning Group
1426 35th Street, Suite 1
Everett, Washington 98201
Phone: 206-480-8245

Celebrating over 45 Years of Excellence 1980-2025!

This message is intended for the sole use of the individual and entity to whom it is addressed, and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone, the contents contained in the message.

From: Eric Hanson <hanson.eric29@gmail.com>
Sent: Thursday, September 18, 2025 4:07 PM
To: Dinah Reed <DReed@auburnwa.gov>
Subject: Re: question regarding project: Major PUD Amendment PLT-2250005 and SEP25-0010

CAUTION: The following message originated from outside the City of Auburn. Be careful opening links and attachments

Greetings Ms. Reed,

Thank you for your reply to my original email message. I am aware that a certain area of tree cover exists on the west and also the south end of the property to be developed, extending both within and outside the land parcels to be incorporated into the space designated for the prospective middle school. Based on diagrams displayed in the PUD Amendment's SEPA Checklist, I expect that some portion of these wooded sectors must be cleared to enable the full apportionment of the land appointed for the school to be utilized. May you kindly confirm whether this is indeed the case? If so, wildlife which relies on those arboreal zones for habitat shall invariably perish when the native flora is removed and replaced with concrete, cement, and other building materials. I understand that none of these species are likely endangered or listed as particularly threatened in terms of population sizes; nevertheless, I maintain that their demise should be mitigated as much as possible (no matter how much time and effort that entails) and, ideally, prevented altogether. Conceiving of and implementing a method to preserve or at least entirely replace elsewhere the vegetation itself should also be a focus at some point in the planning and/or undergoing of this construction operation. I would therefore kindly like to know what related ecological preservation measures (if any) have been proposed at any time in the past and through the present moment.
Thank you again for your attention and consideration.

Regards,
Eric Hanson

On Thu, Sep 4, 2025 at 10:11 AM Dinah Reed <DReed@auburnwa.gov> wrote:

> Good morning Eric,
>
> The SEPA checklist associated with the PUD Amendment only addresses the PUD Amendment. There will be another SEPA Checklist associated with the development of the property. Any environmental functions to be addressed will be mitigated during that process. The City has thorough regulations addressing wetlands. Buffers are required depending on the significance of the wetland.

I will add your name as a Party of Record so that you receive all noticing for the project in the future.

Best regards,

Dinah Reed

Dinah Reed, Senior Planner

Department of Community Development

City of Auburn | www.auburnwa.gov

Office 253-931-3092 | DReed@auburnwa.gov

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

Permit Center Address: 1 E Main Street, Auburn, WA 98002

This communication is a public record and may be subject to disclosure per RCW 42.56.

Planning or Land Use Questions?

Book an online meeting: Virtual Permit Center - City of Auburn (auburnwa.gov)

TEAM AUBURN

From: Eric Hanson <hanson.eric29@gmail.com>
Sent: Friday, August 29, 2025 4:50 PM
To: Dinah Reed <DReed@auburnwa.gov>
Subject: question regarding project: Major PUD Amendment PLT-2250005 and SEP25-0010

CAUTION: **The following message originated from outside the City of Auburn. Be careful opening links and attachments**

Good afternoon/evening Ms. Reed,

As a member of the general community surrounding the site of the proposed Auburn School District middle school associated with Major PUD Amendment PLT-2250005 and SEP25-0010, I have a couple of questions about the project. I understand that the public comment period has now concluded, but, considering that I reside in a household which is partly responsible for funding the building of the school and all related tasks to be completed and which will also be impacted by the logistical and environmental effects of the institution's operations, I maintain that receiving answers to my queries here continues to be warranted. I have read through most of the SEPA Environmental Checklist applicable to this enterprise, and my inquiries are based on statements presented in that document.
First, what precisely is planned to happen to the area of the property to be utilized for the middle school known as "Wetland A"? In other words, how exactly will this natural feature be changed from its current condition and situation once the proposed structure is fully assembled as well as during its construction?
Second, are there any plans to mitigate the (probable or definitive) destruction of or substantial ecological damage to the habitat relied upon by the "small waterfowl" species that can be intermittently found in or near Wetland A according to the aforementioned Environmental Checklist? If so, what are the details of this prospective mitigation effort?
I may wish to engage further at a later period about this major PUD undertaking, but the above questions being addressed can satisfy my initial objectives. You may also redirect this message to other Auburn municipality personnel (or, supplementally or alternately, inform me who those people are and how I can contact them myself) if that/those individual(s) might be more knowledgeable of the topics about which I am asking. I am also readily willing to answer any necessary or important questions you may now have for me. Thank you for your time and consideration; I look forward to receiving return correspondence soon.

Regards,
Mr. Eric Hanson
hanson.eric29@gmail.com (primary contact method)
206.671.9390 (mobile/message)

The information contained in this electronic communication is personal, privileged and/or confidential information intended only for the use of the individual(s) or entity(ies) to which it has been addressed. If you read this communication and are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication, other than delivery to the intended recipient is strictly prohibited. If you have received this communication in error, please immediately notify the sender by reply e-mail. Thank you.

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recipient is strictly prohibited. If you have received this communication in error, please immediately notify the sender by reply e-mail. Thank you.

CITY OF AUBURN WASHINGTON

AGENDA BILL APPROVAL FORM

Agenda Subject:
2025 City Initiated Annual Amendments (Clark)
The City of Auburn Planning Commission will hold a public hearing to receive testimony and conduct deliberations regarding the proposed 2025 City-Initiated Annual Amendments to the Comprehensive Plan. The scope of the amendments include:

- Adoption of Capital Facilities Plans for the Auburn, Dieringer, Federal Way, and Kent School Districts.
- Land Use Map Amendment: Redesignation of 23 parcels from Public/Quasi-Public to Residential Neighborhood Two.
- Technical Corrections to the Capital Facilities Element, Housing Element, and Housing Needs Assessment to address minor errors and improve clarity.
- Removal of the Core Plan as a reference document in the Comprehensive Plan update process.

Meeting Date:
October 21, 2025

Department:
Community Development

Attachments:
2025 Annual Amendments Staff Report, Exhibit 1 Powerpoint Presentation, Exhibit 2 PT No. 1-8 Text Amendments, Exhibit 3 M No. 1 Land Use Map Amendment

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Staff Report

Councilmember:

Staff: Jason Krum

PLANNING COMMISSION STAFF REPORT

AGENDA SUBJECT/TITLE:
2025 City-Initiated Annual Amendments to the Comprehensive Plan

CITY FILE NO(s).:
CPA25-0003, CPA25-0005, & CPA25-0006

APPLICANT/AGENT/OWNERS:
City of Auburn

REQUEST:
Planning Commission to conduct public hearing and recommend to City Council approval of the 2025 City-Initiated Comprehensive Plan Amendments (Policy/Text Amendments).

LOCATION:
City-wide.

CPA25-0006 includes the following Parcels: 8892900220, 8892900210, 8892900200, 8892900190, 8892900180, 8892900170, 8892900160, 8892900150, 8892900140, 8892900130, 8892900120, 8892900110, 8892900100, 8892900090, 8892900080, 8892900070, 8892900060, 8892900050, 8892900040, 8892900030, 8892900020, 8892900010, and 8892900230.

NOTIFICATION:
Hearing Notice was published in the Seattle Times and posted on the City's Land Use Notice webpage and physically at City Hall and City Hall Annex on October 10, 2025.

HEARING DATE:
October 21, 2025

SEPA STATUS:
Two SEPA Environmental Checklists – Non-Project Action, and Comprehensive Plan Land Use Map Amendment were reviewed with the 2025 City-Initiated Annual Amendment Cycle. A DNS for SEP25-0013 was issued on August 11, 2025, with the appeal period expiring on September 9, 2025. A second SEPA environmental checklist was prepared under City file number SEP25-0016. A DNS was issued on September 22, 2025, with the appeal period expiring on October 21, 2025.

EXISTING LAND USE:
CPA25-0005 includes the re-designation of 23 residentially used parcels incorrectly designated as Public/Quasi-Public. CPA25-0005 corrects this error by redesignating the 23 parcels to Neighborhood Residential Two, conforming to the existing land use activities occurring at the site.

STAFF:
Gabriel Clark, Planner II, Dept. of Community Development

STAFF RECOMMENDATION:
Planning Commission to deliberate and take action to recommend to City Council approval of the following Policy (P/T) and Map (M) amendments to comply with the City of Auburn's Comprehensive Plan:

- P/T No. 1 Auburn School District 2025 Capital Facilities Plan
- P/T No. 2 Dieringer School District 2025-2031 Capital Facilities Plan
- P/T No. 3 Federal Way Public Schools 2026 Capital Facilities Plan
- P/T No. 4 Kent School District 2024-2025 through 2030-2031 Capital Facilities Plan
- P/T No. 5 Updates to the City of Auburn Capital Facilities Element
- P/T No. 6 Updates to the Housing Element
- P/T No. 7 Updates to the Housing Needs Assessment
- P/T No. 8 Removal of the Core Plan
- M No. 1 Comprehensive Land Use Map Correction

SUMMARY OF CODE CHANGES:
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 2024, 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:

- Eight (8) policy/text (P/T) amendments
    - P/T No. 1 Auburn School District 2025 Capital Facilities Plan
    - P/T No. 2 Dieringer School District 2025-2031 Capital Facilities Plan
    - P/T No. 3 Federal Way Public Schools 2026 Capital Facilities Plan
    - P/T No. 4 Kent School District 2024-2025 through 2030-2031 Capital Facilities Plan
    - P/T No. 5 Updates to the City of Auburn Capital Facilities Element
    - P/T No. 6 Updates to the Housing Element
    - P/T No. 7 Updates to the Housing Needs Assessment
    - P/T No. 8 Removal of the Core Plan
- One (1) Land Use Map (M) Amendment
    - M No. 1 Comprehensive Land Use Map Correction

In terms of process, the Comprehensive plan amendments are 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 prior to the end of the year.

Comprehensive Plan Policy/Text Amendments (File No. CPA24-0003 & CPA25-0006, City initiated)

P/T No. 1
Incorporate the Auburn School District Capital Facilities Plan 2022 through 2031 into the City of Auburn Comprehensive Plan.

Discussion
The Auburn School District (District) has provided the City with its annually updated Capital Facilities Plan (CFP) covering from 2025-2031. The CFP was prepared by the District staff and adopted by the Auburn School District School Board of Directors on June 9, 2025, 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 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
- 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

P/T No. 2
Incorporate the Dieringer School District Capital Facilities Plan 2025-2031 into the City of Auburn Comprehensive Plan.

Discussion
The Dieringer School District has provided the City with its Capital Facilities Plan 2025-2031. The CFP was prepared by Dieringer School District Staff and adopted by the Dieringer School District Board of Directors July, 2025. The CFP has been subject to separate SEPA review and a DNS prepared by the Dieringer School District. Information contained in the Dieringer School District CFP serves as the basis for the City's collection of school impact fees on behalf of the Dieringer School District. The Planning Commission action is to incorporate the Dieringer 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

P/T No. 3
Incorporate the Federal Way School District 2026 Capital Facilities Plan into the City of Auburn Comprehensive Plan.

Discussion
The Federal Way School District has provided the City with its annually updated Capital Facilities Plan 2025. The CFP was adopted by the Federal Way School District School Board May 12, 2025. The CFP has been subject to separate SEPA review and a DNS prepared by the Federal Way School District. Information contained in the Federal Way School District CFP serves as the basis for the City's collection of school impact fees on behalf of the Federal Way School District. The Planning Commission action is to incorporate the Federal Way 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

P/T No. 4
Incorporate the Kent School District Capital Facilities Plan 2022-2023 to 2028-2029 into the City of Auburn Comprehensive Plan.

Discussion
The Kent School District has provided its annually updated 2024-2025 to 2030-2031 Capital Facilities Plan. The CFP was adopted by the Kent School District School Board in June 2025 and has been subject to separate SEPA review and a DNS prepared by the Kent School District. Information contained in the Kent School District CFP serves as the basis for the City's collection of school impact fees on behalf of the Kent School District. The Planning Commission action is to incorporate the Kent School District Capital Facilities Plan into the City's Comprehensive Plan by reference.

The CFP includes the following:

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

P/T No. 5
Incorporate updates to the City of Auburn Capital Facilities Element into the City of Auburn Comprehensive Plan.

Discussion
The Capital Facilities Element is one of the comprehensive plan elements required by the Washington State Growth Management Act (GMA) (RCW 36.70A). GMA requires the Capital Facilities element to identify existing facilities, forecast future needs, and outline how those needs will be financed. It must also include policies to reassess the land use element if funding falls short, ensuring consistency and concurrency between development and public infrastructure.Updates to the Capital Facilities Element includes text revisions to Pg. CFE-22. These updates are based on the adopted Capital Facilities Plans provided by the four school districts which serve the students of Auburn. Revisions to include updated projects and timelines, as well as the removal of the text "and the associated school impact fees."

P/T No. 6
Incorporate updates to Table 1 in the Housing Element into the City of Auburn Comprehensive Plan.

Discussion
Updates to the Housing Element consist of minor changes to the text located on Table 1 – Housing Need by Income and County. These updates include revisions to table headings and revisions to the total new net need from 892 to 832 and >100%-120% from 1,235 to 1,305 units.

P/T No. 7
Incorporate updates to Figure 34 in the Housing Needs Assessment of the Comprehensive Plan.

Discussion
Updates to the Housing Needs Assessment consist of minor changes to the text located in Figure 34 – Housing Need by Income and County. These updates include revisions to the total new net need to PSH from 892 to 832 and >100%-120% from 1,235 to 1,305 units.

P/T No. 8
Remove the Core Plan as a supporting document to the City of Auburn Comprehensive Plan.

Discussion
The core plan is intended to provide an assessment of the current conditions and characteristics occurring within the City of Auburn. Prepared in 2015, this document provides needed context and analysis to support the goals and policies of the Comprehensive Plan. This document also functions as a separate interface between studies such as the Housing Needs Assessment, Economic Development Strategic Plan, and the Buildable Lands report.

In the attempt to refine administrative processes, analyses are now directly integrated with the Comprehensive Plan rather that producing a separate interface document to then incorporate into the Comprehensive Plan. The Core Plan is not a required document described in RCW 36.70A and has not been updated as a part of the 2024 periodic update schedule.

M No. 1 (File No. CPA25-0005)
Incorporate updates to the Comprehensive Plan Land Use Map.

Discussion
As a result of the periodic update to the Comprehensive Plan, 23 parcels were incorrectly designated as Public/Quasi-Public Land Use. This neighborhood located off of I Street NE includes 23 residential structures with a zoning designation of R-2, Residential Low. Staff proposes CPA25-0005 to correct the land use designation to Residential Neighborhood Low. This change would allow conformance with the overlying zoning district and existing conditions of the neighborhood.

FINDINGS OF FACT:

Background Summary:

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 processed eight (8) policy/text annual updates to be included with the Comprehensive Plan. Four (4) school district Capital Facilities Plans whose districts occur within the City of Auburn, the City of Auburn Capital Facilities Element, Housing Element, Housing Needs Assessment, and the removal of the City of Auburn Core Plan. These updates are proposed to be incorporated by reference in the current Capital Facilities Element, of the current Auburn Comprehensive Plan and are processed as Policy/Text (P/T) amendments and are captured by City File No. CPA25-0003 & CPA25-0006.

3. The City of Auburn proposes one (1) Land Use Map Amendment to the City's Comprehensive Land Use Map (City File No. CPA25-0005).

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 policy text amendments No. 5-7, and map amendment No. 1. City-initiated policy/text amendments resulted in a Determination of Non-Significance (DNS) issued for the City-initiated Comprehensive Plan Amendments on August 11 (City File No. SEP25-0013). The comment period ended at 5:00 p.m. August 25th, 2025, and the appeal period ended at 5:00 p.m. September 9th, 2025. No comments on the proposed text amendments were received.

6. The environmental review under the State Environmental Policy Act (SEPA) for P/T No. 8. The City issued a DNS for P/T No. 8 on September 22nd, 2025 (City File No. SEP25-0016). The comment period ended at 5:00 p.m. October 7th, 2025. No comments on the proposed text amendments were received.

7. As provided in the City code, the Comprehensive Plan amendments are 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 staff report 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 July 25th, 2025, by Submittal ID No. 2025-S-9678 (CPA25-0003) and on August 22nd, 2025, by submittal ID No. 2025-S-9780 (CPA25-0006). 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 as No. 2024-S-7564 and ID No. 2024-S-7565

CONFORMANCE WITH THE CRITERIA FOR PLAN AMENDMENTS

1. *The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent.*

Discussion

Proposed changes identified in P/T Nos. 1–8 and M No. 1 are intended to ensure alignment with the overarching goals and objectives of the Comprehensive Plan and maintain internal consistency across its elements.

P/T No. 1- No. 5 The acceptance of the School District's Capital Facilities Plans, along with revisions to the Capital Facilities Element, enables full integration of the district's growth and development targets. These updates also enhance coordination with the City's infrastructure planning to support future school sites and capital projects.

P/T No. 6 – No. 7 Revisions to the Housing Element and Housing Needs Assessment align the City's planning framework with residential development targets established for 2044. These updates address an error in the Housing Need by Income and County Tables and Figure of the Housing Element and Housing Needs Assessment ensuring Auburn's growth targets are correct within the tables.

P/T No. 8 The removal of the Core Plan as a reference document is recommended to prevent reliance on outdated or inaccurate information. Although its removal does not directly affect the Comprehensive Plan, it was not updated as part of the 2024 Periodic Update. However, the value statements of the Core Plan are still carried through the Comprehensive Plan updated in 2024. .

M No. 1 Finally, the proposed amendment to the Comprehensive Land Use Map is necessary to bring a specific neighborhood into conformance with its designated zoning district. This change resolves existing inconsistencies between residential and public land uses, promoting clarity, and regulatory alignment.

2. *Whether the capacity to provide adequate services is diminished or increased*.

Discussion
Proposed changes outlined in P/T Nos. 1–7 and M No. 1 identify key projects, goals, and policies aimed at enhancing and sustaining adequate public services throughout the City of Auburn.

The Capital Facilities Plans submitted by the four school districts serving Auburn residents address the growing need for additional classrooms, service buildings, and educational facilities. These plans respond to projected population growth and are designed to maintain and improve the quality of educational services for Auburn's students.

Updates to the Housing Needs Assessment and Housing Element incorporate regional affordable housing targets established by King and Pierce Counties. When paired with the City's Capital Facilities Element and Capital Facilities Plan, these revisions support a coordinated approach to planning and development, ensuring that public services keep pace with residential growth.

The proposed amendment to the Comprehensive Land Use Map directly affects the types of services permitted within designated neighborhoods. The application of R-2 Residential Low and Residential Neighborhood Low zoning designations removes policy barriers to future development and enables continued public investment in alignment with residential land uses.

P/T No. 8 does not directly affect service capacity. The Core Plan, previously used as a reference document for integrating studies into the Comprehensive Plan, is no longer necessary. As relevant studies are now appended directly to the Comprehensive Plan, a separate interface document is redundant and may be retired without impacting coordination of public services.

3. Assumptions upon which the comprehensive plan is based are found to be invalid.

Discussion
As a result of updates to the Capital Facilities Plans (P/T Nos. 1–4), the information contained in the City's Capital Facilities Element, specifically the "Public Institutions" section (P/T No. 5) no longer reflected current conditions. Revisions to the Capital Facilities Element were necessary to restore internal consistency and ensure alignment with present-day infrastructure planning.

P/T Nos. 6 and 7 address inaccuracies within in the Housing Need by Income and County table and figure Correcting these figures enables the City to more accurately plan for and deliver services and facilities that support affordable housing development, in accordance with regional growth targets and the planning policies of King and Pierce Counties.

P/T No. 8 proposes the removal of the Core Plan as a reference document within the Comprehensive Plan. This recommendation stems from the consolidation of outdated information that no longer supports the City's adopted goals and policies. The Core Plan was not updated during the 2024 Periodic Update and retaining it as a reference, risks distorting future planning efforts by embedding obsolete data into the Comprehensive Plan.

M No. 1 corrects a mapping error that misclassified 23 parcels containing single-unit detached homes as Public/Quasi-Public, thereby conflicting with the underlying R-2 Residential Low zoning designation. The proposed amendment restores the appropriate land use designation of Residential Neighborhood Two, bringing the map into conformance with existing conditions and ensuring consistency with the Comprehensive Plan's goals and policies.

4. *A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment.*

Discussion

All proposed amendments reflect a clear determination of change in conditions or circumstances since the last update to the relevant sections of the Comprehensive Plan.

P/T Nos. 1–4 propose updates to the Capital Facilities Plans submitted by the four school districts serving Auburn residents.

- Auburn School District anticipates continued growth and expansion of educational services.
- Dieringer School District seeks reconfiguration to address social constraints and the need for permanent facilities.
- Federal Way Public Schools is evaluating future residential demand driven by the Federal Way Town Center and Link Light Rail expansion.
- Kent School District is responding to declining enrollment and evolving student needs.

P/T No. 5 addresses direct changes to project timelines and completion status and revises administrative language to guide future annual amendments to school district Capital Facilities Plans.

P/T Nos. 6–7 revise affordable housing allocations in accordance with Vision 2050 and Countywide Planning Policies. These updates ensure the City remains compliant with regional housing targets and accurately reflects growth projections in the Housing Element and Housing Needs Assessment.

P/T No. 8 recommends removal of the Core Plan, an advisory document that was not updated during the 2024 Periodic Update and therefore contains outdated information.

M No. 1 corrects a mapping error that misclassified 23 parcels containing single unit detached homes as Public/Quasi-Public. The proposed re-designation to Residential Neighborhood Two restores consistency with the R-2 Residential Low zoning district and supports the preservation of neighborhood character and permitted land uses.

5. *If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2050.*

Discussion

Among the proposed amendments, P/T Nos. 6–7 are the only text revisions that directly address policy consistency between the City of Auburn's Comprehensive Plan and the legislative frameworks

established by the King and Pierce Countywide Planning Policies and Vision 2050. Specifically, updates to Table 1 of the Housing Element and Figure 34 of the Housing Needs Assessment currently misrepresent the total affordable housing allotment required to meet regional housing needs through 2044. These amendments correct that discrepancy and ensure alignment with adopted regional growth strategies.

In contrast, P/T Nos. 1–5, 8, and M No. 1 do not resolve direct inconsistencies with regional planning policies. Instead, these amendments focus on correcting internal documentation, updating public service provisions, and improving alignment with existing conditions and administrative processes within the City's planning framework.

6. *If the request is to change the land use designation of a specific property on the comprehensive land use map, the applicant must demonstrate one of the following:*

    a. *The current land use designation was clearly made in error or due to an oversight;*

    b. *The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;*

    c. *There has been a change in conditions since the current land use designation came into effect.*

Discussion

M No. 1 represents the sole amendment to the Comprehensive Land Use Map and addresses a mapping error introduced during the periodic update process. The proposed correction redesignates 23 parcels from Public/Quasi-Public to Residential Neighborhood Two, restoring consistency with the existing R-2 Residential Low zoning and the established character of the neighborhood.

This amendment is not based on a change in external conditions since the adoption of the current designation. Rather, it corrects a mis-designation that conflicts with both the zoning district and permitted land uses. The proposes designation aligns with the existing zoning, character of the neighborhood, and with the goals and policies of the Comprehensive Plan.

Procedural Steps:

7. The proposed text amendment (zoning code update) has been discussed with the Planning Commission previously at a special meeting on September 16, 2025.

8. Pursuant to Revised Code of Washington (RCW) 36.70A, the text and map amendments were transmitted to the Washington State Department of Commerce on July 25th, 2025 and August 22nd, 2025. The 60-day notice period ended on October 21st, 2025.

9. ACC 14.22.100 outlines the public hearing requirements by planning commission. Amendments to the Periodic Comprehensive Plan generally comply with "area-wide" requirements.

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.

10. A Notice of Public Hearing (NOH) will be issued on October 10, 2025. Pursuant to ACC 14.22.100, the following methods of noticing for the Planning Commission public hearing were conducted:
    a. The NOH was published in the Seattle Times on October 10, 2025.
    b. The NOH was posted in two general public locations (City Hall and City Annex).
    c. The NOH was posted on City's Public Land Use Notice webpage.
    d. In regard to CPA25-0005 Comprehensive Land Use Map updates, a mailed notice was delivered to properties within a 300-foot radius of the affected properties.

11. A public hearing was conducted by the Planning Commission on October 21, 2025.

EXHIBITS:

1. PowerPoint Presentation
2. P/T No. 1 – 8 Text Amendments
3. M No. 1 Land Use Map Amendment

PLANNING COMMISSION

2025 CITY-INITIATED ANNUAL AMENDMENTS

PRESENTED BY
GABRIEL CLARK, PLANNER II
OCTOBER 21, 2025

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

AUBURN VALUES

SERVICE
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CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

EXHIBIT 1

PROPOSED 2025 COMPREHENSIVE PLAN ANNUAL AMENDMENTS

- The 2025 Comprehensive Plan Amendment packet includes eight (8) proposed Policy/Text (P/T) amendments and one (1) Land Use Map update (M).
  - P/T No. 1 Auburn School District
  - P/T No. 2 Dieringer School District
  - P/T No. 3 Kent School District
  - P/T No. 4 Federal Way Public Schools
  - P/T No. 5 Capital Facilities Element
  - P/T No. 6 Housing Element
  - P/T No. 7 Housing Needs Assessment
  - P/T No. 8 Removal of Core Plan
  - M No. 1 Comprehensive Plan Land Use Map Update

SCHOOL DISTRICT CAPITAL FACILITIES PLANS

AUBURN SCHOOL DISTRICT
ENGAGE • EDUCATE • EMPOWER

Auburn School District No. 408

Capital Facilities Plan
2025 through 2031

Terminal Park Elementary School – 2023

Adopted by the Auburn School District Board of Directors on June 9, 2025

CAPITAL FACILITIES PLAN
2025-2031

Dieringer School District

1320 178th Ave E, Lake Tapps, WA

1 |

FEDERAL WAY PUBLIC SCHOOLS
2026
CAPITAL FACILITIES PLAN
May 12, 2025

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Trudy Davis, Vice President
Luckisha Phillips, Legislative Representative
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Joan Marie Murphy, Board Director

SUPERINTENDENT

Dr. Dani Pfeiffer

Prepared by: Rob Bryant, Chief Finance & Operations Officer
Michael Swartz, Executive Director of Capital Projects
Jennifer Thomas, Student & Demographic Forecaster

KENT SCHOOL DISTRICT
EQUITY | EXCELLENCE | COMMUNITY

Six-Year Capital Facilities Plan 2024-2025 through 2030-2031

June 2025

Kent School District No. 415
12033 SE 256th Street
Kent, Washington 98030-6643
(253) 373-7526

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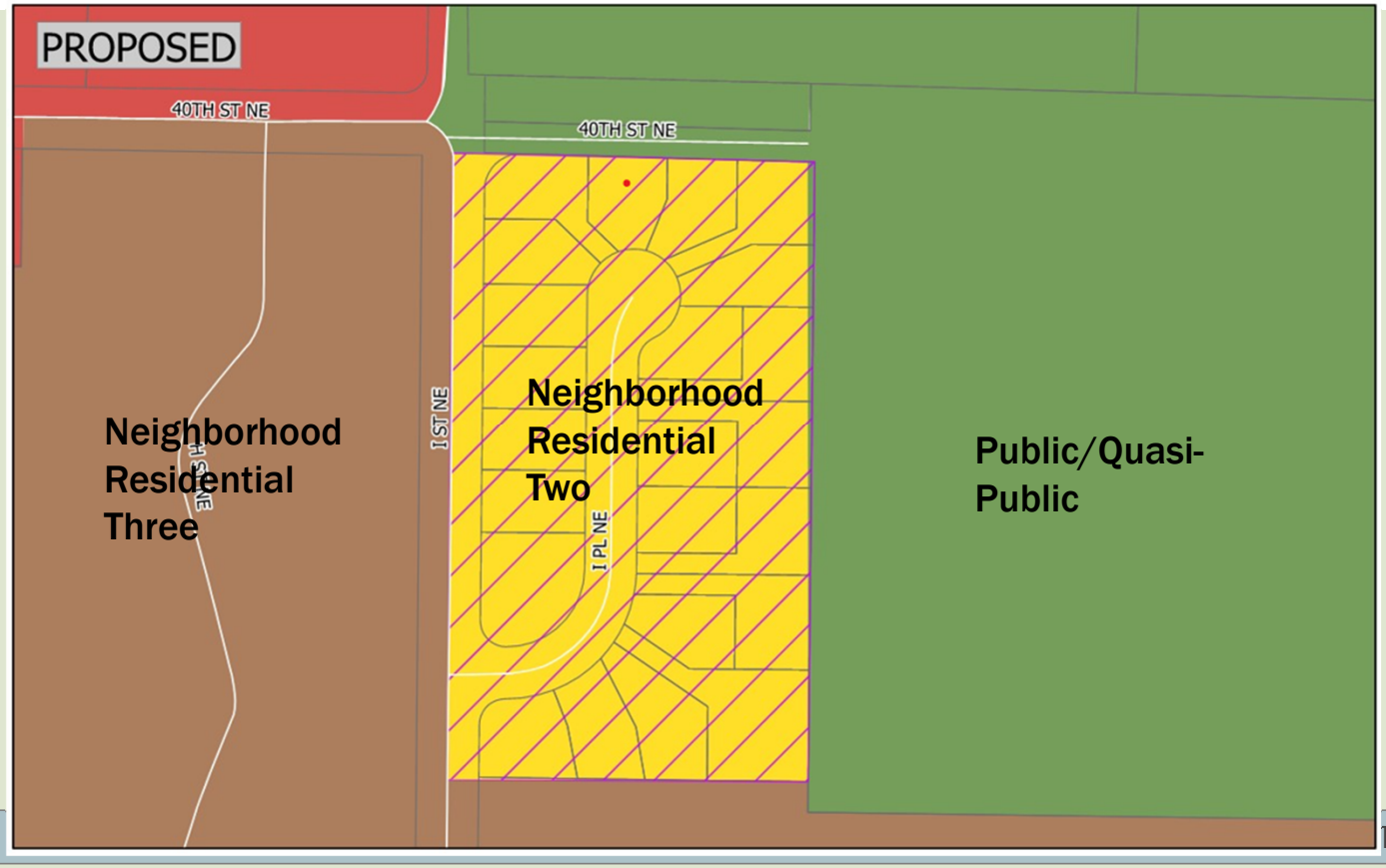
HOUSING ELEMENT AND NEEDS ASSESSMENT

Figure 34 – Housing Need by Income and County

County		Total	0-30%		>30% to 50%	>50% to 80%	>80% to 100%	>100% to 120%	>120%	Net New Emergency Housing Needs
			Non-PSH	PSH						
King	Supply (2019)	28,049	1,076	237	8,029	8,075	4,427	3,302	2,903	58
	Net New Need (2044)	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293
Pierce	Supply (2019)	3,963	0	33	134	493	1,141	680	1,482	8
	Net New Need (2044)	112	14	20	21	16	7	6	27	7
Total	Net New Need (2044)	12,112	1,557	~~892~~ 832	330	632	1,153	~~1,235~~ 1,305	6,302	2,300

Source: King County Ordinance 19660, Countywide Planning Policies; Pierce County Ordinance 2023-22s, Countywide Planning Policies

COMPREHENSIVE LAND USE MAP UPDATE



RECOMMENDATION

Recommendation

Staff requests Planning Commission to recommend approval to City Council of the 2025 City Initiated Annual Amendments P/T No. 1 – P/T No. 8 and Land Use Map Amendment M No. 1.

Thank you!

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

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AUBURN SCHOOL DISTRICT
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Auburn School District No. 408

Capital Facilities Plan

2025 through 2031

Terminal Park Elementary School – 2023

Adopted by the Auburn School District Board of Directors on June 9, 2025

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Auburn, Washington 98002

(253) 931-4900

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Dr. Alan Spicciati, Superintendent

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SECTION 1 – EXECUTIVE SUMMARY

Auburn School District (District) prepared this six-year Capital Facilities Plan (Plan) in compliance with the requirements of Washington's Growth Management Act and the ordinances adopted by the counties and cities served by the District. The District reviews and amends the Plan annually. All changes are made pursuant to the Growth Management Act and the local ordinances.

The Plan was prepared using data available in the spring of 2025 unless otherwise noted.

The Plan is consistent with prior long-term capital facilities plans adopted by the District. This Plan is not intended to be the sole plan for all the District's needs. The District may prepare interim and periodic long-range Capital Facilities Plans.

The Plan will be submitted to jurisdictions located within the District's service area along with a request to include the plan as an element in the jurisdictions' Comprehensive Plans. King County, and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific must adopt this Plan to enable the District to collect impact fees within their jurisdiction. In the past, the Cities of Algona and Pacific did not adopt a school impact fee ordinance or the District's Capital Facilities Plans.

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. This Plan provides the data and calculations required by King County and the Cities to establish the District's school impact fees for 2025.

The District's 2025 impact fee for Single-Family Residences is $8,003. The 2025 impact fee for Multi-Family Residences is $8,966. This multi-family impact fee includes a discretionary adjustment to the fee generated from the King County formula. The adjustment by the District reduces the fee to match the multi-family fee collected by the District in 2024. This reduction was made to establish a more stable impact fee for students generated from multi-family developments.

The Plan establishes the District's Standard of Service to determine the District's current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for school 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.

The District's Standard of Service is based upon the District's current student-teacher ratio and service models tailored for specific program needs. The Standard of Service and

District's school inventory has been used to calculate the capacity of schools in the District. The District's permanent capacity for the 2025-26 school year is 14,550 students. The number of students enrolled in the District as of March 1, 2025, is 17,766 students.

The following table summarizes changes that are incorporated in the District's 2025-2031 Capital Facilities Plan:

Table 1: 2025 Capital Facilities Plan Changes

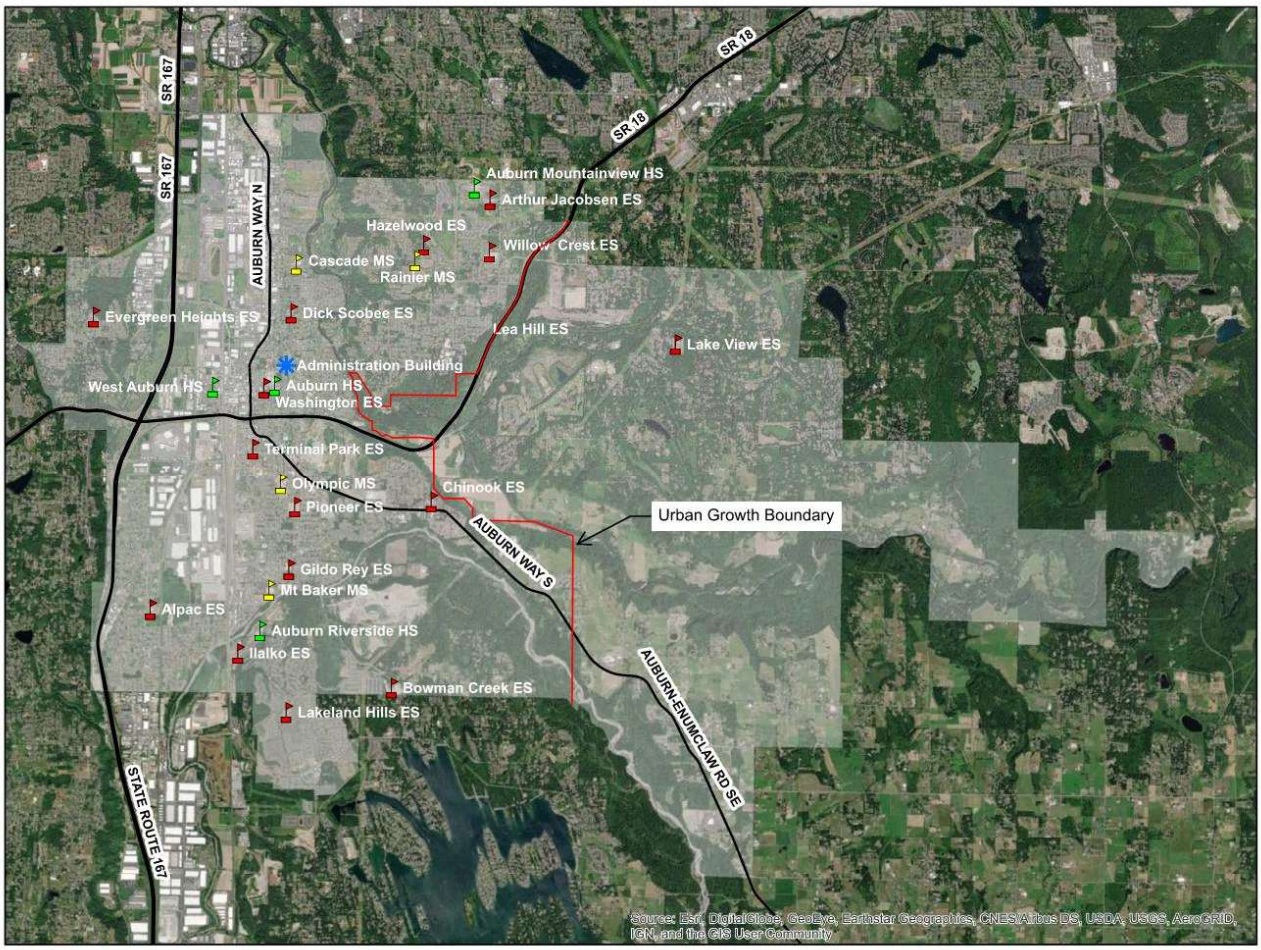
ITEM	2024 CFP	2025 CFP	SOURCE
Debt Service Tax Rate	1.93178	1.78915	Per King County
District Average Assessed Value - SFR	$530,816	$602,881	Per King County
District Average Assessed Value - MFR	$232,969	$228,511	Per King County
District Student Capacity - Permanent	14,595	14,550	Updated calculation
District Student Capacity - Permanent + Portables	17,541	17,496	Updated calculation
District Impact Fee - SFR	$4,584	$8,003	Updated calculation
District Impact Fee - MFR	$8,966	$8,966	Updated calculation with discretionary adjustment
Facility Cost - Middle School	$143,300,000	$182,000,000	Construction cost refinement and escalation
Facility Cost - Portable Classroom	$388,165	$250,000	Based on current portable classroom cost
Genl. Obligation Bonds Interest Rate	3.48%	4.15%	Per Bond Buyer Index
OSPI Match % - District	33.14%	33.22%	Per OSPI
OSPI Match % - State	66.86%	66.78%	Per OSPI
Site Cost per Acre	$508,512	$533,937	District Data
Student Generation Rate - Elementary - SFR	0.269	0.331	Updated housing inventory
Student Generation Rate - Middle School - SFR	0.107	0.118	Updated housing inventory
Student Generation Rate - High School - SFR	0.117	0.161	Updated housing inventory
Student Generation Rate - Elementary - MFR	0.482	0.431	Updated housing inventory
Student Generation Rate - Middle School - MFR	0.131	0.154	Updated housing inventory
Student Generation Rate - High School - MFR	0.146	0.152	Updated housing inventory

SECTION 2 – FACILITY INVENTORY

Auburn School District encompasses 62 square miles in King and Pierce Counties and serves the cities of Auburn, Algona, Pacific, as well as a portion of Unincorporated King County. The District owns 661 acres of property, operates 30 facilities, and utilizes 112 portable classrooms. The 30 facilities include 16 elementary schools, four middle schools, four high schools, and six support facilities. 108 portable classrooms are located at schools to accommodate growth and four are located at the District's Administration Building and used for conferences, training, and office space.

The following map shows the District's boundaries, school locations, major roads, and the Urban Growth Boundary.

Figure 1 – School District Map



The following table identifies the District's school facilities and facility data.

Table 2: School Facility Inventory

FACILTY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
ELEMENTARY SCHOOLS						
Alpac	310 Milwaukee Blvd N, Pacific	1972	1987	10.68	48,042	46,592
Arthur Jacobsen	29205 132nd Ave SE, Auburn	2007	NA	10.02	56,620	56,283
Bowman Creek	5701 Kersey Way SE, Auburn	2020	NA	21.85	75,862	74,413
Chinook	3502 Auburn Way S, Auburn	2022	NA	13.07	75,896	74,496
Dick Scobee	1031 14th St NE, Auburn	2020	NA	8.90	76,371	74,961
Evergreen Heights	5602 S 316th St, Auburn	1970	2014 / 2017	10.10	44,231	41,923
Gildo Rey	1005 37th St SE, Auburn	1969	1988 / 2012	10.05	49,123	47,697
Hazelwood	11815 SE 304th St, Auburn	1990	NA	13.08	54,906	53,482
Ilalko	301 Oravetz Place SE, Auburn	1992	NA	14.22	54,734	53,310
Lake View	16401 SE 318th St, Auburn	1980	NA	16.48	54,054	52,252
Lakeland Hills	1020 Evergreen Way SE, Auburn	2006	NA	12.00	54,876	53,454
Lea Hill	30908 124th Ave SE, Auburn	2022	NA	20.24	75,896	74,384
Pioneer	2301 M St SE, Auburn	2021	NA	11.13	76,758	75,358
Terminal Park	1101 D St SE, Auburn	2023	NA	6.09	77,443	75,793
Washington	20 E St NE, Auburn	1972	1988	5.33	46,378	46,377
Willow Crest	13002 SE 304th St, Auburn	2021	NA	10.43	75,849	74,405
TOTAL				193.67	997,039	975,180
MIDDLE SCHOOLS						
Cascade	1015 24th St NE, Auburn	1967	1998	16.94	89,320	89,320
Mt Baker	620 37th St SE, Auburn	1994	NA	28.98	90,365	90,365
Olympic	839 21st St SE, Auburn	2019	NA	17.40	107,625	107,625
Rainier	30620 116th Ave SE, Auburn	1991	NA	25.54	91,321	91,321
TOTAL				88.86	378,631	378,631
HIGH SCHOOLS						
Auburn High - Main Building	711 E Main St, Auburn	2015	NA	20.50	277,229	276,229
Auburn High - TAP Building	501 3rd St NE, Auburn	2009	NA	0.24	2,662	2,662
Auburn Mountainview	28900 124th Ave SE, Auburn	2005	NA	39.42	187,542	187,539
Auburn Riverside	501 Oravetz Rd, Auburn	1995	NA	35.32	180,248	180,248
West Auburn	401 W Main St, Auburn	1990	NA	5.26	30,295	30,295
TOTAL				100.74	677,976	676,973
GRAND TOTAL				383.27	2,053,646	2,030,784

The following table identifies the District's support facilities and facility data.

Table 3: Support Facility Inventory

FACILTY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
SUPPORT FACILITIES						
Administration Building	915 4th St NE, Auburn	1968	1987 / 2017	3.50	24,046	NA
Administration Annex	502 4th St NE, Auburn	1935	1989	0.34	6,557	NA
Auburn Memorial Stadium	405 4th St NE, Auburn	1978	1980 / 1997	6.60	17,055	NA
Auburn Pool	516 4th St NE, Auburn	1971	2011	0.74	14,390	NA
Support Services	1302 4th St SW, Auburn	1996	NA	5.50	41,184	NA
Transportation Center	615 15th St SW, Auburn	1997	NA	5.90	19,500	NA
TOTALS				22.58	122,732	

The following table identifies the District's portable classrooms that are located at schools.

Table 4: School Portable Classroom Inventory

FACILITY	SINGLE PORTABLE CLASSROOMS	DOUBLE PORTABLE CLASSROOMS	TOTAL PORTABLE CLASSROOMS
ELEMENTARY SCHOOLS			
Alpac	6	0	6
Arthur Jacobsen	0	0	0
Bowman Creek	0	0	0
Chinook	0	0	0
Dick Scobee	0	0	0
Evergreen Heights	4	0	4
Gildo Rey	1	0	1
Hazelwood	2	0	2
Ilalko	0	0	0
Lake View	0	0	0
Lakeland Hills	1	1	3
Lea Hill	0	0	0
Pioneer	0	0	0
Terminal Park	0	0	0
Washington	10	0	10
Willow Crest	0	0	0
TOTAL	24	1	26
MIDDLE SCHOOLS			
Cascade	8	0	8
Mt. Baker	8	3	14
Olympic	8	0	8
Rainier	9	1	11
TOTAL	33	4	41
HIGH SCHOOLS			
Auburn High - Main Building	10	0	10
Auburn High - TAP Building	0	0	0
Auburn Mountainview	10	1	12
Auburn Riverside	6	6	18
West Auburn	1	0	1
TOTAL	27	7	41
GRAND TOTAL	84	12	108

The following table identifies the District's inventory of undeveloped property.

Table 5: Undeveloped Property Inventory

SITE NO.	LOCATION	YEAR ACQUIRED	SITE SIZE (ACRES)	BUILDING DEPT. JURISDICTION	URBAN GROWTH BOUNDARY
23A	SE 318th St., Auburn	1948	62.44	King County	Outside
25A	SE Lake Holm Road / 190th Ave. SE, Auburn	1990	23.86	King County	Outside
25B	SE Lake Holm Road / 188th Ave. SE, Auburn	2008	5.00	King County	Outside
33	SE Lake Holm Road /129th Way SE, Auburn	2005	40.00	King County	Outside
34/39	I St. NE/40th St. NE, Auburn	2002 / 2022	72.28	City of Auburn	Within
35	Sumner Tapps Hwy. E./ 62nd St. SE, Auburn	2009	53.00	City of Auburn	Within
TOTAL			256.58		

SECTION 3 – ENROLLMENT PROJECTIONS

The District has contracted with MGT Consulting Group (MGT) to provide a comprehensive and detailed demographic analysis of the school district. This includes updating District mapping files, analyzing the District using geocoded student data files, developing and researching pertinent demographic data, identifying current and future residential development plans, and preparing a ten-year student population forecast. The data collected and used in the ten-year forecast includes:

- an analysis of birth rates and their effect on incoming kindergarten classes,
- the effects of student mobility including cohort survival rates,
- student yield rates based upon historic housing data and trends, and
- a detailed review of future residential development within the district.

The methodology utilized by MGT is more extensive than traditional cohort survival projections and has proven to be reasonable and effective in predicting the student population in the District.

Historical Enrollment

The following table shows the District's October 1 historical enrollment over the past 20-years. The data reveals an average overall growth of 1.15% during the past 10 years. This includes a 4.42% decrease in 2020 enrollment due to the COVID pandemic.

Table 6: Historical Enrollment

GRADE	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	21-22	22-23	23-24	24-25
KDG	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	1,227	1,214	1,205	1,225
1	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	1,135	1,304	1,305	1,232
2	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	1,249	1,241	1,320	1,338
3	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	1,264	1,324	1,265	1,338
4	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	1,255	1,322	1,356	1,314
S	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	1,251	1,296	1,349	1,345
6	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	1,233	1,227	1,276	1,314
7	1,028	1,014	1,057	1,034	1,125	1,060	1,032	1,036	1,072	1,091	1,099	1,132	1,194	1,232	1,295	1,319	1,304	1,267	1,230	1,259
8	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	1,312	1,315	1,277	1,241
9	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	1,386	1,455	1,453	1,367
10	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	1,188	1,416	1,507	1,501
11	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	1,299	1,300	1,309	1,409
12	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	1,039	1,248	1,251	1,252	1,280
TOTALS	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	16,190	16,601	17,059	17,239	17,312
Student Gain/Loss	349	114	143	-101	-122	-135	251	371	300	392	231	555	291	306	-715	411	458	180	73
Percent Gain/Loss		0.79%	0.98%	-0.70%	-0.85%	-0.95%	1.74%	2.50%	1.98%	2.53%	1.47%	3.40%	1.75%	1.81%	-4.42%	2.48%	2.68%	1.04%	0.42%

Projected Enrollment

Based upon a district-wide analysis:

- The student population is expected to grow around 6.1% in the next six years then stabilize during the following four years, with a ten-year growth of 6.9%.
- The elementary school grade group represents the largest portion of students and shows consistent growth and stability, with 5.7% growth in the next six years, peaking in school year 2031, then declining slightly at the end of the ten-year forecast.
- The middle school grades experience steady growth but have slightly more variability year-to-year. This population is expected to grow by 9.3% in the six-year forecast as larger grade cohorts enter middle school, then slow during the following four years.
- High school grades 9-12 show a steady rise beginning in school year 2028 due to smaller cohorts graduating out of the system and being backfilled by large 9th grade cohorts. This grade group is expected to increase by 7.3% in the six-year forecast and 9.9% in the ten-year forecast.

