

**City Council
Study Session
PW & CD Special Focus Area
March 23, 2026 - 5:30 PM
City Hall Council Chambers**

AGENDA

CALL TO ORDER

PUBLIC PARTICIPATION

- A. The Auburn City Council Study Session Meeting scheduled for Monday, March 23, 2026, at 5:30 p.m. will be held in person and virtually.

Virtual Participation Link:

To view the meeting virtually please click the below link, or call into the meeting at the phone number listed below. The link to the Virtual Meeting is:

<https://www.youtube.com/user/watchauburn/live/?nomobile=1>

To listen to the meeting by phone or Zoom, please call the below number or click the link:

Telephone: 253 205 0468

Toll Free: 888 475 4499

Zoom: <https://us06web.zoom.us/j/84372968758>

ROLL CALL

AGENDA MODIFICATIONS

ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

- A. Facility Master Plan – Police Update (Gaub/Caillier) (30 Minutes)
- B. 2025 Housing and Urban Development - Consolidated Annual Performance and Evaluation Report (CAPER) (Davison) (30 Minutes)

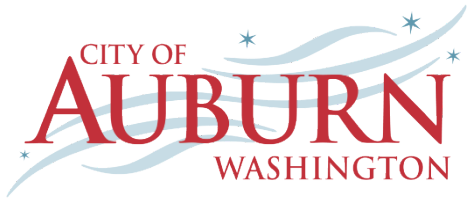
PUBLIC WORKS AND COMMUNITY DEVELOPMENT DISCUSSION ITEMS

- A. Capital Projects Status Update and Featured Capital Projects (Reservoir 2 Seismic Control Valve) (Gaub) (20 Minutes)

COUNCIL REPORTS

ADJOURNMENT

Agendas and minutes are available to the public at the City Clerk's Office and on the City website (<http://www.auburnwa.gov>).



AGENDA BILL APPROVAL FORM

Agenda Subject:

Facility Master Plan – Police Update (Gaub/Caillier) (30 Minutes)

Meeting Date:

March 23, 2026

Department:

Public Works

Attachments:

Presentation

Budget Impact:**Administrative Recommendation:**

For discussion only.

Background for Motion:**Background Summary:**

In 2021, the City Council adopted Resolution No. 5595, Facility Master Plan (FMP) Study. The FMP identified several buildings that required significant investment to meet the operational needs of the City both now and into the future. The areas of the most need that were identified were the Police Department, the Maintenance and Operations Divisions of the Public Works Department, and the Parks, Arts, and Recreation Department.

The FMP identified that further analysis was needed to determine the exact improvements to best serve the Police Department through a Police Master Plan once a site for a future new Police Headquarters was identified.

In 2023, the City purchased property located at the northwest corner of 12th Street SE and Auburn Way South for public safety needs.

In 2025 and 2026, the City has been developing the Police Headquarters Master Plan and will provide an update on the plan to the Council on March 23, 2026.

Councilmember: Lisa Stirgus, Tracy Taylor

Staff: Ingrid Gaub, Mark Caillier

AUBURN

FACILITY MASTER PLAN UPDATE

City Council Briefing
March 23, 2026

FACILITY MASTER PLAN (FMP) HISTORY

- Multi Departmental Study conducted between 2019 and 2021
- Resolution 5595 adopted Facility Master Plan May 3, 2021
- Plan identifies and addresses the facility needs for:
 - City Hall/City Hall Annex
 - Parks Maintenance and Operations
 - Public Works Maintenance and Operations
 - Police
- Plan also identifies the needs for facility maintenance investments



ORIGINAL FINDINGS

POLICE

- Renovating the Justice Center is not a 50-year solution
- A future location near Les Gove Park or in downtown is ideal

MAINTENANCE & OPERATIONS (M&O)

- Leverage current properties to support Public Works and Parks M&O
- Parks M&O needs a northeast platform to serve new parks as they are developed

ADMINISTRATIVE

- Admin needs are less pressing relative to Police and M&O
- Improve space use and complete City Hall condition assessment to target investments and extend service life

FINAL RECOMMENDATIONS

POLICE

- ★ ~\$7 M Evidence on new property; JC renovation
- ★ ~\$48+ M future HQ project (timed as funding allows)

MAINTENANCE & OPERATIONS

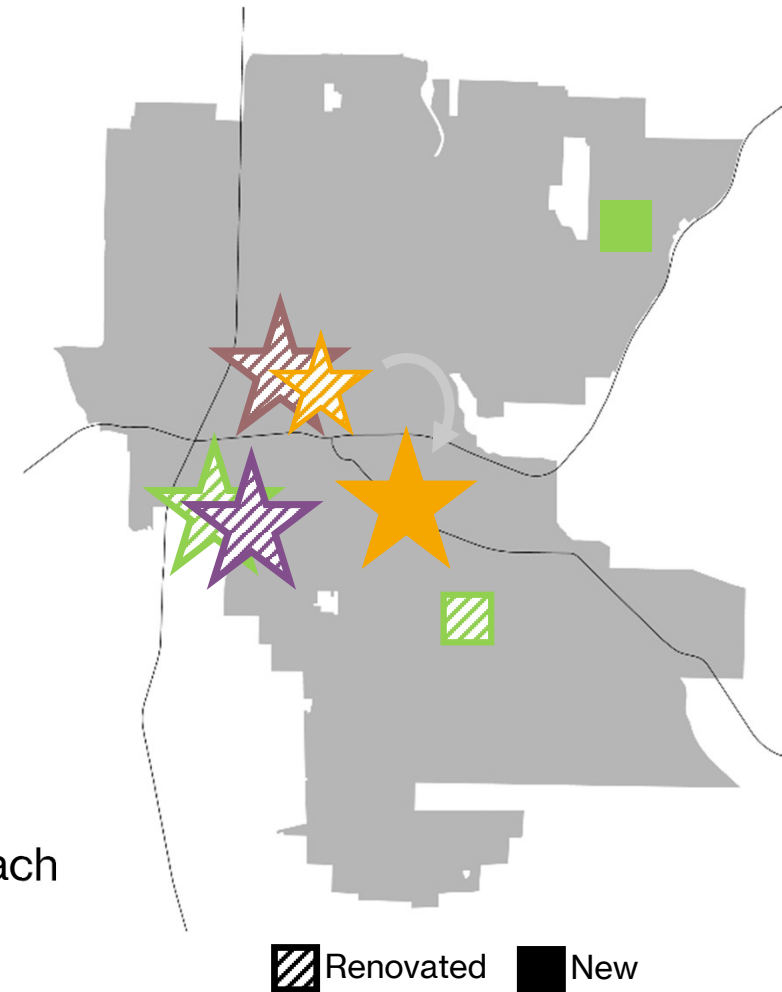
- ★ ★ ~\$26.1 M HQ investment
- ~\$6 M Parks M&O satellites at Game Farm Park and Jacobsen Tree Farm

ADMINISTRATIVE

- ★ Invest in Annex and City Hall to extend service life; revisit in ~15 years

MAINTENANCE

- Phase maintenance spending in over several years to reach \$1M annual spending by 2036