The following table identifies October 1 student enrollment projections for the next six years.

Table 7: Student Enrollment Projections

GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
IN-DISTRICT STUDENTS						
Pre-K	145	145	145	145	145	145
K	1,186	1,234	1,221	1,211	1,232	1,233
1	1,197	1,206	1,266	1,262	1,241	1,253
2	1,212	1,217	1,237	1,307	1,294	1,262
3	1,324	1,241	1,256	1,287	1,350	1,326
4	1,329	1,362	1,286	1,314	1,336	1,390
5	1,287	1,348	1,395	1,328	1,346	1,357
6	1,301	1,278	1,349	1,403	1,329	1,341
7	1,305	1,309	1,291	1,371	1,416	1,333
8	1,261	1,323	1,338	1,327	1,402	1,443
9	1,253	1,286	1,356	1,377	1,360	1,428
10	1,293	1,286	1,326	1,402	1,418	1,394
11	1,298	1,224	1,223	1,269	1,331	1,340
12	1,239	1,254	1,190	1,198	1,234	1,288
Subtotal	16,629	16,711	16,877	17,199	17,432	17,532
OUT-OF-DISTRICT STUDENTS						
K-5	261	264	266	267	270	271
6-8	48	49	50	51	52	51
9-12	479	476	480	495	504	514
Subtotal	789	789	796	813	826	836
TOTAL STUDENTS						
PreK-5	7,940	8,016	8,070	8,120	8,213	8,237
6-8	3,915	3,958	4,028	4,153	4,199	4,169
9-12	5,563	5,525	5,574	5,740	5,846	5,963
TOTAL	17,418	17,500	17,672	18,012	18,258	18,369

SECTION 4 – STUDENT GENERATION RATES

King County Code 21A establishes a formula to determine school impact fees. Developers of residential properties must pay a school district the impact fee to help compensate the District for the impact of new housing units on school facilities. This King County code was substantially adopted by the Cities of Auburn, Black Diamond, and Kent.

This formula requires the District to establish a “Student Generation Rate.” This rate is the average number of students generated by a residential housing unit and is used to estimate the number of students that will be added to the District by each new housing unit.

Two sets of data are used to calculate Student Generation Rates - current student enrollment and students generated from recently constructed housing units. This information links each student with a housing unit. Two general housing categories are analyzed - single-family and multi-family.

The District also uses the Student Generation Rates to estimate student enrollment in the future. Development data is collected to determine the number of new residential units that may be built in the future. The Student Generation Rates are applied to estimate the number of new students that the planned residential developments may yield.

Planned residential development data has been provided by MGT with additional data obtained by the District from city agencies, counties, and major developers within the District boundaries. Student population by residence includes all approved and tentative tract maps in addition to any planned or proposed development that may occur within the project timeframe. The planned residential development information is a current snapshot of the District. The information may change and is updated annually.

The following table provides information about recent single-family residential developments in the District and associated Student Generation Rates.

Table 8: Single-Family Residential Development Summary

SINGLE-FAMILY DEVELOPMENTS	FULL OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2024 STUDENTS				STUDENT GENERATION RATES			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Bridges	2021	380	380	0	128	44	58	230	0.337	0.116	0.153	0.605
Forest Glen	2021	30	30	0	17	8	11	36	0.567	0.267	0.367	1.200
Greenvale	2023	17	17	0	2	0	1	0	0.118	0.000	0.059	0.176
Greenview Estates	2023	17	17	0	2	2	4	8	0.118	0.118	0.235	0.471
Hastings	2020	10	10	0	5	1	1	7	0.500	0.100	0.100	0.700
Lozier Ranch	Pending	18	7	11	0	2	0	2	0.000	0.286	0.000	0.286
Palisades - Omni Homes	Pending	16	15	1	5	1	4	10	0.333	0.067	0.267	0.667
River Rock	Pending	14	7	7	2	0	0	2	0.286	0.000	0.000	0.286
Vasiliy	2021	8	8	0	2	0	0	2	0.250	0.000	0.000	0.250
Willow Place	2021	11	11	0	3	1	2	6	0.273	0.091	0.182	0.545
TOTALS		521	502	19	166	59	81	306	0.331	0.118	0.161	0.610

The following table provides information about recent multi-family residential developments in the District and associated Student Generation Rates.

Table 9: Multi-Family Residential Development Summary

MULTI-FAMILY DEVELOPMENTS	FULL OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2024 STUDENTS				STUDENT GENERATION RATES			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Copper Gate Apts.	2021	500	500	0	351	124	122	597	0.702	0.248	0.244	1.194
Divine Court Apts.	2024	98	98	0	1	0	0	0	0.010	0.000	0.000	0.010
The Verge Auburn	2022	226	226	0	3	3	3	9	0.013	0.013	0.013	0.040
TOTALS		726	726	0	350	95	106	551	0.431	0.154	0.152	0.737

SECTION 5 – STANDARD OF SERVICE

The School Impact Fee Ordinances adopted by King County and the Cities of Auburn, Black Diamond, and Kent require the District to establish a “Standard of Service” to be eligible to impose school impact fees. The Standard of Service must identify the school program year, class size by grade span, the types of facilities needed to serve its student population, and other rates identified by the District including the requirements of students with special needs.

CURRENT ENROLLMENT

The District operates 16 elementary schools with pre-school to grade 5, four middle schools with grades 6 to 8, three comprehensive and one alternate education high school with grades 9 to 12. Student enrollments at these schools as of March 2025 are:

- Elementary Schools: 8,524 students
- Middle Schools: 3,778 students
- High Schools: 5,464 students
- Total Enrollment: 17,766 students

CLASS SIZE

Standard class sizes in the District are subject to state regulations, collective bargaining agreements, and student needs. Class sizes also vary based upon grade level and classroom type.

The District’s blended class size standards are as follows:

- Elementary Schools: 20.29 students per classroom
- Middle Schools: 28.02 students per classroom
- High Schools: 28.74 students per classroom
- Self-Contained Special Education: 12.00 students per classroom

PERMANENT CLASSROOMS

Permanent classrooms are located at schools owned and operated by the District. The school district does not lease classroom space. The number of permanent classrooms at the District’s 24 schools are:

- Elementary Schools: 507 classrooms
- Middle Schools: 151 classrooms

- High Schools: 221 classrooms
- Total: 879 classrooms

PORTABLE CLASSROOMS

Portable classrooms in the District are modular structures that can be relocated. The District uses portable classrooms when permanent facilities do not have adequate space to accommodate its students and staff. Portable classrooms are also used at the school district's Administration Building for training, conference, and office space. The number of portable classrooms in use and their locations are:

- Elementary Schools: 26 portables
- Middle Schools: 41 portables
- High Schools: 41 portables
- Support Facilities: 4 portables
- Total: 112 portables

TYPES OF CLASSROOMS

The types of classrooms in the District vary based upon grade level, instructional program, and student needs. Classroom types in the District are:

- General Classrooms: Spaces used for general instruction and do not have specialized features or equipment. These classrooms are present in elementary, middle, and high schools.
- Special Education Self-Contained Classrooms: Spaces used for self-contained instruction for students with special needs. These classrooms are present in elementary, middle, and high schools.
- Specialty Classrooms: Instructional spaces that have unique features or equipment. These classrooms are present in middle and high schools and consist of teaching stations for art, automotive technology, band, business education, career center, choral, construction manufacturing, computer science, culinary arts, drafting, drama, fitness and conditioning, horticulture, kitchen science, marketing, metals, orchestra, physical education, robotics, science, sports medicine, theater arts, and visual communications.
- Pull-Out Classrooms: Spaces where students receive specialized instruction for a portion of the school day and are comprised of elementary gymnasiums and music, and elementary, middle, and high school multi-lingual, resource, and Title/LAP classrooms. Pull-out classrooms do not contribute to a school's capacity because students visit these classrooms during the school day while excused from their general classrooms.

The standard number of students in a classroom varies based upon grade level and classroom type. Standard class sizes in the District are:

- Elementary General Classroom Pre-Kindergarten: 20 students per classroom.
- Elementary General Classrooms Kindergarten through Grade 3: 17 students per classroom.
- Elementary General Classrooms Grades 4 and 5: 27 students per classroom.
- Middle School General and Specialty Classrooms Grade 6: 27 students per classroom.
- Middle School General and Specialty Classrooms Grades 7 and 8: 28.53 students per classroom.
- High School General and Specialty Classrooms Grades 9 through 12: 28.74 students per classroom.
- Special Education Self-Contained Classrooms Pre-Kindergarten – Grade 12: 12 students per classroom.
- Pull-Out Classrooms Pre-Kindergarten through Grade 12: Class size varies depending on the grade level and type of instruction being provided.

CLASSROOM UTILIZATION

As noted above, the District has established standard student class sizes based upon grade level and classroom use. While the District works diligently to assign students to achieve full classroom capacity, it is not possible to always do so. Consequently, the District applies classroom utilization rates to address inefficiencies in assigning classes. The utilization rates are:

- Elementary Schools: 100% utilization based on the ability to fully assign classes at classroom size standards.
- Middle and High Schools: 76.67% utilization based upon 92% utilization due to elective class sizes x 83% utilization due to classrooms used for planning periods.

SCHOOL CAPACITY

School capacity is determined by the number of teaching stations present at each school, type of teaching station, class size, teaching station capacity, and classroom utilization rate.

The following table identifies the capacity of each school in the District including permanent classrooms and portable classrooms.

Table 10 – School Capacities

SCHOOL NAME	GEN. CLRMS.	PRE-K CLRMS.	SPEC. ED. SELF-CONTAINED CLRMS.	PULL-OUT CLRMS.	SPECIALTY CLRMS.	TOTL CLRMS.	GEN. & SPECIALTY CLRM. CAPACITY	SPEC. ED. SELF-CONTAINED CLRM. CAPACITY	CLRM. UTILIZATION RATE	SCHOOL CAPACITY PERMANENT	SCHOOL CAPACITY PERMANENT + PORTABLES
ELEMENTARY SCHOOLS											
Alpac	18	2	0	6	0	26	20.29	12.00	100.00%	406	556
Arthur Jacobsen	21	1	1	5	0	28	20.29	12.00	100.00%	458	458
Bowman Creek	32	1	1	5	0	39	20.29	12.00	100.00%	682	682
Chinook	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Dick Scobee	25	4	2	8	0	39	20.29	12.00	100.00%	612	612
Evergreen Heights	16	1	1	4	0	22	20.29	12.00	100.00%	357	457
Gildo Rey	17	3	1	4	0	25	20.29	12.00	100.00%	418	443
Hazelwood	21	1	1	5	0	28	20.29	12.00	100.00%	458	508
Ilalko	20	1	2	5	0	28	20.29	12.00	100.00%	450	450
Lake View	18	1	1	5	0	25	20.29	12.00	100.00%	398	398
Lakeland Hills	21	1	1	5	0	28	20.29	12.00	100.00%	458	533
Lea Hill	27	3	3	6	0	39	20.29	12.00	100.00%	645	645
Pioneer	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Terminal Park	28	4	1	6	0	39	20.29	12.00	100.00%	661	661
Washington	12	3	2	7	0	24	20.29	12.00	100.00%	328	578
Willow Crest	29	3	1	6	0	39	20.29	12.00	100.00%	661	661
TOTALS	357	37	22	91	0	507				8,258	8,908
MIDDLE SCHOOLS											
Cascade	14	0	1	8	17	40	28.02	12.00	76.67%	675	899
Mt Baker	13	0	1	7	15	36	28.02	12.00	76.67%	611	1,003
Olympic	12	0	2	9	17	40	28.02	12.00	76.67%	641	865
Rainier	9	0	3	8	15	35	28.02	12.00	76.67%	543	851
TOTALS	48	0	7	32	64	151				2,470	3,618
HIGH SCHOOLS											
Auburn High	23	0	3	15	40	81	28.74	12.00	76.67%	1,416	1,696
Auburn High - TAP	1	0	2	0	0	3	28.74	12.00	76.67%	40	40
Auburn Mountainview	17	0	4	11	30	62	28.74	12.00	76.67%	1,072	1,408
Auburn Riverside	23	0	0	10	29	62	28.74	12.00	76.67%	1,146	1,650
West Auburn	4	0	4	4	1	13	28.74	12.00	76.67%	147	175
TOTALS	68	0	13	40	100	221				3,821	4,969
GRAND TOTALS	473	37	42	163	164	879				14,550	17,496

SECTION 6 - CAPACITY AND FACILITY PLANNING

Since 1975, the District has regularly performed in-depth reviews of its existing facilities and long-term facility needs. The process includes the formation of community-wide citizens' committees to review facility needs and make recommendations for improvements, modernizations, and new facilities.

In 2015, a citizens' committee recommended the District build two new elementary schools, replace one middle and five elementary schools, and acquire property for three

elementary schools. In November 2016, the voters approved a bond proposition to build and replace these schools. The last project in this building program was completed in October 2024.

In 2023, the District completed a 10-year Facilities Master Plan. This plan identified the following facility needs:

- Complete improvements to 22 facilities to address aging equipment, air conditioning, energy conservation, major maintenance, and safety and security improvements within six years.
- Replace Alpac Elementary School within six years.
- Replace Cascade Middle School within six years.
- Build a new middle school within six years.
- Replace Evergreen Heights and Gildo Rey Elementary Schools within seven to 13 years.
- Replace the Administration Building and Administration Annex within seven to 13 years.
- Build a new high school in nine years if current enrollment projections remain accurate.
- Acquire new portable classrooms and relocate existing portable classrooms where needed to accommodate localized enrollment growth at individual schools.

A citizens' committee was convened in the fall of 2023 and recommended construction of a new middle school to increase capacity, replace an aging elementary and middle school, and provide improvements at 22 existing schools and support facilities. Based upon these recommendations, the District Board of Directors placed a bond proposition on the November 2024 ballot for these projects. This proposition received a 55.05% approval, missing the required 60% approval rate.

Here is a record of construction bonds submitted to the voters during the past 10 years. This includes the funding measures identified above. The school district has not submitted a capital levy to the voters for construction purposes during the past 10 years.

Table 11 – Construction Bond and Capital Levy – 10 Year History

FUNDING MEASURE	PROJECTS	FUNDING AMOUNT	ELECTION DATE	ELECTION RESULT
Construction Bond	New Middle School #5, Cascade MS Replacement, Alpac Elem. Replacement, Facility Improvements	$532,100,000	Nov. 2024	Failed
Construction Bond	2 New Elementary Schools, Replace 5 Elementary Schools and 1 Middle School	$456,056,000	Nov. 2016	Passed

The District Board of Directors is considering submitting a bond proposition to the voters in November 2025 to build a new Middle School #5 and replace Alpac Elementary and Cascade Middle School. It is also considering submitting a capital levy proposition in November 2025 to provide improvements to 22 existing facilities. The District is not eligible for state funding assistance for the Middle School #5 project. The District is eligible for state funding assistance for the replacement of Alpac Elementary and Cascade Middle School. The District will front fund the Alpac Elementary and Cascade Middle School projects because the state funding assistance is not guaranteed for these projects.

The new middle school and portable classrooms are part of the District's capacity solution. The new middle school will provide added capacity to serve growth and is the basis for the District's impact fees. The District also plans to purchase or relocate portable classrooms to continue to accommodate growth at the middle and high school levels.

The District's six-year facility needs are summarized in the following table.

Table 12 : Six-Year Capital Construction Plan

PROJECT	ADDED CAPACITY	FUND SOURCE	ESTIMATED COMPLETION	ESTIMATED COST	SIX-YEAR FINANCE PLAN						
					2025	2026	2027	2028	2029	2030	Total
New Middle School	800	Future Bond	Aug. 2027	$182,000,000	$7,280,000	$74,620,000	$91,000,000	$7,280,000	$1,820,000	$0	$182,000,000
Cascade MS Replacement	125	Future Bond	Aug. 2028	$190,000,000	$2,850,000	$4,750,000	$77,900,000	$95,000,000	$7,600,000	$1,900,000	$190,000,000
Alpac Elem. Replacement	224	Future Bond	Aug. 2029	$118,000,000	$0	$1,770,000	$2,950,000	$48,380,000	$59,000,000	$5,900,000	$118,000,000
Improvements at 22 Facilities	0	Future Cap. Levy	Aug. 2029	$53,400,000	$0	$8,010,000	$16,020,000	$13,350,000	$13,350,000	$2,670,000	$53,400,000
Portable Classrooms	0	Cap. Proj. Fund	Aug. 2025	$1,250,000	$1,250,000	$0	$0	$0	$0	$0	$1,250,000
Property Acquisitions	0	Cap. Proj. Fund	NA	$0	$0	$0	$0	$0	$0	$0	$0
TOTALS				$544,650,000	$11,380,000	$89,150,000	$187,870,000	$164,010,000	$81,770,000	$10,470,000	$544,650,000

SECTION 7 - IMPACT FEES

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. The fee schedule is based on the school impact fee formula set out in King County Ordinance 11621 Attachment A.

The following table identifies the data used in calculating impact fees for 2025.

Table 13: Impact Fee Data

IMPACT FEE ELEMENTS	SOURCE	SINGLE FAMILY			MULTI FAMILY		
		Elementary	Middle School	High School	Elementary	Middle School	High School
Classroom Capacities	District Standards	20.29	28.02	28.74	20.29	28.02	28.74
Debt Service Tax Rate	King County	1.78915	1.78915	1.78915	1.78915	1.78915	1.78915
District Average Assessed Value	King County	$602,781	$602,781	$602,781	$228,511	$228,511	$228,511
District SF Capacity- Permanent	District Data	997,039	378,631	677,976	997,039	378,631	677,976
District SF Capacity - Portables	District Data	23,200	36,160	36,640	23,200	36,160	36,640
District SF Capacity - Permanent + Portables	District Data	1,020,239	414,791	714,616	1,020,239	414,791	714,616
District Student Capacity - Permanent	District Data	8,258	2,470	3,821	8,258	2,470	3,821
District Student Capacity - Permanent + Portables	District Data	8,908	3,618	4,969	8,908	3,618	4,969
District Impact Fees	CFP Calculation	$8,003	$8,003	$8,003	$8,966	$8,966	$8,966
Facility Cost - Middle School	District Data	$0	$182,000,000	$0	$0	$182,000,000	$0
Facility Cost - Portable Classroom	District Data	$250,000	$250,000	$0	$250,000	$250,000	$0
Facility SF % - Permanent Facilities	District Data	97.73%	91.28%	94.87%	97.73%	91.28%	94.87%
Facility SF % - Portable Facilities	District Data	2.27%	8.72%	5.13%	2.27%	8.72%	5.13%
Genl. Obligation Bonds Interest Rate	Bond Buyer Index	4.15%	4.15%	4.15%	4.15%	4.15%	4.15%
OSPI Construction Cost Allowance	OSPI	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00
OSPI Match % - District	OSPI	33.22%	33.22%	33.22%	33.22%	33.22%	33.22%
OSPI Match % - State	OSPI	66.78%	66.78%	66.78%	66.78%	66.78%	66.78%
OSPI Square Footage Per Student	OSPI	90	108	130	90	108	130
School Capacities	District Standards	650	800	1,500	650	800	1,500
Site Acreage	District Standards	12	24	36	12	24	36
Site Cost per Acre	District Standards	$533,937	$533,937	$533,937	$533,937	$533,937	$533,937
Student Generation Rates	CFP Calculation	0.331	0.118	0.161	0.431	0.154	0.152

Residential development in the District continues to add students to elementary, middle, and high schools. It has also increased the 2025 student generation rates for single-family and multi-family residences. These student generation rates are based on residential development data compiled for single-family and multi-family dwelling units.

The development data for single-family residences was collected from ten residential developments and serves as a fitting representation of students generated by single-family dwellings throughout the District. The development data available for multi-family units was limited to three developments including one development with an exceptionally high Student Generation Rate. This limited data and high student generation rate at one multi-family development has resulted in a high overall Student Generation Rate and high impact fee for 2025 for multi-family dwellings. In recognition of this, the District has made a discretionary adjustment to this fee and reduced it to match the multi-family fee collected in 2024.

The following table shows the impact fee calculation for single-family residences.

Table 14: Impact Fee Calculation – Single-Family Residence

SCHOOL SITE ACQUISTION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	12	$533,937	650	$0	0.331	$0
Middle	24	$533,937	800	$0	0.118	$0
High	36	$533,937	1,500	$0	0.545	$0
TOTAL						$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	$0	650	0.9773	$0	0.331	$0
Middle	$182,000,000	800	0.9128	$207,662	0.118	$24,504
High	$0	1,500	0.9487	$0	0.545	$0
TOTAL						$24,504
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen.	Cost per SFR
Elementary	$250,000	20.29	0.0227	$280	0.331	$93
Middle	$250,000	28.02	0.0872	$778	0.118	$92
High	$0	28.74	0.0513	$0	0.545	$0
TOTAL						$184
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per SFR
Elementary	$375.00	90	0.6678	$0	0.331	$0
Middle	$375.00	108	0.6678	$0	0.118	$0
High	$375.00	130	0.6678	$0	0.545	$0
TOTAL						$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Tax Credit
Single Family	$602,781	1.78915	0.0415	10		$8,682
IMPACT FEE SUMMARY – SINGLE-FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee SFR
$0	$24,504	$184	$0	($8,682)	0.500	$8,003

The following table shows the impact fee calculation for multi-family residences.

Table 15: Impact Fee Calculation – Multi-Family Residence

SCHOOL SITE ACQUISTION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	12	$533,937	650	$0	0.431	$0
Middle	24	$533,937	800	$0	0.154	$0
High	36	$533,937	1,500	$0	0.152	$0
TOTAL						$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	$0	650	0.9773	$0	0.431	$0
Middle	$182,000,000	800	0.9128	$207,662	0.154	$31,980
High	$0	1,500	0.9487	$0	0.152	$0
TOTAL						$31,980
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	$250,000	20.29	0.0227	$280	0.431	$121
Middle	$250,000	28.02	0.0872	$778	0.154	$120
High	$0	28.74	0.0513	$0	0.152	$0
TOTAL						$240
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per MFR
Elementary	$375.00	90	0.6678	$0	0.431	$0
Middle	$375.00	108	0.6678	$0	0.154	$0
High	$375.00	130	0.6678	$0	0.152	$0
TOTAL						$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Cost per MFR
Single Family	$228,511	1.78915	0.0348	10		$3,404
IMPACT FEE SUMMARY – MULTI-FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee MFR
$0	$31,980	$240	$0	($3,404)	0.500	$14,408
					Auburn School District Adjustment	($5,442)
						$8,966

SECTION 8 – CONCLUSIONS

New housing units continue to be built in the District, and the student population continues to grow. The student population is projected to increase during the next ten years but at a slower rate than in the past 10 years.

The District built two new elementary schools and replaced five elementary schools with larger facilities during the past five years. This increased elementary school capacity, and it now fully accommodates current elementary students. However, the District continues to lack permanent classroom space to accommodate middle and high school students, including students from new growth. Consequently, 82 portable classrooms are being used to accommodate middle and high school students and are part of the District's short-term capacity solution.

Because of a shortage of permanent classrooms in middle schools, the District is considering placing a bond proposition on the ballot in November 2025. This includes funding to build an additional middle school. The District is also monitoring annual enrollment levels and bonding capacity to determine when an additional high school should be built.

During the past year, the District experienced an increase in the construction cost for a new middle school and an increase in single-family and multi-family Student Generation Rates. This contributed to an increase in the impact fee for single-family residences from $4,584 to $8,003. It also contributed to an increase in the impact fee for multi-family residences. Based on an application of King County Code 21A and its associated formula, the District's 2025 impact fee for multi-family residences would increase from $8,966 to $14,408. The District has adjusted this fee and reduced it to match the multi-family fee collected in 2024. This discretionary reduction was made to establish a more stable impact fee for students generated from multi-family developments.

The District's 2025-2031 Capital Facilities Plan will be submitted for adoption by the Auburn School District Board of Directors. After adoption, the Plan, including its 2025 impact fee rates, will be submitted to King County and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The submission to these public agencies will include a request that the jurisdictions adopt the plan and include the plan as an element in their Comprehensive Plans.

AUBURN SCHOOL DISTRICT
ENGAGE • EDUCATE • EMPOWER

May 23, 2025 (SENT VIA EMAIL)

Honorable Nancy Backus
Mayor
City of Auburn
25 W Main Street
Auburn, WA 98001
nbackus@auburnwa.gov

Dear Mayor Backus:

Enclosed are the Determination of Non-Significance (DNS) and Environmental Checklist for the adoption of Auburn School District's 2025-2031 Capital Facilities Plan.

The comment period on the DNS expires at 4:30 p.m. on June 6, 2025.

Sincerely,

Jeffrey L. Grose
Executive Director, Capital Projects

Enclosures:

2025 SEPA Determination of Nonsignificance (DNS), 5/23/2025, 2 Pages
SEPA Environmental Checklist, 5/23/2025, 26 Pages

Cc: Gabriel Clark – City of Auburn (GClark@auburnwa.gov)
Alexandria Teague – City of Auburn (ATeague@auburnwa.gov)

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 2025-2031 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 2025-2031 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 2025-2031 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 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 6, 2025. 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 6, 2025, to: Jeffrey L. Grose, Executive Director, Capital Projects, Auburn School District No. 408, 915 4th Street NE, Auburn, WA 98002.

Date of Issue: May 23, 2025
Date Published: May 23, 2025

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

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 Find help answering background questions

1. Name of proposed project, if applicable:

The adoption of the Auburn School District's (the "District") 2025 Capital Facilities Plan ("CFP") for the purposes of planning for the District's educational facilities needs. Adoption of the CFP is a nonproject proposal.

The District prepares annual updates to the CFP in accordance with the Washington State Growth Management Act, and the codes of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The CFP is a nonproject planning document, covers a six-year planning period, and includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of those facilities
- A forecast of the future needs for capital facilities and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02

The District prepares the CFP primarily as a basis for seeking, where eligible, school impact fees to help address school capacity impacts related to residential growth.

The District's Board of Directors will review and consider approval and adoption of the 2025 CFP. If approved and adopted, the District will send the CFP to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into their respective Comprehensive Plans. A copy of the District's draft Capital Facilities Plan is available for review in the District's office.

2. Name of applicant:

Auburn School District No. 408

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

915 4th Street NE
Auburn, WA 98002

Jeffrey L. Grose, Executive Director, Capital Projects
(253) 931-4826

4. Date checklist prepared:

May 15, 2025

5. Agency requesting checklist:

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

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

The District's 2025 CFP is scheduled to be considered for adoption by the District School Board on or about June 9, 2025. If the Board of Directors approves and adopts the 2025 CFP, it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plans. The potential projects referenced in the CFP will be subject to project-specific environmental review at the appropriate time during formal 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.

This is a nonproject planning action and addresses educational planning for the entirety of the Auburn School District. The 2025 CFP includes required six-year enrollment projections and related school capacities to determine whether additional school capacity may be needed to accommodate enrollment growth from new development. During the six-year planning period, and subject to funding, the District plans to replace Alpac Elementary School, replace Cascade Middle School, and construct a new middle school (Middle School #5) to address student capacity needs. The District is also plans for miscellaneous improvements at 22 existing facilities. Portables may also be added at or relocated to existing school sites within the next six years.

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

All potential projects referenced in the 2025 CFP that may be proposed and require threshold determinations will undergo environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

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.

This is a nonproject action and addresses educational planning for the entirety of the Auburn School District. There are no known applications covering the entire District and no known third party applications for any of the sites for which a specific development project is identified. The District did recently submit a civil construction permit for work on the Middle School #5 project.

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

As a non-project planning document, the 2025 CFP itself does not require permitting. The District anticipates that, following any Board approval and adoption of the CFP, its jurisdictions will consider incorporation of the 2025 CFP by reference in the Capital Facilities Element of each jurisdiction's Comprehensive Plan to inform student enrollment capacity planning related to existing and planned residential development. Any specific projects referenced in the CFP, if proposed for action, will be subject to project-level permitting and review.

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 do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project planning document, addresses educational planning for the entirety of the Auburn School District, and involves the adoption of a six-year Capital Facilities Plan (CFP) by the Auburn School District to comply with the Washington State Growth Management Act (RCW 36.70A.070) and the codes of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The purpose of the CFP is to provide these jurisdictions with a description of enrollment projections and school capacities over the required six-year planning period 2025-2031 to determine whether future school capacity/facilities may be needed to accommodate student enrollment growth as a result of new residential development. If the Board of Directors approves and adopts the 2025 CFP, it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Potential projects referenced in the CFP will be subject to project-specific environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

The District updates the Capital Facilities Plan on an annual basis and carefully monitors enrollment projections against capacity needs. If legally supportable, the District requests its local jurisdictions to collect impact fees on behalf of the District to provide for growth-related student capacity needs, with the CFP providing a basis for such collection.

The impact fees requested in this year's Capital Facilities Plan are based on the growth related middle school construction project.

A copy of the 2025 CFP is available for review upon request to the District.

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.

The 2025 CFP applies to educational planning within the Auburn School District boundaries. The District boundaries include 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. The District's CFP contains a map of the District's boundaries. A detailed map of the District's boundaries can be viewed at the District's offices.

B. Environmental Elements

<u>*Applicant/Agency Added Note*</u>: *The Proposal is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use. WAC 197-11-960 provides, in part, that* "For nonproject proposals complete this checklist and the supplemental sheet

for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively." *In order to provide as much information as possible about the proposal, the District has completed Part B even though it is not required. See Part D, Supplemental Sheet for Nonproject Actions.*

1. Earth Find help answering earth questions

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

This is a non-project action. The geographic area comprising the Auburn School District includes a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which potential projects referenced in the 2025 CFP are located will be identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

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

There are a variety of slopes with differing level of steepness on properties located throughout the geographic area of the District. Any projects referenced in the CFP that may be proposed for action would include an evaluation of project/site-specific slopes during project 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.

There are a variety of soil types on properties located throughout the geographic area of the District. Any projects referenced in the CFP, if proposed for action, would include an evaluation of project/site-specific soils during project review.

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

Unstable soils may exist within the geographic area comprising the District. Specific soil limitations on individual sites of the potential projects referenced in the 2025 CFP may include filing, excavation, and grading. Details of any such actions will be assessed and identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

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.

The proposal as a nonproject planning action does not include filling, excavation, or grading components. nor approve of any project for that purpose Individual projects referenced in the 2025 CFP, if proposed for action, will assess this component during project-level environmental review at the appropriate time

during formal proposal when project specifics are known and able to be analyzed.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

The proposal as a nonproject planning action does not include clearing, construction, or specific use in itself (nor does it approve any such use). It is possible that erosion could occur as a result of the construction of projects referenced in the CFP that may be proposed for action. The erosion impacts of the individual projects will be evaluated on a site-specific basis at the time of project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

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

The proposal as a nonproject planning action doesn't include plans for impervious surface nor approve of any project for that purpose. Individual projects referenced in the 2025 CFP, if proposed, will be on sites with impervious surface coverage anticipated, the details of which will be assessed during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

This is a non-project action. The erosion potential of any project referenced in the CFP that may be proposed for action, as well as any appropriate control measures, will be addressed during project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed. Individual projects will be subject to all local approval processes. Without limitation, relevant erosion reduction and control requirements will be met.

2. Air Find help answering air questions

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.

The proposal as a nonproject planning action doesn't in itself include the potential for emissions nor approve of any project for that purpose. Various emissions, many construction-related, may result from individual projects referenced in the 2025 CFP that may be proposed for action. The air-quality impacts of each potential project will be evaluated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Please see the Supplemental Sheet for Non-Project Actions.

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

This is a non-project action. Any off-site sources of emissions or odor that may affect the individual projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action. The individual potential projects in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed and will be subject to local approval processes. Proposed measures will be identified at that time. The District will be required to comply with all applicable air regulations and air permit requirements.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

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.**

As a nonproject planning action, the proposal includes the entire geographic area of the Auburn School District, and there is a network of surface water bodies in the geographic area comprising District. The surface water bodies that are in the immediate vicinity of the potential projects referenced in the 2025 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. When necessary, the surface water regimes and flow patterns 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.**

This is a non-project action. The potential projects referenced in the 2025 CFP may require work near the surface waters located within the District and analysis of such will be included during project-specific environmental review during formal proposal when project details are known and able to be analyzed. Applicable local and/or state approval requirements 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.**

As a nonproject planning action, the proposal itself will not result in fill or dredging activities nor approve of any project for that purpose. Information with respect to the placement or removal of fill and dredge material as a component of the potential projects referenced in the 2025 CFP, if proposed for action, will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action. Any surface water withdrawals or diversions required in connection with the potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

As a nonproject planning action, the proposal includes the entire geographic area of the Auburn School District, and the geographic area comprising the District includes 100-year floodplain areas. Review of potential projects within a 100-year floodplain referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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.

As a nonproject planning action, the proposal itself will not result in discharge of waste materials to surface waters nor approve of any project for that purpose. Specific information regarding the discharge of waste materials that may be required as a result of the potential projects referenced in the 2025 CFP will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Ground Water: Find help answering ground water questions

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 a general description, purpose, and approximate quantities if known.

This is a non-project action. Individual potential projects referenced in the 2025 CFP, if proposed, may impact groundwater resources. Those impacts will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

As a nonproject planning action, the proposal itself will not result in discharge of waste materials into the ground nor would it serve as the basis for approval of any project referenced therein. The discharge of waste material that may take place in connection with the potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. Water Runoff (including stormwater):

a) 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.

As a nonproject planning action, the proposal itself will not result in runoff nor would it serve as the basis for approval of any project referenced therein. Individual potential projects referenced in the 2025 CFP may have stormwater runoff consequences. Specific information regarding the stormwater impacts

of each project will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state stormwater regulations.

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

This is a non-project action. The potential projects referenced in the 2025 CFP, if proposed, may result in the discharge of waste materials into ground or surface waters. The specific impacts of each potential project on ground and surface waters will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters.

c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a non-project action and will not in itself alter or otherwise affect drainage patterns nor would it serve as the basis for approval of any project referenced therein. The specific impacts of any project referenced in the CFP on drainage patterns will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

Specific measures to reduce or control runoff impacts associated with the potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to regulations related to altering or diverting drainage patterns.

4. Plants Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☐ **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 non-project planning document and includes educational planning for the Auburn School District. A variety of vegetative zones are located within the District. Inventories of the vegetation located on the sites of potential projects referenced in the 2025 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project action and will not in itself alter or remove vegetation nor would it serve as the basis for approval of any project for that purpose. Some of the potential projects referenced in the 2025 CFP may require the removal or alteration of vegetation. The specific impacts on vegetation of the projects referenced in the CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. List threatened and endangered species known to be on or near the site.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include threatened and endangered species. An inventory of species that have been observed on or near the sites of the potential projects referenced in the 2025 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Specifies on the Web* database.

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

This is a non-project action. Measures to preserve or enhance vegetation at the sites of the potential projects referenced in the 2025 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local landscaping requirements.

e. List all noxious weeds and invasive species known to be on or near the site.

This is a non-project action and does not involve a specific site (or a specific project). Noxious weeds and invasive species observed on or near the sites of the potential projects referenced in the 2025 CFP, if proposed for action, will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

This is a non-project planning document and includes educational planning for the Auburn School District. An inventory of species that have been observed on or near the sites of the potential projects referenced in the 2025 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include threatened and endangered species. Inventories of threatened or endangered species known to be on or near the sites of the projects referenced in the 2025 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Specifies on the Web* database.

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

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include migration routes. The impacts of the potential projects referenced in the 2025 CFP on migration routes will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d. Proposed measures to preserve or enhance wildlife, if any.

This is a non-project action. Appropriate measures to preserve or enhance wildlife will be determined during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

e. List any invasive animal species known to be on or near the site.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District and is not specific to a project on any particular site. The geographic area comprising the District may include invasive animal species. Invasive animal species observed on or near the sites of potential projects referenced in the 2025 CFP, if proposed for action, will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. 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.

This is a non-project action and will not in itself use energy nor would it serve as the basis for approval of any project referenced therein. The State's Office of the Superintendent of Public Instruction requires the 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 potential projects referenced in the 2025 CFP will be determined at the time of specific engineering and site design planning at the appropriate time when project details are known.

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

This is a non-project action and will not in itself affect use of solar energy on adjacent properties nor would it serve as the basis for approval of any project for that purpose. The impacts of the potential projects referenced in the 2025 CFP on the solar potential of adjacent properties will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. 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.

This is a non-project action. Energy conservation measures proposed in connection with the potential projects referenced in the 2025 CFP will be considered during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

7. Environmental Health Find help with answering environmental health questions

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

This is a non-project planning document and includes educational planning for the Auburn School District. Individual projects identified in the CFP will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed. At that time, environmental health hazards, if any, would be identified and addressed.

1. Describe any known or possible contamination at the site from present or past uses.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include areas of known or possible contamination from present or past uses. Individual projects identified in the CFP will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed. At that time, known or possible contamination, if any, would be identified and addressed. .

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.

This is a non-project action. The potential projects referenced in the 2025 CFP, if proposed for action, will comply with all current codes, standards, rules and regulations. Individual projects will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed.

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.

As a nonproject planning action, the proposal itself will not result in storage, use, or production of toxic or hazardous chemicals nor would it serve as the basis for approval of any project for that purpose. Toxic and hazardous chemicals that may be stored or produced by the potential projects referenced in

the 2025 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Such projects will comply with all current codes, standards, rules and regulations related to hazardous materials.

4. Describe special emergency services that might be required.

This is a non-project action. The need for special emergency services for the potential projects referenced in the 2025 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Educational facilities in themselves may require special emergency services and any such services would be identified at project-level environmental review of individual projects identified in the CFP when project details are known and able to be analyzed.

5. Proposed measures to reduce or control environmental health hazards, if any.

While this nonproject planning action does not itself identify environmental health hazards, individual potential projects referenced in the 2025 CFP will be subject to project-specific environmental review impacts for related environmental health hazards at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Noise

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

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District contains a variety of noises from traffic, construction, residential, commercial and industrial uses. The specific noise sources that may affect the potential projects referenced in the 2025 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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)?

This is a non-project action. The potential projects referenced in the 2025 CFP may create typical construction noises that will exist on a short-term basis. The projects could increase construction-related traffic around the construction sites on a short-term basis. Because the projects will increase the capacity of the District's school facilities, the projects may increase traffic-related or operations-related noise on a longer-term basis once the new facilities are constructed and opened. Specifics of noise level changes will be evaluated during project-specific review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. Proposed measures to reduce or control noise impacts, if any.

This is a non-project action. The projected noise impacts of the potential projects referenced in the 2025 CFP will be evaluated and mitigated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

8. Land and Shoreline Use Find help answering land and shoreline use questions

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.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District includes a variety of land uses including residential, commercial, industrial, institutional, utility, open space, recreational, etc. Impacts from potential projects referenced within the CFP to nearby or adjacent properties will be evaluated as part of the project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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 because 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?

This is a non-project action and not specific to a particular site. Identification of the use of sites intended for any potential projects referenced in the CFP as working farmlands or working forest land will be identified and described during project-level environmental review when appropriate. Potential projects referenced within the 2025 CFP do not involve sites used for working farmlands or working forest lands.

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?

This is a non-project action and will not itself affect or be affected by working farms/forestland, nor would it serve as the basis for approval of any project for that purpose. Any possible affects to surrounding farms or forest lands will be evaluated during project-specific environmental review for any project referenced in the CFP, if proposed, at the appropriate during when project details are known and able to be analyzed.

c. Describe any structures on the site.

This is a non-project action and not specific to a site. Any structures located on the proposed sites of the potential projects referenced in the 2025 CFP will be identified and described during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. For replacement school projects, including at Cascade Middle School and Alpac Elementary School, the existing school structures are located on each site and any demolition or proposed alteration will be reviewed as a part of project-level review.

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

This is a non-project action. Any structures that will be demolished as a result of any project referenced in the CFP, if proposed, has been or will be identified during project-level environmental review when appropriate.

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

This is a non-project educational planning action and not specific to any site, and the CFP proposed here will not itself direct regulation or serve as the basis for approval of any particular use. There are a variety of zoning classifications throughout the District. Projects referenced in the 2025 Capital Facilities Plan are zoned under applicable zoning codes and identification of the potential projects or sites does not in itself direct land uses or serve as a basis for project-specific approvals. Rather, site-specific zoning information and requirements for projects that may be proposed for project activity in the 2025 CFP will be evaluated during project-specific environmental review when appropriate. To the extent any of the potential projects referenced in the 2025 CFP are proposed for sites not currently zoned for the intended educational purpose or to the extent a site within the District's inventory is proposed in the future for a project not currently permitted within the zoning district, the local jurisdiction with zoning authority would need to evaluate and process any necessary zoning changes and conduct all required public notice and environmental review.

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

This is a non-project educational planning action and not specific to any site, and the CFP proposed here will not itself direct regulation or serve as the basis for approval of any particular use. District boundaries span multiple jurisdictions and the District owns facilities or properties in the unincorporated areas of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The sites for the potential projects referenced in the 2025 CFP that may be proposed for project activity are located among these jurisdictions and subject to the respective codes and comprehensive plans. To the extent any of the potential projects referenced in the 2025 CFP are proposed for sites not currently designated in the relevant comprehensive plan for the intended educational purpose or to the extent a site within the District's inventory is proposed in the future for a project not currently permitted by the underlying comprehensive plan designation, the local jurisdiction with land use authority would need to evaluate and process any necessary comprehensive plan amendments and conduct all required public notice and environmental review.

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

This is a non-project action. Shoreline master program designations of the sites for the potential projects referenced in the 2025 CFP, if proposed for action, will be identified during project-specific 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.

This is a non-project action and does not involve a particular site for the educational planning purpose of the proposal. Any environmentally sensitive areas located on the sites of the potential projects referenced in the 2025 CFP, if proposed for action, will be identified during project-specific environmental review.

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

As a nonproject educational planning action, the proposal is not specific to a particular project. The Auburn School District student enrollment for the 2024-25 school year is 17,312. In-District enrollment is expected to increase to approximately 17,532 by the 2029-2031 school year. The District employs approximately 1,700 people.

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

This is a non-project action and will not itself result in displacement of people. It is not anticipated that any of the referenced projects in the 2025 CFP that may be proposed will displace any people as a result of any project moving forward/. Final determination of any displacement caused by any potential project will be evaluated during project-specific environmental review at the appropriate time when project details are known and able to be analyzed.

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

This is a non-project action. It is not anticipated that any of the potential projects referenced in the 2025 CFP that may be proposed will displace any people from the sites. Individual projects referenced in this CFP, if proposed for action, will be subject to project-specific environmental review and local approval when appropriate. Proposed mitigating measures will be determined at that time, if necessary.

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

This is a non-project educational planning document. The purpose of a school district Capital Facilities Plan is to provide local jurisdictions with a six-year projection of enrollment and identification of school capacity to determine the need for new school facilities to accommodate growth from new residential development that the local jurisdiction may permit, and to provide a basis for the assessment of school impact fees, if appropriate.

The 2025 CFP has been developed consistent with RCW 36.70A and RCW 82.02.020. If the Board of Directors approves and adopts the 2025 CFP it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Individual projects referenced in the 2025 CFP that may be proposed for action will be evaluated for compatibility with existing land uses and plans during project-specific environmental and permit review.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

This is a non-project action. Any referenced projects in the Capital Facilities Plan that may be proposed for development will be evaluated for compatibility 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 Find help answering housing questions

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

The nonproject educational planning action does not propose any new housing units, and the potential school facility projects referenced in the 2025 CFP would not involve the provision of new housing units.

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

This nonproject educational planning action would not in itself eliminate any units nor would it serve as the basis for approval of any project that would do so. It is not anticipated that the potential projects referenced in the 2025 CFP, if proposed, will eliminate any housing units. The impacts of the potential projects referenced in the 2025 CFP, if proposed, on existing housing will be evaluated during project-specific environmental review at the appropriate time.

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

This is a non-project action. Measures to reduce or control any housing impacts caused by the potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time. The CFP itself serves as a basis for a local jurisdiction to determine housing impacts to needed school capacity and serve as a basis for assessing school impact fees.

10. Aesthetics Find help answering aesthetics questions

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

This is a non-project educational planning action and not specific to any site. Structural heights associated with any referenced project in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review, when appropriate.

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

This is a non-project educational planning action and not specific to any site. Views associated with the potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review, when appropriate.

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

This is a non-project action. Appropriate measures to reduce or control the aesthetic impacts of any referenced project in the 2025 CFP that may be proposed for development will be determined on a project-specific basis, when appropriate.

11. Light and Glare Find help answering light and glare questions

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

This is a non-project educational planning action and not specific to any site or building/structure. The light or glare impacts of any referenced project in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed. In general, school facilities operate during the day with some post-school hour operations for extracurricular activities and include site safety lighting depending on the particular site location and design.

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

This is a non-project action. The light or glare impacts of any referenced project in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

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

This is a non-project action. Off-site sources of light or glare that may affect any referenced project in the 2025 CFP that may be proposed for development will be evaluated during project-specific environmental review when project details are known and able to be analyzed.

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

This is a non-project action. Proposed measures to mitigate the light or glare impacts of any referenced project in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

12. Recreation Find help answering recreation questions

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

This is a non-project action and addresses educational planning throughout the geographic boundaries of the Auburn School District. There are a variety of formal and informal recreational facilities within the District boundaries. These include both District-owned facilities and other public and private recreational facilities.

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

This is a non-project action and will not itself displace existing recreational uses nor will it serve as a basis for any future project to do so. Any proposed new school facilities and modernizations to existing school facilities may enhance recreational opportunities and uses. Specific recreational impacts of any referenced project in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

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

This is a non-project action. Adverse recreational impacts of any referenced project in the 2025 CFP that may be proposed for development will be subject to mitigation during project-specific environmental review. A school site usually provides recreational facilities to the community in the form of playfields and gymnasiums that may be used outside of school hours.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

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.

This is a non-project action and addresses educational planning throughout the geographic boundaries of the Auburn School District. There may be sites eligible for register listing located throughout the geographic area. The District will evaluate, when a school site is located for potential development, whether there are known places or objects listed on, or proposed for, such registers which may be proposed for development. The existence of historic and cultural resources on or next to the sites will be addressed in more detail during project-specific environmental review.

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.

This is a non-project action. The geographic area comprising the District may include landmarks, features, or other evidence of Indian or historic use or occupation. An inventory of historical sites at or near the sites of the potential projects referenced in the 2025 CFP will be developed during project-specific environmental review. At a minimum, research will be conducted on the web 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.

This is a non-project 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 referenced in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate. Appropriate methods will be proposed on a project-specific basis. At a minimum, research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

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.

This is a non-project action. The impact on cultural or historic resources of the individual potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review when project details are known.

14. Transportation Find help with answering transportation questions

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.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District contains a variety of roads, streets, and highways. The impact on public streets and highways of the individual, potential projects referenced in the 2025 CFP, if proposed for action, will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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?

This is a non-project action. The relationship between public transit and individual potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. District schools are regularly served by District transportation service (yellow bus).