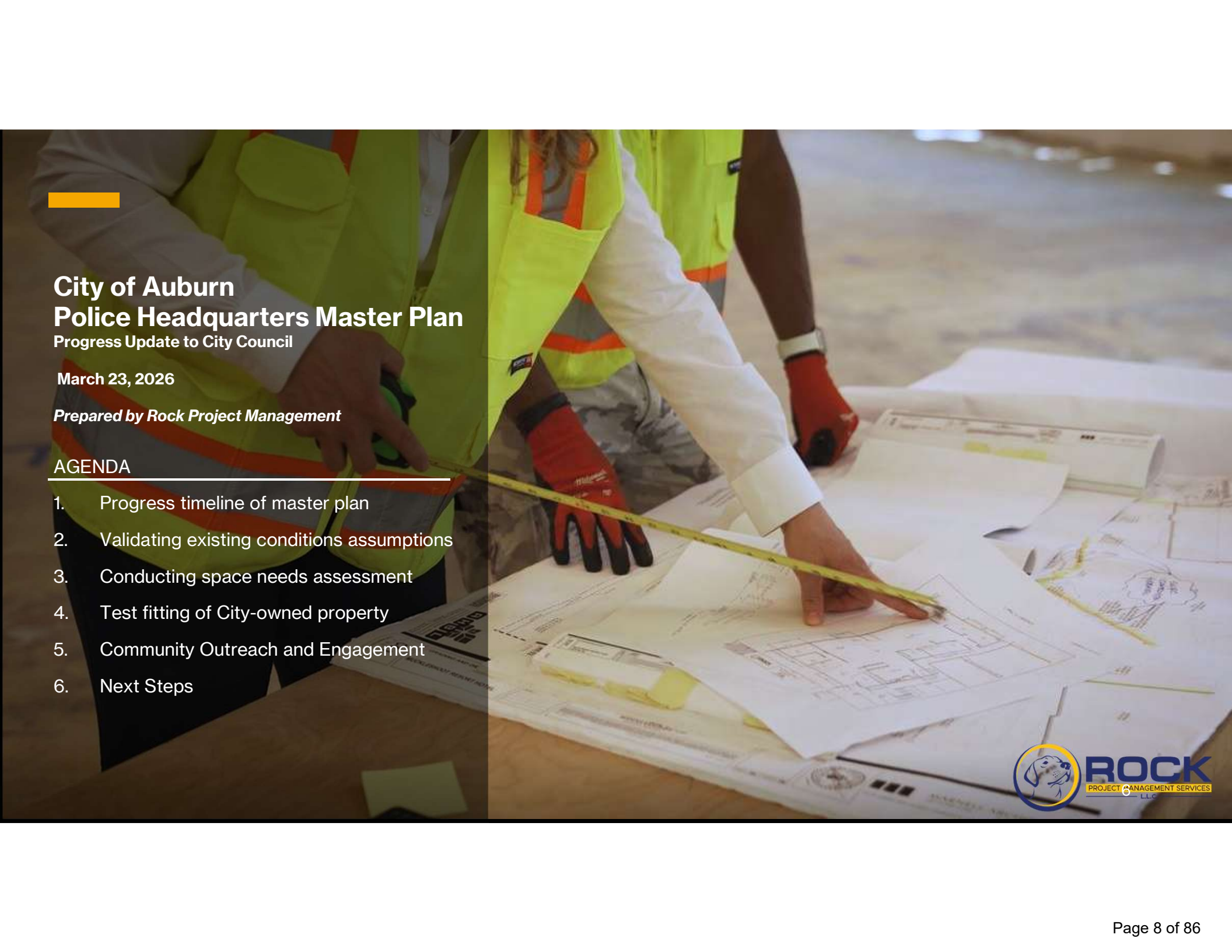
PROGRESS THROUGH 2025/2026

2025/2026 BUDGET INCLUDED

- Budget Adoption in 2025/2026 included intent to Bond up to \$39.1M
- Debt Service payments included in Budget
- Improvements would be completed over a minimum of 6 Years
- Beginning the initial design steps for the program
- Included additional \$250k spending for Facility Maintenance needs
- In 2025, Council adopted the additional 0.1% Sales Tax for Public Safety to take effect in April of 2026

WORK IN PROGRESS

- Purchase of Property – 12th Street SE/Auburn Way completed
- Annex Lobby Reconfiguration – this work was completed in 2025.
- Expansion of Public Works Fleet Facilities – Under construction and nearly complete
- Police – Master Plan Development to address changes since FMP adoption - [*Tonight's Discussion*](#)
- Parks/Public Works Maintenance Facility – Re-assess and adjust for changes since FMP adoption



City of Auburn Police Headquarters Master Plan

Progress Update to City Council

March 23, 2026

Prepared by Rock Project Management

AGENDA

1. Progress timeline of master plan
2. Validating existing conditions assumptions
3. Conducting space needs assessment
4. Test fitting of City-owned property
5. Community Outreach and Engagement
6. Next Steps



1. PROGRESS TIMELINE OF MASTER PLAN

October 2025 – April 2026

October – November 2025

Validate

Validate 2021 Previous Recommendations, Conduct Facility Condition Assessment of Existing Justice Center

November 2025 – January 2026

Conduct

Conduct a Space Needs Assessment of the City's Police Headquarters and individual divisions within the Department

January – April 2026

Test

Test fit concept designs within City-owned site at 12th Street SE and Auburn Way S. Seek community input

2. VALIDATE

Validate 2021 Recommendations, Conduct Facility Condition Assessment of Existing Justice Center



- ✓ The City's 2021 FMP recommended the City prepare a Police Master Plan for a new Police Headquarters.
- ✓ Conducted a facility condition assessment of existing Justice Center facility conditions and all building systems.
- ✓ The existing Justice Center is in fair condition overall, however building systems are aging, and spaces are severely constrained and significantly undersized to serve critical functions as a Police Headquarters.
- ✓ Future improvements for asset preservation were recommended for repurposing the existing facility, long term.

FINDINGS OF CONDITION ASSESSMENT

Physical conditions of the existing justice center is fair overall, but did not meet basic functional needs as a Police Headquarters and long-term Department needs

Detailed Condition Breakdown

CONDITION			
● Very Good	1	0.1%	
● Good	88	6.1%	
● Fair	907	63%	
● Poor	141	9.8%	
● Very Poor	11	0.8%	
● Not Applicable	290	20%	

Overview Statistics

TOTAL ITEMS

1,438

Checklist entries

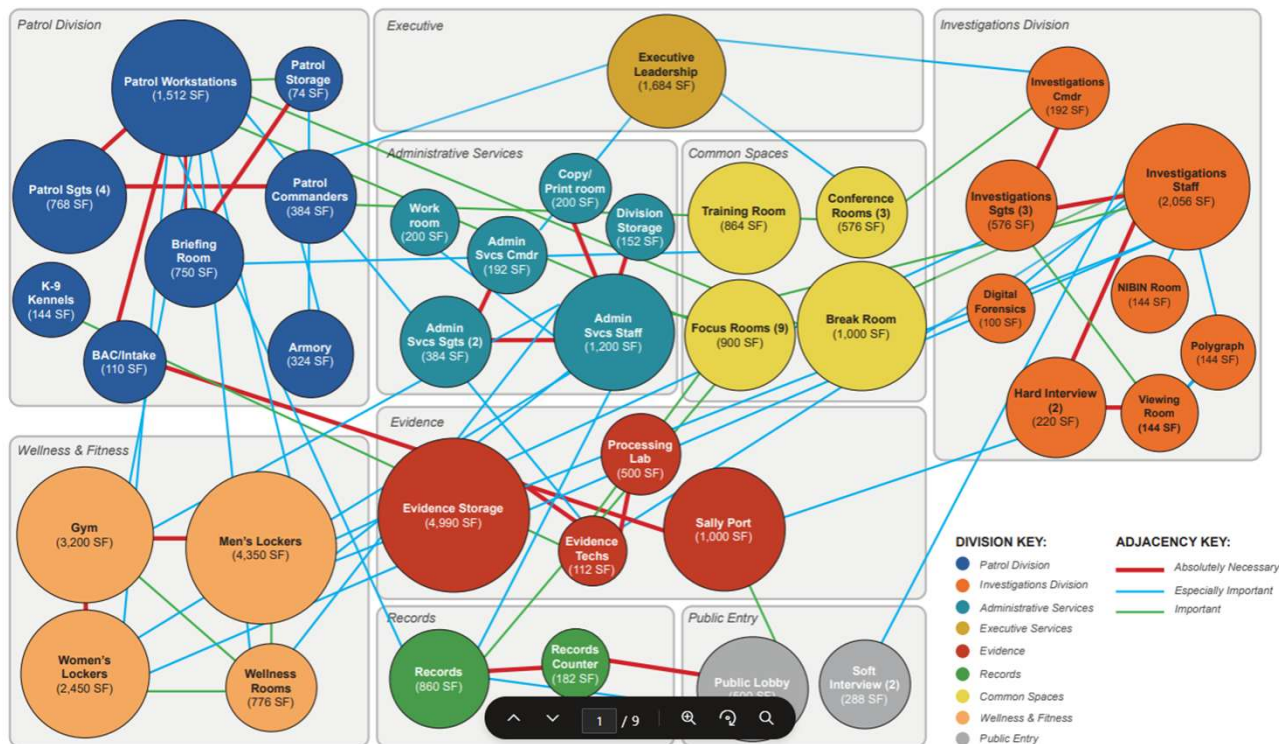
AREAS COMPLETED

122/122

Finished areas

3. CONDUCT

After assessing the physical conditions of the building and building systems, Rock conducted a Space Needs Assessment by Police Department Division and reviewed individual division's functional space needs