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project action and the educational planning purpose of the CFP will not in itself require any transportation improvements. The need for new streets or roads, or improvements to existing streets and roads associated with individual potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is a non-project action and does not in itself involve a proposed use nor does it serve as a basis for such use. Use of water, rail or air transportation associated with individual potential projects referenced in the 2025 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This is a non-project action and will not in itself generate vehicular trips nor serve as a basis for approval of a project that would. The traffic impacts of individual potential projects referenced in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Approved data models will be used to evaluate trips generated by individual projects.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action and will neither itself nor serve as a basis for approval of any project that would be affected by movement of agricultural or forest projects on roads/streets.. The traffic impacts of individual potential projects referenced in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

g. Proposed measures to reduce or control transportation impacts, if any.

This is a non-project action. The mitigation of traffic impacts associated with individual potential projects referenced in the 2025 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

15. Public Services Find help answering public service questions

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

The District does not anticipate that the projects identified in the CFP that may be proposed for development or the CFP itself will significantly increase the need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a non-project action. Any potential new school facilities that are referenced in the CFP and may be proposed for development will be code compliant and constructed with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems consistent with local and/or state requirements.

16. Utilities Find help answering utilities questions

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

This is a non-project action and does not involve a particular site or project, nor does it serve as the basis for approval of any particular project referenced in the CFP. Storm, power, and water are currently available to the sites of the potential projects referenced in the 2025 CFP. Other utilities are either available or the District will apply for approval of alternative sewage disposal systems/procedures. The types of utilities available at specific project sites will be addressed in detail during project-specific environmental review at the time of formal proposal when project details are fully known.

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. Utility revisions and construction needs will be identified during project-specific environmental review when project details are fully known.

C. Signature [Find help about who should sign]

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.

Type name of signee: Jeffrey L Grose

Position and agency/organization: Executive Director, Capital Projects, Auburn School District

Date submitted: 5/23/2025

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section 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 the proposal, or the types of activities likely to result from the proposal, 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.

APPLICANT/AGENCY ADDED NOTE: The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use. To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed, some of these environmental impacts may be more likely. However, neither approval of the CFP itself nor its inclusion as a part of any jurisdiction's Comprehensive Plan Capital Facilities Element serves as the basis for approval of any potential project referenced in the CFP that may be proposed for action, nor does it direct a land use approval of any site referenced in the CFP.

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?

The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use. To the extent the CFP makes it likely that school facilities may be considered for action, there may be increased discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Additional impermeable surfaces, such as roofs, access roads, and sidewalks could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the Capital Facilities Plan could result in air emissions. The projects referenced in the Capital Facilities Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, with the possible exception of noise production due to short-term construction activities or the presences of additional students/school operations on a site. Construction impacts related to noise and air would be short term and are not anticipated to be significant.

- **Proposed measures to avoid or reduce such increases are:**

Proposed measures to mitigate any such increases described above have been or will be addressed for any potential project referenced in the CFP that may be proposed for action during project-level environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements. Noise impacts will evaluated under

local and state standards once when project details are known and able to be analyzed, and impacts will be mitigated appropriately.

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

The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use. The potential projects included in the 2025 CFP are not likely to generate significant impacts to plants, animals, fish, or marine life.

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

As needed, specific measures to protect and conserve plants, animals, and fish will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Applicable code and regulatory provisions protecting/conserving plants, animals, fish, or marine life will be followed.

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

The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use. Should the potential projects referenced in the 2025 CFP be proposed and constructed, they will require the consumption of energy.

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

The potential projects referenced in the CFP, if proposed, will be constructed in accordance with applicable energy efficiency standards and requirements, and proposed measures needed to protect or conserve energy and natural resources have been or will be addressed during project-level environmental review when appropriate.

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?

The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use and, as such, will not have an impact on these elements itself. Environmentally sensitive areas will be identified during project-specific environmental review of any project referenced in the CFP and proposed for action and will be consistently addressed with local and/or state requirements.

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

Appropriate measures as identified in collaboration with regulatory agencies will be proposed during project-specific environmental review at the appropriate time of formal proposal when project details are known and able to be analyzed.

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?

The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and, as such, does not in itself dictate certain shoreline and land uses. Any projects referenced within the CFP and subsequently proposed for project-specific review and permitting will be reviewed for compliance with existing plans and would be subject to the relevant jurisdiction's land use process and approval requirements.

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

This 2025 CFP is a non-project planning document and does not in itself dictate certain shoreline and land uses. Any projects referenced within the CFP and subsequently proposed for project-specific review and permitting will be reviewed and conditioned appropriately to avoid or reduce land use impacts.

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

The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and, as such, does not itself create substantial new demands for transportation. The potential projects referenced in the CFP, if proposed, may create an increase in traffic near District facilities during the school year and during school start/end times. Impacts on transportation, public services, and utilities related to the potential projects referenced in the CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

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

This 2025 CFP is a non-project planning document and, as such, does not itself create substantial new demands for transportation, public services, or utilities. Therefore, no measures to reduce or respond to such demands are proposed at this time. Any proposed measures to reduce demands on transportation, public services or utilities have been or would be done at the project-specific level of any project referenced in the CFP if proposed for action. Requirements of the permitting jurisdiction, as well as any additional measures identified during project-level environmental review, would be complied with as a part of the project.

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

The 2025 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and does not conflict with any laws or requirements for the protection of the environment. Specific projects referenced in the Capital Facilities Plan, if proposed, have been or will be reviewed under project-level environmental review requirements. The Washington Growth Management Act (the GMA) outlines 15 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The Capital Facilities Plan satisfies the requirements of RCW 36.70A.070, identifies additional school facilities necessary to meet the educational needs of the growing student populations anticipated in the District, and informs local jurisdictions regarding the impacts of new residential development on public school capacity.

To evaluate if a proposed project identified in the 2025 CFP may conflict with local, state, or federal laws or requirements for the protection of the environment, the District will, at a minimum and commencing as early as possible, review project proposal details against all applicable laws and regulations; obtain input and studies, as appropriate or required, from qualified consultants; coordinate and, as required, consult with the permitting jurisdiction and affected agencies; and consider appropriate mitigation measures and/or alternatives.

P/T No. 2

CAPITAL FACILITIES PLAN

2025-2031

DIERINGER

Dieringer School District #343

1320 178th Ave E, Lake Tapps, WA 98391

2025-2031 Capital Facilities Plan

Dieringer School District #343

1320 178th Ave E

Lake Tapps, WA 98391

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Executive Summary

The Dieringer School District Capital Facilities Plan (the "plan") is a six-year plan intended to be reviewed and revised annually. It has been prepared by district staff to support the use of school impact fees as provided for under the Washington State Growth Management Act.

This plan supports the implementation of school impact fees as have been authorized by Pierce County. This plan will also provide a basis for mitigation under the State Environmental Protection Act (SEPA) or the State Subdivision Act.

Our Mission:
Educating every child for confidence today and contribution tomorrow.

Our Vision:
The Dieringer School District will provide all students with appropriate high-quality programs in a safe, challenging and inclusive school environment. This mission will be undertaken with respect for and in partnership with families and the community.

Strategic Directions:
The Dieringer School District's Strategic Directions are anchored in three foundational priorities:

- **Foundation 1: Educate the Whole Child** emphasizes rigorous academic standards, critical and innovative thinking skills, culturally responsive and inclusive practices, and a welcoming environment to foster academic, social, emotional, and physical well-being.
- **Foundation 2: Innovative Systems** includes structures and practices that enhance teaching, learning, and operational efficiency which focus on a growth centered and safe workplace, continuous professional learning, fiscal stewardship and strategic plan alignment, and ensuring a skilled workforce.
- **Foundation 3: Community Engagement** strengthens partnerships with families and the broader community through fostering a welcoming environment for parent and community members, preparing students for their future in conjunction with the community, and providing opportunities for authentic voice, ensuring collaboration and shared responsibility in supporting student success.

Together, these foundations guide the district's commitment to excellence, equity, and continuous improvement.

Introduction

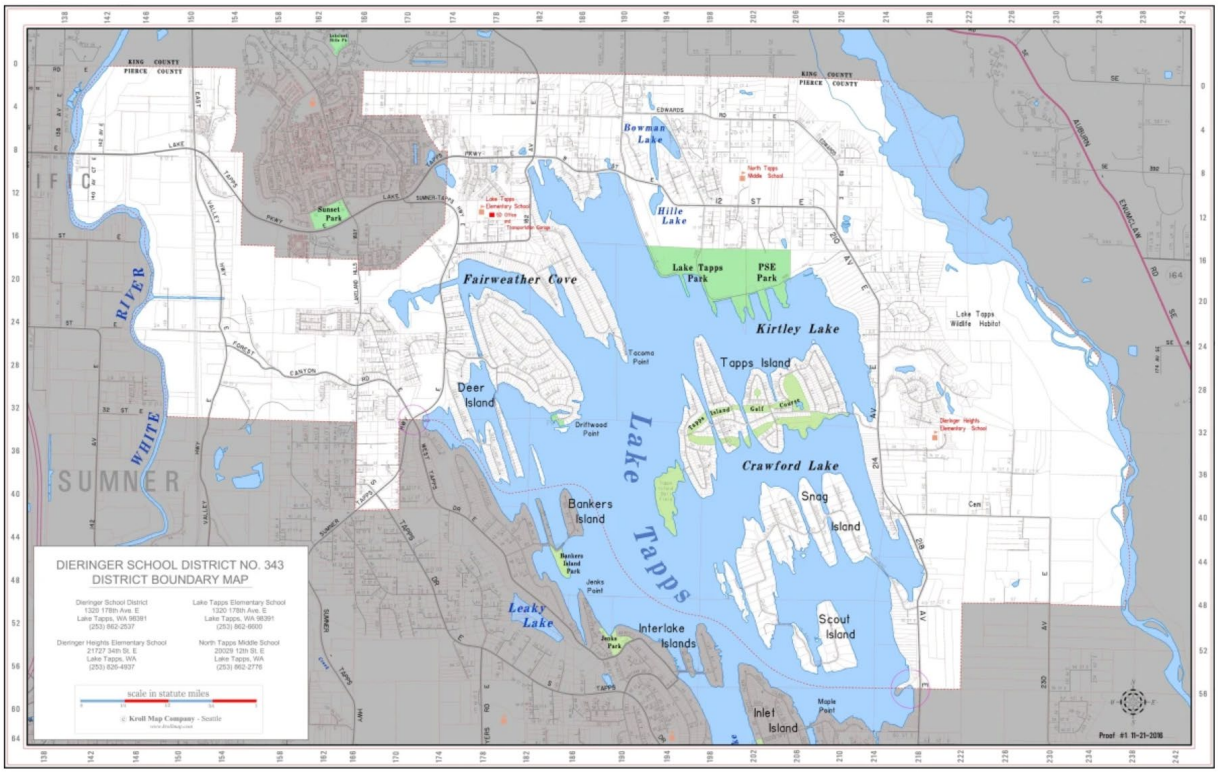
The Dieringer School District (the “district”) was established in 1890 and consolidated with Lake Tapps School District in 1936.

Established in 1890, Dieringer School District (the “district”) consolidated with Lake Tapps School District in 1936. The District's three schools, Lake Tapps Elementary School, Dieringer Heights Elementary School and North Tapps Middle School, provide K through 8th grade education, and serve as hubs for community activities as well. Dieringer School District #343 is located in unincorporated Pierce County, bounded on the east by the White River, on the west by the Stuck River, on the north by the city of Auburn, and on the south by the cities of Bonney Lake and Sumner. The District surrounds the northern two-thirds of Lake Tapps and covers approximately 5.5 square miles.

The current student enrollment is approximately 1,411 students in grades kindergarten through eight. Students in grades first through third are housed at Lake Tapps Elementary, constructed in 2005 as a replacement project. Construction was completed on an addition in September 2017. Dieringer Heights Elementary opened in the fall of 2000, with an addition completed in 2008, and is home to students in kindergarten, fourth and fifth grade. Dieringer Heights Elementary also houses two preschool classrooms and one Transition to Kindergarten classroom. Originally constructed in 1992 and added on to in 1998 and 2009, North Tapps Middle School houses students in grades sixth through eighth. The district supports an additional 614 high school students who may select to attend any public high school. The majority choose to attend Auburn Riverside, Sumner and Bonney Lake High Schools.

The district has a long-standing history of providing high quality education for all our students. Our goal is for our students to gain the skills that will allow them to become successful, confident, and contributing members of society. Dieringer is composed of students who come to school well prepared and eager to learn. Parents are concerned with student success and provide outstanding support for their children and the Dieringer School District. The PTA and many volunteers contribute countless hours and resources to our schools and students. The community supports the schools through the passage of funding issues to support student access to current technology and the construction of school facilities. Impact fees, including interest, are held in reserve until used to meet District identified needs for site acquisition, additional facilities and improvements, and/or technology capital expenditures.

MAP 1: District Boundary Map



Emerging Issues

Building Condition Assessment Study

In the summer of 2025, the school district will conduct a comprehensive Building Condition Assessment Study to evaluate the physical state of all district-owned facilities. This study will be carried out by qualified professionals and will include detailed inspections of structural systems, roofing, mechanical and electrical systems, plumbing, interior finishes, and site conditions. The assessment will identify maintenance needs, code compliance issues, and potential safety concerns, while also estimating the remaining useful life of major building components. The findings from this study will provide critical data to support long-range planning efforts and inform the work of the Capital Levy Planning Committee as it develops recommendations for the 2027–2030 replacement capital levy.

Capital Levy Planning Committee

The district plans to convene a Capital Levy Planning Committee in the fall of 2025 to evaluate current and future facility needs and develop recommendations for inclusion in a replacement capital levy for the 2027-2030 cycle. This committee will consist of district staff, school board representatives, community members, and subject matter experts, who will work collaboratively to assess the condition of existing infrastructure, enrollment trends, educational program requirements, and safety and accessibility standards. The committee's analysis will guide the prioritization of projects to ensure alignment with long-term district goals and community expectations. Final recommendations will inform the proposed levy package, which will be presented to voters for approval most likely in February 2026.

NTMS Portable

To address the lack of available classroom space within the main building at North Tapps Middle School, the district will install single portable classroom in Summer 2025. Prior to this addition, one classroom was being held on the stage, highlighting the need for additional instructional space. The portable classroom provides a more appropriate and functional learning environment and supports the school's ability to meet current enrollment needs without compromising educational quality.

Birth Rate Trend

From 2016 through 2023, Pierce County saw birth counts decreased from 11,757 to 10,443. This information is relevant to K-12 school districts, as annual birth counts are viewed as a leading indicator of future kindergarten enrollment. The district will continue to monitor annual birth counts in Pierce County for future enrollment projections.

Grade Configuration

The district has planned a changed in grade configuration scheduled for the 2026–27 school year. Currently, Lake Tapps Elementary serves grades 1, 2, and 3, while Dieringer Heights Elementary houses kindergarten, grade 5, and grade 6. The district plans to transition to a new configuration in which one school will serve kindergarten through grade 2, and the other will serve grades 3 through 5. This reconfiguration aims to better align instructional practices, foster more cohesive academic progression, and streamline transitions for students. While the shift supports long-term educational goals, it also presents immediate facility implications, including classroom utilization, potential remodeling, and transportation logistics, all of which must be addressed in future planning

Inventory of School and Support Facilities

The Dieringer School District maintains almost 200,000 square feet of building space and owns over 29 acres of property. The following tables provide a summary of:

- Inventory of Current School Facilities (Table 1)
- Inventory of Support Facilities (Table 2)
- School Building Square Feet and Site Acreage (Table 3)

TABLE 1 - Inventory of Current School Facilities

School	Location	Jurisdiction	Capacity
Lake Tapps Elementary	1320 178th Ave E, Lake Tapps	Pierce County	490
Dieringer Heights Elementary	21727 34th St E, Lake Tapps	Pierce County	520
North Tapps Middle School	20029 12th St E, Lake Tapps	Pierce County	545
TOTAL			**1555**

TABLE 2 - Inventory of Support Faciltiies

Support Facility	Location	Jurisdiction
District Office	1320 178th Ave E, Lake Tapps	Pierce County
Transportation	1320 178th Ave E, Lake Tapps	Pierce County
Maintenance/Grounds Warehouse	1320 178th Ave E, Lake Tapps	Pierce County

TABLE 3 - School Building Square Feet and Site Acreage

Site	Site Size (Acres)	Permanent Square Feet	Number of Portable Classrooms	Portable Square Feet
Lake Tapps Elementary	9.77	59,483	3	2,466
Dieringer Heights Elementary	5.56	57,028		
North Tapps Middle School	13.78	79,235	1*	896
TOTAL	**29.11**	**195,746**	**4**	**3,362**

*NTMS portable is expected to be installed in July 2025

Enrollment History and Projections

The information below examines the district's student enrollment history over the past seven school years and the district's enrollment projections through the 2030-31 school year. The data excludes enrollment in the Transition to Kindergarten program. A series of graphs is provided to display the district's enrollment data.

Enrollment History

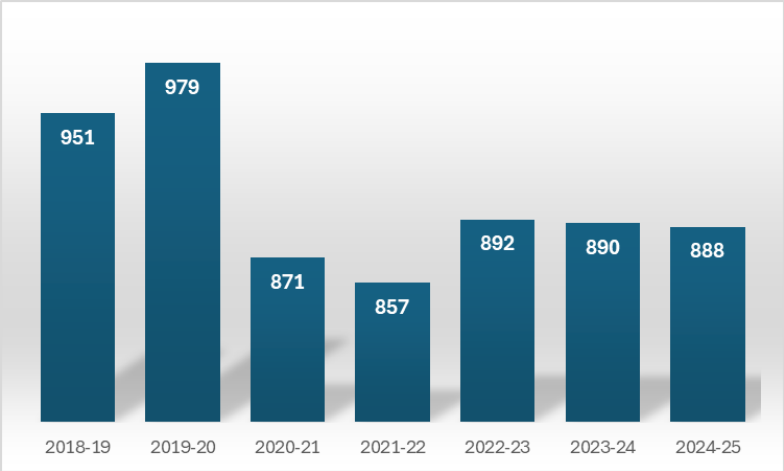
Table 4 displays historical enrollment by grade and indicates a gradual decline in Kindergarten class sizes over time. However, enrollment tends to recover in the later grades, suggesting that some families may be opting for alternative Kindergarten programs or moving into the district after the early elementary years. This trend may be influenced by the higher-than-average home values in the Dieringer service area, which could delay family relocation until later stages of a child's education.

Table 4 - Historical Enrollment By Grade

Birth Year	School Year	Live Births	DSD % of Births	K	1	2	3	4	5	6	7	8	Total	Student Gain/Loss
2008-09	2014-15	183	86.34%	158	207	170	167	165	165	173	153	181	1,539	
2009-10	2015-16	189	73.02%	138	225	155	177	174	168	187	173	148	1,545	6
2010-11	2016-17	187	50.27%	94	187	144	162	161	175	177	168	160	1,428	(117)
2011-12	2017-18	192	71.35%	137	141	171	157	171	162	193	171	161	1,464	36
2012-13	2018-19	106	133.02%	141	145	157	181	153	174	168	195	164	1,478	14
2013-14	2019-20	92	156.52%	144	159	156	170	189	161	183	166	197	1,525	47
2014-15	2020-21	112	101.79%	114	130	147	143	158	179	155	163	157	1,346	(179)
2015-16	2021-22	115	117.39%	135	121	146	150	150	155	178	167	169	1,371	25
2016-17	2022-23	100	128.00%	128	159	138	158	155	154	173	181	168	1,414	43
2017-18	2023-24	115	106.09%	122	144	165	142	158	159	162	170	179	1,401	(13)
2019-20	2024-25	88	132.95%	117	130	158	177	142	164	177	172	173	1,410	9

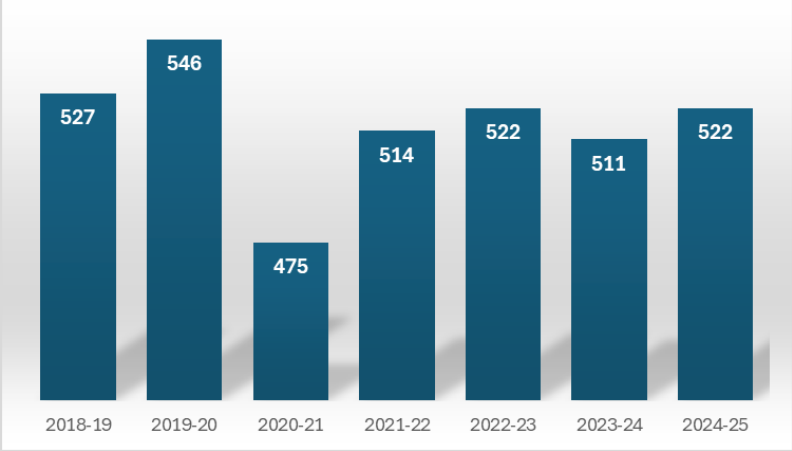
Graph 1 shows the enrollment history at the elementary level only. Enrollment was increasing slightly through 2019-20 with a high of 979 students. Coinciding with the pandemic, the following two years saw a combined decrease of 122 students with a rebound of 35 students in 2022-23. Enrollment has remained fairly steady with slight increases since the rebound in 2022-23, but has not returned to pre-pandemic levels.

GRAPH 1 – Historical Enrollment Elementary Only



Graph 2 shows the enrollment history at the middle school level. Similar to elementary, enrollment was increasing slightly through 2019-20 with a high of 546 students. Coinciding with the pandemic, the 2020-21 school year saw a decrease of 71 students with a rebound of 39 students in 2021-22. Enrollment has remained fairly steady for the past four years.

GRAPH 2 – Historical Enrollment – Middle School Only



Enrollment Projection

Projecting enrollment is a complex endeavor subject to variables and uncertainties. Forecasting typically considers past trends to help predict future trends using a "Cohort Survival" method. The shorter the forecast, the more likely it is that is underlying assumptions and predictions will be accurate. The enrollment fluctuations over the course of the pandemic have made recent enrollment trends less reliable in projecting enrollment.

When planning for adequate school facilities, the district uses more inclusive and growth-responsive enrollment projections than those used for budget and funding purposes. These projections account for potential increases in student population and ensure that facility capacity is sufficient to meet both current and future needs. By planning for higher enrollment than conservative funding estimates might suggest, the district can better prevent overcrowding, support evolving instructional programs, and maintain flexibility as the community grows. This forward-thinking approach helps ensure facilities are aligned with actual student needs over time.

Table 5 presents a six-year enrollment projection for the Dieringer School District indicating that student enrollment is expected to remain steady, with numbers consistently hovering near or above the district's current maximum facility capacity. This trend suggests that while significant enrollment growth is not anticipated, existing facilities will continue to operate at or near their limits, underscoring the importance of ongoing planning to ensure the district can continue to meet student needs without exceeding available space.

Table 5 - Six Year Enrollment Projection

Birth Year	School Year	Live Births	DSD % of Births	K	1	2	3	4	5	6	7	8	Total	Student Gain/Loss
2020-21	2025-26	102	110.00%	112	125	143	169	177	147	183	188	175	1,419	9
2021-22	2026-27	116	110.00%	128	120	137	153	169	184	164	194	191	1,439	20
2022-23	2027-28	112	110.00%	123	136	131	147	153	176	205	174	197	1,442	3
2023-24	2028-29	98	110.00%	108	131	149	141	147	159	196	217	177	1,425	(17)
2024-25	2029-30	105	110.00%	116	115	144	160	141	152	177	208	221	1,433	8
2025-26	2030-31	105	110.00%	116	123	126	155	160	146	170	188	212	1,394	(39)

Enrollment Impacts – New Construction

The table below provides information on active housing permits within the district, representing residential construction projects that are currently underway or have received approval to begin. These active permits serve as the most immediate and reliable indicator of potential short-term enrollment growth. While there are several larger, planned housing developments under consideration or in earlier stages of the permitting process, their timelines remain uncertain and may not impact enrollment for several years. As these projects progress, the district will continue to monitor their status to assess potential long-term impacts on facility needs and capacity planning.

Table 6 - Housing Development - Active Permits

Parcel	Projection Description	
0520141023	Construct 2-story 4-bedroom single family residence	
5070200261	Construct 1-story 3-bedroom single family residence	
5075001490	Construct 2-story 4-bedroom single family residence with garage attached via breezeway	
5060000110	Construct a 3-story 3-bedroom single family residence	
7002030270	Construct 3-story 5-bedroom single family residence	
8996020390	Construct 2-story 3-bdrm single family residence to replace demolished single family residence	
5050200110	Construct 2-story 3-bdrm single family residence to replace demolished house	
5070000100	Construct a 2-story, 1-bedroom, single family residence	
0520232035	Construct 2-story 3-bedroom single family residence	
0520055019	Construct 1-story 1-bedroom accessory dwelling unit	
8996030650	Construct 2-story 3-bedroom single family residence	
0520153023	Construct 2-story 4-bedroom single family residence to replace fire damaged/demolished SFR	
0520056024	Construct 1-story 3-bedroom single family residence with an attached a 1-story ADU	
5070000405	Construct 3-story 3-bedroom single family residence with basement and attached Garage	
5075000620	Construct 1-story 3-bdrm single family residence to replace demolished house	
5075000410	Construct detached garage with workout area & bathroom & 2nd story 1-bdrm ADU	
0520054087	Construct 2-story 4-bdrm single family residence	
	17 Total Active Housing Permits (Single Family Residence)	
	0 Total Active Housing Permits (Multi Family Residence)	
	Elementary Student Generation (.3516)	5.9772
	Middle School Student Generation (.1080)	1.836
	Estimated Enrollment Impact from New Housing Development	**7.8132**

Projected Enrollment vs School Capacity

Table 7 - Six Year Enrollment and Capacity Projections								
School Site	Capacity	2025-26		2026-27*		2027-28*	
		Projected Enrollment	Deficit/ Surplus	Projected Enrollment	Deficit/ Surplus	Projected Enrollment	Deficit/ Surplus
Lake Tapps Elem	490	437	53	384	106	390	100
Dieringer Heights Elem	520	437	83	506	14	476	44
North Tapps Middle School	545	546	(1)	549	(4)	576	(31)
School Site	Capacity	2028-29*		2029-30*		2030-31*	
		Projected Enrollment	Deficit/ Surplus	Projected Enrollment	Deficit/ Surplus	Projected Enrollment	Deficit/ Surplus
Lake Tapps Elem	490	388	102	374	116	365	125
Dieringer Heights Elem	520	446	74	453	67	461	59
North Tapps Middle School	545	590	(45)	606	(61)	569	(24)
*Assumes grade configuration at LTES of grades K,1,2 and grades 3,4,5 at DHES							

Standard of Service

The Standard of service is based on class size and program decisions adopted by the Dieringer School District Board of Directors. At the elementary level, the district plans to maximize the use of state funding available for reducing class sizes to meet the K-3rd grade districtwide class size targets specified by the legislature at 17. Actual class sizes are larger because the state formula includes specialists (e.g. music and physical education) and a portion of special education teachers in the calculation of districtwide class average. Fourth through sixth grade class size target is 27 and seventh through eighth grade is 28. These class sizes have an impact on facilities, and the permanent capacity of each school reflects these class sizes.

In the District, rooms designated and assigned for special use are not counted as capacity classrooms. At the elementary level students are provided music instruction and physical education in non-capacity classrooms. Special education and intervention programs are provided as pullout programs and do not provide capacity. At the middle school level, instruction is organized around a six-period day; classrooms are calculated as providing 5/6 (84%) capacity to accommodate teacher planning time in the instructional space.

Student generation rates are based on an average of Sumner-Bonney Lake and Auburn 2025 rates.

Capital Facilities & Financing Plan

TABLE 8 -Permanent Capacity Projects									
Site	Current Capacity	6-Year Capacity	Total Capacity	2026	2027	2028	2029	2030	2031
Lake Tapps Elementary	490		490						
Dieringer Heights Elementary	520		520						
Elementary #3		400	400						400
North Tapps Middle School	545	112	657						112
TOTAL	**1,555**	**512**	**2,067**						

TABLE 9 - Capital Finance Plan 2025 - 2031							
Projects	Estimated Project Cost	Unsecured Sources of Funds			Secured Sources of Funds		
		Levy/Bond	Unrestricted	Impact Fees	Levy/Bond	Unrestricted	Impact Fees
Capacity Projects							
Elementary #3	38,177,090	36,677,090				1,500,000	
NTMS Addition	3,846,312	3,246,312					600,000
Total	**42,023,402**	**39,923,402**	-	-	-	**1,500,000**	**600,000**
Non-Capacity Projects							
NTMS Turf Track, Roof, District HVAC	10,651,802				10,651,802		
Building Modernization & Updates	17,193,000	17,193,000					
Technology	10,350,000	6,900,000			3,450,000		
Total	**38,194,802**	**24,093,000**	-	-	**3,450,000**	-	-
Total Projects 2025-2031	**80,218,204**	**64,016,402**			**3,450,000**	**1,500,000**	**600,000**

Impact Fee Calculation

TABLE 10 - Single Family (SFR) and Multi-Family (MFR) Impact Fee Calculation

School Site Acquisition Cost		Facility Acreage	Cost/Acre	Facility Capacity	Student Generation Rate SFR	Student Generation Rate MFR	Cost/SFR	Cost/MFR
Elementary #3		12	613,107	433	0.3516	0.3011	5,974	5,116

School Construction Cost			Facility Cost	Facility Capacity	Student Generation Rate SFR	Student Generation Rate MFR	Cost/SFR	Cost/MFR
Elementary #3			30,819,806	433	0.3516	0.3011	25,026	21,432
NTMS Classroom Addition			3,846,312	112	0.1080	0.1131	3,709	3,884
							28,735	25,316

Temporary Facility Cost		$ Temp/Total Sq Ft	Facility Cost	Facility Size	Student Generation Rate SFR	Student Generation Rate MFR	Cost/SFR	Cost/MFR

State Matching Credit	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match Per Student	Student Generation Rate SFR	Student Generation Rate MFR	Cost/SFR	Cost/MFR
Elementary	375.00	90	0.5069	17,107.88	0.3516	0.3011	6,015	5,151
Middle School	375.00	108	0.5069	20,529.45	0.1080	0.1131	2,217	2,322
							8,232	7,473

Tax Payment Credit	SFR	MFR
Average Assessed Value	947,500	615,875
Capital Bond Interest Rate	4.30%	4.30%
Net Present Value of Average Dwelling	7,571,574	4,921,523
Years Amortized	10	10
2025 Property Tax Levy Rate	1.5600	1.5600
Present Value of Revenue Stream	11,812	7,678

Fee Summary	SFR	MFR
Site Acquisition Costs	5,974	5,116
Permanent Facility Cost	28,735	25,316
Temporary Facility Cost	-	-
State Match Credit	(8,232)	(7,473)
Tax Payment Credit	(11,812)	(7,678)
Fee Obligation	14,665	15,281
Fee with Discount of 50%	7,333	7,641
Maximum Fee Obligation per Pierce County Code 4A.30.030	8,054	4,545
Final Proposed Impact Fee (Lesser of 50% of Fee Obligation or Pierce County Maximum)	**7,333**	**4,545**

ENVIRONMENTAL CHECKLIST

WAC 197-11-960 Environmental Checklist.

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21 C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the Supplemental Sheet for nonproject actions (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "prepares," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable
The adoption of a ten-year Capital Facilities Plan by the Dieringer School District. The Comprehensive Plans of Pierce County, City of Auburn and City of Sumner have been and/or will be amended to include the Dieringer School District 2022 Capital Facilities Plan in the Capital Facilities Plan Element of each jurisdiction's Comprehensive Plan. A copy of the District's Plan is available for review in the District Office.

2. Name of applicant:

Dieringer School District No. 343

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

Dieringer School District No. 343
1320 178th Ave E.
Lake Tapps, WA 98391

Contact Person: Michael Farmer, Superintendent

Telephone: (253) 862-2537

4. Date checklist prepared: June 2, 2023.

5. Agency requesting checklist:

Dieringer School District No. 343

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

The 2023 Dieringer School District Capital Facilities Plan was adopted on June 20, 2023 and forwarded to Pierce County, Cities of Auburn and Sumner for possible inclusion in each jurisdiction's Comprehensive Plan. The Capital Facilities Plan will be updated annually. Site-specific projects have been or will be subject to project-specific environmental review.

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

The Capital Facilities Plan reviews the purchase of additional property and the construction of a new elementary school and additional classroom space at the middle school.

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

The above-referenced projects will undergo environmental review at the time of formal proposal.

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.

Pierce County and Cities of Auburn and Sumner will review and approve the Capital Facilities Plan for the purposes of impact fee ordinances and will need to adopt the Plan as an amendment to the Capital Facilities Plan element of the Comprehensive Plans of Pierce County and Cities of Auburn and Sumner.

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 do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project action. This proposal involves the adoption of the Dieringer School District 2023 Capital Facilities Plan for the purpose of planning the facilities needs of the District and for inclusion in the Capital Facilities Plan element and possible amendment of the Comprehensive Plans for Pierce County, City of Auburn and City of Sumner. A copy of the Capital Facilities Plan may be viewed at the Dieringer School District Office.

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.

The 2023 Capital Facilities Plan will affect the Dieringer School District. The District includes an area of approximately 5.5 square miles. Portions of the City of Auburn and the City of Sumner, and parts of unincorporated Pierce County, fall within the District's boundaries.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, and more than 2/3 of Lake Tapps.

The Dieringer School District is comprised of a variety of topographic land forms and gradients, including all of those listed. Specific topographic characteristics will identified during the planning and permit process for each capital project.

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

Specific slope characteristics will be identified during the planning and permit process for each capital project.

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.

Specific soil types will be identified during the planning and permit process for each capital project.

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

Unstable soils may exist within the Dieringer School District. Specific soil limitations on individual project sites will be identified at the time of environmental review.

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

Individual projects included in the Capital Facilities Plan will be subject to project specific environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of fill materials will be identified as appropriate to each project.

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

It is possible that erosion could occur as a result of construction projects currently proposed in the Capital Facilities Plan. Individual projects and their erosion impacts will be evaluated on a site-specific basis. Individual projects will be subject to environmental review and local approval at the time of proposal.

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

Percentage of impervious cover with vary with each capital facilities project and will

be addressed during project-specific environmental review.
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion potential on individual project sites will be addressed during project-specific environmental review. Relevant erosion reduction and control requirements will be met.

2. Air

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

Various emissions, many construction-related, may result from individual projects. Air-quality impacts will be evaluated during project-specific environmental review. 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.

Off-site sources and necessary mitigation will be addressed during project-specific environmental review.

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

Plans for individual projects included in the Capital Facilities Plan have been or will be subject to environmental review and relevant local approval processes, including obtaining of any necessary air quality permits, at the time individual projects are formally proposed. Please see the Supplemental Sheet for Nonproject Actions.

3. Water

a. Surface:

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

There is a network of surface water bodies within the Dieringer School District. The surface water regimes and flow patterns have been or will be researched and incorporated in the design of each individual project.

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.

Some projects may require work near these described waters. Individual projects in the Capital Facilities Plan will be subject to environmental review and local approval requirements at the time the project is formally proposed.

3) Estimate the amount of fill and dredge material that 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.

Information with respect to placement or removal of fill or dredge material will be addressed at the time of project-specific environmental review. 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.

Any surface water withdrawals or diversions have been or will be addressed during project-specific environmental review.

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

Each capital facilities project, if located in a floodplain area, 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.

Specific information regarding discharges of waste materials, if any, will be addressed during project-specific environmental review. Please see the Supplemental Sheet for Nonproject Actions.

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.

Individual projects included in the Capital Facilities Plan may impact ground water resources. Each project will be evaluated during project-specific environmental review. Applicable local regulations have been or will be satisfied. 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 served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Impacts of discharged waste material, if any, have been or will be addressed during site-specific, project-level environmental review.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm \vater) 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.

Individual projects included in the Capital Facilities Plan may have varying storm water runoff consequences. Each project will be subject to environmental review and applicable local regulations.

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

Individual projects included in the Capital Facilities Plan will have varying environmental impacts and will be subject to appropriate review and local regulations prior to construction. Information regarding waste materials will be presented at the time of such review. Please see the Supplemental Sheet for Nonproject Actions.

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

Specific measures to reduce or control runoff impacts have been or will be developed on a project-specific basis in cooperation with the appropriate jurisdiction.

4. Plants:

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

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

There are various vegetative zones within the Dieringer School District. An inventory of species has been or will be produced as part of project-specific environmental review.

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

Impacts on vegetation will be determined at the time of project-specific environmental review at the time the project is formally proposed. Please see the Supplemental Sheet for Nonproject Actions.

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

Specific impacts to these species from individual projects has been or be determined at the time of project proposal and will be addressed during site-specific, project-level environmental review.

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

Individual projects included in the Capital Facilities Plan will be subject to environmental review and local approval at the time of project proposal.

5. Animals:

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:

_____

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

_____

fish: bass, salmon, trout, perch, crappies, tiger muskies other:

_____

An inventory of species observed on or near sites has been or will be developed during project-specific environmental review.

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

Specific impacts to these species from individual projects will be determined at the time of project proposal and will be reviewed in cooperation with the affected jurisdictions.

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

Impacts on migration routes, if any, will addressed during site-specific, project-level environmental review.

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

Appropriate measures to preserve or enhance wildlife have been or will be determined at the time of site-specific, project-level environmental review.

6. Energy and Natural Resources:

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

The State Board of Education requires a life-cycle cost analysis of all heating,

lighting, and insulating systems prior to allowing specific projects to proceed. Energy needs will be decided at the time of specific engineering and site design planning. 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:

Individual projects of this Capital Facilities Plan will be evaluated as to their impact on the solar potential of adjacent projects during environmental review.

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:

Energy conservation measures will be considered at the project-specific design phase and environmental review.

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.

Please see the Supplemental Sheet for Nonproject Actions.

1) Describe special emergency services that might required.

Please see the Supplemental Sheet for Nonproject Actions.

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

Proposed projects will comply with all current codes, standards, and rules and regulations. Individual projects have been or will be subject to environmental review and local approval at the time of formal submittal.

b. Noise:

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

A variety of noises exist within the Dieringer School District. Specific noise sources have been or will be identified during project-specific environmental review.

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.

Normal construction noises would exist on a short-term basis during school construction. There could be an increase in traffic or operations-related noise

which would be addressed during project specific environmental review. Please see the Supplemental Sheet for Nonproject Actions.

3) Proposed measures to reduce or control noise impacts, if any:

Project noise impacts have been or will be evaluated and mitigated during the project-specific environmental review. Each project is or will be subject to applicable local regulations.

8. Land and Shoreline Use:

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

There are a variety of land uses within the Dieringer School District, including residential, commercial, industrial, institutional, utility, agricultural, forestry, open space, recreational, etc.

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

This question will be addressed during site-specific, project-level environmental review.

c. Describe any structures on the site.

Structures located on proposed sites have been or will be identified and described during project-specific environmental review when appropriate.

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

Structures to be demolished, if any, will be identified as part of the project-specific environmental review process.

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

There are a variety of zoning classifications within the Dieringer School District. Site specific zoning information has been or will be identified during project-specific environmental review.

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

An inventory of comprehensive plan designations has been or will be completed during project-specific environmental review.

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

Any shoreline master program designations have been or will be identified during project-specific environmental review.

h. Has any part of the site been classified as an "environmentally sensitive"

area? If so, specify.

Environmentally sensitive areas, if any, will be identified during project-specific environmental review.

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

This information has been or will be provided at the time of project-specific environmental review.

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

It is not anticipated that proposed projects will displace any people. Displacement of people, if any, will be evaluated during project-specific environmental review.

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

Individual projects included in the Capital Facilities Plan will be subject to project specific environmental review and local approval at the time the project is formally proposed.

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

Compatibility of the proposal and specific projects with existing uses and plans have been or will be assessed as part of the comprehensive planning process and during project-specific environmental review.

9. Housing

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

No housing units would be provided.

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

Any impact of project proposals on existing housing have been or would be evaluated during project-specific environmental review procedures.

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

Measures to reduce or control any housing impacts have been or will be addressed during site-specific, project-level environmental review.

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?

Aesthetic impacts have been or will be determined at the time of site-specific, project-level environmental review.

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

Aesthetic impacts have been or will be determined at the time of site-specific, project-level environmental review.

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

Appropriate measures to reduce or control aesthetic impacts have been or will be determined at the time of project-specific environmental review.

11. Light and Glare:

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

Light or glare impacts have been or will be determined at the time of project-specific environmental review.

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

Light or glare impacts have been or will be determined at the time of the project-specific environmental review.

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

Off-site sources of light or glare have been or will be evaluated at the time of project specific environmental review.

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

Mitigation of light and glare impacts have been or will be addressed during project specific environmental review.

12. Recreation:

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

There are a variety of formal and informal recreational facilities within the Dieringer School District.

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

Recreational impacts have been or will be addressed during project specific environmental review. Projects in the Capital Facilities Plan 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:

Any adverse effects on recreation stemming from individual project proposals have been or will be subject to mitigation during the environmental review procedure. A school site usually provides recreational facilities to the community in the form of additional play fields and gymnasiums.

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.

The existence of historic and cultural resources will be determined at the time of project-specific environmental review.

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

An inventory of historical sites has been or will be conducted as part of project specific environmental review.

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

Appropriate measures have been or will be proposed on a project-specific basis.

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.

Impact on public streets and highways has been or will be assessed during project specific environmental review.

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

The relationship between specific projects and public transit has been or will be assessed during project-specific environmental review.

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

An inventory of parking spaces and the impacts of specific projects on parking spaces has been or will be conducted during project-specific environmental review.

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).

The development of new schools may require new access roads or streets. This issue will be fully addressed during project-specific environmental review.

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

Use of water, rail or air transportation has been or will be addressed during site specific, project-level environmental review.

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

Each project proposal has been or will be separately evaluated as to traffic impacts.

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

Mitigation of impacts on transportation has been or will be addressed during project specific environmental review.

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.

The District does not anticipate that the projects identified in the Capital Facilities Plan will substantially increase the need for other public services. Impacts have been or will be evaluated on a project-specific basis.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Schools are built with automatic security systems, fire alarms, smoke alarms, heat sensors and sprinkler systems.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Utilities available at project sites have been or will be identified during project specific environmental review.

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.

Utility revisions and construction needs will be identified during project-specific environmental review.

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.

Signature:

Michael Farmer

Date Submitted: June 2, 2023

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 the proposal or the types of activities likely to result from the proposal, 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?

   To the extent this Plan makes it more likely that school facilities will be constructed, and/or renovated or remodeled, some of these environmental impacts will be more likely. Additional impermeable surfaces, such as roofs, parking lots, sidewalks, access roads and playgrounds will increase storm water runoff, which could enter surface or ground water. Emissions to air could result from heating systems, emergency generators and other equipment, and from additional car and bus trips to and from the school for students and faculty. Any emissions resulting from this Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of storage of diesel fuel or gasoline for emergency generating equipment. Noise may result from additional traffic and from concentrating several hundred children at a new facility, especially before and after school and during recesses.

   To the extent this proposal allows additional residential development to occur, these impacts would also increase somewhat, but it is not possible to quantify those impacts at this time. The impacts would depend on the type, location and distribution of housing, for example, whether single or multiple family and the location of the school.

Proposed measures to avoid or reduce such increases are:

Facilities implementing the Plan have been or will be evaluated at the project specific level and impacts will be mitigated accordingly. Storm water detention and runoff will meet applicable County and/or City requirements and, depending on the date of actual construction, may be subject to a National Pollutant Discharge Elimination

System ("NPDES") permitting requirements. Discharges to air will be minimal, and will meet any applicable requirements of the Puget Sound Air Pollution Control Authority. Fuel oil will be stored according to local and state requirements.

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

The Plan itself will have no impact on these elements of the environment. Depending on the particular site, construction of facilities may require clearing sites of plants and loss of animal habitat. To the extent residential development is allowed, additional area may be cleared and eliminated as habitat for animals. There are not likely to be any impacts on fish or marine life, although some water quality degradation in streams and rivers could occur due to increased residential development. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate.

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

Individual projects will be evaluated and mitigated appropriately on a project-specific basis, but specific mitigation proposals cannot be identified at this time.

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

Any actual projects resulting from this Plan would consume heating fuel and electrical energy. Increased traffic resulting from the construction of additional facilities would consume petroleum based fuels. Reduced traffic resulting from construction of another neighborhood school may also reduce amounts of fuel consumed, but it is not possible to quantify such reduction in consumption at this time. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate.

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

Facilities would be constructed in accordance with applicable energy efficiency standards.

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?

The Plan and facilities constructed pursuant to the Plan should have no impact on these resources. It is not possible to predict whether other development made possible by this Plan would affect sensitive areas.

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

No specific measures are being proposed at this time. Appropriate measures have been or will be proposed during project-specific review. Annual updates of this Plan

will be coordinated with Pierce County, City of Auburn and City of Sumner as part of the Growth Management Act process, one of the purposes of which is to protect environmentally sensitive areas. To the extent the School District's facilities planning process is part of the overall growth management planning process, these resources are more likely to be protected.

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?

The Plan will not have any impact on land or shoreline use that is incompatible existing comprehensive plans, land use codes, or shoreline management plans.

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

None are proposed at this time. Actual facilities constructed to implement the Plan will be sited and constructed to avoid or reduce land use impacts.

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

This proposal should not create substantial new demands for transportation. The projects included in the Capital Facilities Plan may create an increase in traffic near new District facilities but also reduce traffic by creating the opportunity for more students to walk to a closer school. The construction of the facilities included in the Capital Facilities Plan may result in minor increases in the demand for public services and utilities, such as fire and police protection, and water, sewer, and electric utilities. None of these impacts are likely to be significant. The impacts on transportation and public services and utilities of the projects included in the Capital Facilities Plan will be addressed during project-level review when appropriate.

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

No measures to reduce or respond to such demands are proposed at this time.

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

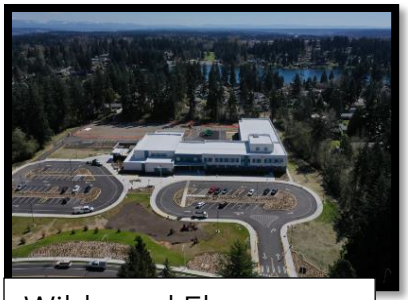
The Dieringer School District Capital Facilities Plan will not conflict with any laws or requirements for the protection of the environment.

P/T No. 3

FEDERAL WAY
PUBLIC SCHOOLS
Each Scholar: A voice. A dream. A **BRIGHT** future.

Lake Grove Elementary

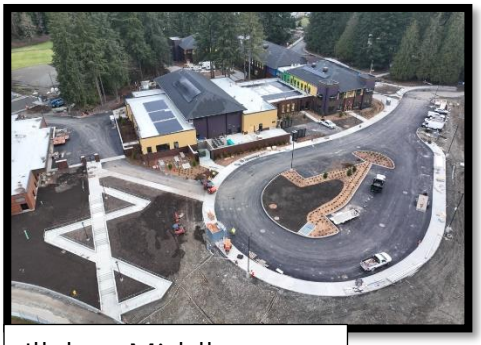
Mirror Lake Elementary



Wildwood Elementary

Star Lake Elementary/
Evergreen Middle School

Olympic View K-8



Illahee Middle

Thomas Jefferson High

Memorial Field Renovation

CAPITAL FACILITIES PLAN 2026

FEDERAL WAY PUBLIC SCHOOLS
2026
CAPITAL FACILITIES PLAN

May 12, 2025

BOARD OF EDUCATION

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INTRODUCTION

In response to the requirements of the State of Washington Growth Management Act (SHB) 2929 (1990) and ESHB 1025 (1991)), and under the School Impact Fee Ordinances of King County Code 21A, City of Federal Way Ordinance No. 95-249 effective December 21, 1995 as amended, City of Kent Ordinance No.4278 effective June 2018, revised December 2021, and the City of Auburn Ordinance No. 5078 effective 1998, Federal Way Public Schools has updated its Capital Facilities Plan as of May 2025.