- ✓ Space sizes and functional requirements for each Police Department division was reviewed with Police leadership and individual division groups.
- ✓ The space sizes, configurations, and functional adjacencies were developed based on staff input and International Assoc. of Chiefs of Police (IACP) standards
- ✓ Local Police Facilities were reviewed to assess Auburn's space utilization and space needs against local peer departments (Tukwila, Tacoma, Redmond)

FINDINGS OF SPACE NEEDS ASSESSMENT

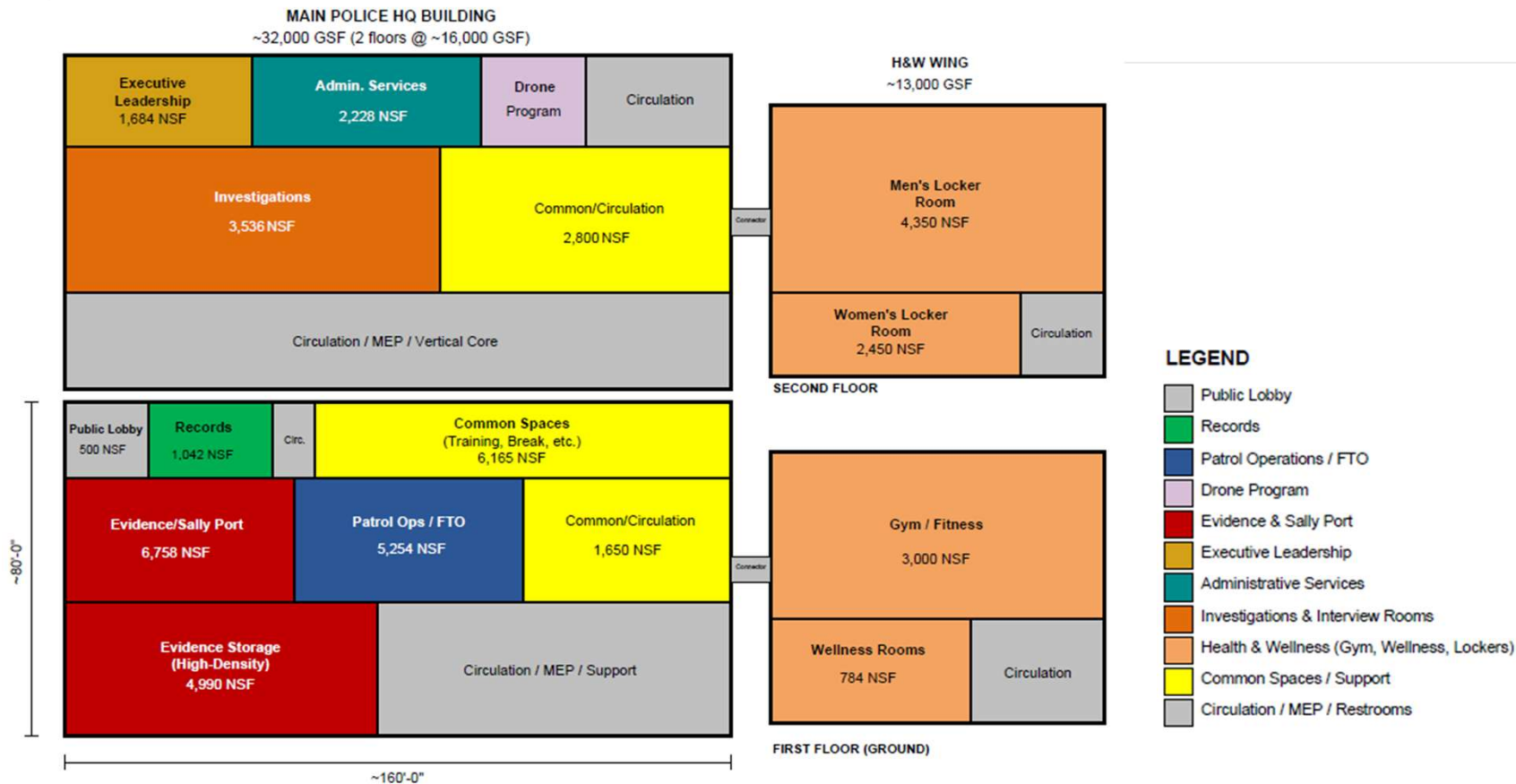
To meet the space needs of the Auburn Police Department, 45,684 sf is needed in a new facility, an increase of 17,988 sf over the existing Justice Center available space for Police

ASSIGNABLE SQUARE FOOTAGE - NEW VS EXISTING SPACES ANALYSIS

Police Department Unit	New SF	Existing Justice Center SF				Total Existing SF	Variance	Notes
		1st Fl.	2nd Fl.	3rd Fl.	Evid. Bldg.			
Executive Leadership	1,684	816	127	-	-	943	741	Added Command Team Conference Space, Restroom, Lockers
Patrol	4,066	1,883	-	-	-	1,883	2,183	Increased number of workstations and meeting spaces
Investigations	3,536	2,112	-	-	-	2,112	1,424	Increased number of dedicated, secure work areas
Administrative Services	2,228	2,059	-	-	-	2,059	169	
Evidence	6,758	-	-	-	6,320	6,320	438	
Records	1,042	-	684	-	-	684	358	
Drone Program	292	-	-	-	-	-	292	
FTO & Academy	-	-	-	-	-	-	-	
Health & Wellness	10,776	85	-	-	-	896	9,880	Bulk of new spaces are to meet industry standards, health and wellness
Common Spaces	6,165	883	883	883	4,610	7,259	(1,094)	Existing common space includes basement of evidence storage facility
Subtotal New Building SF	36,547	7,838	1,694	883	10,930	22,156	14,391	
Circulation @ 25%	9,137	1,960	424	221	2,733	5,539	3,598	
Total SF w/ Circulation	45,684	9,798	2,118	1,104	13,663	27,696	17,988	

4. TEST

Test-fit concept designs for compatibility with City-owned property located at 12th Street SE and Auburn Way S. site.



FINDINGS OF SPACE NEEDS ASSESSMENT

To meet the space needs of the Auburn Police Department, 139 parking stalls are projected to be needed for public/visitors, secured police fleet vehicles, and employee parking.

PARKING REQUIREMENTS - EXISTING VS NEW PARKING						
Existing	No. Stalls	Estimated Total Area (SF)		Est. Acreage		Notes
Public/Visitor Parking	25	8,451	total square feet	0.19	acres	Parking lot located on the West side of the Justice Center
Employee and Overflow Parking	92	34,754	total square feet	0.80	acres	Parking lots located South and S.E. of the Justice Center
Secured Fleet Parking	32	11,901	total square feet	0.27	acres	Parking lot located on the East side of the Justice Center
Specialty Use, Secured	16	9,274	total square feet	0.21	acres	Parking area located between the Justice Center and Evidence facility
Totals:	165	64,380	total square feet	1.48	acres	Parking includes drive aisles and inefficient layout at five locations
New	No. Stalls	Estimated Total Area (SF)		Est. Acreage		Notes
Public/Visitor Parking	20	10,500	total square feet	0.25	acres	Near front entry to building
Secured Fleet & Employee Parking	109	36,500	total square feet	0.84	acres	Shared secure lot, anticipate reduction for assigned vehicle program
Totals:	129	47,000	total square feet	1.08	acres	Efficiency in parking results in total space reduction for parking



Note: Average count of all vehicles on existing parking lots totals less than 110 vehicles on average, including employees and public, for the current existing District Court.