This plan will be submitted for consideration to each of the jurisdictions located within the Federal Way Public Schools' service area: King County, the City of Kent, City of Federal Way, and the City of Auburn and is incorporated in the Comprehensive Plans of each jurisdiction by reference. This plan is requested to be included in the Facilities Plan element of the Comprehensive Plans of each jurisdiction. To date, the City of Des Moines has not adopted a school impact fee ordinance. The City of Des Moines collects school mitigation fees as part of the SEPA process. Discussions with the City of Milton to adopt an ordinance for school impact fees for parcels located within the Federal Way School District's service area is in process.

The Growth Management Act requires the County to designate Urban Growth areas within which urban growth can be encouraged. The Growth Management Planning Council adopted and recommended to the King County Council Urban Growth Area Line Maps with designations for urban centers. A designation was made within the Federal Way planning area, which encompasses Federal Way Public Schools boundaries. King County will encourage and actively support the development of Urban Centers to meet the region's need for housing, jobs, services, culture, and recreation. This Plan's estimated population growth is prepared with this underlying assumption.

This Capital Facilities Plan will be used as documentation for any jurisdiction which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies or management need.

Currently Federal Way Public Schools is nearing the end of Phase 2 Bond projects supporting school expansion and replacement as authorized by the voters in 2017. Prior to the passage of the Phase 2 Bond the District formed a 100-member Facilities Planning Committee consisting of parents, community members and staff. This Committee was tasked with developing a recommendation to the Superintendent regarding Phase 2 of the District's plan for school construction, remodeling, and/or modernization for voter consideration in November 2017. The voters passed this $450M bond authorization with a 62% YES vote reflecting a commitment to invest in the modernization of our infrastructure. As of today, the District has completed Thomas Jefferson High School, Evergreen Middle School, Lake Grove Elementary, Mirror Lake Elementary, Star Lake Elementary, Wildwood Elementary, Olympic View K-8 and Memorial Field. Illahee Middle School is currently about 95% complete and will be ready to move in once school is out in June 2025.

INTRODUCTION, continued

The rebuilding of the schools has and will continue to create additional capacity for students at the elementary and high school levels.

The District continues to monitor factors that may have an impact on enrollment and capacity at our schools, including new single-family and multi-family residential developments and any impacts due to the COVID-19. In accordance with the McCleary decision, the State has provided funding to reduce K-3 class size to 17 and 4-12 class size to 25. Beginning in 2019-20 the legislature expected compliance with this funding adding pressure to the need for elementary capacity. In response to this need the district has acquired a commercial building to renovate into classrooms to provide permanent additional capacity.

The COVID-19 pandemic negatively affected brick and mortar enrollment in recent years, as well as increased enrollment in the Internet Academy. However, the District's 2022-23 enrollment was higher than projected. We have seen similar growth in the 2023-2024 and 2024-2025 school years, although we have not yet reached our Pre-Covid enrollment numbers. We are anticipating continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the downtown core in conjunction with Sound Transit's Link Light Rail development.

The District has increased capacity at the elementary level over the past several years and shows no unhoused scholars based on the six-year enrollment projections (even with projected growth at that level). The 2026 Capital Facilities Plan shows fairly flat enrollment; however, we will monitor and adjust accordingly our projections yearly based on new housing developments currently being proposed to open in 2027 and beyond.

SECTION 1 - THE CAPITAL FACILITIES PLAN

The State Growth Management Act requires that several pieces of information be gathered to determine the facilities available and needed to meet the needs of a growing community.

This section provides information about current facilities, existing facility needs, and expected future facility requirements for Federal Way Public Schools. A Financial Plan that shows expected funding for any new construction, portables and modernization listed follows this.

INVENTORY OF EDUCATIONAL FACILITIES

ELEMENTARY SCHOOLS (K-5)			
Adelaide	1635 SW 304th St	Federal Way	98023
Brigadoon	3601 SW 336th St	Federal Way	98023
Camelot	4041 S 298th St	Auburn	98001
Enterprise	35101 5th Ave SW	Federal Way	98023
Green Gables	32607 47th Ave SW	Federal Way	98023
Lake Dolloff	4200 S 308th St	Auburn	98001
Lake Grove	303 SW 308th St	Federal Way	98023
Lakeland	35827 32nd Ave S	Auburn	98001
Mark Twain	2450 S Star Lake Rd	Federal Way	98003
Meredith Hill	5830 S 300th St	Auburn	98001
Mirror Lake	625 S 314th St	Federal Way	98003
Nautilus (K-8)	1000 S 289th St	Federal Way	98003
Olympic View (K-8)	2626 SW 327th St	Federal Way	98023
Panther Lake	34424 1st Ave S	Federal Way	98003
Rainier View	3015 S 368th St	Federal Way	98003
Sherwood Forest	34600 12th Ave SW	Federal Way	98023
Silver Lake	1310 SW 325th Pl	Federal Way	98023
Star Lake	26812 40th Ave S, Bldg.B	Kent	98032
Sunnycrest	24629 42nd Ave S	Kent	98032
Twin Lakes	4400 SW 320th St	Federal Way	98023
Valhalla	27847 42nd Ave S	Auburn	98001
Wildwood	2405 S 300th St	Federal Way	98003
Woodmont (K-8)	26454 16th Ave S	Des Moines	98198
MIDDLE SCHOOLS (6-8)			
Federal Way Public Academy (6-10)	34620 9th Ave S	Federal Way	98003
Illahee	36001 1st Ave S	Federal Way	98003
Kilo	4400 S 308th St	Auburn	98001
Lakota	1415 SW 314th St	Federal Way	98023
Sacajawea	1101 S Dash Point Rd	Federal Way	98003
Sequoyah	3450 S 360th ST	Auburn	98001
Evergreen	26812 40th Ave S, Bldg.A	Kent	98032
TAF @ Saghalie (6-12)	33914 19th Ave SW	Federal Way	98023
HIGH SCHOOLS (9-12)			
Decatur	2800 SW 320th St	Federal Way	98023
Federal Way	30611 16th Ave S	Federal Way	98003
Thomas Jefferson	4248 S 288th St	Auburn	98001
Todd Beamer	35999 16th Ave S	Federal Way	98003
Career Academy at Truman	31455 28th Ave S	Federal Way	98003
ADDITIONAL SCHOOLS			
Internet Academy (K-12)	31455 28th Ave S	Federal Way	98003
Employment Transition Program (12+)	33250 21st Ave SW	Federal Way	98023
Federal Way Open Doors	31455 28th Ave S	Federal Way	98003
ES24 (Former DeVry Property) (K-8)	3600 S 344th Way	Federal Way	98001
ECEAP (Former Headstart Bldg)	31457 28th Ave S	Federal Way	98003

CURRENT INVENTORY NON-INSTRUCTIONAL FACILITIES

Developed Property

Central Kitchen	1214 S 332nd St	Federal Way	98003
Federal Way Memorial Field	1300 S 308th St	Federal Way	98003
Educational Services Center	33330 8th Ave S	Federal Way	98003
Support Services Center	1211 S 332nd St	Federal Way	98003

Leased Property

Early Learning Center at Uptown Square	1066 S 320th St	Federal Way	98003

Undeveloped Property

Site #	Location
75	SW 360th Street & 3rd Avenue SW – 9.2 Acres
65	S 351st Street & 52nd Avenue S – 8.8 Acres
60	E of 10th Avenue SW - SW 334th & SW 335th Streets - 10.04 Acres
73	N of SW 320th and east of 45th PL SW – 23.45 Acres
71	S 344th Street & 46th Avenue S - 17.47 Acres
82	1st Way S and S 342nd St – Minimal acreage
96	S 308th St and 14th Ave S – .36 Acres

Notes:

Not all undeveloped properties are large enough to meet school construction requirements. Properties may be traded or sold depending on what locations are needed to house students in the District.

NEEDS FORECAST - EXISTING FACILITIES

PHASE	EXISTING FACILITY	FUTURE NEEDS	ANTICIPATED SOURCE OF FUNDS
As needed	Purchase and Relocate Portables	Interim Capacity	Anticipated source of funds is Impact Fees.
II	Thomas Jefferson High School	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Illahee Middle School	Replace Existing Building	Voter Approved Capital bond
II	Evergreen Middle School	Replaced Existing Building	Voter Approved Capital bond
II	Lake Grove Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Mirror Lake Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Olympic View K-8 School	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Star Lake Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Wildwood Elementary	Replaced Existing Building, Increase Capacity	Voter Approved Capital bond
II	Memorial Stadium	Replaced Existing Facility	Voter Approved Capital bond
II	ES24 (DeVry Property)	Temp Swing School Increase Capacity	SCAP and K-3 Class size reduction funding
III	Mark Twain Elementary	Replace Existing Building, Increase Capacity	TBD
III	Decatur High School	Replace Existing Building, Increase Capacity	TBD
III	Kilo Middle School	Replace Existing Building	TBD
III	Sacajawea Middle School	Replace Existing Building	TBD
III	Adelaide Elementary	Replace Existing Building, Increase Capacity	TBD
III	Brigadoon Elementary	Replace Existing Building, Increase Capacity	TBD
III	Camelot Elementary	Replace Existing Building, Increase Capacity	TBD
III	Lake Dolloff Elementary	Replace Existing Building, Increase Capacity	TBD
III	Nautilus K-8 School	Replace Existing Building, Increase Capacity	TBD
III	Twin Lakes Elementary	Replace Existing Building, Increase Capacity	TBD
III	Woodmont K-8 School	Replace Existing Building, Increase Capacity	TBD

NEEDS FORECAST - ADDITIONAL FACILITIES

NEW FACILITY	LOCATION	ANTICIPATED SOURCE OF FUNDS

FWPS has leased a portion of the Truman Campus property to Region X and Puget Sound Education Service District. Region X and PSESD built a Head Start building on this property which has served Federal Way 3- and 4-year-olds for the last twenty years. In the recent re-competition, the federal funding for a Head Start program at this location was lost. Subsequently the District has been using this facility for a state-funded Early Childhood Education (ECEAP) program and has secured the title to the building. The building will only be available for preschool activities.

SIX YEAR FINANCE PLAN

Secured Funding

Sources	
Impact Fees (1)	$196,285
Land Sale Funds (2)	$6,114,000
Bond or Levy Funds (3)	$11,014,000
K3-Class Size Reduction (4)	$5,064,000
School Construction Assistance Program (SCAP) (5)	$25,533,000
TOTAL	**$47,921,285**

Projected Revenue

Sources	
School Construction Assistance Program (SCAP) (6)	$18,827,000
K-3 Class Size Reduction (7)	$0
Bond Funds (8)	$0
Land Fund Sales (9)	$0
Impact Fees (10)	$0
TOTAL	**$18,827,000**

Total Secured Funding and Projected Revenue	**$66,748,285**

Actual and Planned Expenditures

NEW SCHOOLS	Estimated and Prior Years	Budget 2025-2026	2026 2026-2027	2027 2027-2028	2028 2028-2029	2029 2029-2030	2030 2030-2031	2031 2031-2032	Total 2025-2032	Total Cost
MODERNIZATION AND EXPANSION										
Lake Grove Elementary (11)	**$39,780,000**								$0	**$39,780,000**
Mirror Lake Elementary (11)	**$42,200,000**								$0	**$42,200,000**
Star Lake Elementary (11)	**$39,623,000**								$0	**$39,623,000**
Wildwood Elementary (11)	**$41,290,000**								$0	**$41,290,000**
Olympic View K-8 School (11)	**$46,350,000**								$0	**$46,350,000**
Thomas Jefferson High School (11)	**$122,938,000**	$1,790,000							$1,790,000	**$124,728,000**
Evergreen Middle School (11)	**$65,688,000**								$0	**$65,688,000**
Illahee Middle School (11)	**$69,022,000**	$19,851,000							$19,851,000	**$88,873,000**
Memorial Stadium (11)	**$29,772,000**	$178,000							$178,000	**$29,950,000**
									$0	**$0**
									$0	**$0**
SITE ACQUISITION										
Former DeVry/ES 24 (12)	**$30,314,000**	$1,422,000	$1,424,000	$1,422,000	$1,423,000				$5,691,000	**$36,005,000**
TEMPORARY FACILITIES										
Portables (13)	**$3,500,000**	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$3,500,000	**$7,000,000**
TOTAL	**$530,477,000**	**$23,741,000**	**$1,924,000**	**$1,922,000**	**$1,923,000**	**$500,000**	**$500,000**	**$500,000**	**$31,010,000**	**$561,487,000**

NOTES:

1. These fees are currently being held in a King County, City of Federal Way, City of Auburn, and City of Kent impact fee account, and will be available for use by the District for system improvements. This is year end balance on 12/31/24.
2. This is year end balance on 12/31/24.
3. This is the 12/31/24 balance of bond funds and capital levy funds. This figure includes interest earnings.
4. This represents the K3-CSR revnue received but not spent as of 12/31/2024.
5. This represents the balance of SCAP funding but no spent as of 12/31/2024.
6. This is anticipated SCAP for the future projects authorized by the voters in 2017.
7. This is the remaining K-3 Class size reduction grant revenue.
8. In November 2017, the District passed a $450M bond measure. All bonds authorized have been issued.
9. There are no projected sale of surplus properties.
10. In this current plan, there are no projected impact fees.
11. Project budgets are updated as of December 2024.
12. A former private university campus located in Federal Way was purchased in 2019 to provide up to 43 additional permanent elementary classrooms. Prior to creating new permanent capcity this location will be used as a temporary housing. These costs are excluded from impact fee calculations.
13. These fees represent the cost of purchasing and installing new portables. The portable expenditure in future years may replace existing portables that are not functional. These may not increase capacity and are not included in the capacity summary.

TEN-YEAR BOND/CAPTIAL ACTIVITY SUMMARY

Year	Dollars Budgeted	Items Budgeted
2024	$78,050,000.00	Illahee MS, Thomas Jefferson HS, Memorial Stadium, Former DeVry/ES24, Portables
2023	$55,743,000.00	Illahee MS, Memorial Stadium, Former DeVry/ES24, Portables
2022	$87,237,500.00	Olympic View K-8, Thomas Jefferson HS, Illahee MS, Former DeVry/ES 24, Portables
2021	$69,823,750.00	Star Lake ES, Olympic View K-8, Thomas Jefferson HS, Evergreen MS, Illahee MS, Former DeVry ES/ES24, Portables
2020	$132,038,500.00	Lake Grove ES, Mirror Lake ES, Star Lake ES, Wildwood ES, Thomas Jefferson HS, Evergreen MS, Former DeVry/ES24
2019	$116,740,000.00	Lake Grove ES, Mirror Lake ES, Star Lake ES, Wildwood ES, Thomas Jefferson HS, Evergreen MS, Former DeVry/ES24, Norman Center, Portables
2018	$11,935,000.00	Lake Grove ES, Mirror Lake ES, Wildwood ES, Thomas Jefferson HS, Norman Center, Portables
2017	$75,625,000.00	Federal Way HS, Lake Grove ES, Mirror Lake ES, Star Lake ES, Wildwood ES, Norman Center, Portables
2016	$30,420,000.00	Federal Way HS, Norman Center, Portables
2015	$47,815,000.00	Federal Way HS, Norman Center, Portables

SECTION 2 - MAPS

As of September 2024, Federal Way Public Schools has twenty elementary schools (grades K-5), three schools with a K-8 grade configuration, six middle school schools (grades 6-8), four high schools (grades 9-12) and four small secondary schools. The Federal Way Public Academy serves students in grades 6-10. The programs at Open Doors and Career Academy at Truman High School serve students in grades 9-12. In addition to these programs, TAF@Saghalie serves students in grades 6-12 who reside within the service area and the Employment and Transition Program (ETP) at the Norman Center serves 18–21-year-old scholars.

The Growth Management Act requires that a jurisdiction evaluate if the public facility infrastructure is in place to handle new housing developments. In the case of most public facilities, new developments have major impacts on the facilities immediately adjacent to that development. School districts are different. If the district does not have permanent facilities available, interim measures must be taken until new facilities can be built or until boundaries can be adjusted to match the population changes to the surrounding facilities.

It is important to realize that a single housing development does not require the construction of a complete school facility. School districts are required to project growth throughout the district and build or adjust boundaries based on growth throughout the district, not just around a single development.

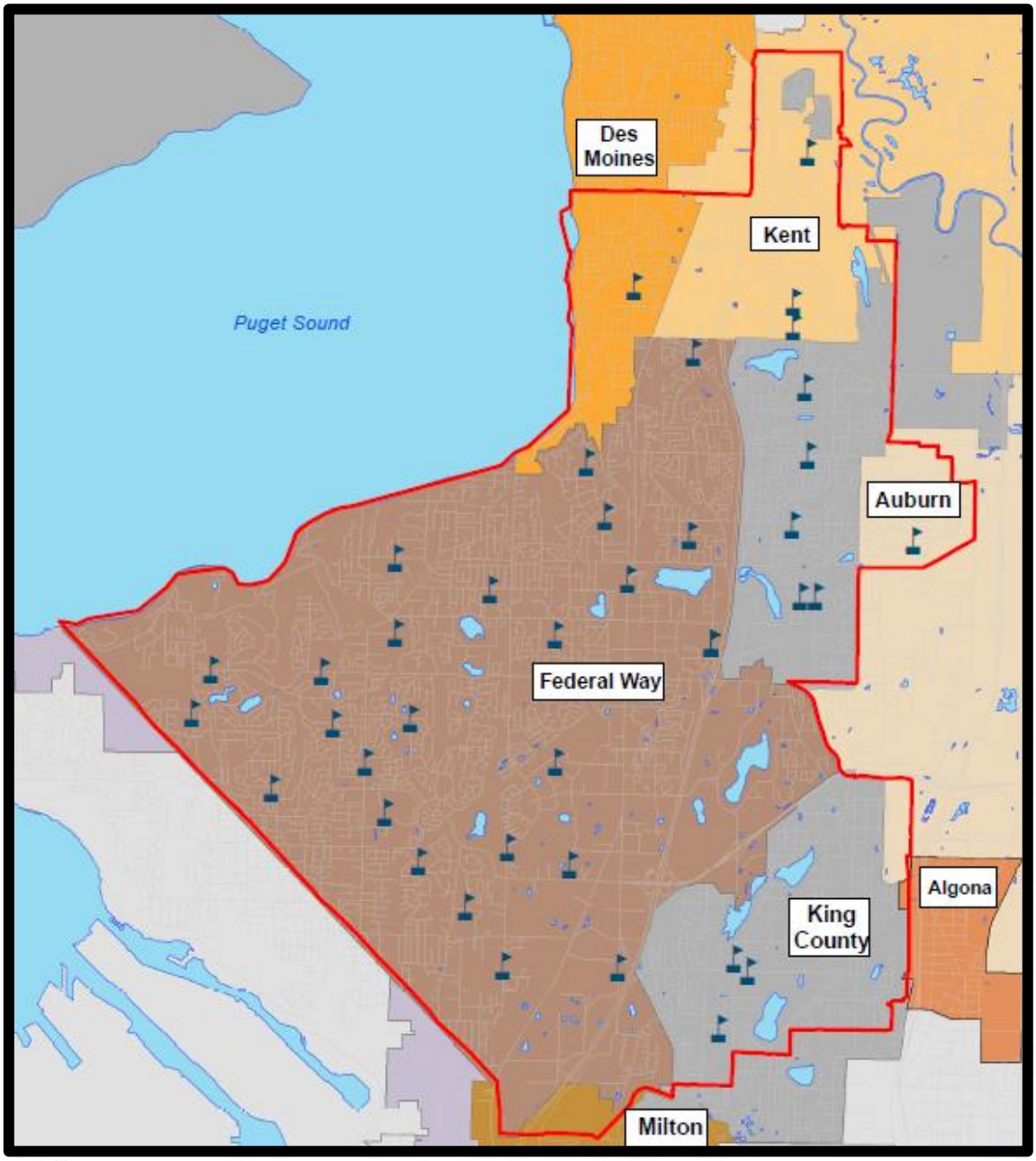
Adjusting boundaries requires careful consideration by the district and is not taken lightly. It is recognized that there is a potential impact on students who are required to change schools. Boundary adjustments impact the whole district, not just one school.

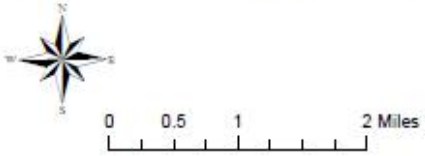
The final map included represents the city and county boundaries which overlap with the district's service areas.

- City of Algona
- City of Auburn
- City of Des Moines
- City of Federal Way
- City of Kent
- City of Milton
- Unincorporated King County

MAP – CITY AND COUNTY JURISDICTIONS

FEDERAL WAY PUBLIC SCHOOLS
Each Scholar: A voice. A dream. A **BRIGHT** future.





City and County Jurisdictions

FWPS boundaries is 100% Urban Growth Area

12

SECTION 3 - SUPPORT DOCUMENTATION

Building Capacities - The Education Program

Portable Locations

Student Forecast – 2026 through 2032

BUILDING CAPACITIES

This Capital Facilities Plan establishes the District's "standard of service" in order to ascertain the District's current and future capacity. The Superintendent of Public Instruction establishes square footage guidelines for capacity, but these guidelines do not take into consideration the education program needs.

In general, the District's current target class size provides that the average class size for a standard classroom for grades K through 3 should be 17 students to comply with current legislation. In grades 4-5 the target is 25 students. For grades 6 to 12 the target class size is 26 students. Classrooms for students with Individualized Education Program (Special Education) needs are calculated at 12 seats per classroom.

Historically, the District has used the OSPI square footage calculation as a baseline for capacity calculation and made adjustments for specific program needs. The District will continue to use this calculation for determining capacity at our middle and high schools. However, for elementary school capacity will be calculated based on the number of classroom spaces and the number of students assigned to each classroom.

Class Size Guidelines	FWPS Historical "Standard of Service"	HB2661/SHB2776 Enacted Law	Square Footage Guideline
Kindergarten	18.9	17	25-28
Grades 1-2	18.9	17	25-28
Grade 3	18.9	17	28
Grades 4-5	25	25	28
Grades 6-12	26	26	28

For the purposes of determining student capacity at individual schools, the following list clarifies adjustments to classroom spaces and the OSPI calculation.

Special Education Resource Rooms:
Each middle school requires the use of a standard classroom(s) for special education students requiring instruction to address specific disabilities.

English as a Second Language Programs:
Each middle school and high school require the use of a standard classroom for students learning English as a second language.

Middle School Computer Labs:
Each middle school has computer labs, except Evergreen Middle School. Wireless access has been installed at all secondary schools. If additional classroom space is needed, these computer labs may be converted to mobile carts.

BUILDING CAPACITIES, continued

High School Career Development and Learning Center (Resource) Room:

Each high school provides special education resource room and career development classrooms for students requiring instruction to address specific disabilities.

Preschool/ECEAP:

Our district currently offers preschool programs for both special needs & typically developing students at 9 elementary schools. We also have the ECEAP program at 10 sites (6 elementary schools, 3 high schools, and 1 commercial site). These programs decrease capacity at those schools.

Alternative Learning Experience:

Federal Way offers students the opportunity to participate in an Alternative Learning Experience through our Internet Academy. These students have never been included in the capacity calculation of unhoused students.

1418 Youth Reengagement:

Federal Way offers students the opportunity to participate in 1418 Youth Reengagement Open Doors program. These students are housed at the Truman campus but are not currently included in the capacity calculation of unhoused students.

BUILDING CAPACITIES, continued

ELEMENTARY BUILDING PROGRAM CAPACITY

School Name	Headcount	[1]Preschool
Adelaide	**392**	**30**
Brigadoon	**408**	**30**
Camelot	**378**	**30**
Enterprise	**524**	**15**
Green Gables	**439**	
Lake Dolloff	**535**	
Lake Grove	**558**	**30**
Lakeland	**455**	
Mark Twain	**515**	
Meredith Hill	**606**	**15**
Mirror Lake	**514**	**30**
Nautilus (K-8)	**512**	
Olympic View (K-8)	**429**	
Panther Lake	**501**	**15**
Rainier View	**607**	**30**
Sherwood Forest	**451**	**6**
Silver Lake	**476**	
Star Lake	**544**	**30**
Sunnycrest	**636**	
Twin Lakes	**413**	**30**
Valhalla	**598**	
Wildwood	**597**	**30**
Woodmont (K-8)	**474**	
TOTAL	**11,562**	**321**

Elementary Average	**503**	

MIDDLE SCHOOL BUILDING PROGRAM CAPACITY

School Name	Headcount
Illahee	**855**
Kilo	**779**
Lakota	**786**
Sacajawea	**694**
Sequoyah	**585**
Evergreen	**795**
TAF @ Saghalie	**598**
Federal Way Public Academy	**183**
TOTAL	**5,275**

***Middle School Average**	**727**

HIGH SCHOOL BUILDING PROGRAM CAPACITY

School Name	Headcount
Decatur	**1243**
Federal Way	**1684**
Thomas Jefferson	**1600**
Todd Beamer	**1085**
TAF @ Saghalie	**155**
Career Academy at Truman	**159**
Federal Way Public Academy	**116**
Employment Transition Program	**48**
TOTAL	**6,090**

[2]High School Average	**1,403**

Notes:

[1]Preschool enrollment reduces capacity for K-5 students. 15 preschool students in one classroom.

[2]Federal Way Public Academy, Career Academy at Truman High School, and Employment Transition Program and TAF @ Saghalie for the high school school grade span (9-12) are non-boundary schools. These schools are not used in the calculated averages.

PORTABLE LOCATIONS

The Washington State Constitution requires the State to provide each student a basic education. It is not an efficient use of District resources to build a school with a capacity for 500 students due to lack of space for 25 students when enrollment fluctuates throughout the year and from year to year.

Portables are used as interim measures to house students when increasing population impacts a school attendance area. Portables may also be required to house students when new or changing programs require additional capacity. They also provide housing for students until permanent facilities can be financed and constructed. When permanent facilities become available, the portable(s) is either used for other purposes such as storage or childcare programs or moved to another school for an interim classroom. Some portables may not be fit to move due to age or physical condition. In these cases, the District may choose to buy new portables and surplus these unfit portables.

With the school expansion projects funded through the 2017 Bond, new capacity has been created within the new schools and portables have been eliminated from these campuses.

The following page provides a list of the location of the portable facilities used for educational facilities by Federal Way Public Schools.

PORTABLE LOCATIONS, continued

PORTABLES LOCATED AT ELEMENTARY SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL*
Adelaide	**1**	**2**
Brigadoon	**1**	
Camelot	**1**	
Enterprise	**3**	
Green Gables	**1**	
Lake Dolloff	**5**	**1**
Lake Grove		
Lakeland		
Mark Twain	**3**	
Meredith Hill	**3**	
Mirror Lake		
Nautilus	**3**	
Olympic View		
Panther Lake	**4**	
Rainier View	**5**	
Sherwood Forest	**2**	**2**
Silver Lake	**1**	**3**
Star Lake		
Sunnycrest	**6**	
Twin Lakes	**1**	**2**
Valhalla	**4**	
Wildwood		
Woodmont	**3**	
TOTAL	**47**	**10**

PORTABLES LOCATED AT HIGH SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL
Decatur	**8**	
Federal Way		
Thomas Jefferson		
Todd Beamer	**8**	
TOTAL	**16**	

PORTABLES LOCATED AT SUPPORT FACILITIES

MOT	
TDC	**9**
Former TAFA	
TOTAL	**9**

DISTRICT PORTABLES IN USE FOR ECEAP AND/OR HEADSTART

Sherwood Forest	**2**
Evergreen	
Total	**2**

PORTABLES LOCATED AT MIDDLE SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL
Illahee		
Kilo	**1**	**6**
Lakota		
Sacajawea	**5**	
Sequoyah		**2**
Evergreen		
TAF@ Saghalie	**4**	
TOTAL	**10**	**8**

STUDENT FORECAST

Student enrollment projections are a basic component of budget development and facility need. Enrollment projections influence many of the financial estimates that go into budget preparation. The majority of staffing requirements are derived directly from the forecasted number of students. Allocations for instructional supplies and materials are also made based on projected enrollment. Other expenditures and certain revenue projections are directly related to enrollment projections.

Enrollment projections are completed annually in the Business Services Department. Projections must be detailed at various levels, district total, school-building totals, grade level and program level to include vocational and special education students.

The basis of projections has been cohort survival analysis. Cohort survival is the analysis of a group that has a common statistical value (grade level) as it progresses through time. In a stable population the cohort would be 1.00 for all grades. This analysis uses historical information to develop averages and project the averages forward. This method does not trace individual students; it is concerned with aggregate numbers in each grade level. The district has used this method with varying years of history and weighted factors to study several projections. Because transfers in and out of the school system are common, student migration is factored into the analysis as it increases or decreases survival rates. Entry grades (kindergarten) are a unique problem in cohort analysis. The district collects information on birth rates within the district's census tracts and treats these statistics as a cohort for kindergarten enrollment in the appropriate years.

The Federal Way School District is using various statistical methods for projecting student enrollments. The resultant forecasted enrollments are evaluated below.

In February 2025, the District contracted a demographer to develop projections for the Federal Way School District. The model used to forecast next year's enrollment uses cohort survival rates to measure grade to grade growth, assumes market share losses to private schools (consistent with county-wide average), assumes growth from new housing or losses due to net losses from migration. This forecast was provided as a range of three projections. The long-range forecast provided with this report used a model with cohort survival rates and growth rates based on projected changes in the 5-19 age group for King County.

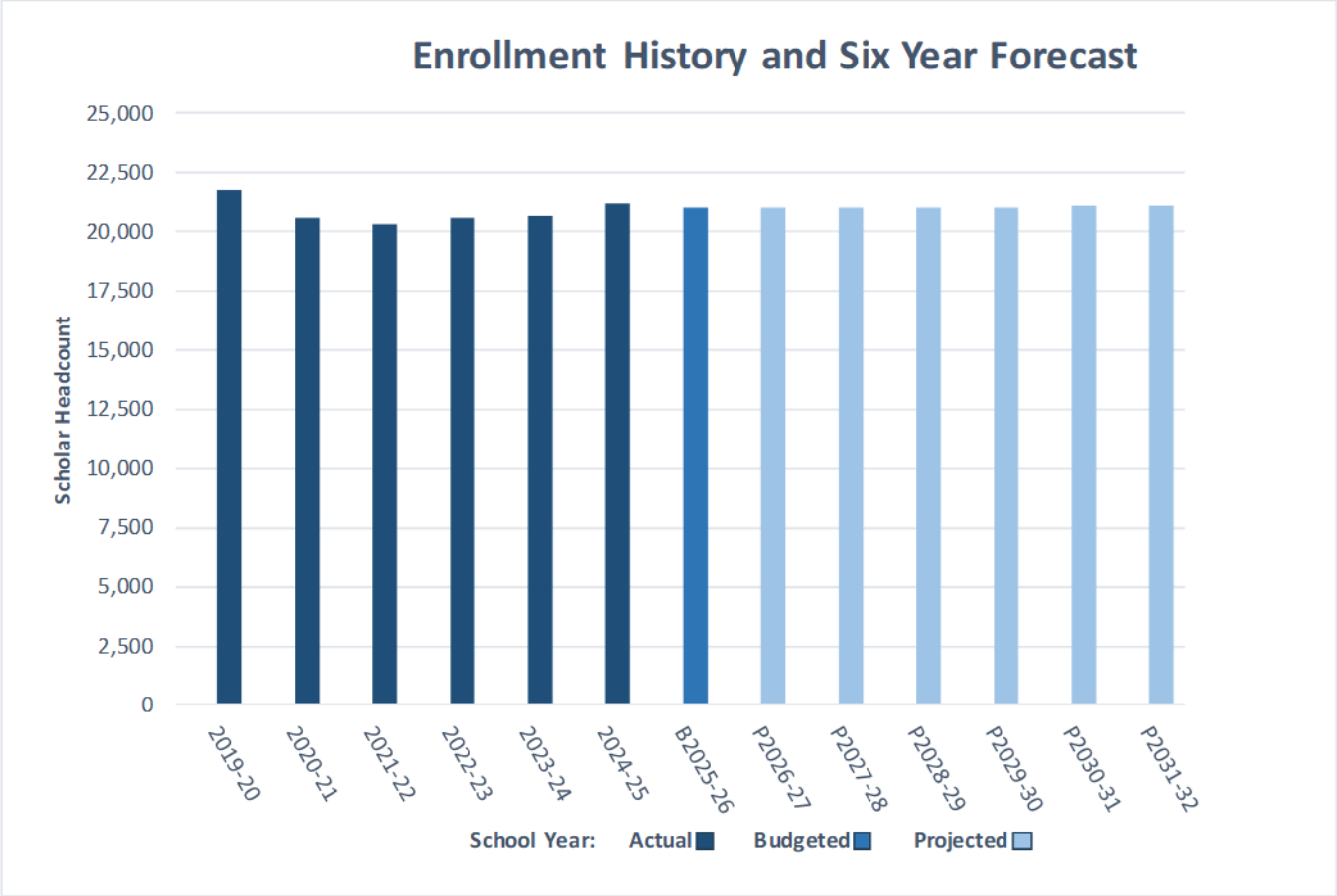
The difference between projected enrollment and actual for Fall 2024 was less than 1% in the positive with 20,690 projected and 21,148 actual.

STUDENT FORECAST, CON'T

October 1 Head Count Enrollment History and Projections

Calendar Yr	School Year	Elementary	Middle School	High School	Total K -12	*Percent Change*
2019	2019-20	9,953	5,309	6,516	21,778	
2020	2020-21	9,192	4,990	6,385	20,567	-5.6%
2021	2021-22	9,062	4,850	6,393	20,305	-1.3%
2022	2022-23	9,317	4,719	6,532	20,568	1.3%
2023	2023-24	9,461	4,714	6,521	20,696	0.6%
2024	2024-25	9,612	4,893	6,643	21,148	2.2%
2025	***B2025-26***	***9,618***	***4,794***	***6,558***	***20,970***	*-0.8%*
2026	***P2026-27***	***9,628***	***4,799***	***6,565***	***20,991***	0.1%
2027	***P2027-28***	***9,637***	***4,804***	***6,571***	***21,012***	0.1%
2028	***P2028-29***	***9,647***	***4,808***	***6,578***	***21,033***	0.1%
2029	***P2029-30***	***9,657***	***4,813***	***6,584***	***21,054***	0.2%
2030	***P2030-31***	***9,666***	***4,818***	***6,591***	***21,075***	0.3%
2031	***P2031-32***	***9,676***	***4,823***	***6,597***	***21,096***	0.3%
		Elementary K-5	***Middle School 6-8***	***High School 9-12***		

Includes Open Doors and Internet Academy / Excludes Preschool and Full-time Running Start



STUDENT FORECAST, continued

Most of the methods used for long range enrollment reporting assume that enrollment is a constant percent of something else (e.g. population) or that enrollment will mirror some projected trend for the school-age population over time. The report included 5 different calculations to provide a range of possible projections for the District to the year 2034. This model produces a projection that is between 20,933 to 23,730 when applied to the low, medium, and high range modes. This provides a reasonable range for long-range planning and is consistent with estimates from various models.

Long-range projections that establish the need for facilities are a modification of the cohort survival method. The cohort method of analysis becomes less reliable the farther out the projections are made. The Federal Way School District long-range projections are studied annually. The study includes information from the jurisdictional demographers as they project future housing and population in the region. The long-range projections used by Federal Way Public Schools reflect a similar age trend in student populations as the projections published by the Office of Financial Management for the State of Washington.

Near term projections assume some growth from new housing, which is offset by current local economic conditions. The District tracks new development from five permitting jurisdictions. Long range planning assumes a student yield from proposed new housing consistent with historical growth patterns.

Growth Management requires jurisdictions to plan for a minimum of twenty years. The Federal Way School District is a partner in this planning with the various jurisdictions comprising the school district geography. These projections create a vision of the school district community in the future.

The COVID-19 pandemic negatively affected brick and mortar enrollment in recent years, as well as increased enrollment in the Internet Academy. As we move farther away from the effects of COVID-19, we hope to see continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the down-town core in conjunction with Sound Transit's Link Light Rail development.

SECTION 4 – KING COUNTY, CITY OF FEDERAL WAY, AND CITY OF KENT IMPACT FEE CALCULATIONS

Capacity Summaries

Site & Construction Costs Allocations

Student Generation Rates

Impact Fee Calculations

Reference to Impact Fee Calculations

CAPACITY SUMMARIES

All Grades, Elementary, Middle School, and High Schools

The Capacity Summaries combine Building Capacity information, Portable Capacity information and the Student Forecast information. The result demonstrates the requirements for new or remodeled facilities and why there is a need for the District to use temporary facilities or interim measures.

The District has recently adjusted its capacity calculation method for Elementary schools to better show capacity needed to comply with the K-3 Class Size Reduction. This adjustment is also shown in the portable capacity calculation. In order to allow for flexibility in portable usage the District will use an average class size calculation of 21 for each Elementary portable and an average class size of 25 for each Middle and High School portable.

The information is organized with a page summarizing the entire District, and then evaluating capacity vs. number of students at elementary, middle school, and high school levels individually.

The notes at the bottom of each spreadsheet provide information about what facilities are in place each year.

CAPACITY SUMMARIES, Continued

Capacity Summary – All Grades

CAPACITY		Actual	Budget	-- Projected --					
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032
	School Year	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
BUILDING PROGRAM									
HEADCOUNT CAPACITY		22,927	22,927	22,927	22,927	22,927	22,927	23,539	23,539
Add Capacity		0	0	0	0	0	612	0	0
Adjusted Program Headcount Capacity		22,927	22,927	22,927	22,927	22,927	23,539	23,539	23,539
ENROLLMENT									
Basic Headcount Enrollment		21,148	20,853	20,903	20,924	20,944	20,752	20,773	20,789
Internet Academy Headcount Enrollment[1]		(255)	(255)	(255)	(255)	(255)	(255)	(255)	(255)
Basic FTE Enrollment without Internet Academy		20,893	20,598	20,648	20,669	20,689	20,497	20,518	20,534
SURPLUS OR (UNHOUSED) PROGRAM FTE CAPACITY		**2,034**	**2,329**	**2,279**	**2,258**	**2,238**	**3,042**	**3,021**	**3,005**
RELOCATABLE CAPACITY									
Current Portable Capacity		1,685	1,593	1,593	1,645	1,697	1,749	1,801	1,853
Add/Subtract Portable Capacity		(92)	0	52	52	52	52	52	0
Adjusted Portable Capacity		1,593	1,593	1,645	1,697	1,749	1,801	1,853	1,853
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**3,627**	**3,922**	**3,924**	**3,955**	**3,987**	**4,843**	**4,874**	**4,858**

NOTES:

1 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

CAPACITY SUMMARIES, Continued

Capacity Summary – Elementary Schools

		Actual	Budget	-- Projected --					
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032
CAPACITY	School Year	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
BUILDING PROGRAM									
HEAD COUNT CAPACITY		11,562	11,562	11,562	11,562	11,562	11,562	12,174	12,174
Add/Subtract capacity total		**0**	**0**	**0**	**0**	**0**	**612**	**0**	**0**
Add capacity at[1]:									
De Vry							*612*		
Adjusted Program Headcount Capacity		11,562	11,562	11,562	11,562	11,562	12,174	12,174	12,174
ENROLLMENT									
Basic Headcount Enrollment		9,612	9,618	9,628	9,637	9,647	9,443	9,453	9,462
Internet Academy Headcount[2]		(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)
Basic Headcount Enrollment without Internet Academy		9,592	9,598	9,608	9,617	9,627	9,423	9,433	9,442
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**1,970**	**1,964**	**1,954**	**1,945**	**1,935**	**2,751**	**2,741**	**2,732**
RELOCATABLE CAPACITY[3]									
Current Portable Capacity		931	889	889	889	889	889	889	889
Add/Subtract portable capacity		**(42)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Add portable capacity at:									
Subtract portable capacity at:									
Olympic View K-8		*(42)*							
Adjusted Portable Capacity		889	889	889	889	889	889	889	889
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**2,859**	**2,853**	**2,843**	**2,834**	**2,824**	**3,640**	**3,630**	**3,621**

NOTES:

1 Capacity increases are projected based on a design to accommodate 525 students. Increased capacity is currently stated as the difference between current calculated capacity and the projected design. In order to reduce elementary class size, Devry capacity is calculated at 17 scholars per classroom.

2 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

3 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 21. The actual number of portables that will be used will be based on actual student population needs.

CAPACITY SUMMARIES, Continued

Capacity Summary – Middle Schools

		Actual	Budget	- - Projected - -					
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032
CAPACITY	School Year	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
BUILDING PROGRAM									
HEADCOUNT CAPACITY		5,275	5,275	5,275	5,275	5,275	5,275	5,275	5,275
Add/Subtract capacity		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Add capacity at:									
Illahee [1]									
Adjusted Program Headcount Capacity		5,275	5,275	5,275	5,275	5,275	5,275	5,275	5,275
ENROLLMENT									
Basic Headcount Enrollment		4,893	4,714	4,749	4,754	4,759	4,763	4,768	4,768
Internet Academy [2]		(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)
Basic Enrollment without Internet Academy		4,838	4,659	4,694	4,699	4,704	4,708	4,713	4,713
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**437**	**616**	**581**	**576**	**571**	**567**	**562**	**562**
RELOCATABLE CAPACITY [3]									
Current Portable Capacity		338	288	288	288	288	288	288	288
Add/Subtract portable capacity		**(50)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Illahee Middle School		*(50)*							
Adjusted Portable Capacity		288	288	288	288	288	288	288	288
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**725**	**904**	**869**	**864**	**859**	**855**	**850**	**850**

NOTES:

1 Illahee Middle Schools currently have capacity for 850 students, so no new capacity is anticipated with the rebuild of these older buildings.

2 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

3 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 25. The actual number of portables that will be used will be based on actual student population needs.

CAPACITY SUMMARIES, Continued

Capacity Summary – High Schools

		Actual	Budget	- - Projected - -					
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032
CAPACITY	School Year	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
BUILDING PROGRAM									
HEADCOUNT CAPACITY		6,090	6,090	6,090	6,090	6,090	6,090	6,090	6,090
Add/Subtract capacity		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Thomas Jefferson High School									
Adjusted Program Headcount Capacity		6,090	6,090	6,090	6,090	6,090	6,090	6,090	6,090
ENROLLMENT									
Basic Headcount Enrollment		6,643	6,521	6,526	6,533	6,539	6,546	6,552	6,559
Internet Academy[1]		(180)	(180)	(180)	(180)	(180)	(180)	(180)	(180)
Basic Ed without Internet Academy		6,463	6,341	6,346	6,353	6,359	6,366	6,372	6,379
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**(373)**	**(251)**	**(256)**	**(263)**	**(269)**	**(276)**	**(282)**	**(289)**
RELOCATABLE CAPACITY[2]									
Current Portable Capacity		416	416	416	520	624	728	832	936
Add/Subtract portable capacity		**0**	**0**	**52**	**52**	**52**	**52**	**52**	**0**
As Needed on High School Campuses				***52***	***52***	***52***	***52***	***52***	
Adjusted Portable Capacity		416	416	520	624	728	832	936	936
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY[3]		**43**	**165**	**264**	**361**	**459**	**556**	**654**	**647**

NOTES:

1 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

2 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 25. The actual number of portables that will be used will be based on actual student population needs.

3 Capacity for unhoused students will be accommodated with traveling teachers and no planning time in some classrooms.

IMPACT FEE CALCULATIONS

Single and Multi-Family Residences

Each jurisdiction that imposes school impact fees requires that developers pay these fees to help cover a share of the impact of new housing developments on school facilities.
To determine a proportionate share of the costs of growth-related facilities, the District uses a formula first adopted by King County. The formula uses growth related facilities costs, and provides credits for any anticipated State School Construction Assistance Program funds related to the project, and a credit for the anticipated property taxes that would be assessed against the unit for the costs of the same improvement. The final unfunded need is then discounted by 50% based on the code requirement. This formula can be found in King County Code 21A and was substantially adopted by the City of Auburn, Federal Way, and Kent. The formula requires the District to establish a "Student Generation Factor" which estimates how many students will be added to a school district by each new single or multi-family unit and to gather some standard construction costs, which are unique to that district.

Impact Fee Calculation

When applicable, the CFP includes variables for the calculation of the Impact Fee for single family and multi-family units based on King County Code 21A and the Growth Management Act.

	Plan Year 2025	**Plan Year 2026**
Single Family Units	$0	**$0**
Multi-Family Units	$0	**$0**

IMPACT FEE CALCULATION, CON'T

SCHOOL CONSTRUCTION COST

FACILITIES CAPACITY

Permanent Facility Capacity:

Changes to the Building Program Capacities calculation are found on page 15.

Capacity Summaries:

The changes in the Capacity Summary reflect the changes in the capacities and student forecast. New schools and increased capacity at current buildings are shown as increases to capacity. Capacity Summaries are found on pages 22-26.

Student Generation Factor Analysis:

Federal Way Public Schools student generation factor was determined separately for single-family units and multi-family units. The factors used in the 2026 Capital Facilities Plan were derived using actual generation factors from single-family units and multi-family units that were constructed in the District in the last five (5) years and can be found on the next page.

Temporary Facility Cost:

The list of portables reflects the movement of portables between facilities or new portables purchased. Portable Locations can be found on pages 16 and 17.

STUDENT GENERATION RATES

New Construction 2020-2024

Single family - Year Built	Homes	KG	1st	2nd	3rd	4th	5th	ES Total	6th	7th	8th	MS Total	9th	10th	11th	12th	HS Total	Total
2020	45	7	10	7	7	5	9	**45**	2	7	3	**12**	3	5	3	4	**15**	**72**
2021	27	3	10	5	2	4	3	**27**	2	4	2	**8**	3	1	2	2	**8**	**43**
2022	15	1	0	1	4	1	2	**9**	1	5	1	**7**	3	3	1	2	**9**	**25**
2023	18	2	5	2	1	3	2	**15**	2	2	5	**9**	1	1	1	3	**6**	**30**
2024	10	3	1	2	1	3	1	**11**	0	0	0	**0**	2	1	0	1	**4**	**15**
Total	115	16	26	17	15	16	17	**107**	7	18	11	**36**	12	11	7	12	**42**	**185**

Multi family	Units	KG	1st	2nd	3rd	4th	5th	ES Total	6th	7th	8th	MS Total	9th	10th	11th	12th	HS Total	Total
21-Watermark (650)	221	30	23	31	25	24	26	**159**	23	27	28	**78**	22	30	25	26	**103**	**340**
24-Trouve (450)	233	4	4	2	5	1		**16**	1		2	**3**	1	3		4	**8**	**27**
24-Redondo Heights (2310)	202	17	19	19	18	16	18	**107**	9	9	7	**25**	6	4	1	1	**12**	**144**
Total	656	51	46	52	48	41	44	**282**	33	36	37	**106**	29	37	26	31	**123**	**511**

Single family	Homes	ES	MS	HS	Total	ES SGR	MS SGR	HS SGR	Total SGR
2020	45	45	12	15	72	1.0000	0.2667	0.3333	**1.6000**
2021	27	27	8	8	43	1.0000	0.2963	0.2963	**1.5926**
2022	15	9	7	9	25	0.6000	0.4667	0.6000	**1.6667**
2023	18	15	9	6	30	0.8333	0.5000	0.3333	**1.6667**
2024	10	11	0	4	15	1.1000	0.0000	0.4000	**1.5000**
Total	115	107	36	42	185	0.9304	0.3130	0.3652	**1.6087**

Multi family	Units	ES	MS	HS	Total	ES SGR	MS SGR	HS SGR	Total SGR
21-Watermark (650)	221	159	78	103	340	0.7195	0.3529	0.4661	**1.5385**
24-Trouve (450)	233	16	3	8	27	0.0687	0.1875	2.6667	**0.1159**
24-Redondo Heights (2310)	202	107	25	12	144	0.5297	0.2336	0.4800	**0.7129**
Total	656	282	106	123	511	0.4299	0.1616	0.1875	**0.7790**

IMPACT FEE CALCULATION CHANGES FROM 2025 to 2026

Item	From/To	Comment
Percent of Permanent Facilities	97.68% to **97.62%**	Report #3 OSPI
Percent Temporary Facilities	2.32% to **2.38%**	Updated portable inventory
Average Cost of Portable Classrooms	$231,523 to $400,000	Cost of last portable purchased.
Construction Cost Allocation	$271.61 to **$375.00**	Change effective July 2024
State Match	63.86% to **67.34%**	Change effective February 2024
Average Assessed Value		Per King County Assessor's Office
SFR-	$536,791 to **$593,412**	Single-family residences (taxable)
MFR-	$203,026 to **$197,757**	Apartments/Condos (taxable)
Capital Bond Interest Rate	3.48% to **4.15%**	Market Rate
Property Tax Levy Rate	$1.53 to **$1.06**	King County Treasury Division
Student Generation Factors		Updated Housing Inventory
Single-Family		*Note: Student generation factors for our single family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.*
Elementary	0.9649 to **0.9304**	
Middle School	0.4035 to **0.3130**	
High School	0.4211 to **0.3652**	
Multi-Family		*Student generation factors for are multi-family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.*
Elementary	0.3855 to **0.4299**	
Middle School	0.1740 to **0.1616**	
High School	0.2070 to **0.1875**	
Impact Fee[1]		
SFR-	$0 to $0	Single-Family Residential based on the updated calculation
MFR -	$0 to $0	Multi-Family Residential based on the updated calculation

[1]Each jurisdiction (King County, Cities of Federal Way, Auburn, Kent) through local ordinances may adopt lesser fees.

WAC 197-11-970 Determination of Nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

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 action:

1. The adoption of the Federal Way Public Schools' 2026 Capital Facilities Plan by the Federal Way Public Schools for the purposes of planning for the facilities needs of the District.
2. The amendment of the King County Comprehensive Plan by King County to include the Federal Way Public Schools' 2026 Capital Facilities Plan as part of the Capital Facilities Plan Element of the King County Comprehensive Plan.
3. The amendment of the Comprehensive Plans of the City of Federal Way, City of Kent and the City of Auburn to include the Federal Way Public Schools' 2026 Capital Facilities Plan as part of the Capital Facilities Plan Element of the City of Federal Way's, City of Kent's, and the City of Auburn's Comprehensive Plan.

Proponent: Federal Way Public Schools

Location of proposal, including street address, if any:

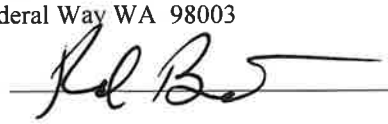
The Federal Way Public Schools District includes an area of approximately 35 square miles. Areas of the cities of Federal Way, Kent, Des Moines, Milton, Algona, and Auburn fall within the District's boundaries, as do parts of unincorporated King County.

Lead agency Federal Way Public Schools is the lead agency pursuant to WAC 197-11-926.

The lead agency for this proposal has determined that it does not have a 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 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 4:00 p.m., May 30, 2025. 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: Mr. Rob Bryant
Chief Finance and Operations Officer
Federal Way Public Schools
Telephone: (253) 945-2042
Address: 33330 8th Avenue South
Federal Way WA 98003

Date 5/12/25 Signature 

You may appeal this determination in writing by 4:00 p.m., May 30, 2025, to Jennifer Thomas, Federal Way Public Schools, 33330 8th Avenue South, Federal Way, WA 98003, or jthomas@fwps.org

Date of Issue: May 12, 2025
Date Published: May 16, 2025 and May 23, 2025

KENT SCHOOL DISTRICT
EQUITY | EXCELLENCE | COMMUNITY

Six-Year Capital Facilities Plan 2024-2025 through 2030-2031

June 2025

Kent School District No. 415
12033 SE 256th Street
Kent, Washington 98030-6643
(253) 373-7526

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Six-Year Capital Facilities Plan

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I - Executive Summary

This Six-Year Capital Facilities Plan has been prepared by the Kent School District as the organization's capital facilities planning document, in compliance with the requirements of Washington's Growth Management Act, King County Code K.C.C. 21A.43 and Cities of Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2025 for the 2024-2025 school year. This annual update of the Plan reflects no new major capital projects.

This Plan is consistent with prior long-term capital facilities plans adopted by the Kent School District. This Plan is not intended to be the sole planning document for all the District's needs. The District may prepare interim and periodic Long-Range Capital Facilities Plans consistent with Board Policies, considering a longer or shorter period, other factors and trends in the use of facilities, and other needs of the District as may be required.

Prior Capital Facilities Plans of the Kent School District have been adopted by Metropolitan King County Council and Cities of Kent, Covington, Auburn, and Renton and included in the Capital Facilities Plan element of the Comprehensive Plans of each jurisdiction. This Plan has also been submitted to the cities of Black Diamond, Maple Valley, and SeaTac for their information and inclusion in their Comprehensive Plans.

In order for impact fees to be collected in the unincorporated areas of Kent School District, the Metropolitan King County Council must adopt this Plan and a fee- implementing ordinance for the District. For impact fees to be collected in the incorporated portions of the District, the cities of Kent, Covington, Renton and Auburn must also adopt this Plan and their own school impact fee ordinances.

This Capital Facilities Plan establishes a standard of service in order to ascertain current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for local program needs in the District. The Growth Management Act, King County and City codes and ordinances authorize the District to make adjustments to the standard of service based on specific needs for students of the District.

This Plan includes the standard of service as established by Kent School District. Functional capacity is based on an average capacity and updated to reflect changes to special programs served in each building. Portables in the interim capacity calculation use the same standard of service as the permanent facilities.

The capacity of each school in the District is calculated based on the District's standard of service and the existing inventory of permanent facilities. The District's program capacity of permanent facilities reflects program changes and the state's mandated reduction of class size to meet the standard of service for Kent School District. Portables provide additional interim capacity.

Kent School District is the fifth largest (FTE basis) district in the state. Enrollment is electronically reported monthly to the Office of the Superintendent of Public Instruction ("OSPI") on Form P-223. Although funding apportionment is based on Annual Average Full Time Equivalent (AAFTE), enrollment on October 1 is a widely recognized "snapshot in time" that is used to report the District's enrollment for the year as reported to OSPI *(See Table 1)*.

The District's standard of service, enrollment history and projections, and use of interim facilities are reviewed in detail in various sections of this Plan. The District plans to continue to satisfy concurrency requirements through the interim use of portables.

This Plan currently represents projects in progress funded primarily by the Kent School District's 2016 Bond, the 2018 Capital Levy, and our newly passed 2024 Capital and Tech Levy. Additional information about these projects can be found on the District's capital projects homepage (link). Additionally, project updates sent to our community of stakeholders can be accessed on the KSD website (link).

Based on revised student generation rates, our capacity and enrollment projections, the District will stay current with non-collection of student impact fee rate for the coming year. For a short overview, see Section IX (Summary of Changes to the June 2025 Capital Facilities Plan).

KENT SCHOOL DISTRICT No. 415
ENROLLMENT HISTORY

King County Live Births

Description/Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
King County Live Births	24,630	25,032	24,910	25,348	25,487	26,011	25,274	24,337	24,090	23,638
Increase/(Decrease)		402	(122)	438	139	524	(737)	(937)	(247)	(452)
Kindergarten/Birth (%)	8.3%	8.0%	8.2%	7.8%	7.9%	6.5%	7.3%	7.7%	7.3%	7.7%

Source: https://doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/county-all-births-dashboard

Enrollment

Grade/Fiscal Year	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
K	2,045	2,013	2,037	1,989	2,010	1,703	1,836	1,874	1,761	1,811
1	2,131	2,067	2,056	2,061	2,036	1,882	1,768	1,945	1,931	1,793
2	2,163	2,163	2,077	2,008	2,091	1,980	1,818	1,840	1,965	1,958
3	2,176	2,195	2,143	2,043	1,995	2,001	1,938	1,887	1,878	1,970
4	2,089	2,195	2,218	2,118	2,038	1,912	1,924	1,953	1,924	1,945
5	1,958	2,103	2,189	2,170	2,120	1,937	1,872	1,953	1,973	1,924
6	2,058	1,952	2,119	2,184	2,164	2,024	1,893	1,962	1,948	1,928
7	1,974	2,021	1,922	2,044	2,166	2,010	1,925	1,906	1,949	1,951
8	2,100	2,021	2,043	1,882	2,073	2,086	1,937	1,956	1,922	1,936
9	2,093	2,105	2,006	2,003	1,888	2,001	2,042	2,010	1,955	1,922
10	2,165	2,099	2,080	1,946	2,034	1,811	1,959	2,048	2,000	1,947
11	1,818	1,865	1,823	1,732	1,663	1,743	1,584	1,679	1,729	1,782
12	1,742	1,730	1,810	1,653	1,634	1,453	1,655	1,467	1,500	1,565
Total Enrollment	**26,512**	**26,529**	**26,523**	**25,833**	**25,912**	**24,543**	**24,151**	**24,480**	**24,435**	**24,432**
Yearly Increase/ (Decrease)	(211)	17	(6)	(690)	79	(1,369)	(392)	329	(45)	(3)
Cumulative Increase/ (Decrease)	(211)	(194)	(200)	(890)	(811)	(2,180)	(2,572)	(2,243)	(2,288)	(2,291)

Source: https://ospi.k12.wa.us/policy-funding/school-apportionment/safs-report (1251H Headcount.pdf)

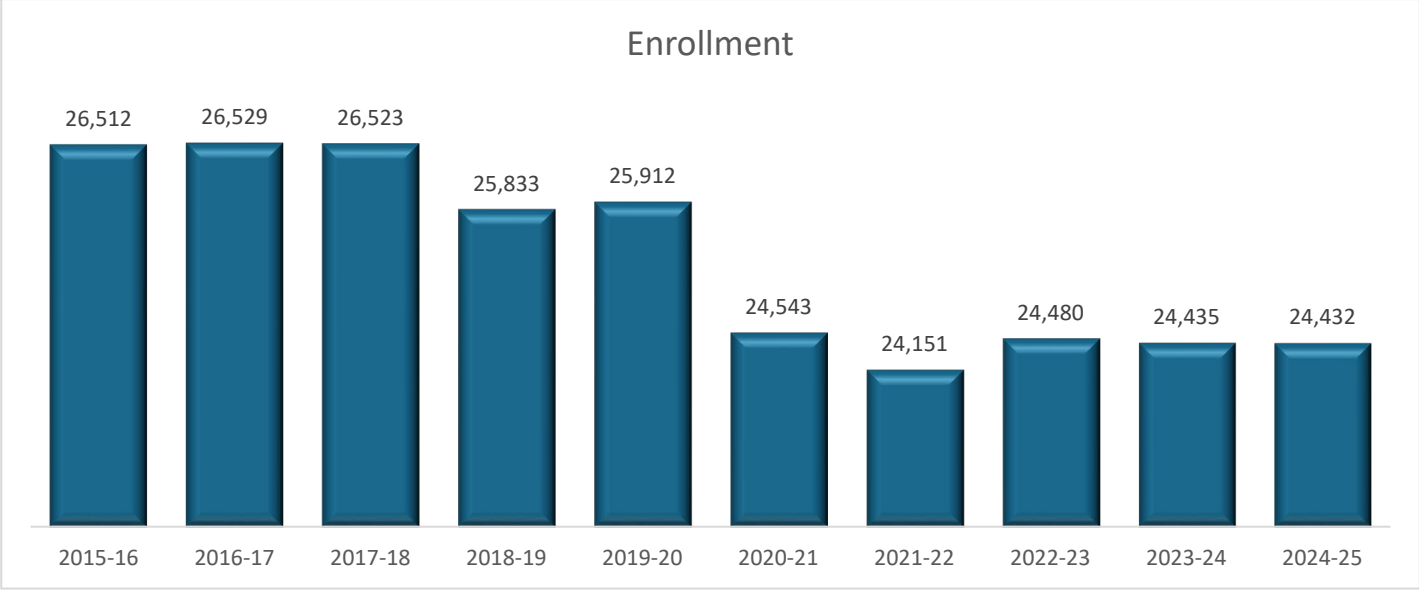


TABLE 1

II - Six - Year Enrollment Projection

For capital facilities planning, enrollment projections are based on cohort survival and student yield from documented residential construction projected over the next six years *(See Table 2).* For this Plan, the District used data from OSPI Information and Condition of Schools (ICOS), Report 1049.

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system (*See Table 2*). 7.5% of 23,390 King County live births in 2021 is projected for 1,755 students expected in Kindergarten for October 1, 2025. This is a decrease of 248 live births in King County over the previous year. The District's enrollment from 2025-26 to 2030-31 is projected to decrease by an average of 1.5% each year or a total of 2,089 students. The projected enrollment for 2030-31 is 22,343.

Early Childhood Education students (also identified as "ECE"), "Early Childhood Special Education ("ECSE") students are forecasted and reported to OSPI separately on Form P-223H for Special Education Enrollment. Capacity is reserved to serve students in the ECE programs at elementary schools.

Within practical limits, the District has kept abreast of proposed developments. The District will continue to track new development activity to determine impact on schools. Information on new residential developments and the completion of these proposed developments in all jurisdictions will be considered in the District's future analysis of growth projections.

The Kent School District serves eight permitting jurisdictions: unincorporated King County, the cities of Kent, Covington, Renton, and Auburn and smaller portions of the cities of SeaTac, Black Diamond, and Maple Valley.

STUDENT GENERATION FACTOR

"Student Generation Factor" is defined by King County code as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit" based on district records of average actual student generated rates for developments completed within the last ten years.

Following these guidelines, the student generation rate for Kent School District is as follows:

Single Family	Elementary	0.222
	Middle	0.092
	High	0.116
	Total	**0.430**
Multi-Family	Elementary	0.075
	Middle	0.030
	High	0.032
	Total	**0.137**

The student generation factor is based on 1,927 new SFD (Single Family Detached) units built between 2018 and 2023. The student generation factor is based on 1,908 new MF (Multi-Family) units built during the same period. The multi-family units consisted of 1,590 apartment units and 318 townhome units.

The District sees an average of 43 students for every 100 single family units that are built and an average of 14 students for every 100 multi-family units that are built. The rate for apartment units is higher than for townhome units.

The rate for apartments can vary, depending on the affordability of the units and the number of bedrooms per unit for specific buildings. Many of the apartment units built between 2018 and 2023 have market rate rents and they tend to have fewer bedrooms per unit than some of the buildings that were completed in 2016 and 2017. The multi-family rate is lower this year than it was in March 2024 because the date range used in the analysis includes fewer affordable units and fewer multiple bedroom units.

In preparing the 2024-2025 to 2030-2031 Capital Facilities Plan the District contracted with Educational Data Solutions, LLC led by Dr. Les Kendrick, a noted expert in demographic studies for school districts, to analyze and prepare the student generation factor.

KENT SCHOOL DISTRICT No. 415
ENROLLMENT PROJECTION

King County Live Births

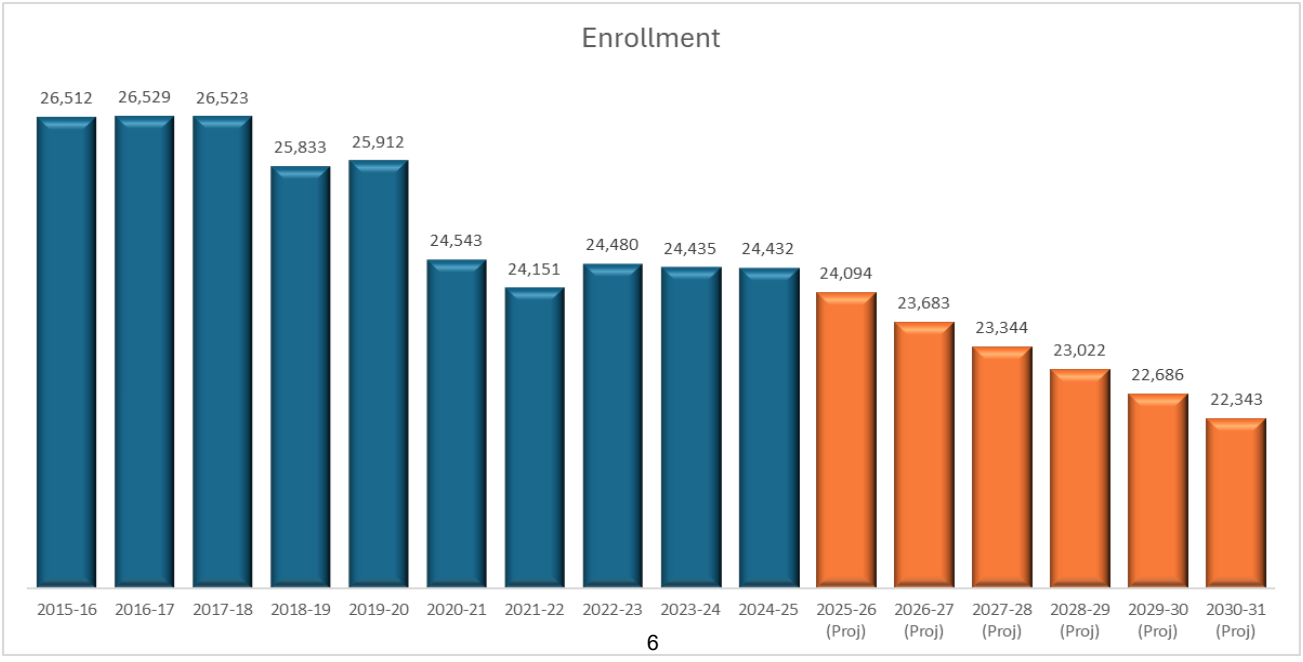
Description/Year	2021	2022	2023	2024 (Proj)	2025 (Proj)	2026 (Proj)
King County Live Births	23,390	23,012	22,408	*22,236*	*22,065*	*21,896*
Increase/(Decrease)	(248)	(378)	(604)	*(172)*	*(171)*	*(169)*
Kindergarten/Birth (%)	7.5%	7.5%	7.6%	*7.6%*	*7.5%*	*7.5%*

Source: https://doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/county-all-births-dashboard

Enrollment Projection

Grade/Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	1,755	1,732	1,710	1,687	1,665	1,643
1	1,841	1,784	1,760	1,738	1,714	1,692
2	1,794	1,842	1,785	1,761	1,739	1,715
3	1,956	1,793	1,841	1,784	1,760	1,738
4	1,963	1,949	1,787	1,834	1,778	1,754
5	1,928	1,946	1,932	1,771	1,818	1,762
6	1,906	1,910	1,928	1,914	1,755	1,801
7	1,882	1,861	1,865	1,882	1,868	1,713
8	1,929	1,861	1,840	1,844	1,861	1,847
9	1,930	1,924	1,856	1,835	1,839	1,856
10	1,895	1,902	1,896	1,829	1,808	1,812
11	1,684	1,639	1,645	1,639	1,582	1,563
12	1,631	1,540	1,499	1,504	1,499	1,447
Total Enrollment	**24,094**	**23,683**	**23,344**	**23,022**	**22,686**	**22,343**
Yearly Increase/ (Decrease)	(338)	(411)	(339)	(322)	(336)	(343)
Cumulative Increase/ (Decrease)	(338)	(749)	(1,088)	(1,410)	(1,746)	(2,089)

Source: School Facilities Organization, Information and Condition of Schools (Report 1049)



III - Current Kent School District “Standard of Service"

In order to determine the capacity of facilities in a school district, King County Code 21A.06.1225 references a "standard of service" that each school district must establish to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the district which would best serve the student population.

This Plan includes the standard of service as established by Kent School District. The District has identified schools with significant special needs programs as “impact” schools and the standard of service targets a lower-class size at those facilities. Portables included in the capacity calculation use the same standard of service as the permanent facilities.

The standard of service defined herein will continue to evolve in the future. Kent School District is continuing a long-term strategic planning process combined with review of changes to capacity and standard of service. This process will affect various aspects of the District's standard of service and future changes will be reflected in future capital facilities plans.

Current Standards of Service for Elementary Students

- Class size ratio for grades K - 3 is planned for an average of 24 students per class, not to exceed 26.
- Class size ratio for grades 4 - 5 is planned for an average of 27 students per class, not to exceed 29.

Some special programs require specialized classroom space and the program capacity of some of the buildings housing these programs is reduced. Some students, for example, leave their regular classroom for a short period of time to receive instruction in special programs and space must be allocated to serve these programs.

Students may also be provided with music instruction and physical education in a separate classroom or facility.

Some identified students will also be provided educational opportunities in classrooms for special programs such as those designated as follows:

Career and Technical Education (CTE) – State Program
Closing Educational Achievement Gaps (Title I – Part A) - Federal Program
Highly Capable Students (HiCap) - State Program

Learning Assistance Program (LAP) – State Program
Multilingual Education (MLE) - State Program

Inclusive Education Service for Elementary and Secondary students with disabilities may be provided in a separate or self-contained classroom sometimes with a capacity of 10-15 students, depending on the program.

Current District Standards of Service for Secondary Students

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings per the negotiated collective bargaining agreement with KEA.

- The average class size ratio for grades 6–8 is 28 students per class and 135 students per day, with a maximum daily class load/enrollment of 142 based on five class periods per day.
- The average class size ratio for grades 9-12 is 32 students per class and 153 students per day, with a maximum daily class load/enrollment of 160 based on five class periods per day.

Like Inclusive Education Programs listed above, many other secondary programs require specialized classroom space which can reduce the functional capacity of the permanent school buildings, such as technology labs, performing arts activities, a variety of career and technical education programs, and other specialized programs.

Space or Classroom Utilization

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods, it is not possible to achieve 100% utilization of regular teaching stations at secondary schools. Based on the analysis of actual utilization of classrooms, the Kent School District has determined that the standard utilization rate is 64% for secondary schools. Functional capacity at elementary schools reflects 56% utilization at the elementary level.

IV - Inventory and Capacity of Existing Schools

Currently, the District has a total functional capacity to house 39,705 students, which consists of a permanent functional capacity of 35,494 and interim (portable) capacity of 4,211. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity (*See Table 3*). The ratio between permanent capacity and portable capacity is 89% - 11%.

The functional capacity is periodically updated for changes in the programs, additional classrooms, and new schools. Functional capacity has been updated in this Plan to reflect program changes implemented in the fall of 2024.

Calculations of Elementary, Middle School and High School capacities are set forth in Table 3. Maps of existing schools are included.

For clarification, the following is a brief description of some of the non-traditional programs for students in Kent School District:

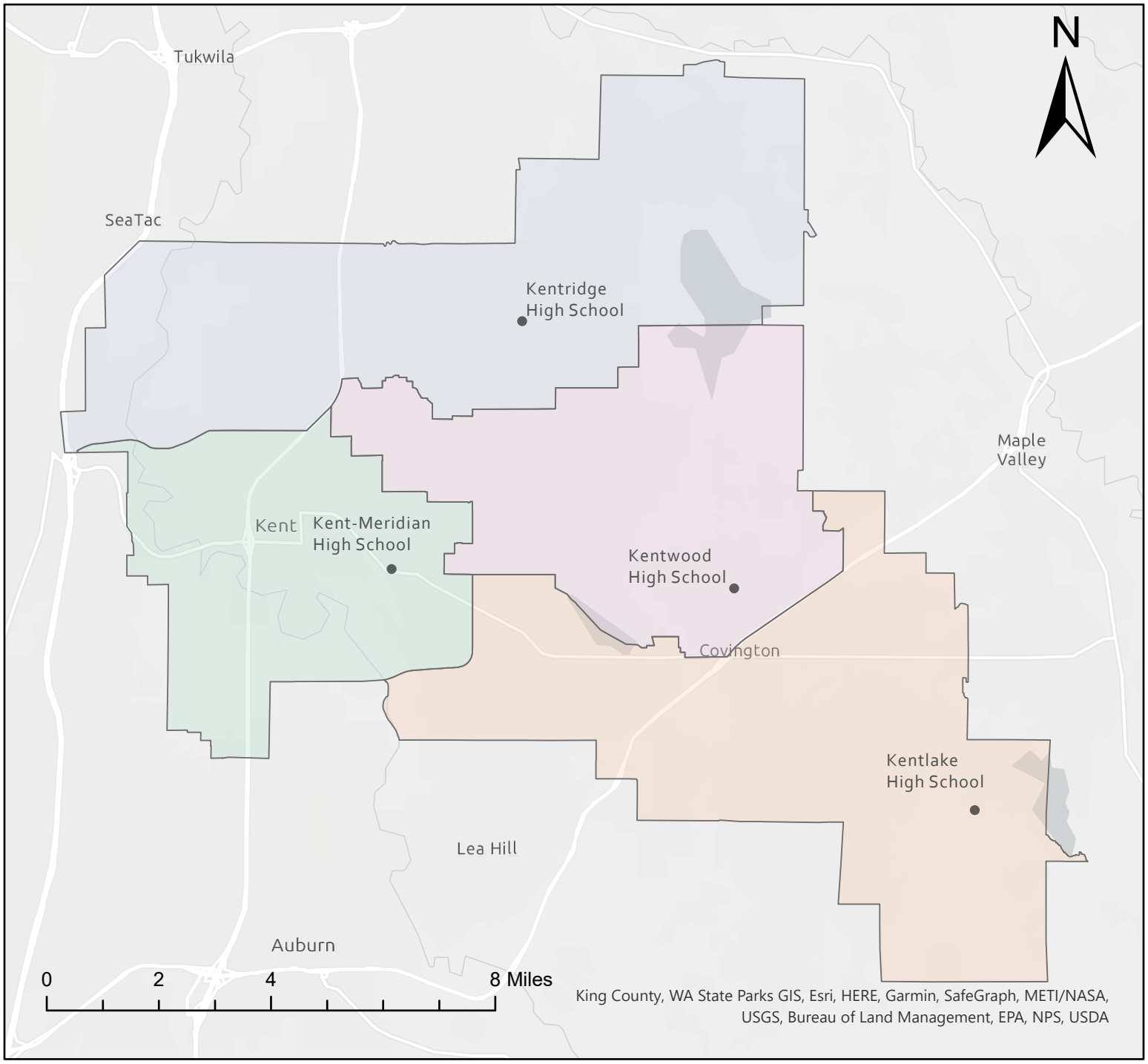
iGrad - Kent School District has developed the Individualized Graduation and Degree Program or “iGrad”. iGrad is an Open Door (Drop-out Reengagement) School that offers a second plus chance to students aged 16-21 who have dropped out of high school or are at risk of not earning a high school diploma by age 21. iGrad is not included in this Capital Facilities Plan, because it is served as a leased space at the Kent Hill Plaza Shopping Center. Over the past three years, enrollment in the iGrad program has averaged over 340 students.

Kent Virtual Academy - The Kent Virtual Academy is open to grades 6-12 and is currently serving 167 students. The virtual school offers a flexible learning experience designed to engage students when and where they work best. Each school day includes a combination of live (synchronous) virtual instruction and on-demand (asynchronous) learning opportunities outside of a traditional bell schedule. Students can attend live virtual lessons with their teachers and classmates, participate in live virtual class or small group discussions, check-in or meet with teachers, watch recorded video lessons, work independently on projects and lessons, participate in learning experiences outside the school setting for credit or to meet competencies. Virtual school students may also attend their boundary school for select classes and services.

SCHOOL	Year Opened	ABR	ADDRESS	2024-2025 Functional
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	626
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	541
Covington Elementary	2018	CO	25811 156th Avenue SE, Covington 98042	744
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	602
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	779
Emerald Park Elementary	1999	EP	11800 SE 216th Street, Kent 98031	653
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	528
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	640
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	591
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	595
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	634
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	641
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	760
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	725
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	768
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	706
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	793
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	688
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	864
Panther Lake Elementary	2009	PL	12022 SE 216th Street, Kent, 98031	744
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	728
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	732
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	661
River Ridge Elementary	2021	RR	22420 Military Rd. S., SeaTac, WA 98198	886
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	549
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	837
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	591
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	730
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	719
Elementary TOTAL				**20,055**
Canyon Ridge Middle	1966	CR	11000 SE 264th Street, Kent 98030	1,110
Cedar Heights Middle	1993	CH	19640 SE 272nd Street, Covington 98042	1,140
Mattson Middle	1981	MA	16400 SE 251st Street, Covington 98042	1,020
Meeker Middle	1970	MK	12600 SE 192nd Street, Renton 98058	1,230
Meridian Middle	1958	MM	23480 - 120th Avenue SE, Kent 98031	1,110
Mill Creek Middle	2005	MC	620 North Central Avenue, Kent 98032	1,200
Northwood Middle	1996	NW	17007 SE 184th Street, Renton 98058	1,140
Middle TOTAL				**7,950**
Kent-Meridian High	1951	KM	10020 SE 256th Street, Kent 98030	2,595
Kentlake High	1997	KL	21401 SE 300th Street, Kent 98042	2,714
Kentridge High	1968	KR	12430 SE 208th Street, Kent 98031	2,932
Kentwood High	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,917
High TOTAL				**11,158**
Kent Laboratory Academy	2021	KLA	105 SE 208th St., Kent, WA 98031	542
DISTRICT TOTAL				**39,705**

Table 3

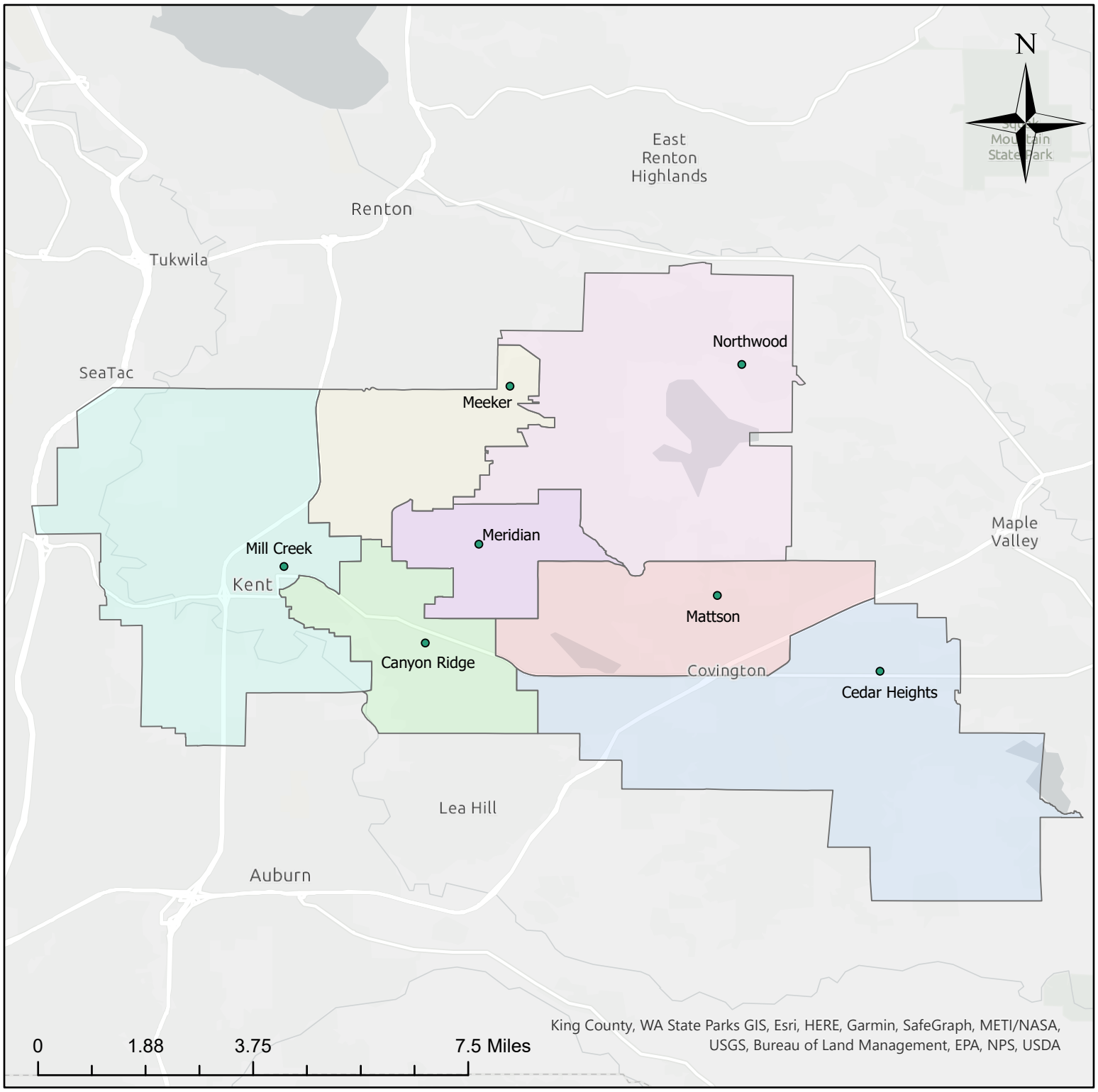
Kent School District 2024/2025 School Year
High School Boundaries



Legend

- High School Buildings
- Kentridge High School
- Kent-Meridian High School
- Kentwood High School
- Kentlake High School

Kent School District 2024/2025 School Year
Middle School Boundaries



Middle Schools

Cedar Heights Middle School

Canyon Ridge Middle School

Mattson Middle School

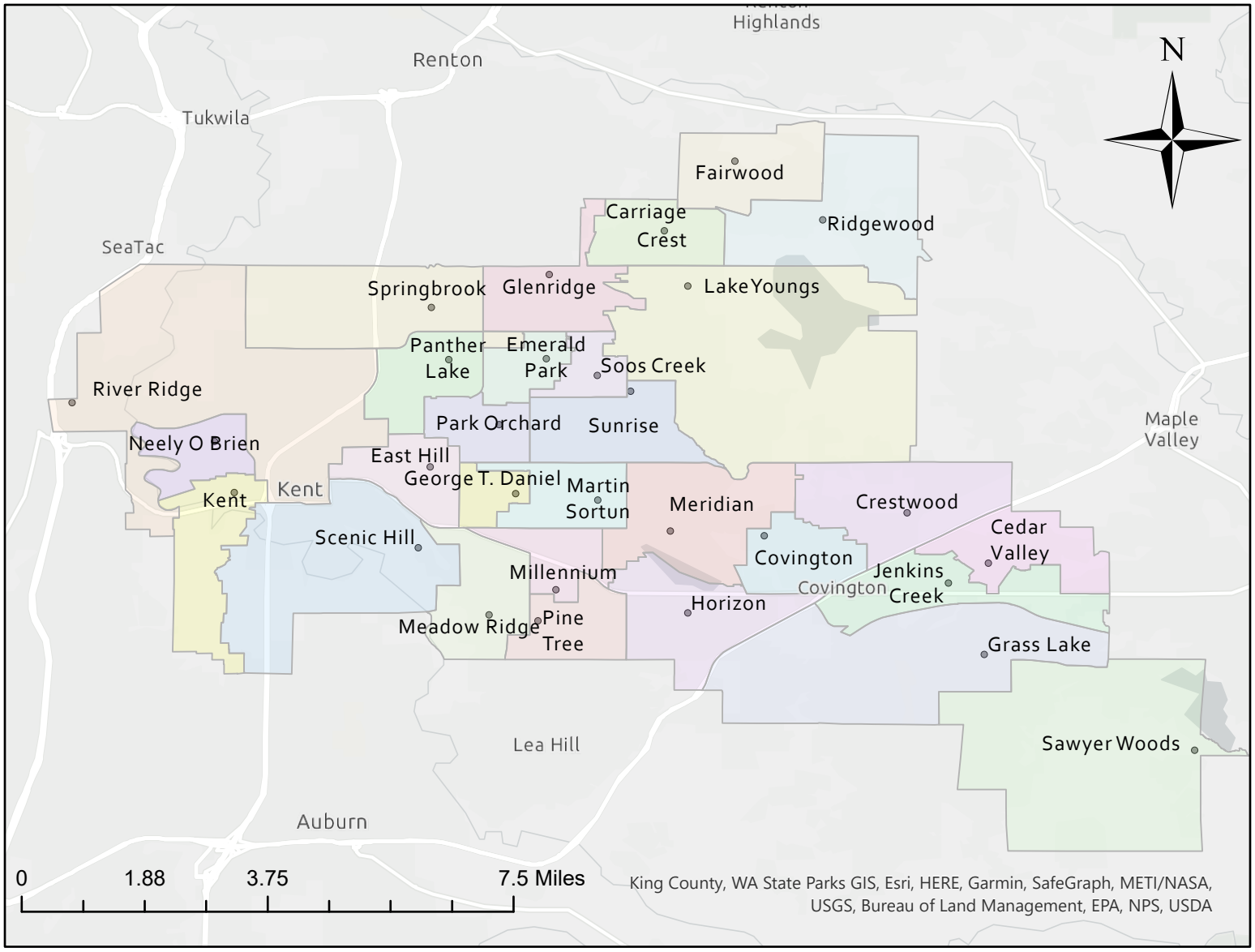
Meeker Middle School

Meridian Middle School

Mill Creek Middle School

Northwood Middle School

Kent School District 2024/2025 School Year Elementary School Boundaries



- Carriage Crest Elementary
- Cedar Valley Elementary
- Covington Elementary
- Crestwood Elementary
- Daniel Elementary
- East Hill Elementary
- Emerald Park Elementary
- Fairwood Elementary
- Glenridge Elementary
- Grass Lake Elementary
- Horizon Elementary
- Jenkins Creek Elementary
- Kent Elementary
- Lake Youngs Elementary
- Martin Sortun Elementary
- Meadow Ridge Elementary
- Meridian Elementary
- Millennium Elementary
- Neely O Brien Elementary
- Panther Lake Elementary
- Park Orchard Elementary
- Pine Tree Elementary
- Ridgewood Elementary
- River Ridge Elementary
- Sawyer Woods Elementary
- Scenic Hill Elementary
- Soos Creek Elementary
- Springbrook Elementary
- Sunrise Elementary
- Elementary Schools

V - Six-Year Planning and Construction Plan

In November 2016, the voters of the Kent School District approved a bond measure for $252 million. This bonding authority provided for the replacement of Covington Elementary school, which opened in August of 2018, the new River Ridge Elementary school, and our new Kent Laboratory Academy, which both opened in August 2021.

As a critical component of capital facilities planning, county and city planners and decision-makers are encouraged to consider safe walking conditions for all students when reviewing applications and design plans for new roads and developments. This should include sidewalks for pedestrian safety to and from schools and bus stops, as well as bus pull-outs and turn-arounds.

Included in this Plan is an inventory of potential projects and sites identified by the District which are potentially acceptable site alternatives in the future *(See Table 4 & Sitemap).*

Voter approved bond issues have included funding for the purchase of sites for future schools and district use; the sites acquired to date are included in this Plan. Some funding is secured for the purchase of additional sites but may also be funded with impact fees as needed. Not all undeveloped properties meet current school construction requirements, and some property may be traded or sold to meet future facility needs.

The Board will continue an annual review of standards of service and those decisions will be reflected in each update of the Capital Facilities Plan.

The Kent School District continues to make improvements to the facilities through completion of the 2016 Bond, 2018 Levy, and the recent voter approved 2024 Levy. At this moment the standing of the current measures are as follows:

Measure	Complete	In Progress	Not Started
2016 Bond	85%	13%	2%
2018 Levy	72%	13%	15%
2024 Levy	0%	14%	86%

The Kent School District anticipates and is planning to run a Bond in 2028 for additional emergent needs, differed maintenance, tenant improvement projects, and possible facility replacement.

As a part of the planning process, the District has been tracking a few major development projects which have affected enrollment and will continue to increase students' forecasts. On Meeker Street in Kent, we have seen several major apartment complexes, ETHOS and Midtown 64 Apartments. These continue to have an impact on enrollment as they fill up their newly built facilities. The Alexian Gateway Project is located on the corner of Military Road

and Veterans Drive in Kent and began occupying its 283 units in 2023-2024.

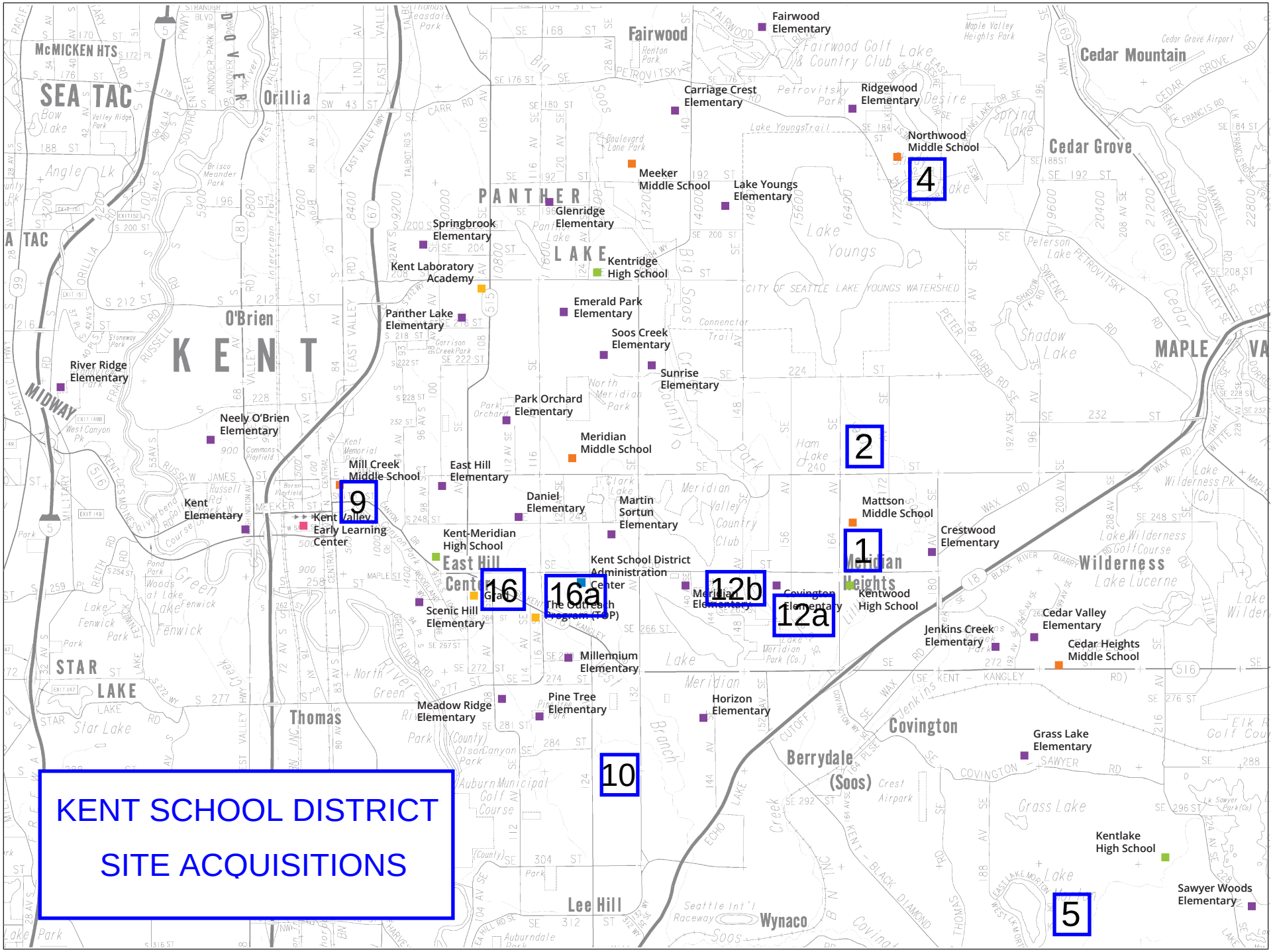
In Covington, we are tracking a multi-family house development which has been approved and construction has begun. The 1700-unit Lakepointe Urban Community will fall within our enrollment boundary and proposed completion of Phase 4 is shown to be 2027.
Construction in the Kent School District boundaries have been steadily rising over the last five years and planned communities are now being recognized through the planning teams in multiple city and county jurisdictions we serve.

KENT SCHOOL DISTRICT No. 415
Site Acquisitions and Projects Planned to Provide Additional Capacity

# on Map	SCHOOL / FACILITY / SITE	LOCATION	Type	Status	Projected Completion Date	Projected Program Capacity	% for new Growth
						Approximate	Approximate
	ELEMENTARY						
	MIDDLE & HIGH						
	TEMPORARY FACILITIES					Additional Capacity	
# on Map	**2 OTHER SITES ACQUIRED**			Land Use Designation	Type	Land Use Jurisdiction	
16	White House - Kent	11027 SE Kent-Kangley Kent, WA 98030		**Commercial**	Purchased	King County	
16a	Green Building - Kent	11109 SE Kent-Kangley Kent, WA 98030		**Commercial**	Purchased	King County	

Notes:

None



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APARTMENT PROJECTS WITH MULTIPLE BUILDINGS SHALL HAVE MONUMENT SIGNS -------- SHOWING THE STREET ADDRESSES OF EACH BUILDING AT EACH VEHICLE ENTRANCE TO THE SITE. EACH ETHICAL ENTRANCE SHALL ALSO HAVE AN ILLUMINATED SITE PLAN AND / OR DIRECTLY SIGNS. THE SIGNS SHALL SHOW THE LOCATION OF THE SIGN (THE VIEWER'S CURRENT LOCATION) AND ALL BUILDING ADDRESSES. DWELLING NUMBERS SHALL BE INCLUDED. THE MONUMENT SIGNS SHALL HAVE A CONTRASTING BACKGROUND COLOR. ALL SITE SIGNAGE TO BE PER OWNERS SPECIFICATION AND DESIGN AND UNDER SEPARATE PERMIT.

* INDICATE APPROXIMATE LOCATION OF ILLUMINATED BUILDING ADDRESS SIGNAGE. SIGNAGE FOR BUILDINGS MUST INCLUDE THE ENTIRE BUILDING ADDRESS AND STREET NAME. THE BUILDING ADDRESS SHALL BE NO LESS THAN SIX (6) INCHES IN HEIGHT. THE BUILDING SIGN SHALL HAVE A CONTRASTING BACKGROUND COLOR.

OLD MILITARY ROAD SOUTH

VETERANS DRIVE

MAINTENANCE SHED M001

TRASH ENCLOSURES

AMENITY SPACE

LEGEND

- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- THREE BEDROOM UNITS
- TYPE A UNITS
- ----- NO UNIT - GARAGE ONLY
- * BUILDING SIGNAGE

NORTH

1. UNIT NUMBERS READ TOP TO BOTTOM (FLOOR 1-4) AS INDICATED ON THE UNIT STACK

1 UNIT NUMBERING PLAN

SCALE: 3/64" = 1'-0"

KATERRA

542 1st AVE. SOUTH, FLOOR 4
SEATTLE, WASHINGTON 98104

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Consultant

Owner

TCR
TRAMMELL CROW RESIDENTIAL

Key plan

Professional Seal

5356 REGISTERED ARCHITECT CRAIG CURTIS STATE OF WASHINGTON

ALEXAN GATEWAY APARTMENTS

23000 MILITARY RD S,
KENT, WA 98032

Drawn By	RM
Project Manager	RM
Job Number	075-18001
Date Of Original	12/13/19

Revisions

Mark	Date	Description
0	06/12/2019	PERMIT SET
2	01/09/2020	REV.3 ITCD UPDATES
6	05/22/2020	PC1 CORRECTIONS

IFC SET
10/30/2020

UNIT NUMBERING/ ADDRESSING SHEET(1,2,3)

G.00.014

Phasing Legend 11

Phase 1A - Maple Hills Division 5

Preliminary Plat approval in third quarter 2021. Construction and Final Plat Recording 2022.

Phase 1B - Approximate Years 2019-2024

Establishment of final grade, construction of Covington Connector to Southeast boundary, construction of first phase of commercial development.