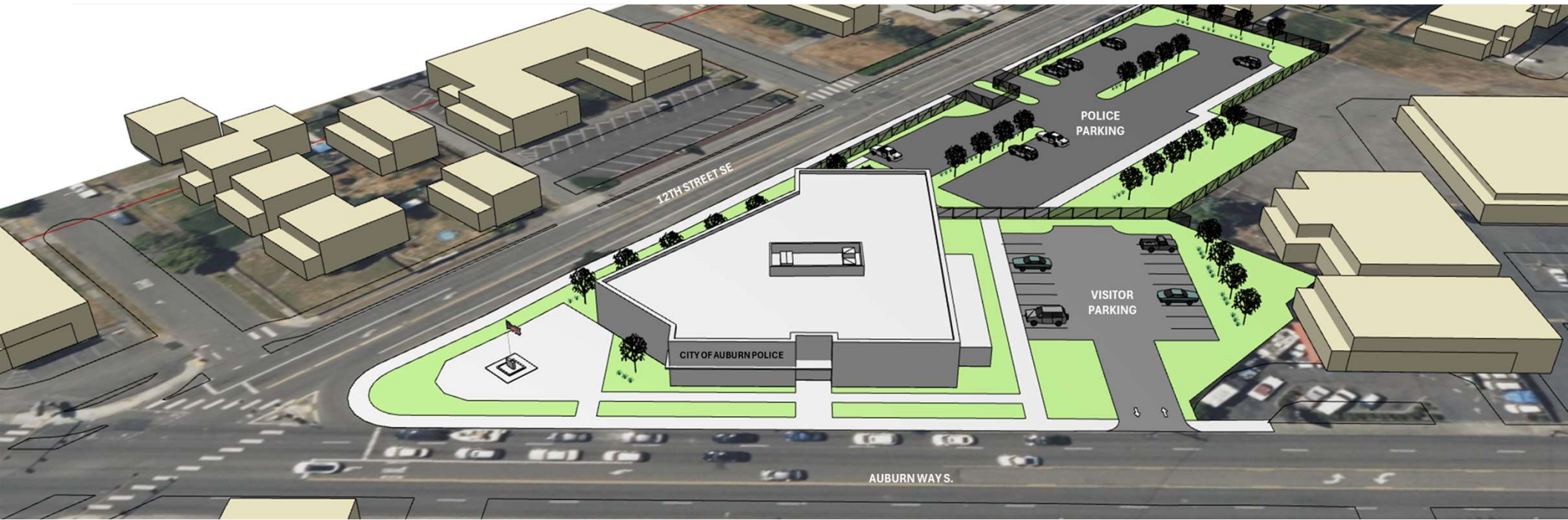
4. TEST

Test fit concept designs for compatibility with City-owned property located at 12th Street SE and Auburn Way S. site.

The existing City-owned property is 2.3 acres zoned P-1 and is the former site of a Multicare Medical facility with surface parking areas. The site has been assessed for a 2-story 45,684 sf police headquarters and required building setbacks, parking, and landscaping buffers. The site accommodates those space requirements with additional .34 acres available for future expansion, equivalent of an additional 16,000 sf of new future building space for growth.



Existing Available Space	2.30 Acres
Proposed 2-Story Building Footprint	.53 Acres
Public Parking and Drive Aisles	.25 Acres
Secured Employee and Police Fleet Parking and Drive Aisles	.84 Acres
P-1 Landscaping Minimum Coverage of 15%	.34 Acres
Total Required Space for Justice Center Building, Parking, Buffer	1.96 Acres
Available Remaining Space	.34 Acres



4. TEST – ONE STRUCTURE OPTION

Test fit concept designs for compatibility with City-owned property located at 12th Street SE and Auburn Way S. site.

- A 2-Story, 46,000 sf police headquarters allows for efficient building space configurations and reserves future building expansion as the City and department grows. Parking options include surface parking lots and/or underground parking.
- Public/visitor parking near the front entry is separated from secured police fleet parking, staff parking and evidence transport.

4. TEST – TWO STRUCTURE OPTION

Test fit concept designs for compatibility with City-owned property located at 12th Street SE and Auburn Way S. site.

- A 2-Story, 2-Structure police headquarters option allows for stand-alone programs to be efficiently designed, such as separating health and wellness spaces from the main office structure, while preserving future building expansion as the City and department grows. Each option is in the process of being estimated and assessed for costs and benefits.
- Allows for phased construction of the Health and Wellness facility if phased implementation is preferred.



5. Community Outreach and Engagement



One Structure Option facing Auburn Way S.



Two Structure Option facing 12th Street SE.

Community Outreach and Engagement is essential to discuss key design principals:

1. Separating public and secure zones and Controlled Access
2. Functionality & Flexibility for robust, reliable building systems, expanding programs, and future technologies
3. Human-Centered Design that reflects the community's character, is welcoming, and supports Officer health and wellness
4. Sustainability design that integrates green design principles, reduce long-term maintenance costs, and improve energy efficiency

6. Next Steps



UPCOMING
ENGAGEMENT WITH
COMMUNITY



VALIDATING BUDGET
AND SCHEDULE FOR
ALL OPTIONS



FINALIZING SITE
LAYOUT CONCEPTS

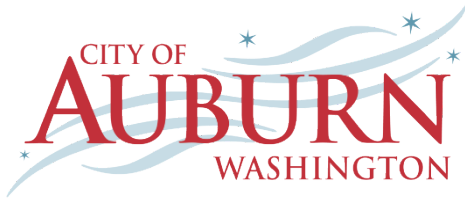


PRESENTING FINAL
PLAN



THANK YOU.
QUESTIONS?





AGENDA BILL APPROVAL FORM

Agenda Subject:

2025 Housing and Urban Development - Consolidated Annual Performance and Evaluation Report (CAPER) (Davison) (30 Minutes)

Meeting Date:

March 23, 2026

Department:

Human Services

Attachments:

2025 CAPER Presentation, 2025
CAPER

Budget Impact:**Administrative Recommendation:**

For discussion only.

Background for Motion:**Background Summary:**

The City of Auburn's use of the Community Block Grant (CDBG) Funds is guided by a 5-year Consolidated Plan and Annual Action Plan. Every year the City is required to submit a Consolidated Annual Performance Evaluation Report (CAPER) to the Department of Housing and Urban Development (HUD), reporting on the progress the City has made in carrying out its Plan(s) during the prior program year.

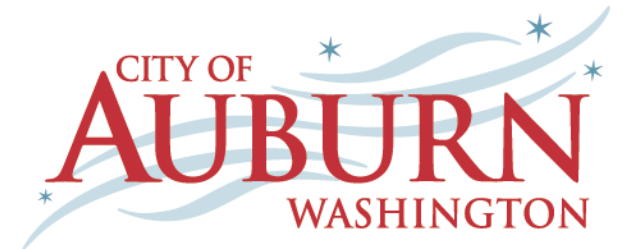
Auburn's most recent CAPER reported on progress toward goals and objectives during the January 1, 2025 – December 31, 2025, program year. This presentation will describe the major components of the 2025 CAPER, and provide an overview of how funds were spent and what targets were achieved during the 2025 program year.

Councilmember: Clinton Taylor

Staff: Jody Davison

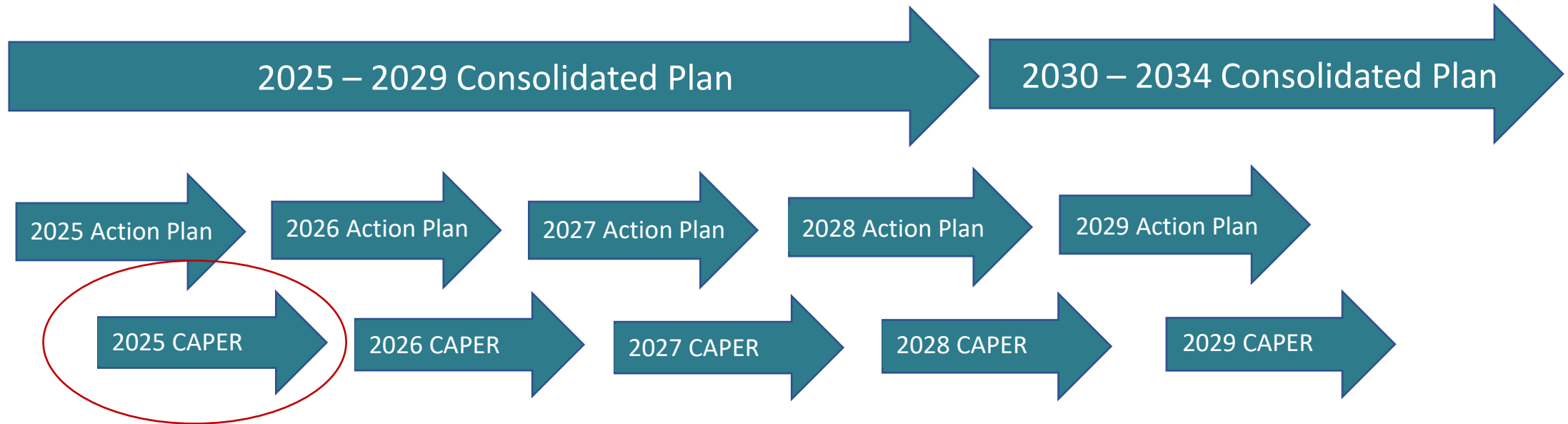
2025 Consolidated & Action Performance Evaluation Report (CAPER)

March 2026



What is the Consolidated Action Performance Evaluation Report (CAPER)

- Report that outlines the City's progress and accomplishments in meeting the goals set in the Consolidated and Action Plans.



Goals Set for 2025 - 2029

- Goal: Affordable Housing
- Goal: Community & Economic Development
- Goal: Addressing Homelessness
- Planning & Administration

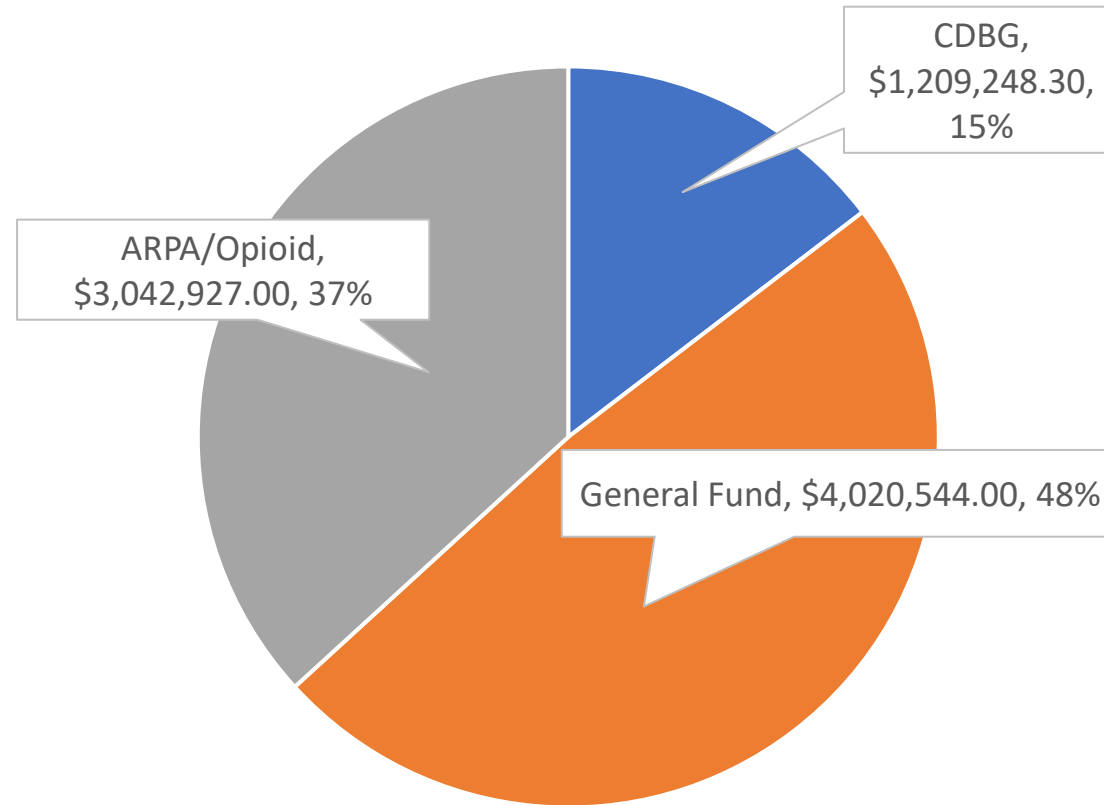


Programs we supported in 2025 with CDBG \$

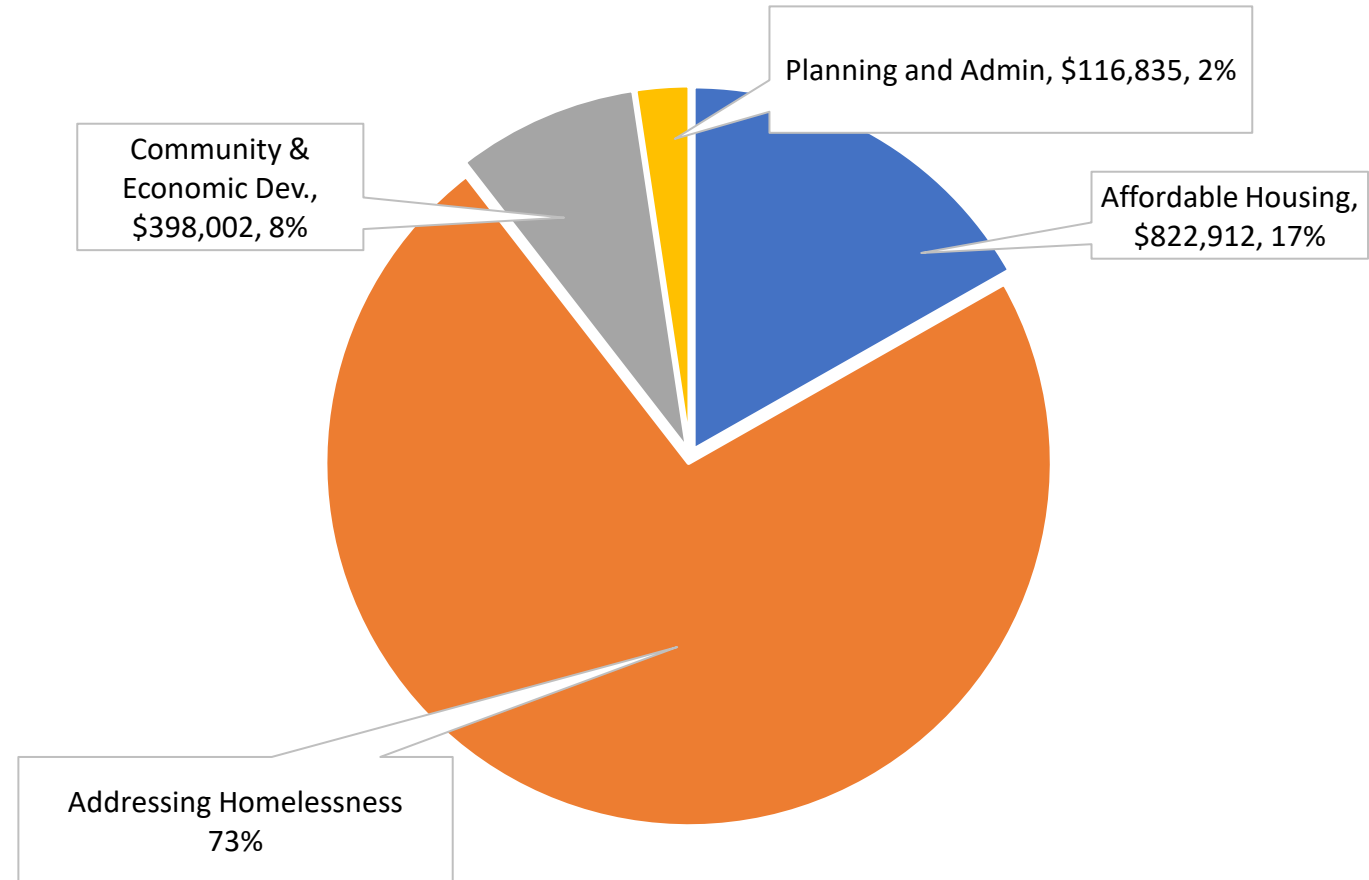
City Wide Encampment Cleanups
Home Repair