Phase 2 - Approximate Years 2020-2025

Establishment of final lake perimeter, construction of 191st Place SE extension and associated R-12 residential development, construction of second phase of commercial development on peninsula.

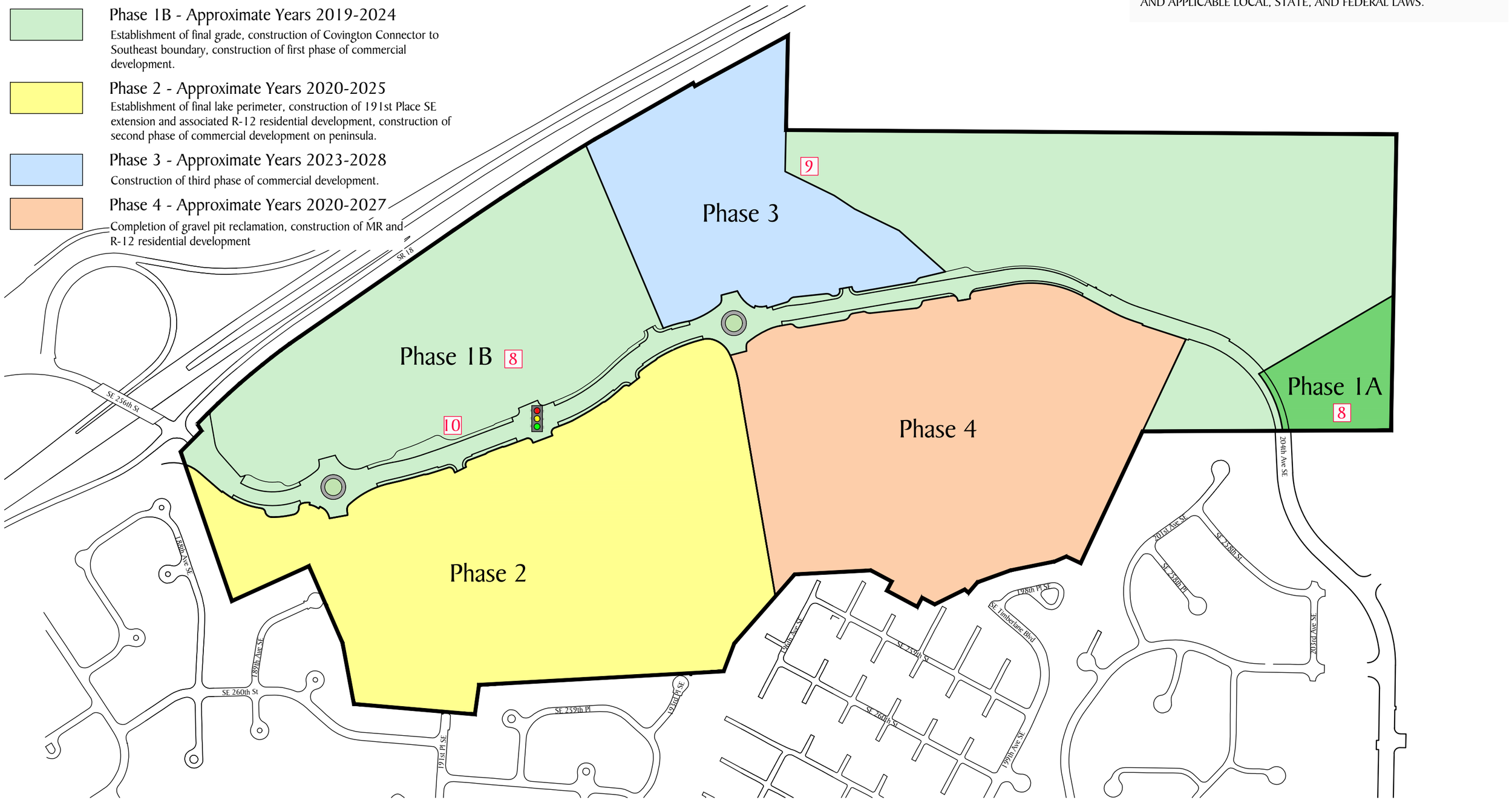
Phase 3 - Approximate Years 2023-2028

Construction of third phase of commercial development.

Phase 4 - Approximate Years 2020-2027

Completion of gravel pit reclamation, construction of MR and R-12 residential development

NOTE:
THE LOCATION OF DEVELOPMENT, INCLUDINGS ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THIER SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.



Lakepointe Urban Village

OAKPOINTE

Phasing Map

N

0 100 200 400

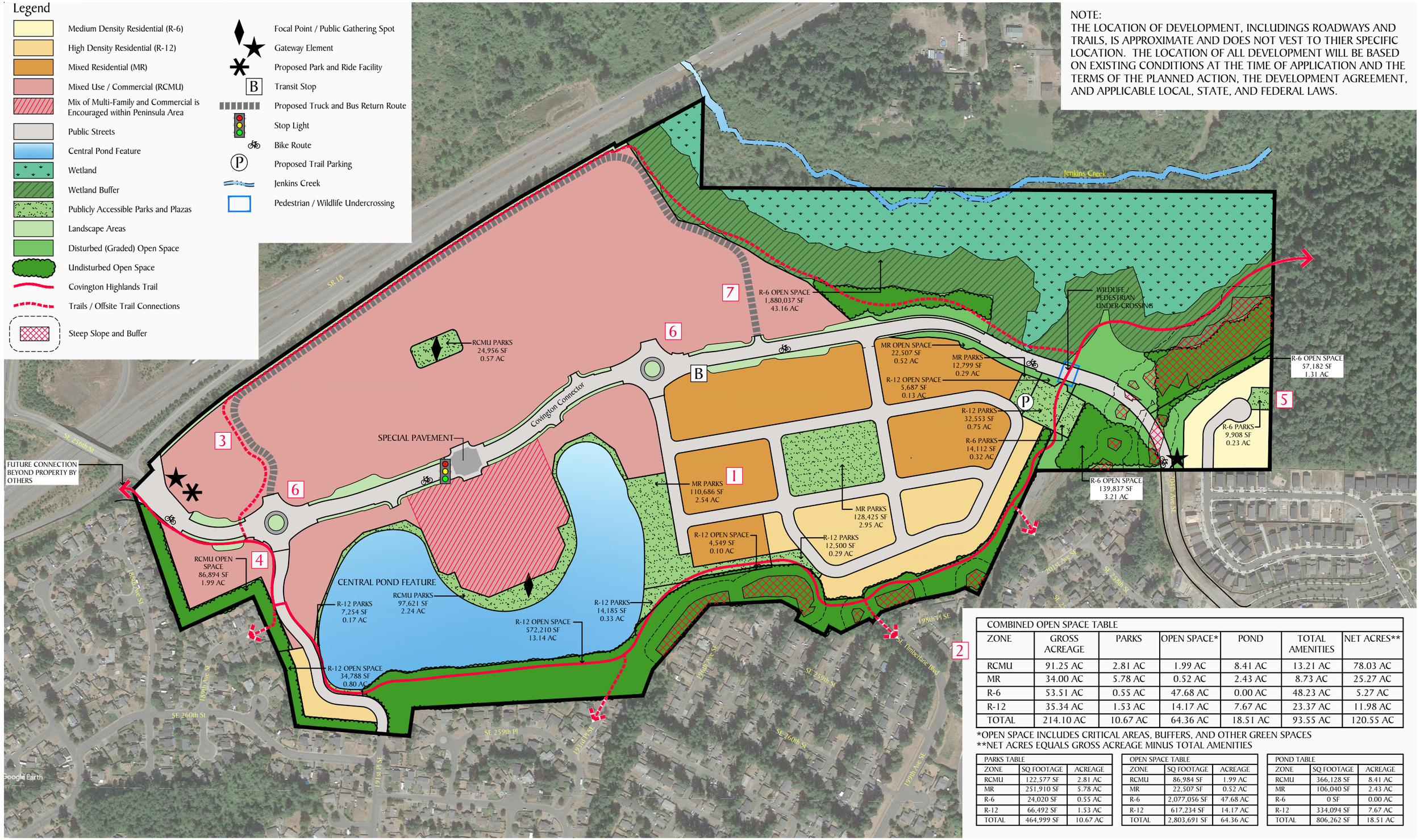
SCALE: 1" = 400'

January 30, 2017
Updated September 15, 2021

Legend

- Medium Density Residential (R-6)
- High Density Residential (R-12)
- Mixed Residential (MR)
- Mixed Use / Commercial (RCMU)
- Mix of Multi-Family and Commercial is Encouraged within Peninsula Area
- Public Streets
- Central Pond Feature
- Wetland
- Wetland Buffer
- Publicly Accessible Parks and Plazas
- Landscape Areas
- Disturbed (Graded) Open Space
- Undisturbed Open Space
- Covington Highlands Trail
- Trails / Offsite Trail Connections
- Steep Slope and Buffer
- Focal Point / Public Gathering Spot
- Gateway Element
- Proposed Park and Ride Facility
- Transit Stop
- Proposed Truck and Bus Return Route
- Stop Light
- Bike Route
- Proposed Trail Parking
- Jenkins Creek
- Pedestrian / Wildlife Undercrossing

NOTE:
THE LOCATION OF DEVELOPMENT, INCLUDINGS ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THIER SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.



COMBINED OPEN SPACE TABLE						
ZONE	GROSS ACREAGE	PARKS	OPEN SPACE*	POND	TOTAL AMENITIES	NET ACRES**
RCMU	91.25 AC	2.81 AC	1.99 AC	8.41 AC	13.21 AC	78.03 AC
MR	34.00 AC	5.78 AC	0.52 AC	2.43 AC	8.73 AC	25.27 AC
R-6	53.51 AC	0.55 AC	47.68 AC	0.00 AC	48.23 AC	5.27 AC
R-12	35.34 AC	1.53 AC	14.17 AC	7.67 AC	23.37 AC	11.98 AC
TOTAL	214.10 AC	10.67 AC	64.36 AC	18.51 AC	93.55 AC	120.55 AC

*OPEN SPACE INCLUDES CRITICAL AREAS, BUFFERS, AND OTHER GREEN SPACES
**NET ACRES EQUALS GROSS ACREAGE MINUS TOTAL AMENITIES

PARKS TABLE		
ZONE	SQ FOOTAGE	ACREAGE
RCMU	122,577 SF	2.81 AC
MR	251,910 SF	5.78 AC
R-6	24,020 SF	0.55 AC
R-12	66,492 SF	1.53 AC
TOTAL	464,999 SF	10.67 AC

OPEN SPACE TABLE		
ZONE	SQ FOOTAGE	ACREAGE
RCMU	86,984 SF	1.99 AC
MR	22,507 SF	0.52 AC
R-6	2,077,056 SF	47.68 AC
R-12	617,234 SF	14.17 AC
TOTAL	2,803,691 SF	64.36 AC

POND TABLE		
ZONE	SQ FOOTAGE	ACREAGE
RCMU	366,128 SF	8.41 AC
MR	106,040 SF	2.43 AC
R-6	0 SF	0.00 AC
R-12	334,094 SF	7.67 AC
TOTAL	806,262 SF	18.51 AC

Lakepointe Urban Village

OAKPOINTE

Master Development Plan

N

0 100 200 400

SCALE: 1" = 400'

January 30, 2017
Updated September 15, 2021

VI - Portable Classrooms

The Plan references use of portables as interim capacity for facilities.

Currently, the District utilizes portables to house students in excess of functional capacity and for program purposes at some school locations (*Please see Appendices A, B, C).*

Based on enrollment projections, implementation of full day kindergarten programs, lower state mandated class sizes, functional capacity, and no need for additional interim capacity, the District anticipates no need to purchase or lease additional portables during the next six-year period to ensure capacity requirement (Noted in section V. Six Yr. Planning Construction).

During the time period covered by this Plan, the District does not anticipate that all of the District's portables will be replaced by permanent facilities. During the useful life of some of the portables, the school-age population may decline in some communities and increase in others, and these portables provide the flexibility to accommodate the immediate needs of the community.

Portables may be used as interim facilities:

1. To prevent overbuilding or overcrowding of permanent school facilities.
2. To cover the gap between the times of demand for increased capacity and completion of permanent school facilities to meet that demand.
3. To meet unique program requirements.

Portables currently in the District's inventory are continually evaluated and maintained. The District's goal is to reduce the number of portables so we may provide an equitable learning environment for all.

The Plan projects that the District will use portables to accommodate interim housing needs for the next six years and beyond. The use of portables, their impacts on permanent facilities, life cycle and operational costs, and the interrelationship between portables, emerging technologies, and educational restructuring will continue to be examined.

KENT SCHOOL DISTRICT
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors - Single Family

Elementary	(Grades K - 5)	0.222
Middle	(Grades 6- 8)	0.092
Senior High	(Grades 9 - 12)	0.116
	Total	**0.430**

Student Generation Factors - Multi-Family

Elementary	(Grades K - 5)	0.075
Middle	(Grades 6- 8)	0.030
Senior High	(Grades 9 - 12)	0.032
	Total	**0.137**

Projected Increased Student Capacity

Elementary	0
Middle	0
Senior High (Academy)	0

OSPI - Square Footage per Student

Elementary	110
Middle	134
Senior High	144
Special Education	153

Required Site Acreage per Facility

Elementary (required)	12
Middle (required)	25
Senior High (required)	40

Average Site Cost / Acre

Elementary	$161,678
Middle	$0
Senior High	$0

New Facility Construction Cost

Elementary	$68,000,000
Middle	$155,000,000
Senior High	$220,000,000

Temporary Facility Capacity & Cost

Elementary	@ 24	$315,000
Middle	@ 28	$315,000
Senior High	@ 32	$315,000

Temporary Facility Square Footage

Elementary		123,702
Middle		10,256
Senior High		21,296
Total	4.4%	155,254

State Funding Assistance Credit

District Funding Assistance Percentage	**54.31%**

Construction Cost Allocation

CCA - Cost/Sq, Ft.	**$375.00**

Permanent Facility Square Footage

Elementary		1,567,594
Middle		760,483
Senior High/Other		1,077,315
Total	95.6%	3,405,392

District Average Assessed Value

Single Family Residence	**$657,970**

Total Facilities Square Footage

Elementary	1,691,296
Middle	770,739
Senior High/Other	1,098,611
Total	3,560,646

District Average Assessed Value

Multi-Family Residence	**$320,116**

Bond Levy Tax Rate/$1,000 **$0.46**

Current Rate / 1,000 Tax Rate **0.0005**

Developer Provided Sites / Facilities

Value	0
Dwelling Units	0

General Obligation Bond Interest Rate

Current Bond Interest Rate **4.37%**

CPI Inflation Factor **5.80%**

Budget Preparations | OSPI (www.k12.wa.us)

* Reflects current facility construction

(APPENDIX A)

KENT SCHOOL DISTRICT
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Site Acquisition Cost per Single Family Residence

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

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	12	$161,678	0	0.222	
A 2 (Middle)	25	$0	0	0.092	
A 3 (Senior High)	40	$0	0	0.116	
Total	77	$161,678	0	0.430	
				A ⇨	$0.00

Permanent Facility Construction Cost per Single Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	$68,000,000	0	0.222	0.903	
B 2 (Middle)	$155,000,000	0	0.092	0.984	
B 3 (Senior High)	$220,000,000	0	0.116	0.998	
Total	$443,000,000	0	0.430	B ⇨	$0.00

Temporary Facility Cost per Single Family Residence (Portables)

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	$315,000	24	0.222	0.097	$282.63
C 2 (Middle)	$315,000	28	0.092	0.016	$15.99
C 3 (Senior High)	$315,000	32	0.116	0.020	$23.57
Total	$945,000	84	0.430	C ⇨	$322.20

State Funding Assistance Credit per Single Family Residence (formerly "State Match")

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Construction Cost Allocati	SPI Sq. Ft. / Student	Assistance %	Student Factor	
D 1 (Elementary)	$375.00	110	0.5431	0.222	$4,973.44
D 2 (Middle)	$375.00	134	0.5431	0.092	$2,510.75
D 3 (Senior High)	$375.00	144	0.5431	0.116	$3,401.98
				D ⇨	$10,886.17

Tax Credit per Single Family Residence

Average SF Residential Assessed Value (AAV)	**$657,970**
Net Present Value (per EQ) (NPV)	**8.32**
Current Debt Service Rate / 1,000 (r)	0.05%
(Below used to calculate NPV)	
Current Bond Interest Rate	4.37%
Years Amortized (10 Years)- Used in NPV Calculation	10

TC ⇨ $2,534.98

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC ⇨ 0

Fee Recap **

A = Site Acquisition per SF Residence	$0.00	
B = Permanent Facility Cost per Residence	$0.00	
C = Temporary Facility Cost per Residence	$322.20	
Subtotal		$322.20
D = State Match Credit per Residence	$10,886.17	
TC = Tax Credit per Residence	$2,534.98	
Subtotal		$13,421.15

Total Unfunded Need	($13,098.95)	
50% Developer Fee Obligation		**($6,549)**
FC = Facility Credit (if applicable)		$0
District Adjustment		$6,549
Net Fee Obligation per Residence - **Single Family**		**$0.00**

(APPENDIX B)

KENT SCHOOL DISTRICT
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Site Acquisition Cost per Multi-Family Residence Unit

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

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor
A 1 (Elementary)	12	$161,678	0	0.075
A 2 (Middle)	25	$0	0	0.030
A 3 (Senior High)	40	$0	0	0.032
Total	77	$161,678	0	0.137

2 A ⇨ $0.00

Permanent Facility Construction Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio
B 1 (Elementary)	$68,000,000	0	0.075	0.903
B 2 (Middle)	$155,000,000	0	0.030	0.984
B 3 (Senior High)	$220,000,000	0	0.032	0.998
Total	$443,000,000	0	0.137	

B ⇨ $0.00

Temporary Facility Cost per Multi-Family Residence Unit

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	$315,000	24	0.075	0.097	$95.48
C 2 (Middle)	$315,000	28	0.030	0.016	$5.21
C 3 (Senior High)	$315,000	32	0.032	0.020	$6.50
Total	$945,000	84	0.137		

C ⇨ $107.20

State Funding Assistance Credit per Multi-Family Residence (formerly "State Match")

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	$375.00	110	0.5431	0.075	$1,680.22
D 2 (Middle)	$375.00	134	0.5431	0.030	$818.72
D 3 (Senior High)	$375.00	144	0.5431	0.032	$938.48

D ⇨ $3,437.42

Tax Credit per Multi Family Residence

Average MF Residential Assessed Value (AAV)	**$320,116**
Net Present Value (per EQ) (NPV)	**8.32**
Current Debt Service Rate / 1,000 (r)	0.05%
(Below used to calculate NPV)	
Current Bond Interest Rate	4.37%
Years Amortized (10 Years)- Used in NPV Calcula	10

TC ⇨ $1,233.32

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units
0	0

FC ⇨ 0

Fee Recap **

A = Site Acquisition per Multi-Family Unit	$0.00	
B = Permanent Facility Cost per MF Unit	$0.00	
C = Temporary Facility Cost per MF Unit	$107.20	
Subtotal		$107.20
D = State Match Credit per MF Unit	$3,437.42	
TC = Tax Credit per MF Unit	$1,233.32	
Subtotal		$4,670.73

Total Unfunded Need	($4,563.53)	
50% Developer Fee Obligation		**($2,282)**
FC = Facility Credit (if applicable)		0
District Adjustment		$2,282
Net Fee Obligation per Residential Unit - **Multi-family**		**$0.00**

VII - Projected Six-Year Classroom Capacity

As stated in Section IV, the functional capacity study is periodically updated for changes in special programs and reflects class size requirements, class size fluctuations etc. As shown in the Inventory and Capacity chart in Table 3, the functional capacity is also reflected in the capacity and enrollment comparison charts *(See Tables 5 & 5 a-b-c).*

Enrollment is electronically reported to OSPI on Form P-223 on a monthly basis and funding apportionment is based on Annual Average FTE (AAFTE). The first school day of October is widely recognized as the enrollment "snapshot in time" to report enrollment for the year.

Kent School District continues to be the fifth largest district (both FTE and headcount basis) in the State of Washington. The P-223 Headcount for October 2024 was 24,432, excluding ECSE and college-only Running Start students.

In October 2024, there were 1,159 students in 11th and 12th grade participating in the Running Start program at different colleges and receiving credits toward both high school and college graduation. Of these students, 629 attended classes only at the college ("college-only") and are excluded from FTE and headcount for capacity and enrollment comparisons. Kent School District has one of the highest Running Start program participation rates in the State.

Based on the enrollment forecasts, permanent facility inventory and capacity, current standard of service, portable capacity, and future additional classroom space, the District plans to continue to satisfy the required capacity through the interim use of portables *(See Table 5 and Tables 5 a-b-c).*

While the District currently shows available capacity to address projected need on a purely statistical basis, there are a variety of extenuating factors that need to be considered. The Kent School District currently makes significant use of portables, which we do not consider as part of our permanent standard of service. We have included portable space in our interim capacity figures, and we do not count that as a permanent space solution. Kent School District is unusual in that it incorporates neighborhoods intersecting with 8 jurisdictions, including Kent, Covington, Auburn, Black Diamond, Maple Valley, Renton, unincorporated King County and SeaTac. The district covers 72 square miles and includes over 40 schools. Within this large geographic area, we expect to have pockets of localized capacity need that are not necessarily reflected in the aggregate figures. As one example, the Lakepointe Urban Village development in Covington may require new classroom capacity even as space may exist in schools on the far other end of the District's boundaries.

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY
TOTAL DISTRICT

SCHOOL YEAR	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
	Actual	P	R	O	J	E	C	T	E	D
Permanent Functional Capacity 1	35,494	35,494	35,494	35,494	35,494	35,494	35,494
Changes to Permanent Capacity 1							
Capacity Increase (F)							
Additional Permanent Classrooms	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	35,494	35,494	35,494	35,494	35,494	35,494	35,494
Interim Portable Capacity							
Elementary Portable Capacity Required	3,228	3,228	3,228	3,228	3,228	3,228	3,228
Middle School Portable Capacity Required	375	375	375	375	375	375	375
High School Portable Capacity Required	608	608	608	608	608	608	608
Interim Portable Capacity Total	4,211	4,211	4,211	4,211	4,211	4,211	4,211
TOTAL CAPACITY 1	**39,705**	**39,705**	**39,705**	**39,705**	**39,705**	**39,705**	**39,705**
Total Enrollment/Projection 2	24,432	24,094	23,683	23,344	23,022	22,686	22,343
DISTRICT AVAILABLE CAPACITY	**15,246**	**15,584**	**15,995**	**16,334**	**16,656**	**16,992**	**17,335**

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: School Facilities Organization, Information and Condition of Schools (Report 1049)

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY

ELEMENTARY: Grades K - 5

	Elementary Grade K-5						
SCHOOL YEAR	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
	Actual	P	R	O	J	E	C	T	E	D
Elementary Permanent Capacity [1]	16,696	16,696	16,696	16,696	16,696	16,696	16,696
Additional Permanent Classrooms [2]	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	16,696	16,696	16,696	16,696	16,696	16,696	16,696
Interim Portable Capacity	3,228	3,228	3,228	3,228	3,228	3,228	3,228
TOTAL CAPACITY [1]	**19,924**	**19,924**	**19,924**	**19,924**	**19,924**	**19,924**	**19,924**
ENROLLMENT / PROJECTION 2	11,401	11,237	11,046	10,815	10,575	10,474	10,304
SURPLUS (DEFICIT) CAPACITY	**8,496**	**8,660**	**8,851**	**9,082**	**9,322**	**9,423**	**9,593**

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: School Facilities Organization, Information and Condition of Schools (Report 1049)

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY

MIDDLE SCHOOL: Grades 6 - 8

	Middle School Grade 6-8						
SCHOOL YEAR	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
	Actual	P R O J E C T E D					
Middle School Permanent Capacity [1]	7,216	7,216	7,216	7,216	7,216	7,216	7,216
Changes to Middle School Capacity	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	7,216	7,216	7,216	7,216	7,216	7,216	7,216
Portable Interim Capacity [1]	375	375	375	375	375	375	375
TOTAL CAPACITY [1]	**7,591**	**7,591**	**7,591**	**7,591**	**7,591**	**7,591**	**7,591**
ENROLLMENT / PROJECTION [2]	5,815	5,717	5,632	5,633	5,640	5,484	5,361
SURPLUS (DEFICIT) CAPACITY	**1,776**	**1,874**	**1,959**	**1,958**	**1,951**	**2,107**	**2,230**

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: School Facilities Organization, Information and Condition of Schools (Report 1049)

KENT SCHOOL DISTRICT No. 415

PROJECTED ENROLLMENT and CAPACITY

HIGH SCHOOL: Grades 9 - 12

SCHOOL YEAR	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
	Actual	P	R	O	J	E	C	T	E	D
Senior High Permanent Capacity [1]	10,097	10,097	10,097	10,097	10,097	10,097	10,097
Changes to High School Capacity	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	10,097	10,097	10,097	10,097	10,097	10,097	10,097
Portables Interim Capacity 1	608	608	608	608	608	608	608
TOTAL CAPACITY [1]	**10,705**	**10,705**	**10,705**	**10,705**	**10,705**	**10,705**	**10,705**
ENROLLMENT / PROJECTION [2]	7,216	7,140	7,005	6,896	6,807	6,728	6,678
SURPLUS (DEFICIT) CAPACITY	**3,489**	**3,565**	**3,700**	**3,809**	**3,898**	**3,977**	**4,027**

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Projection Source: School Facilities Organization, Information and Condition of Schools (Report 1049)

VIII - Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2024-2025 through 2030-2031. The financing components include secured and unsecured funding and impact fees. The plan is based on future bond issues, state school construction assistance, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

In November 2016, the District held a special election to approve the authorization of $252,000,000 in bonding authority. The projects described below are part of this authorization. The first series of bonds ($80 million) were issued in February 2017, which funded the Covington Elementary Replacement School, as well as other infrastructure projects. Impact fees were used at both River Ridge Elementary School and Kent Laboratory Academy projects due to escalation in construction pricing across the Pacific Northwest.

According to RCW 82.02.090, the definition of an impact fee is ". . . a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. `Impact fee' does not include a reasonable permit or application fee." Mitigation or impact fees can be calculated on the basis of "unhoused student need" or "the maintenance of a district's level of service" as related to new residential development.

A mitigation/impact fee may be imposed based upon a determination of insufficient existing permanent and/or interim portable school space or to pay for permanent and/or newly acquired interim portable school space previously constructed as a result of growth in the district. A district's School Board must first approve the application of the mitigation or impact fees and, in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district, counties, cities and towns (Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, SeaTac, and Unincorporated King County).

Though the current enrollment projections increase for both elementary and secondary schools are relatively flat, the ongoing need to provide permanent instructional facilities to house students is a driving need as the shifts in our family populations continue, due to ongoing development. Previously collected impact fees may be used to support and address the challenges related to the number of interim instructional facilities currently in use, the replacement of some of these aged facilities, the maintenance of the district's level of services, and the potential expansions to existing facilities in future years.

The Kent School District 2024-2025 CFP update includes continued execution of the 2016 Capital Bond Projects, the 2018 Levy Projects, and the data collection and review of our Facility Assessment Reports. The District Facilities and Capital Planning Teams had come together and joined the Capital

Bond Planning Task Force (CBPTF) which included District personnel, design professionals, teaching staff, student voices, as well as community members who collaborated and discussed the District's needs. The initial plan revealed priorities including school replacement due to age, and the need for added permanent facilities to (1) reduce and eliminate our need for portables and (2) accommodate future growth as housing in the Kent region continues to expand. We started with a list of 2 billion in needs and through itemizing and prioritizing, we brought the list of essential projects to 495 million. This list was brought before the District's Board of Directors for comments, discussion, and approval. A Capital Bond Measure followed and went out to vote in April 2023 and did not pass with voter approval.

After the failure to pass the 2023 Bond, we re-evaluated needs as well as next steps. Surveys went out to the community to see what people would like to prioritize from the list of needed projects. A new list of projects was presented through the 2023 Levy in November. This levy did not pass. This list was again taken and revised to prioritize projects that are critical to operations and life safety within our buildings. In April we set forth our 2024 Levy to a vote, which also did not receive the needed support to pass. We once again reduced the Levy list to include only emergent needs to critical building operations, and the measure was approved by voters in November of 2024.

Future updates to this Capital Facilities Plan will include details of any adopted planning. With the opening of Canyon Ridge Middle School, our sixth grade moving from elementary to middle school, and our boundary change, we have advanced opportunities to even out capacity at each site to accommodate our programs, district-wide site capacity, and student-based needs.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Capital Planning Team. Please see pages 13-14 for a summary of the cost basis.

Cost Basis Summary

For impact fee calculations, construction estimated costs are based on the last elementary school built in Kent, adjusted for inflation, and projected cost future elementary school, as well as average pricing of nearby school districts recently built new middle and new high school projects.

Project	Projected Cost
New Elementary School	$68,000,000
New Middle School	$155,000,000
New High School	$220,000,000

Site Acquisition Cost

The site acquisition cost is based on an average cost of sites purchased or built on within the last ten years. Please see Table 7 for a list of site acquisition costs and averages.

District Adjustment

The impact fee calculations on Appendix B & C result in a zero-dollar impact fee total for this year but may be adjusted if needed per RCW 36.70A.130(2)(b) provision.

KENT SCHOOL DISTRICT No. 415
SIX-YEAR FINANCE PLAN

SCHOOL FACILITIES	*	2022	2023	2024	2025	2026	2027	2028	TOTAL	Secured Local & State	Unsecured State [2] or Local [3] Estimated	Impact Fees [5] Estimated
PERMANENT FACILITIES												
No School Projects at this time.									$0			
TEMPORARY FACILITIES												
Additional portables [3 - 4]									$0			
OTHER												
N / A												
Totals		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

* F = Funded U = Unfunded

NOTES:

[2] The District anticipates receiving some State Funding Construction Assistance for some projects.

[3] Facility needs are pending review. Some of these projects may be funded with impact fees.

4 Cost of portables based on current cost and adjusted for inflation for future years.

5 Fees in this column are based on amount of fees collected to date and estimated fees on future units.

KENT SCHOOL DISTRICT No. 415
Site Acquisitions & Costs
Average of Sites Purchased, Sold or Built on within last 10 Years

Type & # on Map	School / Site	Year Open / Purchased Sold	Location	Acreage	Cost/Price	Avg cost-price/acre	Total Average Cost / Acre
Elementary							
	No Acquisitions for Elemenary Schools			0.00	$0		
			Elementary Site Subtotal	0.00	$0		**~~$0~~ Elem site average**
Middle School							
	No Acquisitions for Middle Schools			0.00	$0		
			Middle School Site Subtotal	0.00	$0		**$0 Middle Schl Site Avg.**
Senior High							
	No Acquisitions for High Schools			0.00	$0	$0	
			Senior High Site Subtotal	0.00	$0		**$0 Sr Hi Site Average**

Note: All rural sites were purchased prior to adoption of Urban Growth Area.

Numbers correspond to locations on Site Bank & Acquisitions Map on Page 17.

1 / Urban	Site - Covington area North (So of Mattson MS)	1984				
2 / Rural	Site - Ham Lake east (Pollard)	1992		**Total Acreage & Cost**		**Total Average Cost / Acre**
4 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995		**~~0.00~~**	**~~$0~~**	**~~#DIV/0!~~**
5 / Rural	Site - SE of Lake Morton area (West property)	1993		0	0	0
9 / Rural	Site - McMillan Assemblage (South of MC)	98 - 04				
10 / Urban	Site - Yeh-Williams (W of 132 Ave SE at SE 288)	1999				
12a / Urban	Site - 156th Ave. SE Covington (Wikstrom)	2004				
12b / Urban	Site - SE 256th St. Covington (West of CO)	2004				
16	Site - 11027 SE Kent-Kangley, WA 98030	2023	Site - 11027 SE Kent-Kangley, WA 98030	0.9	$1,382,696.90	Land included building
16a	Site - 11109 SE Kent-Kangley, WA 98030	2023	Site - 11109 SE Kent-Kangley, WA 98030	0.84	$1,744,009.52	Land included building

Table 7

IX - Summary of Changes to June 2025 Capital Facilities Plan

The Capital Facilities Plan (the "Plan") is updated annually based on previous Plans in effect since 1993. The primary changes from the June 2024 Plan are summarized here.

Capacity changes continue to reflect fluctuations in class size ratio and program changes. Changes in portables or transitional capacity reflect use, lease or purchase, sale, surplus and/or movement between facilities.

The District worked with Educational Data Solutions, LLC to update student generation factors. The updated rates are included in the body of the Plan.

The District expects to receive some State Funding Assistance (formerly called “state matching funds”) for projects in this Plan and tax credit factors are updated annually. Unfunded site and facility need will be reviewed in the future.

The impact fees for 2025 calendar year will result in no collection of impact fees for both Single-Family and Multi-Family due to the capacity study completed in spring 2025.

X - Appendices

Changes to Impact Fee Calculation Factors Include:

ITEM	Grade /Type	FROM	TO	Increase/ Decrease	Comments
Student Generation Factor	Elem	0.229	0.222	-0.007	
Single Family (SF)	MS	0.087	0.092	0.005	
	SH	0.113	0.116	0.003	
	Total	0.429	0.430	0.001	
Student Generation Factor	Elem	0.109	0.075	-0.034	
Multi-Family (MF)	MS	0.037	0.030	-0.007	
	SH	0.054	0.032	-0.022	
	Total	0.200	0.137	-0.063	
State Funding Assistance Ratios ("State Match")		52.88%	54.31%	1.43%	Per OSPI Website
Area Cost Allowance		$375.00	$375.00	0.000	Per OSPI Website Link
Average Assessed Valuation (AV)	SF	$594,679	$657,970	63,291	King County
AV - Average of Condominiums & Apts.	MF	$310,811	$320,116	9,305	King County
Debt Service Capital Levy Rate / $1000		$1.11	$0.46	($0.65)	Per King Co. Assessor Report
General Obligation Bond Interest Rate		3.48%	4.37%	0.89%	Bond Buyers 20 year GO Index
Impact Fee - Single Family	SF	$0.00	$0.00	$0.00	No Change
Impact Fee - Multi-Family	MF	$0.00	$0.00	$0.00	No Change

DETERMINATION OF NONSIGNIFICANCE

For

Kent School District No. 415

2024 Capital Facilities Plan

Issued with a 14-day comment and appeal 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 action:

1. The adoption of the Kent School District 2024 Six-Year Capital Facilities Plan by the Kent School District for the purposes of planning for the facilities needs of the District.

2. The amendment of the King County Comprehensive Plan to include the Kent School District 2024 Capital Facilities Plan as a part of the Capital Facilities Plan Element of the King County Comprehensive Plan.

3. The amendment of the Comprehensive Plan of the City of Kent to include the Kent School District's 2024 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Kent.

4. The amendment of the Comprehensive Plan of the City of Covington to include the Kent School District's 2024 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Covington.

5. The amendment of the Comprehensive Plan of the City of Renton to include the Kent School District's 2024 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Renton.

6. The amendment of the Comprehensive Plan of the City of Auburn to include the Kent School District's 2024 Capital Facilities Plan as part of the Capital Facilities Plan Element of the Comprehensive Plans of the City of Auburn.

7. This proposal may also involve amendment of Comprehensive Plans of the Cities of Black Diamond, Maple Valley, and/or SeaTac to incorporate the Kent School District 2024 Capital Facilities Plan into the Capital Facilities element of that jurisdiction's Comprehensive Plan.

Proponent: Kent School District No. 415

Location of the Proposal:

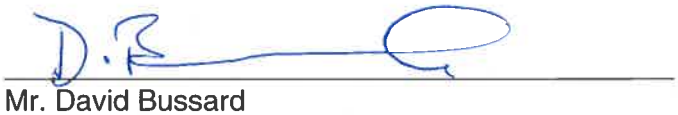
The Kent School District includes an area of approximately 70 square miles. The City of Covington and portions of the cities of Kent, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac fall within the District's boundaries, as do parts of unincorporated King County.

Lead Agency:

Kent School District No. 415 is the lead agency pursuant to WAC 197-11-926.

The lead agency for this proposal has determined that the proposal does not pose a probable significant adverse impact to 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 Non-significance (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 3:00 p.m., June 3, 2024. 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: 

Mr. David Bussard
Executive Director, Operations
Kent School District No. 415

Telephone: (253) 373-7526

Address: 12033 SE 256th Street, Bldg. B
Kent, Washington 98030-6643

Appeals of this determination are governed by Board Policy No. 6890, which can be obtained from Mr. David Bussard, Executive Director, Kent School District No. 415, 12033 SE 256th Street Bldg. B, Kent, Washington 98030-6643 and pursuant to WAC 197-11-680- and RCW 43.21C.075.

Date of Issue: 5/13/24

Date Published: 5/17/24

0

Public Education Facilities

Auburn's residential areas are served by a combination of Auburn School District, Dieringer School District, Federal Way Public Schools, and Kent School District. Detailed inventories of school district capital facilities and levels-of-service are contained in the Capital Facilities Plan (CFP) of each school district. The CFPs of the four school districts serving Auburn residential areas ~~and the associated school impact fees~~ are adopted annually as part of the Annual Comprehensive Plan amendment process. Locations of schools and school districts within the City of Auburn which are illustrated in the map below.

Future Plans

To accommodate projected growth, the school districts have noted the following projects in their ~~2023~~ 2025 Capital Facilities Plans:

Auburn School District

- Portable Relocation – Opens ~~2023~~2024-~~2024~~2025
- Middle School #5 – Opens 2027-2028

Dieringer School District

- Comprehensive Building Condition Assessment Study – Summer 2025
- Elementary School #3 – Opens 2027
- North Tapps Middle School Classroom Addition – Opens 2027

Federal Way Public Schools

- ~~Illahee Middle School Modernization and Expansion – Opens 2024~~
- Former DeVry/ES 24 Site Acquisition – Opens 2028
- Portables Expansion – Through 2030

Table 1. Housing Need by Income and County

County		Total Non-PSH	0-30%		>30% to 50%	>50% to 80%	>80% to 100%	>100% to 120%	>120%	Net New Emergency Housing Needs
			PSH Non-PSH	PSH						
King	Supply (2019)	28,049	1,076	237	8,029	8,075	4,427	3,302	2,903	58
	Net New Need (2044)	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293
Pierce	Supply (2019)	3,963	0	33	134	493	1,141	680	1,482	8
	Net New Need (2044)	112	14	20	21	16	7	6	27	7
Total	Net New Need (2044)	12,112	1,557	~~892~~ 832	330	632	1,153	~~1,235~~ 1,305	6,302	2,300

Source: King County Ordinance 19660, Countywide Planning Policies; Pierce County Ordinance 2023-22s, Countywide Planning Policies

Figure 34 – Housing Need by Income and County

County		Total	0-30%		>30% to 50%	>50% to 80%	>80% to 100%	>100% to 120%	>120%	Net New Emergency Housing Needs
			Non-PSH	PSH						
King	Supply (2019)	28,049	1,076	237	8,029	8,075	4,427	3,302	2,903	58
	Net New Need (2044)	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293
Pierce	Supply (2019)	3,963	0	33	134	493	1,141	680	1,482	8
	Net New Need (2044)	112	14	20	21	16	7	6	27	7
Total	Net New Need (2044)	12,112	1,557	~~892~~ 832	330	632	1,153	~~1,235~~ 1,305	6,302	2,300

Source: King County Ordinance 19660, Countywide Planning Policies; Pierce County Ordinance 2023-22s, Countywide Planning Policies

P/T No. 8

IMAGINE AUBURN

CITY OF AUBURN COMPREHENSIVE PLAN

CORE PLAN

ADOPTED DECEMBER 2015

Contents

Core Plan

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CORE PLAN

BACKGROUND & SUMMARY

CHARACTER • WELLNESS • SERVICE • ECONOMY • CELEBRATION • ENVIRONMENT • SUSTAINABILITY

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CORE PLAN
BACKGROUND & SUMMARY

Introduction and Background

Auburn is in the midst of an exciting stage in its evolution. From the 1850s until the mid-1990s, Auburn transitioned from a railroad and farming community to a small town. Since then, the dynamism brought about by the opportunities and challenges accompanying growth and progress has drastically changed the City. With its annexations during the late 1990s and early 2000s, its overall growth from that time to the present, and its anticipated growth over the next 20 years, Auburn has grown into a mature city of local and regional significance, and continues to grow with an operating budget in excess of a quarter-billion dollars annually. As a result of this ongoing maturation, Auburn has changed from a relatively insulated small town, nestled in the midst of many similar communities surrounding Seattle and Tacoma, into a city with its own complex identity and myriad of dreams and dilemmas. From the time of settlement and for 100 years thereafter, one would find it hard to imagine the Auburn of 2035, with a projected 100,000 residents.

Auburn's transition from a small town to a city of regional significance is far from complete. There is much work ahead of us. While we are fortunate to have many strengths and opportunities to build upon, we also know that we have work to do in many areas. We must prepare for those future challenges that we know we will face, as well as those that will be presented to us along the way. This Comprehensive Plan establishes a commitment to a future Auburn and lays the foundation for how we will navigate the next 20 years. It accomplishes this by expressing the following:

- Describing a *vision* for Auburn.
- Declaring our *commitment* to core *values*.
- Setting *policies* to achieve the vision.
- Outlining *actions* that adhere to core values.

A variety of sources shaped this Plan, but the single greatest influence was the people who live in, work in, and visit Auburn. The process for developing this Plan included input from more than 1,000 citizens, residents, and business owners who shared their opinions, criticisms, ideas, and concerns regarding where we are today and where we need to be in the future. The following are the key inputs that shaped this Plan:

- In 2014 the City conducted the "Imagine Auburn" visioning exercise, which yielded about 1,000 responses from citizens, residents, visitors, and business owners. This effort alone provided a major source of influence for the Plan.
- Substantial demographic data were analyzed in order to understand the profile of and identify trends in our community. These data provided significant information for formulating ideas and concepts.
- The Auburn Health Impact Assessment and Housing Inventory were focused studies conducted to provide enhanced information in important areas. These studies provided direct input on how to promote a healthy lifestyle in Auburn and how to manage the diverse housing stock in a city that is 124 years old.
- The Washington State Growth Management Act, King and Pierce Countywide planning policies, and the Puget Sound Regional Council VISION 2040 are laws and policies under which the City must plan. While these do not define our vision, they do establish the framework within which we must operate.

The Comprehensive Plan is a guidance document. At its nucleus are the City's collective vision and values, which provide a foundation for future direction. The policies and actions will help the mayor, city council, and staff follow the path to our vision, but we must remember that this path is wide and will likely meander a bit. The world around us is constantly changing, so being flexible and open-minded allows us to better face the future challenges that will confront us.

Executive Summary

The Auburn of 2035 will be an exciting, vibrant city where businesses want to locate, where people want to live, and that people want to visit. This document constitutes the plan that City leadership will utilize to achieve positive outcomes.

Reading through the plan may lead to questions about the City's aspirations and goals. In many ways, Auburn is a "diamond in the rough." The City's elected officials, staff members, citizens, and residents overwhelmingly believe that strong leadership with considered planning can lead to Auburn realizing its potential. With two major rivers, access to many parks and trails, a solid business core, a committed government, and a long list of other assets and traits, Auburn has all the right building blocks to achieve great things. We just need to put those building blocks together and commit to carrying out all the things we need to do to get there. We are eager to continue the good work that has already been done, but are even more excited to ascend to a much higher level.

You might also wonder how we got to a point of defining a vision or laying out the plan to get there. While many inputs helped guide this process, the vision and resultant plan starts with the people who live here, spend their time working here, and visit. Their feedback provided great insight into our strengths and weaknesses, perceptions, and concerns, as well as ideas for what Auburn should be in the future. The following list captures many of the thoughts that they shared:

1. Citizens, residents, and the business community of Auburn share a tremendous pride in community – this is perhaps the most important building block for successful implementation of the Comprehensive Plan.
2. We are a community that delights in our history, but this sometimes makes it hard to determine a way forward that embraces the new and unknown while honoring the past – we need to overcome this paradox that slows and could continue to slow our progress.
3. Auburn has an extensive inventory of parks, natural areas, and open spaces, as well as arts and recreation opportunities – these are essential components for a healthy community where people want to live, play, and work.
4. Most residents commute to jobs outside of Auburn, while most people who work in Auburn arrive from other locations. We need to explore ways to change this pattern.
5. Auburn has a robust collection of environmental resources. Through a combination of protection, preservation, and education, both people and wildlife can enjoy the healthy natural environment they deserve.
6. We are proud of and find strength in our social, cultural, and ethnic diversity – continuing to further celebrate and leverage our diversity is a necessity.
7. Auburn lacks comprehensive and complete nonmotorized connections to join residential areas with commercial centers, recreational opportunities, and other residential neighborhoods. Addressing this concern will create more opportunities for living a healthy lifestyle, using other modes of transport aside from cars, and building our sense of a connected community.
8. The presence of the Muckleshoot Indian Tribe ("MIT") offers a great opportunity for a partnership that would mutually enhance our economic, social, and cultural presence within the community and region. We need to continue to build our relationship with MIT to capitalize on these opportunities.
9. Historic downtown Auburn has maintained a main street that many communities have long since lost and are seeking to recreate – we need to continue our work to make downtown Auburn a destination to visit and a pedestrian-friendly, transit-oriented location in which to live.
10. Our physical location between Seattle and Tacoma, along the Sound Transit commuter line and at the intersection of SR-18 and SR-167, provides ideal conditions for ensuring the efficient movement of goods and people. We need to better exploit our locational advantage when working to attract businesses and residents.
11. There is a sentiment that Auburn could be safer – we need to overcome this perception

so that Auburn is a more desirable place in which to live, work, and play.

12. Our local school districts and Green River College have high levels of dedication, commitment, and excellence – we need to strengthen our partnerships with these institutions, which are equally passionate about elevating Auburn to a premier community.
13. Auburn has a diverse mix of housing types; however, that does not mean that housing types are appropriately distributed throughout the City. While we have achieved or exceeded our goals for providing a mix of housing, different housing types need to be better dispersed throughout the City while preserving the existing housing stock.
14. Auburn already has a robust and diverse base of businesses, but further diversification is necessary – we need more businesses that generate revenue and jobs that will lead to local spending.
15. Many of Auburn's streets are deteriorating due to their age, increased traffic volumes (especially from heavy trucks), or from design and construction standards that previous jurisdictions had in place prior to their annexations into the City – we need to sustain revenue streams and allocate resources in a manner that keeps our streets in good condition.
16. Access to healthy food and activities varies greatly throughout the City – this disparity should be equalized in order to ensure that our entire community has the ability to choose to live a healthy lifestyle.
17. We are passionate about the extensive level of social and human services that exists in Auburn, but we also believe that other communities need to follow our example rather than lean on us to provide for those in need. We struggle with how to provide local support within an overall balanced regional approach.
18. As a 124-year-old city, some buildings and areas of Auburn are tired in appearance and function – we need to find ways to help energize the appearance and feel of those areas.

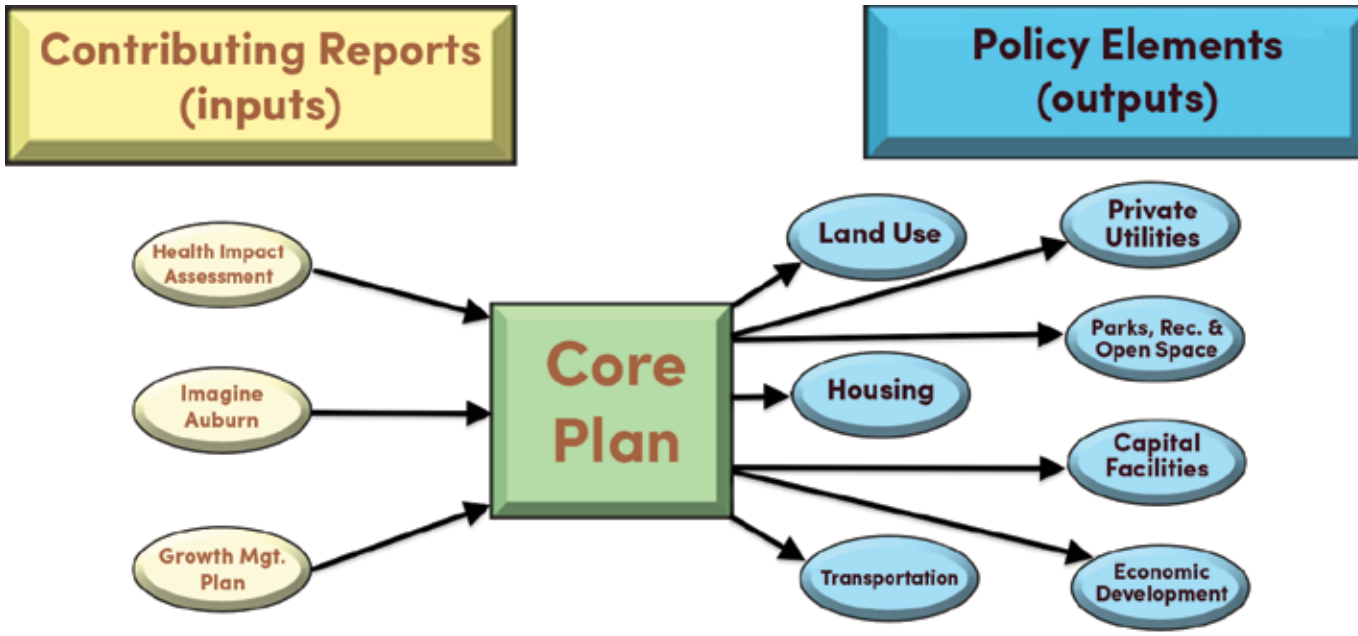
The Comprehensive Plan establishes a vision and series of values that are used to address the above themes, by outlining the goals, policies, and actions necessary to build upon our strengths and overcome our weaknesses.

Regional Context

Auburn's Comprehensive Plan advances a sustainable approach to growth and future development. We have incorporated a systems approach to planning and decision-making that is rooted in our stated values. These values seek to create a community with a healthy environment; a strong and diverse economy; a variety of transportation options; and safe, affordable, and healthy housing. And while we define the community we create, we do so within the contexts of our surrounding communities and the larger region.

VISION 2040 provides a broader vision for the Puget Sound region, emphasizing the need to plan, think, and act in a manner consistent with regional goals and objectives. Regional planning begins by establishing population and growth targets that are divided among various cities and counties. The growth targets outlined in Auburn's Plan are consistent with the VISION 2040 targets, and the land supply is adequate to meet the demand associated with those growth targets.

VISION 2040 also sets forth priorities for many areas that span the entire region and extend beyond a single jurisdiction. These include protecting the environment and ecosystems, providing adequate affordable housing to a variety of income levels and households, conserving water and addressing climate change, implementing sustainable development practices, reducing traffic congestion and protecting air quality, creating great communities, and promoting transit-oriented development. Auburn's Plan embraces the ideals of VISION 2040 and includes policies, directives, actions, and measures to ensure that we are doing our part to achieve these regional objectives.



USER'S GUIDE

The Comprehensive Plan comprises this Core Plan, a number of Contributing Reports (inputs), and a number of Policy Elements (outputs). The following is an overview of the types of documents included in the plan, how they are used, and their intended audiences:

Comprehensive Plan: The Comprehensive Plan serves as the principal planning and guidance document used by City leadership in its efforts to implement the Community's vision. It is a document intended to be used and consulted by city council and staff when evaluating city decisions, allocating city resources, reviewing Policy Elements, committing to new City endeavors, and making fiscal decisions. Every discussion and action by the City Council should start and end with the following: "Is this action true to our long-term City vision; does it align with our City values; and is it consistent with our adopted policies?"

Contributing Reports*:* Contributing Reports are "inputs" to the Comprehensive Plan. Contributing Reports provide statutory rules or background analysis and data that are used to help develop vision, values, policies, and priorities. Examples of Contributing Reports include the Buildable Lands Analysis, the Imagine Auburn community visioning report, the Growth Management Act, and the Health Impact Assessment. These reports are either prepared by City staff to better understand conditions within Auburn, or furnished by other government agencies that provide statewide or regional planning parameters.

Policy Elements: Policy Elements are "outputs" of the Comprehensive Plan. Policy Elements provide guidance in specific areas such as land use, housing, transportation, and parks. These elements establish how the city should manage systems and resources today and into the future. With support from City staff, Policy Elements are developed and adopted by the City Council. Once adopted, Policy Elements become a manual for City staff in their implementation efforts to design and construct capital projects, develop and maintain city programs, draft development regulations, pursue grant money, and carry out other typical tasks. Policy Elements are the principal planning and guidance documents for City staff.

Where conflict or ambiguity exists between a Policy Element and a City regulation, the specific Policy Element will prevail. Where there is conflict or ambiguity between Policy Elements, and the Policy Elements themselves do not provide enough guidance to resolve the conflict or ambiguity, the vision, values, and overarching policies of the Comprehensive Plan will be used to arrive at a final decision.

CORE PLAN

COMMUNITY PROFILE & CHARACTERISTICS

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COMMUNITY PROFILE & CHARACTERISTICS

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CORE PLAN
COMMUNITY PROFILE & CHARACTERISTICS

Population Growth

As of 2014, Auburn ranked as the 14th-most-populated city within the state of Washington with a population of approximately 76,347. It is located within the two most populous counties in the state (King and Pierce) and is nearly equidistant from the state's two largest cities, Seattle and Tacoma. Proximity to both of these cities, and its central location within the Puget Sound region, has helped Auburn grow at a steady rate. Auburn's growth can be characterized as occurring during three eras. The 57-year settlement era of 1893 to 1950 saw the City grow in size to 6,500 residents. The 40-year absorption era of 1950 to 1990 saw substantial infill development, with the City's population increasing at a rate of about 6,500 residents per decade and growing to 33,000 residents. Since 1990, the City has been in an expansion era that has seen the significant annexations of three areas that have substantial development potential.

Racial and Ethnic Characteristics

Auburn has seen significant demographic changes over the last decade. According to the 2010 US Census, approximately 70.5% of Auburn's population is white/non-Hispanic; data from the 2000 Census reported the white population in Auburn at 79%. In 1990, the white population made up roughly 90% of the total. What this means is that Auburn grew significantly more diverse over that 25-year period. Estimates for 2014 place the overall white population at just under 50,000 (49,238). This means that approximately 68.5% of Auburn's population is white. If this trend continues, Auburn will continue to become increasingly racially diverse.

Household and Income Characteristics

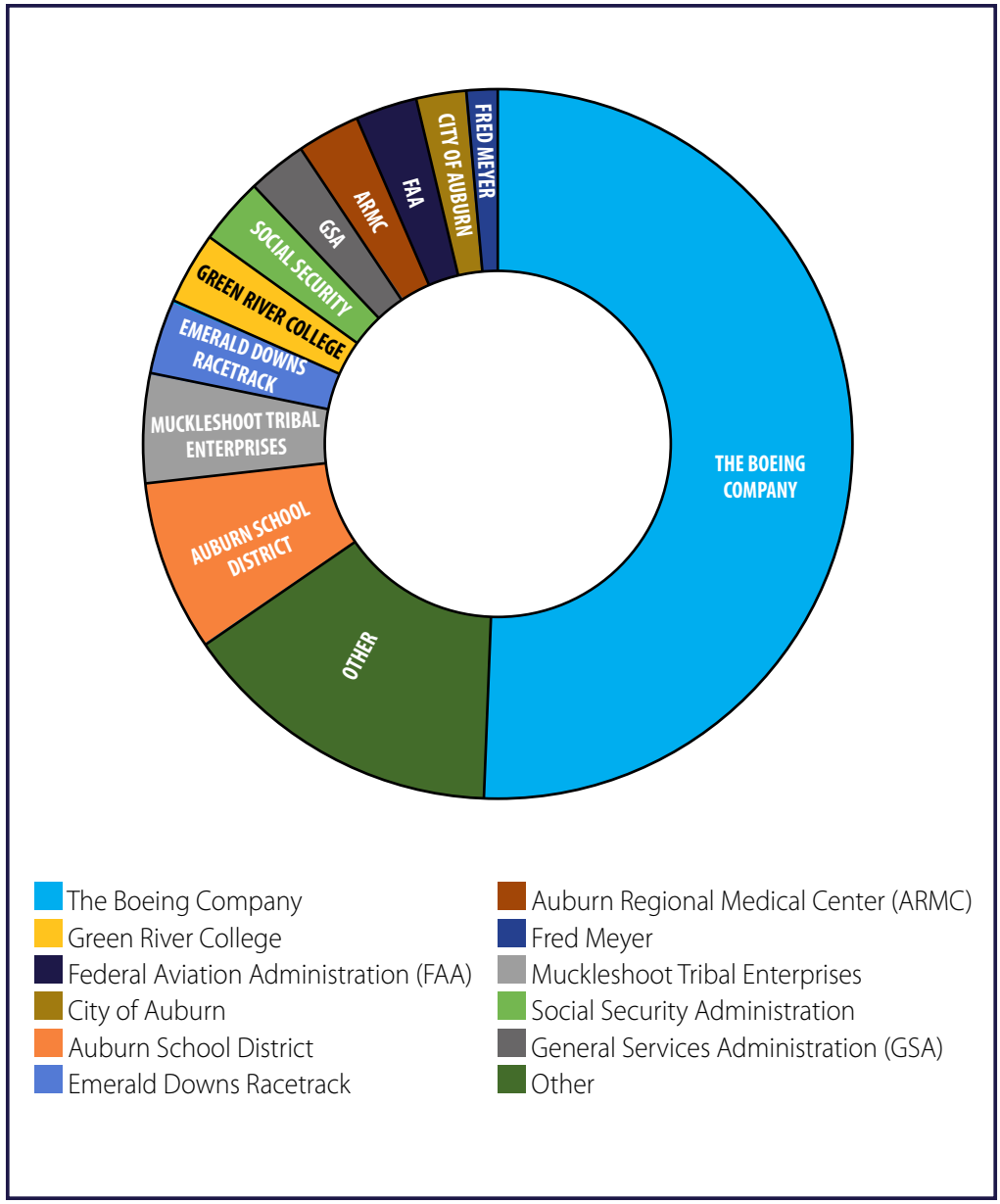
The year 2000 Census indicated that Auburn had 16,108 households, a number that has catapulted since then. The current number of households (based on 2013 figures) has increased to 27,427. This significant increase is due to substantial development activity over the past 15 or so years, as well as significant annexations. Homeownership in Auburn is just under 60 percent, about 3.5 points lower than the Washington state average. The lower percentage of homeownership corresponds to Auburn's other below-Washington averages in per capita income, median household income, and graduation rate, as well as its higher-than-average percentage of persons living under the poverty level. Auburn's median household income is $55,483, compared with the Washington average of $59,478, a nearly $4,000 difference indicating Auburn's relatively lower earning power.

Age Characteristics

Auburn is statistically younger than the state of Washington overall. The median age in Washington is 37 years, while the median age in Auburn is 35.5, up from 34.1 in 2000. While the median age has increased, the youth population remains significant. Of Auburn's total population, 7.4% are under 5 years of age and 25.9% are under the age of 18, and both percentages are significantly higher than state averages. The percentage of people over the age of 65 is 10.2%, similar to the state of Washington figure of 12.3%. Demographic data suggest a need for services and programming that address the needs of children and families, while continuing to focus on the needs of more mature adults and single people of all ages.

Resident Labor Force and Employment Characteristics

Since its population boom during the construction of railroad freight terminals at the start of the 20th century, Auburn has in many respects remained a "blue collar" community. This trend is declining, however, as local economies in Washington diversify. In 1990, one out of four Auburn residents worked in the manufacturing industry. Between 1990 and 2000, Auburn lost 1,000, or approximately one-fourth, of these manufacturing jobs. Such a loss of manufacturing jobs has been a nationwide trend as companies relocate to other cities and states based on tax savings, and many other companies increasingly outsource jobs overseas. In this ever-changing landscape,

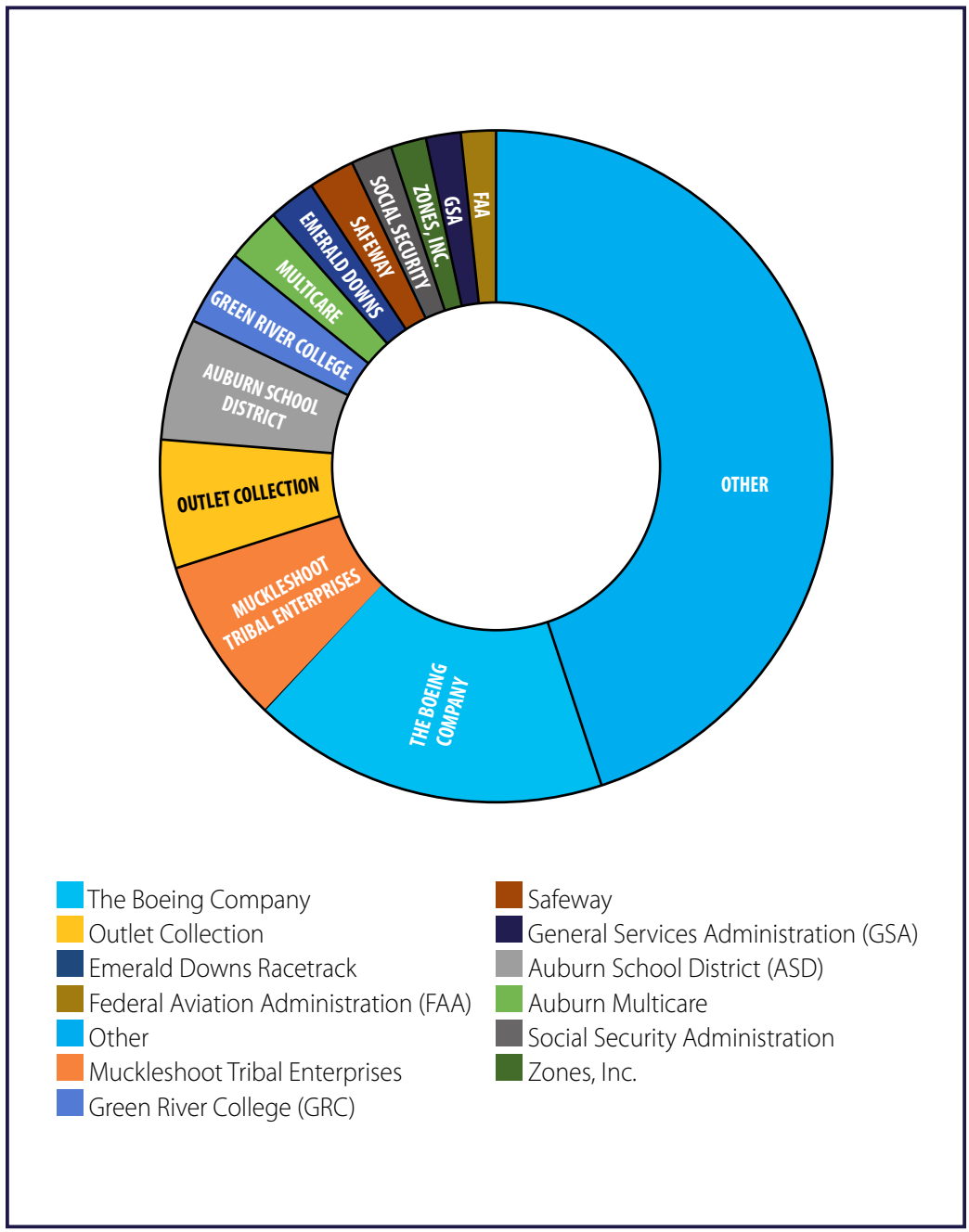


Graph 1. Top Ten Employers – 2002

CORE PLAN

jobs continue to migrate into different sectors. This slow shift is evidenced by the reduced impact of the largest employers in Auburn, which no longer dominate the job market because small- and medium-sized companies are creating more jobs. As provided in Auburn's 2011 Comprehensive Annual Financial Report, in 2002 the top ten employers accounted for nearly 85% of total city employment.

In 2011, these same employers, which remained in the top ten, accounted for just 55% of the total employment base. This illustrates that the total number of jobs has significantly increased, and that the number of job providers (employers) has also increased.



Graph 2. Top Ten Employers – 2011

Generally, workers are tasked with finding jobs having the most lucrative compensation. Education and specialized skills typically play large roles in procuring high-paying available jobs. An educated population encourages companies to relocate to Auburn based on the available local workforce. While Auburn's high school graduation rate of 87.5% is fairly close to the state average of 90%, the college graduation rate is more than 9 points lower than the state average. As mentioned previously, the median and per capita incomes are significantly lower than state averages. These data suggest that there may be an undermatching of skills between regional employer expectations and the available workforce in Auburn.

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According to the Puget Sound Regional Council and the US Department of Labor, approximately 41,000 jobs are located in Auburn. This number has grown steadily since 2010, but it is important to note that the number of jobs must be considered with an understanding of the massive manufacturing job losses and very slow national economic recovery since the economic downturn in 2008. Comparing the market sector distribution and number of jobs for the periods 1995, 2000, 2010, and 2013, Auburn's job market has experienced some changes over the last 20 years. The Auburn job market also reflects nationwide trends based on the overall health of the economy, the decline of manufacturing, and an increasing reliance on service job categories.

Table 1 – Job Distribution by Employment Category, 1995–2013

	1995	2000	2010	2013
Construction and Resources	1,693	3,051	2,148	2,636
Finance/Insurance/Real Estate	760	567	757	784
Manufacturing	11,530	12,241	7,521	8,680
Retail	3,275	5,152	4,705	5,392
Services	6,241	11,437	10,496	10,700
Trade/Transportation/Utilities	2,716	3,619	5,475	6,626
Government	1,166	1,332	3,457	3,166
Education	1,282	1,344	2,810	2,981
TOTAL	**28,663**	**38,742**	**37,370**	**40,964**

Some important notes can be made by category:

- Government and education have grown with the increasing population of Auburn, the need to provide increased and better services to residents, and the success of Green River College.
- The number of trade, transportation, and utilities jobs has more than doubled since 1995 as Auburn has grown.
- The construction sector has nearly doubled since 1995. This is due in large part to significant development in Auburn, such as Lakeland Hills. The dip in 2010 reflects the economic downturn that began in 2008.
- The retail and services sectors are significantly more important to Auburn's current job outlook than they were in 1995. Services has increased largely because of the national trend away from manufacturing and toward service-based jobs.
- Finance, insurance, and real estate employment has held steady over the last 20 years.

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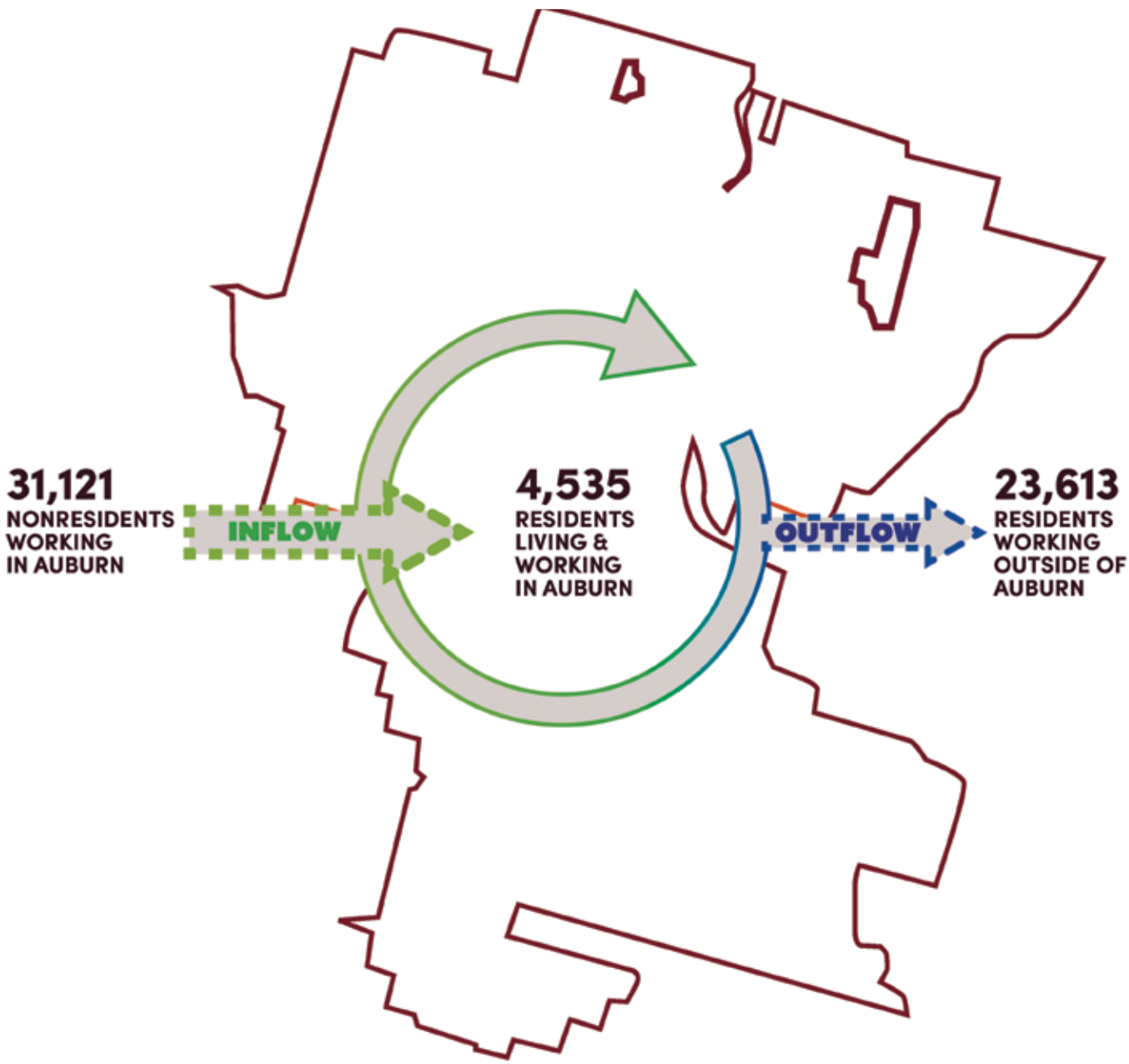
Daily Inflow and Outflow: The Auburn Commute

In 2013, the average daily commute from Auburn was 29 minutes, an increase since 2000. A more interesting issue than the length of the average commute is the number of people commuting from and to Auburn. Both numbers are far greater than the number of people who live and work in Auburn. The number of Auburn residents who also work in Auburn has remained virtually unchanged, at just over 4,000 residents, for the past decade. The most promising data from the inflow and outflow indicate that a significant increase in the number of people commuting to Auburn for work. This influx of nonresidents provides another pool of people who engage with the services, features,and resources in the City.



Graph 3. Commute Inflows and Outflows

Auburn in the Future – Projections of Growth

The Puget Sound Regional Council, King County, Pierce County, and the City of Auburn need to understand growth projections, patterns,and implications for a 20- to 30-year planning horizon. Based on various models and analyses, available developable land, population data, and expected economic trends, jurisdictions can better understand industrial, commercial, and residential land supply and capacity. This understanding can then be used to extrapolate future available housing units and employment growth.

The primary data tools for planning for future growth are county-prepared buildable lands analyses. These reports establish the parameters by which cities and counties jointly plan for both residential and job growth. As a two-county city, the City of Auburn coordinates with both King and Pierce Counties in determining growth projections, land supply, and the adequacy of urban services needed to serve future growth. The following description and data are taken from King County and Pierce County Buildable Lands analyses.

2014 King County Buildable Lands Analysis

After deducting for constraints, future rights-of- way, and public-purpose needs, and applying a market factor, the King County Buildable Lands Analysis shows that Auburn has approximately 2,150.5 adjusted net acres of vacant and redevelopable residentially zoned land available for the planning period through 2031. As seen in Table 2, the majority of available land for development is zoned for single-family residential purposes.

Based on the residential land supply analysis and historical densities, an estimate of housing unit capacity was developed. Table 2 identifies the estimated capacity (in housing units) in King County by aggregated zoning type. This estimate shows a capacity of approximately 14,597 housing units in the King County portion of the City through 2031.

Table 2 – Gross and Adjusted Net Acres of Vacant and Redevelopable Land and Capacity by Aggregated Residential Zoning Type

	Gross Acres	Adjusted Net Acres (1)	Net Capacity (Housing units)
Single-Family – Vacant	2,018.0	1,050.1	3,477
Single-Family – Redevelopable	1,507.0	871.1	3,108
Multifamily – Vacant	120	85.4	1,156
Multifamily – Redevelopable	50.0	36.3	460
Multifamily/ Mixed-Use – Vacant	16	12.9	1,822
Multifamily/ Mixed-Use – Redevelopable	117.2	94.7	4,574
TOTAL	**3,828.2**	**2,150.5**	**14,597**

1. "Adjusted Net Acres" represents land available for development after critical areas, anticipated rights-of-way and public purpose needs, and a market factor have been taken into account.

Commercial and industrial square footage availabilities were also estimated. The last column in Table 3 identifies the gross and adjusted net vacant and redevelopable land by commercial and industrial land use from the King County Buildable Lands Analysis. Employment capacity was developed by applying a floor-area-per-employee ratio.

Table 3 – Gross and Adjusted Net Acres and Capacity of Commercial and Industrial Land Supply (King County, 2012)

	Gross Acres	Adjusted Net Acres (1)	Net Capacity (Employment)
Commercial Vacant/Redevelopable	501.5	412.4	7,094
Mixed-Use Vacant/Redevelopable	133.2	107.6	2,525
Industrial Vacant/Redevelopable	533.0	354.9	9,417
TOTAL	1,167.7	874.9	19,036

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

Pierce County Buildable Lands Analysis

Table 4 identifies the estimated capacity (in housing units) in Pierce County by the zoning type. This estimate shows a capacity of approximately 922 housing units in the Pierce County portion of the City exists to the year 2030.

Table 4 – Gross and Adjusted Net Acres of Vacant and Redevelopable Land by Residential Zoning Type (Pierce County, 2012)

	Gross Acres	Adjusted Net Acres (1)	Net Capacity (Housing units)
R5, Residential	39.24	30.38	323
TV, Terrace View	3.17	1.34	86
Lakeland Hills South PUD	52.94	N/A	513
TOTAL	**95.35**	**31.72**	**922**

1. "Adjusted Net Acres" represents land available for development after critical areas, anticipated rights-of-way, public-purpose land needs, and a market factor have been taken into account.

The Pierce County Buildable Lands analysis establishes an employment growth target of 239 additional jobs in 2030. This estimate was based on the likely employment generated by the commercial parcels located within Lakeland Hills South PUD and other vacant commercial land along A St. SE.

Table 5 – Gross and Adjusted Net Acres and Capacity of Commercial and Industrial Land Supply (Pierce County, 2012)

	Gross Acres	Adjusted Net Acres (1)	Net Capacity (Employment)
C-1	15.19	14.89	288
Planned Unit Development	3.76	3.69	306
TOTAL	**18.79**	**18.58**	**595**

1. "Adjusted Net Acres" represents land after critical areas, future anticipated streets, land for public purposes and market factor have been considered. Column totals may not equal the sum of row entries due to rounding.

Combined King County and Pierce County Projections and Allocations

Table 6 provides a citywide summary of housing unit and employment allocations. While the calculations and categories used previously to identify market sectors and job counts differ, Table 7 illustrates the tremendous job growth expected over the next 25 years. The total number of jobs in Auburn is projected to increase by 55% through 2040. The largest total gain will be in the construction sector. Other significant gains are in the FIRE/services, education, and retail/food services sectors.

Table 6 – City of Auburn 2006–2030 and 2006–2031 Housing Unit and Employment Allocations (King and Pierce Counties)

	Housing Units	Employment
King County	9,004	18,600
Pierce County	3,634	834
TOTAL	**12,638**	**19,434**

Table 7 – Job Distribution by Employment Category, 2010–2040

	2010	2020	2030	2040	2010–2040 Change
Construction and Resources	2,488	4,747	4,704	5,822	134%
FIRE/Services	12,398	15,935	18,734	22,213	79.2%
Manufacturing/Trade/Transportation/Utilities	13,366	13,661	14,512	15,731	17.7%
Retail/Food Services	7,218	9,084	10,396	12,323	70.7%
Government	2,243	1,812	1,841	1,883	-16.1%
Education	2,137	3,143	3,466	3,815	78.5%
TOTAL	**39,883**	**8,023**	**3,847**	**2,003**	**55.5%**

Table 8 illustrates that the City will have a housing stock of around 37,000 units by 2030–2031, nearly 10,000 more than in 2010. The addition of 20,000 more people would require this level of increase based on the buildable lands population target, current zoning, and expected densities. Auburn is more than prepared to accommodate this large influx of new housing. Auburn is also prepared to consider pathways to meet the housing demand with less land by using higher densities and reconsidering zoning implementation and rules.

Table 8 – Population and Housing Forecasts, 2010–2035

	Estimate	Forecast			
	2010	2025	2030	2031	2035
Housing Units	27,827	34,582	36,827	37,276	39,072
Total Households	26,051	33,031	35,351	35,815	37,671
Household Population	69,491	84,126	88,996	89,970	93,866
TOTAL POPULATION	**70,159**	**84,948**	**89,868**	**90,852**	**94,788**

CORE PLAN

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COMMUNITY VISION & VALUES

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COMMUNITY VISION
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CORE PLAN
COMMUNITY VISION & VALUES

Introduction and Background

The Auburn of 2035 is a city of connected and cherished places, from a vibrant downtown to quiet open spaces and everything in between, where a community of healthy, diverse, and engaged people live, work, visit, and thrive.

In 2014, substantial time and energy was dedicated to developing a vision for the Auburn of 2035. Discussions occurred in the community through the Imagine Auburn visioning process and also among City Council members. Many themes and messages surfaced about who we are and what we aspire to become. In the words of the City Council, Auburn in 2035 will be a "premier community with vibrant opportunities." Participants of Imagine Auburn added their ideas about what this meant to them. The vision that emerged is encapsulated in the following seven value statements:

1. **Character**: Developing and preserving attractive and interesting places where people want to be.
2. **Wellness**: Promoting community-wide health and safety wellness.
3. **Service**: Providing transparent government service.
4. **Economy**: Encouraging a diverse and thriving marketplace for consumers and businesses.
5. **Celebration**: Celebrating our diverse cultures, heritage, and community.
6. **Environment**: Stewarding our environment.
7. **Sustainability**: Creating a sustainable future for our community.

The Comprehensive Plan is rooted in these values, and they form a collective vision. But these values do not end with the adoption of this Plan. They form the context for discussing, debating, acting on, prioritizing, and leading our community to the vision we have created in this Plan.

Identifying values and creating a description of what each value looks like, what it means, and how it will happen establishes a basis for evaluating future City policies, regulations, actions, investments, budget priorities, grant-seeking priorities, and other community decisions. In addition, the seven values underscore the entirety of the Comprehensive Plan and its implementation, which includes the development of capital improvement, transportation, and parks, recreation, and open space plans, and the implementation of regulations and standards. These values are the core of how we make choices.

Character

We will create and maintain high-quality neighborhoods, places, and spaces.

What it will look like:

- Active gathering spaces such as parks, plazas, cafes, concert venues, festivals, and markets will be distributed throughout the City. These spaces will be engaging and filled with people interacting irrespective of culture, age, or income level.
- Buildings, landscaping, and outdoor spaces will be attractive, interesting, well designed, and well maintained.
- Buildings will be well maintained and rehabilitated, and new buildings will complement existing historic resources.

- Neighborhoods will be socially and physically connected and include features and development patterns that encourage us to interact.
- The community will have embraced the concept of "One Auburn" while capitalizing on the unique local needs and identities of individual neighborhoods and districts.

What it means:

- Auburn has a reputation for high-quality and engaging spaces, an array of performing arts programs, wonderful public arts, extensive retail and restaurant options, and a variety of community-led activities. Auburn is a destination locale where citizens and residents enjoy spending time, that visitors look forward to returning to, and where merchants want to stay.
- Community programs and physical connections bring the City together.
- Residents and visitors have a wide range of options for getting to and from Auburn, as well as travel alternatives within the City.

How it will happen:

- By implementing investments and branding strategies that recognize and reinforce individual identities for the City and each of its neighborhoods
- By looking for opportunities to keep Auburn attractive, safe, interesting, and fun
- By ensuring that all new construction and redevelopment projects incorporate amenities that promote human interaction, further connect the community, and create people-centric land uses. At the same time, property rights will be protected through due process, reasonable implementation of regulations, and careful consideration of the impacts on existing development

The City is committed to diversity and togetherness through innovative public space. Public space will support dynamic businesses and events by being walkable and connected. We believe that if we are forward-thinking, embracing of technology, supportive of arts, and advocates for safety, we will have places that are cohesive, accessible, and interesting.

Wellness

We will build and maintain an environment that promotes public safety and healthy lifestyle options.

What it will look like:

- Multiple recreation options and nearby trails, parks, activities, and events will be readily accessible to the entire community.
- A safe and inviting atmosphere for all will be provided throughout Auburn.
- A variety of healthy food options will be physically and economically accessible to all members of the Auburn community.
- Housing stock will be maintained and monitored to limit the presence of declining, unsafe neighborhoods.
- Risk to life and property from hazards will be minimized.
- Public infrastructure will be well maintained.

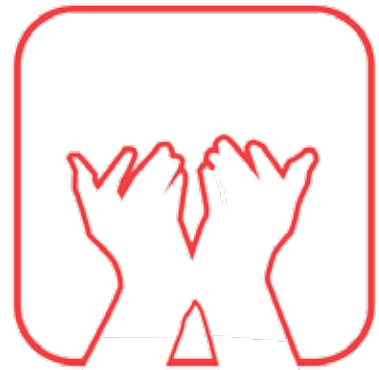
What it means:

- More outdoor private and public amenities should be offered to give people recreation options and safe passage throughout the community.
- Fresh, local, and healthy food options should be available to all members of the community.
- Housing, neighborhoods, and spaces are held to a high standard.
- More community health resources will be available in more places, for more people.
- The public perception and reality will be that Auburn is a safe place.

How it will happen:

- By applying sound environmental design, implementing housing and neighborhood maintenance standards, building and/or financing infrastructure that connects the community, and investing in recreational amenities and safety features
- By promoting and supporting programs at businesses, nonprofits, and public agencies that provide healthy food and lifestyle options
- By proactively planning and preparing the City for unanticipated natural events and by implementing regulatory requirements that mitigate exposure to natural hazards
- By proactively planning and preparing the City to mitigate for and adapt to climate change and its associated effects
- By developing programs that provide technical and/or financial assistance to ensure quality development and improve substandard housing, neighborhoods, and spaces
- By budgeting appropriately to maintain City services that provide direct benefits to public safety, housing, neighborhoods, and community health and wellness
- By connecting healthcare and health resource providers with all populations of the City

Enhanced quality of life through safe, walkable neighborhood design, lighting, and access to parks, grocery stores, schools, medical services, and community centers should be available to all Auburn residents. Implementation of strategic partnerships with the medical community and regional recreation entities should ensure opportunities for a healthy lifestyle for all people, whether youth or senior, rich or poor. As the City evolves and the community changes, police, fire, maintenance, and volunteer services will continue to be essential in ensuring that Auburn grows together.



Service

We will be an efficient, approachable, and responsive City government.

What it will look like:

- In the long-term interest of the City's taxpayers and ratepayers, the City will construct and operate high-quality infrastructure.
- The City will have a transparent, responsive, and competent government and staff that will be proactive, accessible, and approachable.
- Residents and businesses will have equal access to and be highly engaged with City officials and staff.
- Residents and businesses will be highly engaged through volunteer service.

What it means:

- Infrastructure assets that have long lives, require fiscally sound and environmentally appropriate upkeep, conform to uniform standards, and are in the best interests of taxpayers and ratepayers
- Multiple avenues of communication
- Government processes and services that are available to all segments of the population, through multiple mediums and convenient means

How it will happen:

- By continuing to refine and enforce standards that ensure that infrastructure assets added to the City system are of the highest quality
- By utilizing existing and emerging technologies to better communicate, interact with, and make available the full range of programs and services to all populations

- By developing and implementing new, and supporting existing, resident engagement methods including a resident civics academy, community and business roundtables, and enhanced social media communications
- By capitalizing on partnerships with the Muckleshoot Indian Tribe, businesses, developers, nonprofits, faith-based organizations, transit agencies, school districts, Green River College, and other governmental agencies
- By reflecting the City's ethnic and cultural diversity within City staff through proactive and inclusive hiring practices and retention policies

The City will be judicious with the resources given to it by its residents and businesses, and efficient in managing the budget and resulting services. In order to streamline our business practices, the City will be forward-thinking, resourceful, innovative, responsive, informed, aware, and considerate of long-term goals and results. The City, along with our engaged volunteer, philanthropic, and business communities, will strive to advance social, fiscal, technological, and infrastructural health.

CORE PLAN

Economy

We will provide a diverse and vibrant local economy with employment, retail, and entertainment opportunities for residents and a growing marketplace for local and regional businesses.

What it will look like:

- There will be a range of retail, industrial, manufacturing, and service businesses that start, grow, and expand in an environment conducive to success and corporate community participation.
- A wide complement of retail, service, and dining options will cater to local needs, attract visitors, and encourage consistent patronage of local businesses.
- There will be a robust marketplace where people can – and want to – live, work, and play in Auburn.

What it means:

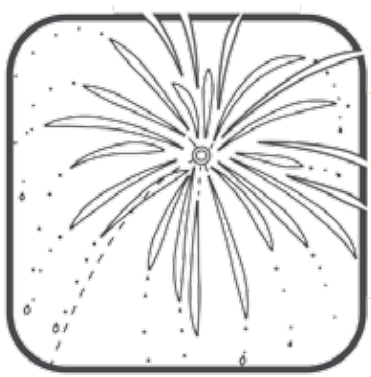
- Businesses will stay and grow in Auburn, while businesses from other cities, regions, and states will be attracted to locate and invest here.
- Investments in the physical amenities and environment that attract people to live here, which includes having attractive, resident-serving businesses.
- People and goods that move safely and efficiently throughout the City.
- Increases in sales tax and property tax revenues for the City through targeted economic development and recruitment efforts.
- Targeted employment recruitment to enhance workforce diversity.

How it will happen:

- By implementing economic development strategies that focus on investments in our community
- By developing and implementing an economic development strategic plan to guide policy-making and financial investment decisions
- By facilitating development and attracting businesses that capitalize on the City's regional economic amenities, including, but not limited to those of the Muckleshoot Indian Tribe
- By making purposeful and strategic investments in public infrastructure and amenities that further promote the City as an attractive place in which to invest and do business
- By maintaining a City quality of service that provides the business community with certainty, support, and proactive decision-making

The City will promote sustainable and diverse industries through multiple means of moving people and goods, and infrastructure that supports

that movement. The City will also develop policies that encourage the siting of businesses that share mutual benefits, a healthy local and regional marketplace, innovative industries, and environmentally responsible development patterns that foster a balanced, flexible, and resilient economy.



Celebration

We will celebrate diversity and come together to teach, learn, and have fun.

What it will look like:

- Auburn will have a thriving and expanding arts-and-culture community.
- There will be events, amenities, and attractions that draw people to congregate and socialize.
- The community is inclusive and proud of its history and the social, ethnic, economic, and cultural diversity in the people who live, work, and play in Auburn.

What it means:

- People from all parts of Auburn are engaging in both citywide and neighborhood initiatives.
- Auburn's future is shaped by a broader demographic cross section of its citizenry, residents, and business community.
- Event programming ensures opportunities for neighborhoods and cultures to celebrate their identities.

How it will happen:

- By developing physical and social infrastructure that encourages and enables more people to practice and showcase their art
- By finding ways to entice new and expanded participation through strategic event planning
- By utilizing technology to find new audiences and increase the amount and quality of information distributed
- By having a diverse cross section of property owners, business owners, nonprofits, governments (including tribal), faith-based organizations, and others who discuss Auburn's future and take actions to make it their premier community

One of the things that makes Auburn special is our diversity; different people have pride in their cultures, while respecting the differences in others. This variety adds strength and style to our places and spaces. These distinctive places, while often reverential of a specific culture, feel open and inviting because they provide room for everyone

Environment

We will protect the natural environment, preserve open space, and create safe and appropriate access.

What it will look like:

- Residents and visitors will enjoy open spaces and environmentally sensitive areas, while promoting the protection of these areas and appreciating their importance and beauty.
- The built environment will respect the natural landscape in a way that protects ecosystem function.
- Natural resource protection will be supported and celebrated by City leadership and the community.

What it means:

- Accessible open spaces allow people to connect with the natural environment.
- Impacts to natural resources from new development are managed, showing consideration for their sensitivity and importance.
- The City proactively implements fiscally prudent policies and procedures based on best practices and available science to mitigate and adapt to the present and projected future effects of climate change.
- Sensitive environmental sites are designated and managed as community environmental services.

How it will happen:

- By continuing the application of regulatory tools as an important part of environmental protection – in order to ensure that new development, redevelopment, land management, and property use do not degrade the environment
- By identifying particularly sensitive properties for protection through purchase, easement acquisition, or other means
- By seeking out opportunities on public and private property for the restoration or enhancement of existing sensitive areas
- By City leaders and staff placing significant emphasis on policies and financial investments that protect our natural resources
- By continued coordination with the Muckleshoot Indian Tribe for the identification and protection of sensitive areas and natural resources that are important to both the Tribe and the City
- The City will protect and preserve our environmental resources and heritage through responsible and balanced policies and partnerships. Auburn residents will benefit from environmental amenities such as parks and urban trails that enable walking and biking throughout our City. The City's policies will incorporate best practices and creative means to balance the current challenges of environmentally sensitive areas with property rights.

Sustainability

We will balance natural resource protections, economic prosperity, and cultural vibrancy in order to build a thriving and long-lasting community.

What it will look like:

- Natural resource protections, economic prosperity, and cultural vibrancy will be continuously and conscientiously balanced in City policy and financial decisions.
- The community will be educated, equitable, and prosperous.
- The City and community's collective actions will consider future residents and the healthy development of Auburn.
- Auburn is a resilient community. Its neighborhoods, infrastructure, and economy thrive and remain healthy in the face of global climate change and its associated effects.
- Cultural diversity will be supported and strengthened through the City's policies, financial practices, and policy implementation actions.

What it means:

- Citizens, residents, business owners, government, nonprofits, and a development community that promote and implement practices that contribute to an environmentally responsible Auburn.
- City leaders and staff who are committed to implementation of policies that consider both short-term and long-term economic, social, and environmental conditions and effects.

CORE PLAN

- The City will have developed and implemented action plans that identify and achieve sustainability and climate change goals and objectives.

How it will happen:

- By City leaders adopting sustainability in its broadest meaning as a core value and function of Auburn's delivery of local government services
- By City leaders continually and consciously creating policies, actions, and strategies that reflect the community's values
- By inviting citizens, residents, and businesses to participate in the development and implementation of Auburn's sustainability strategies, and challenging them to embrace sustainability in their individual and collective actions

To ensure a healthy Auburn for future generations, we must consider the long-lasting effects of our actions on community health, economic viability, the environment, and issues of equity. This means embracing change through inclusivity and the balancing of current and future needs.

CORE PLAN
POLICY ELEMENTS

CHARACTER • WELLNESS • SERVICE • ECONOMY • CELEBRATION • ENVIRONMENT • SUSTAINABILITY

POLICY ELEMENTS

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CORE PLAN
POLICY ELEMENTS

Introduction and Background

Policy elements in the Comprehensive Plan provide a finer level of detail for different subject areas. Policy elements are an extension of the Core Plan and are designed to implement the broad goals, policies, and actions contained herein. Furthermore, the policy elements reflect the vision and values enumerated in the Core Plan. Specific policy elements are the following:

Land Use
Housing
Capital Facilities
Private Utilities
Transportation
Economic Development
Parks, Recreation & Open Space

In this section, each policy element is identified and described. The Core Plan provides the foundation upon which each policy element is built. Broad goals that relate to each value, and general policies and actions that will guide us to our vision of Auburn in 2035, are also included.

Land Use

Goals

1. ***Character***: Buildings and developments are planned and constructed using innovative architectural and site layout techniques that emphasize social interaction and safety.
2. ***Wellness***: Residential, commercial, and recreational areas of the City are joined by a system of trails and paths to lessen reliance upon the use of vehicles.
3. ***Service***: Residents are aware of the City's vision, have access to policies and information, and feel that they have a voice in the outcome of future land use proposals.
4. ***Economy***: A robust mix of uses and options makes living, working, and shopping in Auburn desirable.
5. ***Celebration***: Neighborhoods and districts have been identified and are distinguishable through the use of signs, marketing materials, and subarea plans.
6. ***Environment***: Our rivers, streams, wetlands, habitats, and other natural resources are identified, preserved, and protected for future generations.
7. ***Sustainability***: Land use activities and developments incorporate low-impact development, energy efficient buildings, crime prevention through environmental design and other sustainable development practices.

Description

The Land Use Element is the focal element of the Core Plan, and is supported by all other elements of the Plan. It illustrates where the community should or should not develop, the anticipated scale and intensity of development, and how various land uses relate to each other. The Land Use Element lays the foundation for what the community will look like, how it will change and grow, and where different types of land activities will be established.

Auburn's overall existing land use pattern is checkered, somewhat random, and disconnected. Much of this is due to the manner in which Auburn expanded over the last 20 years. The annexation of Lakeland Hills absorbed a community with wide landscaped thoroughfares, contemporary architecture, and a more affluent demographic. The West Hill and Lea Hill annexations brought relatively rural lands with a wide mix of residential densities and rural levels of infrastructure, whose residents feel a stronger attachment to the commercial centers located outside of Auburn. To the southeast, Auburn transitions into a community with an entirely different character. The area along Auburn Way South passes back and forth

between the City of Auburn and the Muckleshoot Reservation. To the southwest and north, Auburn is a mix of autocentric commercial corridors, light industrial/warehousing buildings, and aging single-family homes. Historic downtown Auburn has a more urban appearance with a traditional main street, regional transit center, and vast opportunity to become a vibrant and walkable city center.

The existing land use pattern is also greatly influenced by the presence of major highways, rail lines, physical land forms, and natural features. The Green River, White River, Highway 18, Highway 167, bluffs of West Hill, slopes of Lea Hill, and Burlington Northern and Union Pacific rail lines provide both opportunities and barriers. They serve as landmarks when identifying neighborhoods, obstacles for connecting the community, preservation corridors, and marketing features.

There are eight districts within the City, each of which has its own unique character and identity. Those districts are described below and depicted on the Districts Map (Map 1.2) on page C4-4.

Lea Hill: Lea Hill is bound by the Green River, Highway 18, S. 277th St., and Kent. Much of this area was annexed into Auburn in 2008. It includes Green River College, a relatively small commercial center, a golf course, several schools, and a mix of low-density rural uses intermixed with traditional suburban residential developments. During the Imagine Auburn visioning exercise, Lea Hill residents indicated that they desire more parks and trails, access to more neighborhood-scale businesses, and safer neighborhoods. Lea Hill residents have a stronger connection to Kent and Covington due to a perception and a reality that commercial services are more expansive and convenient at those locations. The Bridges subdivision is an island in the middle of Lea Hill that is within the incorporated city limits of Kent.

West Hill: West Hill is bound by West Valley Highway, 51st Ave S, and permanently protected agricultural lands. It comprises different scales of residential development and lacks commercial services. West Hill residents have a stronger connection to Federal Way due to the perception that commercial services are more expansive and convenient at that location.