Funding Available



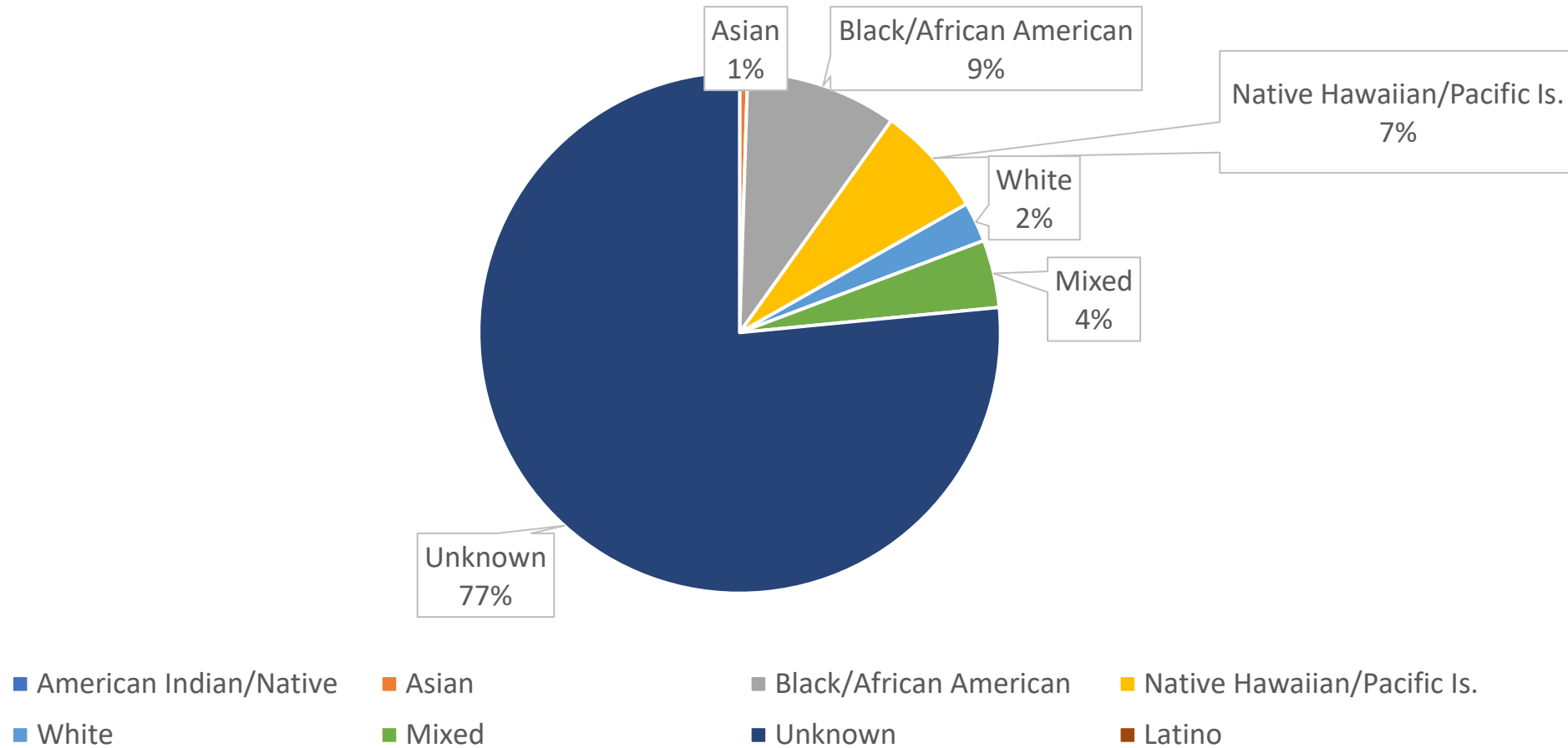
Expenditures



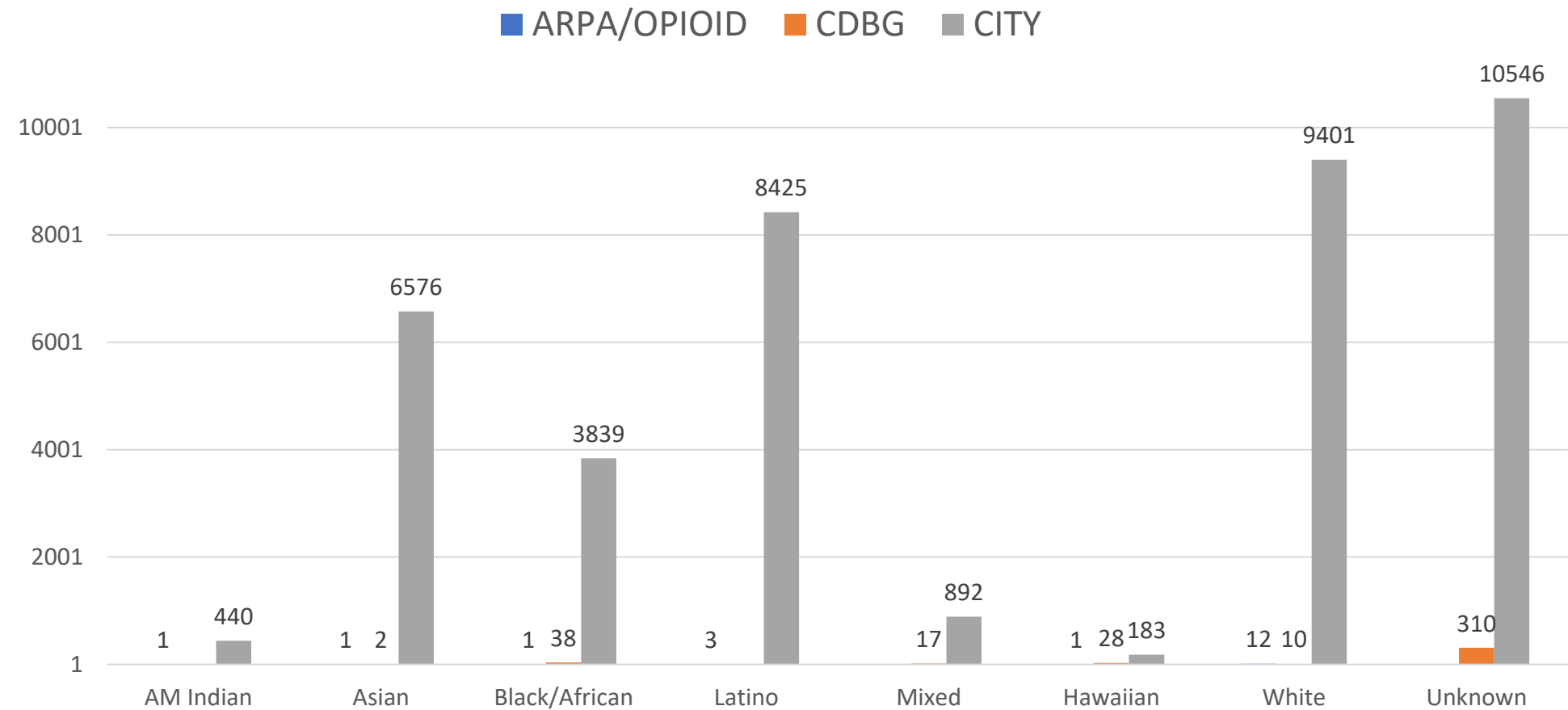
Demographics

	CDBG	CITY	ARPA/OPIOID	TOTAL
American Indian/Native	0	440	1	441
Asian	2	6,576	1	6,579
Black/African Am.	38	3,839	1	3,878
Native Hawaiian	28	1,883	1	1,912
White	10	9,401	12	9,423
Mixed Race	17	892	0	909
Unknown	310	10,546	0	10,856
Latino	0	8,425	3	8,428
TOTAL	405	40,302	19	42,226