Lakeland Hills: Lakeland Hills is partially within King County and partially within Pierce County. It is bound by West Valley Highway, Kersey Way, the White River, Lake Tapps, and Sumner. The majority of Lakeland Hills consists of a planned unit development with a commercial center and a mix of single-family homes, townhomes, and some apartments. Additional undeveloped areas of Lakeland Hills exist outside the PUD and consist of a mix of traditional residential subdivisions and rural lands. Lakeland Hills residents have a strong association with their own community as well as Bonney Lake and Sumner to the south. Internally, it is a well-connected community where residents have good access to trails and several parks. However, it is not well connected to areas outside of Lakeland Hills. Lakeland Hills has a very limited supply of affordable housing, senior housing, and multifamily housing.

Downtown Auburn: Downtown Auburn is characterized by a traditional main street bisected by major corridors such as M Street, Auburn Way, Auburn Avenue, Division Street, C Street, and the Interurban Trail. It comprises a mix of new and old commercial buildings and uses, several civic buildings and uses, a regional transit center, a regional medical center, and Auburn High School. Downtown Auburn is identified in VISION 2040 as a Regional Growth Center that includes a region-serving transit station. It is a goal of both VISION 2040 and this Plan to promote employment and population growth within downtown. Downtown Auburn offers immense opportunity for a walkable mixed-use center with easy access to Sound Transit. Several public spaces are interspersed throughout downtown and can be used for celebrations, events, and displays.

North Auburn: North Auburn is bound by S. 277th St., West Valley Highway, the Green River, and the Downtown Urban Center. The primary corridors of Auburn Way North, Harvey Road, and 15th Street NW/NE are primarily autocentric

commercial thoroughfares. West Valley Highway, A Street NE/B Street NW, and 37th Street NW/NE are the City's principal warehousing and light industrial corridors. I Street NE serves as an alternative north–south route for a number of residential communities. Significant features in this community include the Auburn Way North auto mall and the Auburn Environmental Park. Interspersed throughout North Auburn are a number of residential communities, most between 40 and 100 years of age, with a few recently developed subdivisions.

South Auburn: South Auburn is bound by the Downtown Urban Center, West Valley Highway, Algona, the White River, Auburn Way South, and M Street SE. The primary corridors of Auburn Way South, 15th Street SW, and A Street SE are primarily autocentric retail and service commercial thoroughfares. West Valley Highway and C Street SW are primarily light industrial and warehousing corridors. Significant features in this community are the Les Gove Community Park campus, the Outlet Collection, Game Farm Park, Boeing, Region 10 headquarters for the federal government's General Services and Social Security Administrations, BNSF's Rail Yard, as well as the interchange of Highway 18 and Highway 167. During Imagine Auburn, feedback focused primarily on the need to address crime and safety.

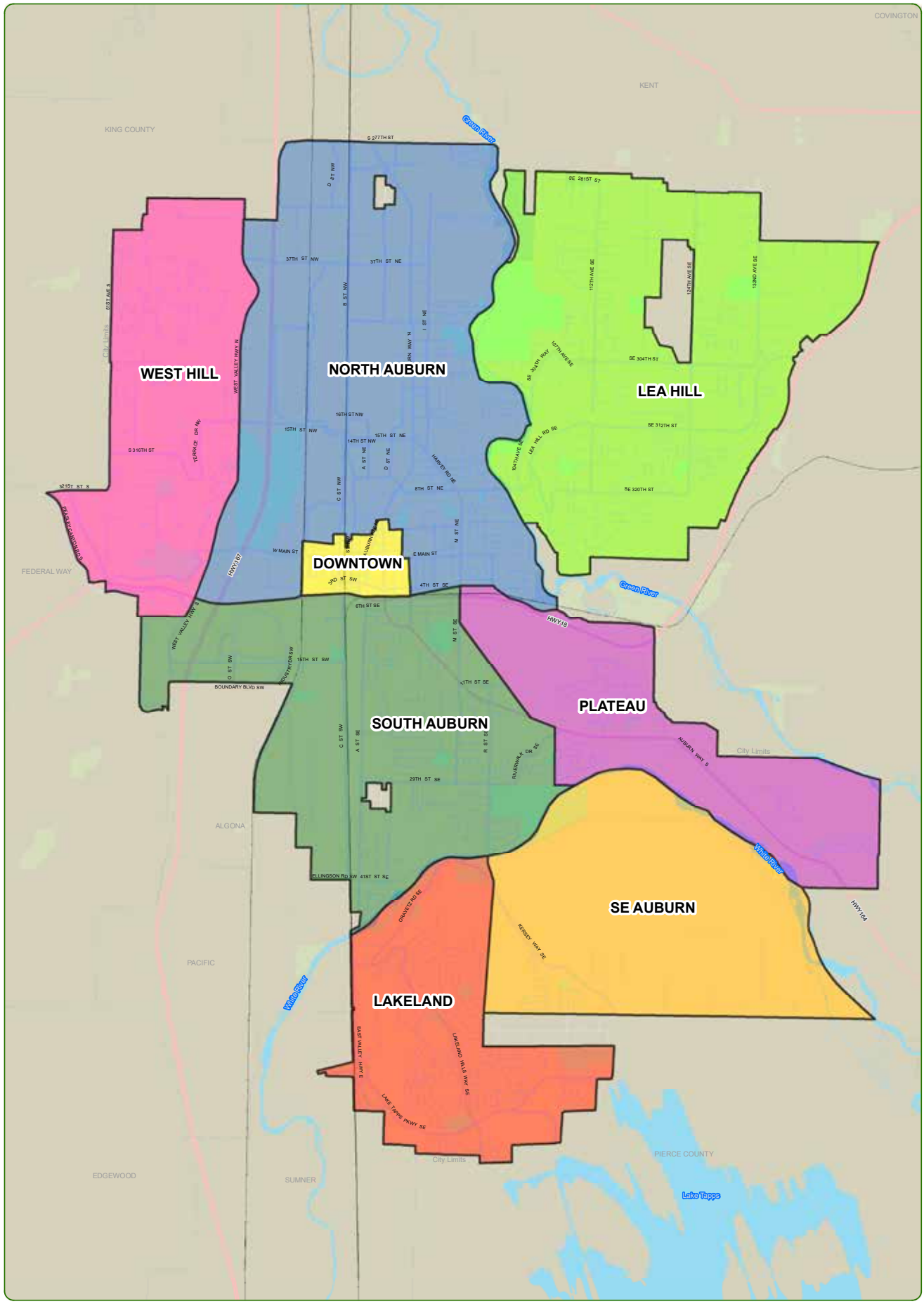
Plateau: Southeast Auburn begins at the base of the hill where Auburn Way South climbs to the Muckleshoot Casino and extends to the Auburn Values Academy. This area is bound by the White River to the south and the Green River and bluffs to the north. Auburn Way South is the primary corridor through this area, which weaves in and out of the Muckleshoot Indian Reservation. While the properties along Auburn Way South are primarily autocentric commercial uses, the corridor is flanked by a number of residential communities located immediately behind the businesses. During Imagine Auburn, residents expressed concern over the high volume of traffic through this corridor as visitors travel to the White River Amphitheater just outside of the City. There were additional concerns about traffic during commute hours as people travel south toward Enumclaw. Residents also expressed unease over the appearance of Auburn Way South.

Southeast Auburn: Southeast Auburn is defined on the north by the White River, to the east and south by the City limits, and to the west by Lakeland Hills. Most of Southeast Auburn is characterized by low-density residential development, surface mining activities, and open-space lands with moderate-density residential development to the west of Kersey Way SE.

Categories

Residential: The Residential land use category will include several residential zoning designations ranging from low-density areas with significant environmental constraints or lacking urban infrastructure, to high-density multifamily designations where the goal is to intensify and densify population. Residential land use designations will comprise a diverse arrangement of multiple densities where a pattern of mixed densities is preferred over a single density throughout the zone or neighborhood. This will be accomplished by allowing greater density in exchange for the incorporation of high-quality and innovative architectural designs, greater neighborhood connectivity, compatibility with the natural environment, installation of community amenities, crime prevention through environmental design, and techniques that ensure compatibility with other uses and communities.

Commercial: The Commercial land use category will include zoning designations that provide a wide range of retail, entertainment, and service uses and activities. Zoning designations within this category will range from autocentric corridors to pedestrian and transit-oriented mixed-use districts. When defining zoning boundaries and developing strategies, attention will be given to the appropriateness of the types of uses and activities, the bulk and scale of developments, compatibility with surrounding activities and the environment, accessibility and connectivity, and consistency with the City's economic development objectives.



Districts

Special Planning Areas

(Map 1.2)

N W E S

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Printed Date: 3/16/2017

Map ID:

The information shown and/or distributed is for general reference purposes only and does not necessarily represent exact geographic or cartographic data. The City of Auburn makes warranties as to its accuracy.

Industrial: The Industrial land use category will include zoning designations that provide an opportunity for warehousing, distribution, transportation, light industrial, storage, and manufacturing uses. Despite the traditional perception of how these types of uses look and function, zoning designations and development standards will reinforce that it is equally important for these areas to remain attractive in appearance and be connected by adequate motorized, nonmotorized, and multimodal transportation infrastructure.

Public/Institutional: The Public and Institutional land use category will include zoning designations for open space, public space, and preserved lands. Properties such as parks, environmentally protected areas, significant utility properties and corridors, and institutional uses will be located within the zoning designations of this land use category. Zoning designations will distinguish between active public parks where people are encouraged to congregate; passive areas intended to be left undisturbed, and uses such as schools and fire stations. Due to the nature of the uses and activities allowed within this category, zoning boundaries tend to be drawn around individual properties or a small collection of properties.

Special Planning Areas: Special Planning Areas are districts within the City where a Plan has been developed, adopted, and incorporated into the Comprehensive Plan. A Special Planning Area may function as an overlay that is supplemental to the underlying zoning designation or as a replacement of the underlying land use category and zoning designation. Special Planning Areas serve the purpose of seeking to enhance economic development opportunities, environmental protection, or master-planned developments.

Overlays: Overlays are supplemental to the underlying land use category and zoning designation. Overlays provide supplemental policy language for urban separators, impression corridors, gateways, and potential annexation areas. Overlays are delineated and assigned in extraordinary circumstances that warrant additional and specialized planning emphasis in a particular area of the City.

Policies

1. Require building design standards for multifamily, mixed-use, and nonresidential structures to ensure unique and high-quality architectural forms, shapes, and materials.
2. Require site design standards for multifamily, mixed-use, commercial, and residential development proposals that provide connectivity between and through sites, adequate public gathering spaces, sustainable development practices, and efficient provision of utilities and streets.
3. Engage in strategic planning of identified corridors and gateways that includes an emphasized level of planning, designing, improving, regulating, and maintaining those areas providing the most visible impression of Auburn.
4. Delineate neighborhoods and districts, and develop strategies for creating greater neighborhood identity that reinforces the concept of "One Auburn."
5. Identify commercial, residential, and recreational destinations that should be joined by paths and trails, with the overall goal of creating a citywide nonmotorized transportation network that is fully connected.
6. Develop downtown Auburn into a safe, walkable community with attractive public plazas and buildings and an engaging streetscape through planning, regulation, and capital improvements.
7. Support and promote efforts that create or expand population and employment opportunities within downtown Auburn.
8. Identify, protect, preserve, and restore Auburn's environment and natural resources.
9. Implement measures to promote buildings that conserve energy and water and reduce greenhouse gas emissions.

10. Develop vehicular gateways that provide access to Auburn into well-signed, attractive, and prominent entry points.
11. Establish sign controls that reduce sign clutter, and strive for a long-term outcome where attractive buildings, thoughtful sign design, and vegetation dominate the landscape rather than poorly placed and designed signs.
12. Establish parking standards that limit the overall number of spaces, allowing for landscaping and site layout to soften the visual impact of large parking lots.
13. Create incentives for good community design by allowing increased height, density, intensity, and other standards.
14. Ensure harmonious transition between land uses and zoning designations through the use of setbacks, vegetation, building orientation, and architectural design.
15. Employ "crime prevention through environmental design" when designing communities and development proposals.
16. Support efforts and programs such as neighborhood watch, national night out, and other activities that bring residents together.

Land Use Action Plan	Lead	Partners
Short Term (2016–2018)		
Update city zoning and development regulations to be consistent with the Core Plan and Land Use Policy Element.	CDPW - Community Development	City Council, Planning Commission, Mayor's Office, City Attorney
Update the city zoning and development regulations to be consistent with National Pollution Discharge Elimination System requirements.	CDPW - Community Development CDPW - Public Works	City Council, Planning Commission, Mayor's Office, City Attorney
Implement the recommendations for the Main Street Urban Design Plan.	CDPW - Community Development	Mayor's Office, CDPW - Public Works, Downtown Association, Chamber of Commerce, Business and Property Owners
Prepare and Auburn Way South Corridor Improvement Plan.	CDPW - Community Development CDPW - Public Works	Mayor's Office, State Department of Transportation, Business, MIT, and Property Owners
Identify specific population and employment targets for downtown Auburn and its designation as a Regional Growth Center in VISION 2040.	CDPW - Community Development	City Council, Planning Commission, Mayor's Office, CDPW - Public Works, City Attorney
Develop a connectivity strategy that lays the foundation for joining commercial, residential and recreational areas.	CDPW - Community Development CDPW - Public Works	Mayor's Office, Parks, Utility Providers
Update the City's Greenhouse Gas Inventory and Climate Action Plan	CDPW - Environmental Services	All City Departments
Develop a Sustainability Element of the Comprehensive Plan	CDPW - Environmental Services	All City Departments
Continue ongoing support to the City's Neighborhoods program and utilize the program to strengthen relationships between neighborhoods and the City.	Mayor's Office	All City Departments
Moderate Term (2019–2025)		

Identify neighborhoods and develop strategies for promoting awareness.	CDPW - Community Development	Mayor's Office
Develop and implement a citywide greenhouse gas reduction plan	CDPW - Environmental Services	All City Departments
In 2021, update Land Use Policy Element.	CDPW - Community Development	City Council, Planning Commission, Mayor's Office, City Attorney
In 2022, update city zoning regulations to be consistent with update to Land Use Policy Element	CDPW - Community Development	City Council, Planning Commission, Mayor's Office, City Attorney
Long Term (2026–2035)		
In 2028, update Land Use Policy Element.	CDPW - Community Development	City Council, Planing Commission, Mayor's Office, City Attorney
In 2029, update cit zoning regulations to be consistent with update to Land Use Policy Element	CDPW - Community Development	City Council, Planning Commission, Mayor's Office, City Attorney

HOUSING

Goals

Character: Trails, public spaces, and outdoor amenities are available that promote social interaction, safety, and healthy lifestyles.

Wellness: Buildings and properties are managed to provide a healthy environment, and the surrounding landscape is maintained and feels safe.

Service: Social and human services that aid in the provision of housing for those in need are supported by the community and the City.

Economy: Residential communities are well designed and connected to nonmotorized paths and transit service so that residents can afford to shop and work close to home.

Celebration: Residents feel a sense of pride and neighborhood identity while promoting the idea of "One Auburn."

Environment: Housing is integrated into the natural environment and built to conserve energy and water.

Sustainability: Adequate and dispersed housing is provided to seniors, veterans, the disabled, those with low incomes, and all other individuals and families.

Description

A sustainable community offers a range of housing types by providing opportunities for people to choose and afford to live near jobs, shopping, and services. This type of outcome enables shorter trips, the use of alternative transportation, reduced traffic congestion, improved quality of life, and the economic benefit of residents choosing to spend their income in Auburn. Because we believe there is strength in diversity, it is a priority to support and enable a robust mix of housing types. Dispersed and extensive housing options enable all segments of society to make choices about where they want to live in Auburn rather than feeling forced to reside in other communities.

Creating the opportunity to establish or retain housing stock for seniors and populations who have social, health, and human service needs is particularly important. Housing data demonstrate that Auburn already has a wide range of housing types and housing costs. But as a significant portion of the population ages, there will

be increased demand for senior housing. While Auburn already has a wide range of this housing type, it is not dispersed throughout the City. Specifically, very few senior, affordable, or lower-income housing options exist in Lakeland Hills and West Hill, and very few senior options are available on Lea Hill, while senior and low-income options are concentrated in the Valley.

The preservation and renewal of older neighborhoods is an important consideration for retaining a mix of housing types, as is community character and history. Auburn's housing stock is older, and much of the rental housing stock is in fair to poor condition. While Auburn is not proactively seeking to eliminate affordable housing, some of this housing stock is realistically at or near the end of its life. There must be a conscious effort to understand and identify which properties are at the end of their useful life and which have renovation potential. Perhaps most importantly, the City must ensure that redevelopment and renovation does not result in the wholesale loss of affordable housing stock.

Auburn's average and median household sizes suggest the need to provide housing for both small and large households. Auburn's average household size is 2.67, compared with 2.40 and 2.59 in King and Pierce Counties, respectively, while our average family size is 3.22, compared with 3.05 and 3.09 in King and Pierce Counties. At the same time that these average figures are higher than for our neighbors, we also have a higher percentage of single parents with children. These data strengthen the conclusion that less-traditional housing is needed, including accessory dwelling units, cottage housing, townhouses, apartments, and condominiums. Housing data, national trends, and City experience also lead us to conclude that we will likely see increasing demand for larger houses that can accommodate multigenerational families living together.

CORE PLAN

Policies

1. Design and maintain residential neighborhoods and buildings that support safe and active living that is connected to multimodal transportation options.
2. Support efforts to retain and create more types of housing, with a broader mix of affordability, in all of Auburn's residential and mixed-use neighborhoods.
3. Promote and provide incentives for mixed-income residential communities.
4. Implement and promote measures that enhance public safety such as neighborhood watch, crime prevention through environmental design, and expanded access to law enforcement resources.
5. Organize actions that influence and create incentives for the retention and maintenance of the existing housing stock and their surrounding environs.
6. Implement strategies that lead to the adequate provision of dispersed affordable housing for moderate-, low-, and very-low-income households and residents in need.
7. Support efforts that are intended to connect human, health, and social services to residents in need.
8. Develop and support programs that help to inform residents of their options, available services, and their right to healthy and affordable housing.
9. Strengthen our partnerships with other agencies and communities to help bolster and steady the supply of housing options and supportive services so that greater equity is achieved in the region.
10. Monitor spatial and quantitative trends in housing supply, affordability, and diversity for Auburn and other King and Pierce County municipalities, and make appropriate policy, regulatory, and programmatic adjustments in response to data findings.
11. Participate in and support efforts to provide solutions for persons experiencing homelessness.

Housing Action Plan	Lead	Partners
Short Term (2016–2018)		
Develop a monitoring program that defines the tools and metrics that describe housing condition, supply, availability, location, crime rates, and housing type.	CDPW*	Police, King County, Pierce County
Evaluate city zoning regulations to ensure that accessory dwelling units, clustered housing, cottage housing, townhouses, etc. are allowed within appropriate residential and mixed-use zones.	CDPW	City Council, Planning Commission, Mayor's Office, City Attorney
Utilize the existing city rental housing business license program and requirements to educate multifamily property owners about Auburn's goals, policies, and standards, and hold property owners and tenants accountable for adherence to its objectives.	CDPW	CDPW – Business and Budget, Police, Multifamily Property Owners
Continue the City's housing home repair program, and seek ways to expand its use.	Administration Neighborhood Services	CDPW
Moderate Term (2019–2025)		
By neighborhood, inventory housing opportunities for seniors, moderate-income, low-income, very-low-income, and persons with disabilities. Develop conclusions that can be used to identify areas in need of specific housing types.	CDPW	King County, Pierce County
Work with transit agencies to determine the multimodal transportation needs, routes, funding, and capital improvements necessary to serve priority areas.	CDPW – Public Works	Sound Transit, MIT**, Metro, Pierce Transit
Develop a joint Muckleshoot/Auburn housing inventory and needs assessment that is used to establish goals and strategies that combine our resources for mutual benefit.	CDPW, MIT	City Council, Tribal Council, King County, Pierce County
In 2021, update Housing Element based upon findings and data collected in the monitoring program.	CDPW	City Council, Planning Commission, Mayor's Office, City Attorney
In 2022, update city zoning regulations to be consistent with update to Housing Element	CDPW	City Council, Planning Commission, Mayor's Office, City Attorney
Long Term (2026–2035)		
In 2028, update Housing Element based upon findings and data collected in the monitoring program.	CDPW	City Council, Planning Commission, Mayor's Office, City Attorney
In 2029, update city zoning regulations to be consistent with update to Housing Element	CDPW	City Council, Planning Commission, Mayor's Office, City Attorney

* CDPW = Community Development and Public Works.
** MIT = Muckleshoot Indian Tribe.

Capital Facilities

Goals

Character: Our capital investments have been strategically deployed and have resulted in a targeted mix of streets, parks, amenities, and trails that serve the majority of communities.

Wellness: Capital facility planning, budgeting, design, and construction incorporate principles and concepts that promote a healthy lifestyle.

Service: Revenue sources and budget allocations have been identified that support the construction, provision, and ongoing high-quality maintenance of capital facilities and public services.

Economy: Our capital facilities are a marketing asset that causes businesses and residents to seek opportunities to locate here.

Celebration: We design, construct, and utilize our parks and streets so that we can gather on holidays, listen to music, attend parades, watch movies, view art, observe nature, and enjoy other community events.

Environment: Capital improvements are designed and constructed in a manner that employs a higher standard than the minimum required under the law.

Sustainability: We have fully implemented a capital investment philosophy that values the long-term outcome over the short-term expense.

Description

Capital facilities are those facilities owned and operated by the City. The Capital Facilities Element is made up of a collection of documents that include the City's 6-Year Capital Facilities Plan, the Comprehensive Water Plan, the Comprehensive Sewer Plan, the Comprehensive Stormwater Drainage Plan, and the Capital Facilities Plans for each school district and the Valley Regional Fire Authority. Additionally, although the Parks, Recreation, and Open Space Element and the Transportation Element are standalone documents, they too are a component of the Capital Facilities Plan because they include both short- and long-term investments in developing and maintaining City-owned facilities.

The provision and sizing of facilities such as utilities and streets can influence the rate, timing, and ability for growth and development that occurs within the City. Timed provision of facilities also ensures that new development can be assimilated into the existing community without serious disruptions or adverse impacts. This plan establishes policies to allow development only when and where all public facilities are adequate or can be made adequate, and only when and where such development can be adequately served by public facilities and services consistent with adopted level-of-service standards.

Public facilities include public utilities, streets, parks, municipal buildings, fire and police services, technology and communication systems, K–12 school systems, and waste and recycling services.

Policies

1. Development will only be permitted where it is determined that concurrency and level-of-service standards have been met. Levels of service shall be established within, or by way of, each capital facilities document and/or policy element.
2. Lands designated for urban growth shall have urban levels of public facilities prior to, or concurrent with, development. If adequate public facilities do not exist and public funds are not committed, proposed development activities must provide such facilities at their own expense.
3. New connections to the City's sanitary sewer, water, and/or storm drainage systems, shall contribute their fair share toward the construction and/or financing of future or ongoing projects to increase the capacity of those systems.
4. The City will coordinate with other utility purveyors within the City of Auburn to ensure that adequate facilities exist or are planned in underserved areas. Other utility comprehensive plans are not incorporated into the Comprehensive Plan unless a specific City Council action is taken to accept and adopt.
5. The City will coordinate with solid waste providers and King County to ensure the provision of adequate and mandatory waste and recycling service throughout

Auburn. The City will continue to create, support, and implement efforts that expand recycling and reuse.

6. The City will coordinate with each school district and their capital facility planning efforts. A school district capital facility plan is not incorporated into the Comprehensive Plan unless a specific City Council action is taken to accept or adopt.
7. The City will coordinate with Valley Regional Fire Authority and their capital facility planning efforts. A fire capital facility plan is not incorporated into the Comprehensive Plan unless a specific City Council action is taken to accept or adopt.
8. The City will implement the adopted Auburn Airport Master Plan.
9. The City will seek opportunities to incorporate trails and public spaces as general funding for these allow in its capital facility projects.
10. Sustainable development practices will be incorporated into capital facility project design and construction. The City will support and implement efforts to promote climate action objectives by using low-impact development techniques, energy and water conservation measures, and reducing greenhouse gas emissions.
11. The siting, design, construction, and improvement of all public facilities shall be done in full compliance with the Americans with Disabilities Act.

Capital Facilities Action Plan	Lead	Partners
Short Term (2016-2018)		
Implement 6-year Capital Improvement Plans for water, sewer, and storm drainage.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Implement 6-year Capital Improvement Plans for Transportation.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Incorporate Low Impact Development (LID) into City Codes and Standards by 1/1/17.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Moderate Term (2019-2025)		
Implement 7 to 10 year Capital Improvement Plans for water, sewer, and storm drainage.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Implement longer term Capital Improvement Plans for Transportation.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2021, update Capital Facilities Element.	CDPW – Public Works, Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2022, update city zoning regulations to be consistent with update to Capital Facilities Element	CDPW – Public Works, Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Long Term (2026–2035)		
Implement 10- to 20-year Capital Improvement Plans for water, sewer, and storm drainage.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2028, update Capital Facilities Element.	CDPW – Public Works, Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2029, update city zoning regulations to be consistent with update to Capital Facilities Element	CDPW – Public Works, Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW

* CDPW = Community Development and Public Works.

Private Utilities

Goals

Character: Utility corridors serve multipurpose functions such as nonmotorized connectivity and recreational amenities.

Wellness: The extension and provision of utility service extends throughout the entire community who has access to safe and reliable utility service.

Service: Residents and businesses have access to all forms of reliable utility service including communication, water, sewer, and storm systems.

Economy: Through planning, franchise agreements and partnerships, capital improvements are occurring in conjunction with development and redevelopment.

Celebration: Technology and amenities are in place that support community events and enhance awareness and accessibility that results in broader participation.

Environment: Utility users are leaders in the region and have embraced and deployed alternative energy solutions and conservation measures.

Sustainability: New development fully pays for utility extensions and upgrades that are of a quality that is in the best long-term interest of the City and avoid ratepayer subsidies.

Description

The primary responsibility of planning for private utilities rests with the utility providers. Clearly, this planning cannot take place without open lines of communication between the City and the utility providers.

Puget Sound Energy provides electrical and natural gas service to most of the City of Auburn. PSE is an investor-owned private utility, which provides service to approximately 1.2 million customers in a service area that covers 6,000 square miles. With respect to electrical service, PSE builds, operates, and maintains an electrical system consisting of generation, transmission, and distribution facilities.

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

Conventional local telephone service to the City is provided by CenturyLink. CenturyLink offers service to 25 million customers in 14 western states. The facilities in which calls are switched are call central offices. Typically, four main lines head out from each central office – one in each direction. Auburn's central office is located in downtown Auburn. Long-distance service is provided in the area by several carriers. These providers have underground fiber-optic cables passing through the City of Auburn.

Cellular telecommunications provide mobile telephone. Cellular communication companies offer digital voice, messaging and high-speed wireless data services to customers. Several cellular service providers have customers and facilities in the City of Auburn. Regulation of cellular providers is provided by the Federal Communications Commission.

Cable television service is provided by Comcast through a combination of aerial and underground cables. Several satellite dish companies also provide service within the City but facilities are limited to the satellite dishes affixed to homes. The City is currently negotiating with CenturyLink on a potential cable franchise.

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

Private utilities include electricity, telecommunications, natural gas, and non-city-owned sewer, and water.

Policies

1. Private utility companies should strive to provide utility services to all segments of the Auburn population and areas of the community.
2. All new utility and telecommunication lines shall be located underground within all new developments. The City will also work with utility companies to relocate existing distribution, service, and telecommunication lines underground as a part of system upgrades, urban revitalization, and city capital projects whenever it is economically and technologically feasible.
3. The visual impact of private utilities shall be mitigated through undergrounding, colocation, screening, or other mitigation techniques. Views from private property, rights-of-way, and the surrounding community shall be considered when mitigating visual impact.
4. When granting franchise agreements, right-of-way permits, and other city approvals to utility providers, evidence shall be provided that documents Sustainability development practices that will be incorporated into construction activities.

Private Utilities Action Plan	Lead	Partners
Short Term (2016–2018)		
Explore opportunities to enhance the use of franchise fees and taxes.	CDPW* – Public Works, Finance	Mayor's Office, City Attorney, IT
Review and update the City's Municipal Code for consistency with any regulatory changes as it relates to franchises.	CDPW – Public Works, City Attorney, Innovation and Technology	Mayor's Office, City Council, CDPW
Moderate Term (2019–2025)		
In 2021, update Private Utilities Element.		City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2022, update city zoning regulations to be consistent with update to Private Utilities Element		City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Long Term (2026–2035)		
In 2028, update Private Utilities Element.		City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2029, update city zoning regulations to be consistent with update to Private Utilities Element		City Council, Planning Commission, Mayor's Office, City Attorney, CDPW

* CDPW = Community Development and Public Works.

CORE PLAN

Transportation

Goals

Character: Investments in developing and maintaining our pedestrian, nonmotorized and street infrastructure have resulted in the creation of a community that is physically connected.

Wellness: Residents, visitors, and workers increase utilization of nonmotorized forms of transportation.

Service: Through partnership with other agencies, public transportation is an available option for navigating the City and connecting to other forms of transportation.

Economy: Street surfaces are in a state of good repair allowing people and goods to navigate into, through, and out of Auburn.

Celebration: As a result of improvements to the transportation infrastructure, combined with modern design techniques, we experience a decreasing frequency and severity of collisions.

Environment: Development of additional nonmotorized infrastructure will result in fewer vehicular trips per capita.

Sustainability: Adequate sustained sources of financing are available for long-term investment in our streets, sidewalks, public landscaping, and nonmotorized corridors.

Description

The transportation system is a vital component of Auburn's social, economic, and physical structure. The primary purpose of the transportation system is to support the movement of people and goods within the City and connect the City to the broader region. Secondarily, it influences patterns of growth, development, and economic activity by providing access to adjacent land uses. Planning for the development and maintenance of the transportation system is a critical activity promoting the efficient movement of people and goods, ensuring emergency access, and optimizing the role transportation plays in attaining other community objectives.

The Transportation Element, also known as the Transportation Comprehensive Plan, provides policy and technical direction for development of the City's transportation system through the year 2035. It updates and expands the 2009 Comprehensive Transportation Plan by recognizing network changes since the last plan, evaluating current needs, and identifying standards for future development and infrastructure improvements. The Plan underwent a major update in 2005 and a midterm update in 2009 to incorporate the Lea Hill and West Hill annexation areas into the Plan.

The Comprehensive Transportation Plan is the framework for transportation planning in Auburn. It functions as the overarching guide for changes to the transportation system. The Plan evaluates the existing system by identifying key assets and improvement needs. These findings are then incorporated into a needs assessment, which guides the future of the transportation system.

This Plan is multimodal, addressing multiple forms of transportation in Auburn including the street network, nonmotorized travel, and transit. Evaluating all modes enables the City to address its future transportation needs in a comprehensive and balanced manner.

Policies

1. Level-of-service and concurrency standards will be adopted and utilized when evaluating the transportation impacts and mitigation measures associated with development proposals. New development will pay for all system enhancements necessary to support the development.
2. Engage in coordinated regional transportation planning efforts with King County, Pierce County, Washington State Department of Transportation, Muckleshoot Indian Tribe, Sound Transit, and adjacent jurisdictions.
3. Pursue funding and actions that establish public transportation options to all areas of the City.

CORE PLAN

4. Incorporate low-impact development concepts and strategies into City-initiated transportation projects and privately initiated subdivision proposals.
5. Create a pedestrian and bicycle network linking neighborhoods, activity centers, and popular destinations, and promote walkable, bikeable connections to transit service.
6. Increase coordination and integration of land-use and transportation planning to reduce traffic congestion and emissions, and protect the natural environment.
7. Provide transportation alternatives that meet the needs of seniors, those who are unable to drive, and others who are transit-dependent by necessity or choice.
8. Inform the community of transportation improvements, capital projects, traffic disruptions, and alternative methods for avoiding delays.
9. Develop information about alternate modes of travel to encourage visitors and residents to walk and bike.

Transportation Action Plan	Lead	Partners
Short Term (2016–2018)		
Develop financial and capital programming standards that establish minimum budget targets for nonmotorized connection improvements.	CDPW* – Public Works	CDPW, Finance, Mayors' Office
Develop a Neighborhood Connectivity Element of the Comprehensive Plan.	CDPW – Public Works	CDPW
Develop a citywide wayfinding plan with strategies and actions directed at both nonmotorized and vehicle modes.	CDPW	CDPW – Public Works, CDPW – M&O
Implement the short-term actions outlined in the adopted Parking Management Plan	CDPW	
Identify and prioritize vehicular gateways into the City. Design and construct gateway entry points.	CDPW	
Moderate Term (2019–2025)		
Implement the long-term actions outlined in the adopted Parking Management Plan.	CDPW	
In 2021, update the Transportation Element.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2022, update city zoning regulations to be consistent with update to Transportation Element	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Long Term (2026–2035)		
In 2028, update Transportation Element.	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2029, update city zoning regulations to be consistent with update to Transportation Element	CDPW – Public Works	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW

* CDPW = Community Development and Public Works.

Economic Development

Goals

Character: Our cultural diversity has been leveraged to bind our community, expand our market, and celebrate cultural traditions.

Wellness: We are a safe community with walkable commercial districts, where both the perception and the reality are that crime activity is low and public safety staffing meets or exceeds community expectations.

Service: Our economic development strategies focus on supporting the existing business community; as a result, recruitment is minimal because businesses desire to locate here.

Economy: We are able to measure and achieve defined targets for manufacturing, service, and retail jobs and revenues.

Celebration: We actively promote our local businesses and have been successful at making our residents more aware of what is available locally as well as attracting visitors from beyond our City.

Environment: Our economy is growing and diversifying because of our efforts to protect our rivers, streams, wetlands, and other environmental resources.

Sustainability: Residents are staying in Auburn to work and shop, and we are widely considered to be a regional dining, shopping, and entertainment destination.

Description

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

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

Policies

1. Attract high-wage employment opportunities and sales tax generating businesses to diversify the City's economic base and generate positive secondary benefits for the community.
2. Assist business organizations in developing and implementing new or improved product development opportunities to increase sales tax revenue collections.
3. Dedicate resources to pursue an expanded economic development program for the City.
4. Develop a clear and elaborate City branding strategy.
5. Create an economic development toolbox comprising programs and incentives to reduce financial, regulatory, and operational constraints for existing or new business growth and expansion.
6. Prioritize the installation of key infrastructure at identified employment areas to facilitate development of these economic centers.

CORE PLAN

Economic Development Action Plan	Lead	Partners
Short Term (2016–2018)		
Adopt and implement a City 10-year Economic Development Strategic Plan	Mayor's Office	City Council, CDPW*, Finance
Moderate Term (2019–2025)		
In 2021, update Economic Development Policy Element.	Mayor's Office	City Council, Planning Commission, City Attorney, CDPW
In 2022, update city zoning regulations to be consistent with update to Economic Development Element	Mayor's Office	City Council, Planning Commission, City Attorney, CDPW
Long Term (2026–2035)		
In 2028, update Economic Development Element.	Mayor's Office	City Council, Planning Commission, City Attorney, CDPW
In 2029, update city zoning regulations to be consistent with update to Economic Development Policy Element	Mayor's Office	City Council, Planning Commission, City Attorney, CDPW

* CDPW = Community Development and Public Works.

Parks, Recreation & Open Space

Goals

Character: A mix of small urban parks, natural areas, sports complexes, and community buildings offers a full range of recreational services.

Wellness: Parks are well advertised, maintained, and are safe locations during all hours.

Service: Parks and park programming are accessible to all segments of the population.

Economy: Our parks and natural spaces are a major reason cited by businesses and residents for choosing to locate here and choosing to stay.

Celebration: A mix of large and small parks is being used for local, neighborhood, citywide, and regional events.

Environment: Parks, open spaces, and natural areas are designated, designed, and maintained in a manner that respects the environment and natural setting.

Sustainability: Park development and maintenance has an identified long-term funding source that ensures that the system grows and improves.

Description

Parks, arts, open space, and recreation facilities are an essential amenity to maintain a high quality of life in the community. As the population of Auburn grows, the demand for parks, recreational programs, arts and culture, and open space will continue to increase. To maintain Auburn's quality of life, the supply of parks and programs must keep pace with the demand associated with a growing population.

CORE PLAN

Policies

1. Provide and maintain a comprehensive system of parks and recreation programs that serves the needs and desires of the City's residents.
2. Protect and preserve open space and natural areas that incorporate appropriate opportunities for residents and citizens to view and learn about natural systems and habitats.
3. Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.
4. Provide a broad variety of recreational and cultural opportunities to all residents.
5. New development will contribute to the development of new parks at a level commensurate with their share of new facility needs.
6. Provide and support community events, festivals, and programs that offer a variety of opportunities for social interaction and contribute to a sense of community.
7. Diversify the funding sources that support the City Parks, Arts and Recreation Department to include public funding, earned revenues, development impact fees, and outside funding sources.
8. Establish regulations and incentives to incorporate parks and trails into subdivisions and other development projects.
9. Identify and implement measures that reduce emissions and conserve energy and water at all park facilities.
10. Support collaboration between agencies, organizations, and businesses on trails marketing, management, and maintenance in recognition of the value of trails to the community and the economy.

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Parks, Recreation & Open Space Action Plan	Lead	Partners
Short Term (2016–2018)		
Establish Level-of-service standards for parks, open space, arts, and service programs.	Parks	CDPW*
Establish a formal fee in lieu of program	Parks	CDPW, City Attorney, Mayor's Office
Acquire additional properties for inclusion in the Auburn Environmental Park and develop a comprehensive management plan.	CDPW – Environmental Services	Parks
Complete and activate the Auburn Youth and Community Center	CDPW – Public Works, Parks	CDPW, Police
Complete the Les Gove Community Campus Plan	Parks	City Council, Mayor's Office, Police, CDPW

CORE PLAN

Parks, Recreation & Open Space Action Plan (cont.)	Lead	Partners
Moderate Term (2019–2025)		
Begin identification of acquisition needs based on level of service.	Parks	
Develop criteria and strategies for identifying land that should be preserved as open space and funding mechanisms for acquiring priority lands.	Parks, CDPW – Environmental Services	CDPW
In 2021, update Parks, Recreation, and Open Space Element.	Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2022, update city zoning regulations to be consistent with update to Parks, Recreation, and Open Space Element	Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
Long Term (2026–2035)		
In 2028, update Parks, Recreation, and Open Space Element.	Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW
In 2029, update city zoning regulations to be consistent with update to Parks, Recreation, and Open Space Element	Parks	City Council, Planning Commission, Mayor's Office, City Attorney, CDPW

* CDPW = Community Development and Public Works.

Implementing Zoning Designations

A. OS Open Space

Policies

LU-121 Active parks that provide sports field, activity and community centers, cemeteries, and public buildings should not be designated as open space.

LU-122 Open space lands are primarily designated to provide wildlife and aquatic habitat, flood detention, vegetation and soil preservation, and view shed protection. Land designated as open space may be used for public access to trails, interpretive centers, education opportunities, and other uses and facilities that support the purpose of their designation.

LU-123 Increase distribution of open space and increase access to open space amenities throughout Auburn.

LU-124 Enhance restoration, preservation and protection of natural resources and critical areas.

LU-125 Seek out opportunities to develop recreation and education opportunities on public lands or through public–private partnerships.

LU-126 Increase visibility of resources through public information campaigns. Continue to work with regional partners to develop and maintain trail systems that connect Auburn with regional destinations.

LU-127 Build on partnerships with school districts to expand public use of school facilities for recreation and exercise, and to improve public access to facilities for this purpose, as appropriate.

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

Character

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

Values

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

subarea plan should address and include policies regarding the expected level of housing density (or residential growth targets) and employment growth targets.

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

Adopted Areas Policies

LU-151 Adoption or revision of a subarea plan will be treated as a comprehensive plan amendment and will comply with the Growth Management Act, Countywide planning policies, Vision 20 50, and the ~~Core~~ Comprehensive Plan.

LU-152 Adventist Academy - Adopted under Resolution No. 2254 on November 14, 1991. The Auburn Adventist Academy is Special Planning Area (Adopted Area) is a multi-use campus operated by the Western Washington Conference of Seventh-Day Adventists. The Campus plays a large role in the Western Washington Conference of Seventh- Day Adventists' private elementary and secondary education system in Washington and hosts many community events as well as an annual regional camp meeting for Adventists from Washington and around the world. The Campus previously housed Harris Pine Mill, a furniture manufacturer, for many years. The Mill provided financial benefit to the Academy's budget and provided employment opportunities, learning experiences, and vocational education for Academy students. The Academy continues to include in its plan industrial uses that support the mission of the school financially. The reuse of existing mill buildings and redevelopment of buildings lost to a fire in 1989 are the focal points of the current industrial development. In addition to institutional and industrial uses, the Academy also operates a landing strip and associated aircraft hangars for student aviation and flight training. A single-family subdivision is located to the south of the airstrip. In addition to these uses, the Academy wishes to allow development of uses such a multi-family and senior housing and assisted living and memory care which will generate perpetual revenue through a long-term land lease on a portion of the Campus lying generally north of Auburn Way South and south of 32nd Street S.E. that will directly aid its mission. The financial benefit from these uses will allow funding an endowment, subsidize student tuition, provide financial aid for students needing tuition assistance, for new educational programs, for additional faculty, facility maintenance and upgrades, and other needs. The plan focuses on provides predictability to planning, zoning, subdivision, and development decisions within the Special Planning Area (Adopted Area) made by the city.

14.22.020 Comprehensive plan adopted.

The city of Auburn comprehensive plan, as amended in April 1995 to comply with the Growth Management Act and as may subsequently be amended thereafter, consisting of the following elements, is hereby adopted by reference:

A. *Chapters of the Comprehensive Plan.*

~~1. Core Comprehensive Plan.~~

~~2~~1. Land Use Element.

~~3~~2. Housing Element.

~~4~~3. Capital Facilities Element.

~~5~~4. Utilities Element.

~~6~~5. Transportation Element.

~~7~~6. Economic Development Element.

~~8~~7. Parks and Recreation Element.

~~9~~8. Historic Preservation Element.

~~10~~9. Climate Element.

~~11~~10. Comprehensive Plan Map.

Appendix A – Housing Needs and Characteristics Assessment.

Appendix B – Agency Checklists.

Appendix C – Public Participation Plan.

Appendix D – Airport Master Plan.

Appendix E.1 – King County Buildable Lands Analysis.

Appendix E.2 – Pierce County Buildable Lands Analysis.

Appendix F – Parks PROS Plan.

Appendix G – Comprehensive Transportation Plan.

Appendix H – Auburn Greenhouse Gas Inventory.

Appendix I – City of Auburn Ten-Year Economic Development Strategic Plan.

Appendix J – Auburn Community Vision Report.

Appendix K – Climate Change Framework.

B. *Additional Documents of the Comprehensive Plan That Are Incorporated by Reference.*

1. *Repealed by Ord. 6959.*

2. Capital Facilities Plan.

3. Shorelines Management Program.

4. Comprehensive Water Plan.

5. Comprehensive Sewer Plan.

6. Comprehensive Storm Drainage Plan.

7. Auburn Downtown Plan (May 2001).

8. Lakeland Hills Plan (1988).

9. Auburn Adventist Academy Plan (1991).

10. Auburn North Business Area Plan (1992).

11. Housing Action Plan. (Ord. 6959 § 1 (Exh. A), 2024; Ord. 6612 § 1, 2016; Ord. 6329 § 1, 2010; Ord. 6172 § 1, 2008.)

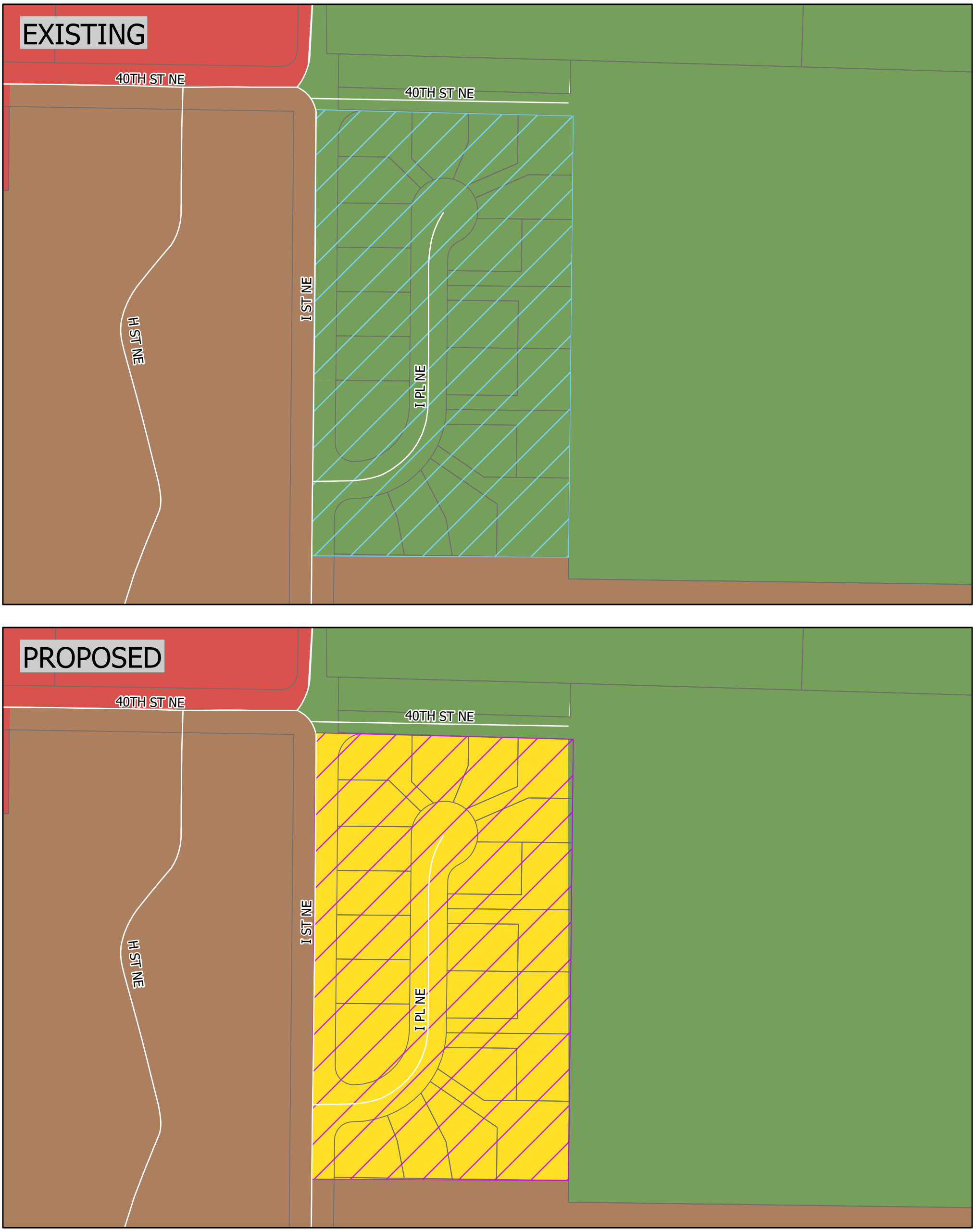
The Auburn City Code is current through Ordinance 6977, passed June 16, 2025.

Disclaimer: The city clerk's office has the official version of the Auburn City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: www.auburnwa.gov

Hosted by General Code.

Proposed Land Use Map Amendment (CPA25-0005)



Public/Quasi-Public
Neighborhood Residential Two
Neighborhood Residential Three
Commercial
Existing Land Use
Proposed Land Use
Parcel Boundary

0 100 200 300
Feet

Printed On: 7/25/2025

Map ID: 6343