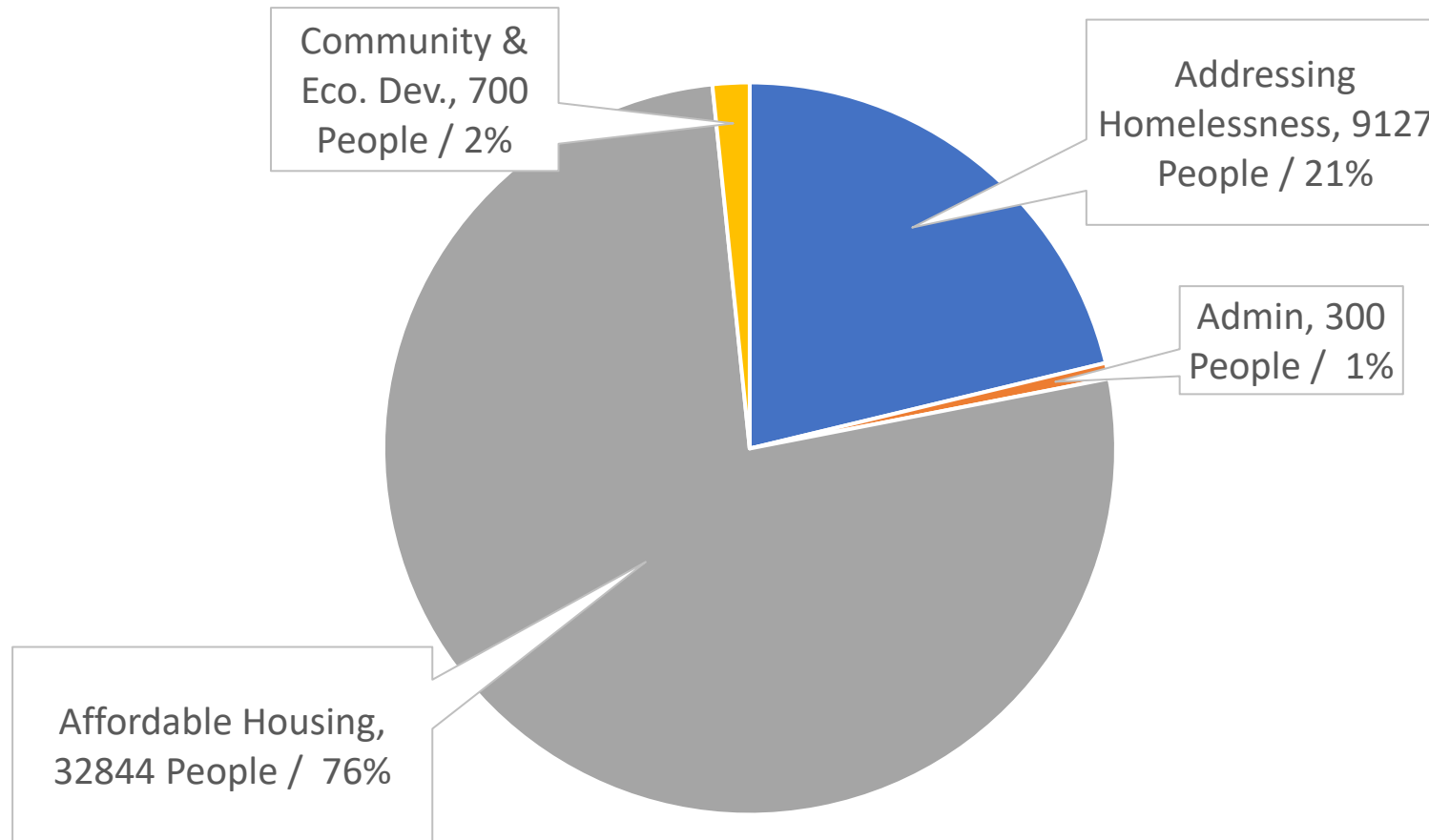
Demographic Breakdown (all funding sources)



Populations Served by Funding Source



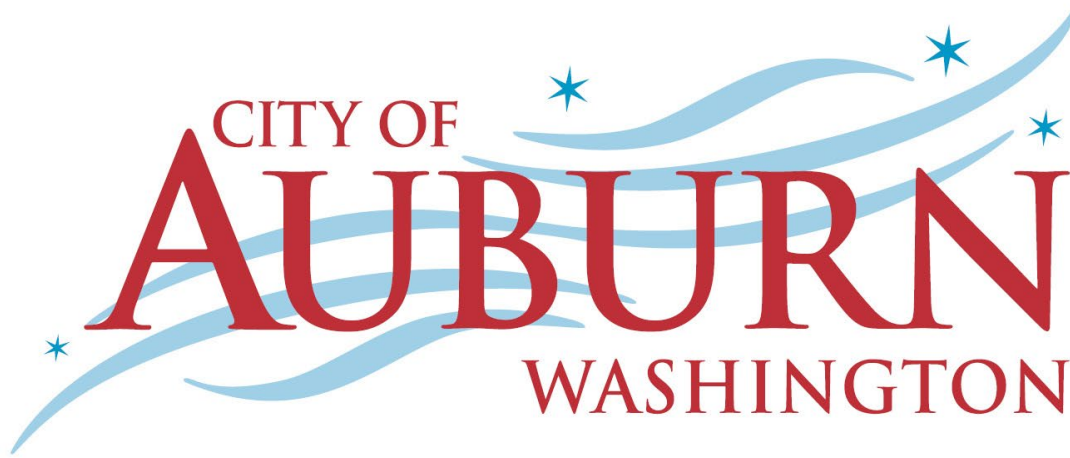
Population Served by Goal



Overall Accomplishments by Goal to Actual

Goal	Projected	Actual
Affordable Housing	300	32,844
Addressing Homelessness	8,806	9,082
Community & Economic Dev.	700	700
Admin	200	200

Questions?



City of Auburn
Program Year 2025
Consolidated Annual Performance and Evaluation Report
(CAPER)

Prepared for:
U.S. Department of Housing and Urban Development (HUD)

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This section evaluates the progress the City of Auburn (City) made during the Program Year 2025 in carrying out its Strategic Plan and 2025 Annual Action Plan through the use of Community Development Block Grant (CDBG) funds and other City resources. Activities undertaken during the program year were designed to meet HUD national objectives by benefiting low- and moderate-income persons, preventing and reducing homelessness, preserving affordable housing, and improving public facilities and services.

The City focused its resources on high-priority needs identified in the Consolidated Plan, including homelessness prevention, housing stability, and services for vulnerable households. The data below reflects progress made toward achieving these goals.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source and Amount	Indicator	Unit of Measure	Strategic Plan Target	Strategic Plan Actual	Percent Complete	Program Year Target	Program Year Actual	Percent Complete
Goal #1 Affordable Housing	Affordable Housing	CDBG \$15,432 General Fund Apx. \$498,923	Public Service or Activities for Low/Mod	Households People	300 (h) 900 (p)	10,984 (h) 32,844 (p)	100%+	60 (h)	10,948 (h) 32,844 (h)	100%+
Goal #2 Addressing Homelessness	Affordable Housing Public Housing Homeless Non-homeless Special Needs	CDBG \$350,281 General Fund \$3,521,621 ARPA \$282,020	Home Repair	Households	76	76	100%	65	76	100%+
			Public Facility or infrastructure FOR Low/Mod	Persons Assisted	225	1,560	100%+	1,560	1,560	100%+
			Homeless Person Overnight Shelter	Persons	28,590	5,718	20%	5,000	5,718	114%
			Overnight/Emergency Shelter Beds (cold weather)	Bed	225	45	%	45	45	100%
			Other (outreach, Senior Ctr. Veterans Svcs.)	Persons	1,333	1,528	114%	1,528	1,528	100%+
Goal #3 Community and Economic Development	Non-Homeless Special Needs Non-Housing Community Dev.	CDBG \$0 & General Funding \$118,905	Public Facilities or Infrastructure OTHER than Lo/Mod Income	Persons	2,000	700	35%	400	700	100%+
Goal #4 Planning and Admin.	Administration	CDBG \$116,835	Other	Other	0	300	0	0	300	0

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the Program Year 2025, the City used CDBG funds in a manner consistent with the priorities and specific objectives identified in the Consolidated Plan and the 2025 Annual Action Plan. The City prioritized activities that prevent homelessness, preserve existing affordable housing, and improve access to public facilities and services for low- and moderate-income residents.

Overall, the City’s use of CDBG funds during the program year reflects a targeted, outcome-driven approach that prioritizes the highest-needed populations and aligns with HUD national objectives and locally adopted planning documents.

Summary of Progress Toward Goals

With the addition of local General Fund resources, American Rescue Plan Act (ARPA) funds, Opioid Settlement Funds and other federal investments, the City remains on track with multiple Strategic Plan targets related to homelessness prevention, housing stability, and community development. The City will continue to build on these outcomes in future Annual Action Plans while maintaining a focus on equitable service delivery and housing stability for Auburn residents.

During Program Year 2025, the City experienced operational impacts related to the federal government shutdown and associated delays in Congressional appropriations. The temporary closure of certain federal offices and reduced program support functions resulted in limited access to HUD technical assistance, delays in IDIS processing, slower response times, and uncertainty regarding the timing of grant agreements and funding availability. Although no permanent loss of allocation occurred, the interruption affected project scheduling, reimbursement timing, and subrecipient implementation timelines. The City maintained compliance with all applicable CDBG requirements and continued essential activities to the extent feasible, prioritizing eligible low- and moderate-income beneficiaries while implementing internal contingency measures to mitigate service disruption. Normal operations resumed following restoration of federal funding, and affected activities were re-aligned within the program year to ensure continued progress toward Consolidated Plan goals.

CR-10 - Racial and Ethnic Composition of Families Assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a) with both CDBG Funds and City Resources

Demographics			
RACE	CDBG	CITY FUNDING	ARPA FUNDING
American Indian/Native	0	440	1
Asian	2	6576	1
Black or African American	38	3839	1
Native Hawaiian/Pac. Isl.	28	1883	1
White	10	9401	12
Mixed Race	17	892	0
Unknown	310	21983	0
Latino	0	8425	3
Total	405	53,439	19

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

This table provides a breakdown, based on HUD categories, of individuals served during the Program Year 2025 with CDBG funds and City resources. Services provided to Auburn residents include housing rehabilitation, emergency subsistence payments, behavioral health services, fair housing services, emergency shelter, food and access and coordination with additional resources.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,209,248	\$601,456
General Fund	public - local	\$4,020,544	\$4,020,544
Other	public – federal ¹	\$3,042,927	\$282,020
Total		\$8,272,719	\$4,904,020

Table 3 - Resources Made Available

Narrative

The City purchased a strip mall on Auburn Way North in December 2024 that it had been renting and using for a day and night shelter, resource center, and community court. The \$6 million purchase has allowed the City to better provide direct connections for vulnerable populations with a range of services that support addressing the causes of homelessness and housing instability.

The City used ARPA and Opioid settlement dollars to fund two clean and sober housing programs during 2025. The program provided up to 12 months of stable housing for program participants who meet established goals and improvements during participation.

During the program year, the City made \$8.27 million in total resources available to support housing and community development activities, with \$4.9 million expended to assist Auburn's most vulnerable residents. While Community Development Block Grant (CDBG) funds support important programs, the majority of investments were supported through local resources. The City's General Fund accounted for \$4.02 million of expenditures, representing approximately 81.98% of total spending, demonstrating the City's strong local commitment to addressing housing and homelessness needs. CDBG funds contributed \$601,456, or about 12.26% of total expenditures, supporting a range of eligible housing and community development activities. In addition, \$282,020 in other federal resources were utilized, representing approximately 5.75% of total expenditures during the program year.

Overall, while CDBG represented 14.62% of the total \$8.27 million in available resources, local funding sources continued to provide the majority of direct program investment. These figures illustrate the City's continued commitment to leveraging federal resources while dedicating substantial local funding to sustain housing stability, homelessness response programs, and

¹ ARPA and Opioid Funds

community services for Auburn residents.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City historically uses CDBG funds strategically to leverage significant local, state, and federal resources in support of affordable housing, homelessness prevention, and housing stability objectives. While CDBG funds alone are insufficient to fully support most community development activities, they play a critical role in strengthening the feasibility, scale, and sustainability of City programs and partner initiatives.

During the Program Year 2025, CDBG funds were leveraged with local general fund dollars, ARPA funds, opioid settlement funds, and other federal resources to expand the capacity and effectiveness of housing stability and homelessness prevention programs.

In total, the City invested approximately **\$4.7 million** in resources to support affordable housing, homelessness prevention and intervention services, employment training, education programs, and the home repair program. These local investments significantly amplified the impact of federal funds and ensured continuity of critical services.

In addition, the City leveraged publicly owned property to address identified community needs by purchasing a commercial property on Auburn Way North for **\$6 million**. This facility now operates as a centralized Resource Center housing emergency shelter, day and night services, a food bank, and coordinated service providers. This investment improves service accessibility, strengthens coordination, and supports long-term housing stability for vulnerable populations.

The City did not have federal matching requirements for CDBG funded projects during the Program Year 2025.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Number of Households to be Provided with Affordable Housing Units	One-Year Goal	One-Year Actual
Homeless Households	0	0
Non-Homeless Households	0	0
Special Needs Households	0	0
Total	0	0

Table 4 – Number of Households (supported by City funds and efforts)

As mentioned earlier, the City funds its street outreach team that makes direct contact with individuals who are either homeless or at risk of becoming homeless. The team works with the residents to identify barriers to self-sufficiency, connects individuals to housing, addresses medical and treatment related needs. In 2025, the outreach team assisted 1,420 individuals at the resource center and placed 148 into various types of housing. Households supported through rental assistance, production of new units or rehabilitation activities were assisted using General Fund dollars rather than CDBG funds.

Number of Households Supported Through	One-Year Goal	Actual
Rental Assistance	0	0
Production of New Units	0	0
Rehab of Existing Units	0	0
The Acquisition of Existing Units	0	0
Total	0	0

Table 5 – Number of Households Supported (using CDBG funds)

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City's Annual Action Plan did not have any goals of providing direct housing, rental assistance, production of new units or acquisition of existing units in 2025. The City provided 63 households with housing repair services with an investment of \$515,000. The program is the City's largest homeless prevention program which helps low-income residents maintain their housing rather than be forced into homelessness due to high costs associated with home repair. Many program applicants are seniors, individuals with disabilities, or Veterans living on a fixed income. In addition to helping residents remain housed in safer and more accessible housing, the program also helps applicants connect to other supportive programs in the area.

The City contracted with the Auburn Food Bank, who provided 774 families with emergency rental assistance and 33,000 individuals who accessed the food bank during 2025.

The City also contributed to the South King Housing and Homelessness Partners (SKHHP) for the purpose of acquiring affordable housing units. SKHHP is an organization comprised of 11 South King County cities and King County whose mission is to acquire and/or preserve affordable housing units in the region.

Discuss how these outcomes will impact future annual action plans.

The Housing Repair program has been fully operational since the end of the second quarter, 2021. Future service targets are not expected to change. The City funds the home repair program with General Fund dollars and targets CDBG funds to other programs. This plan allows the City to continue to meet the increased demand for home repair requests and continue to protect the vulnerable housed individuals while redirecting CDBG funds to new or more vulnerable programs that are needed to support homelessness services and affordable housing.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 6 – Number of Households Served with CDBG Funds

Narrative

During Program Year 2025, the City did not use CDBG funds for direct housing construction, acquisition, or rehabilitation activities. As a result, the housing outcome tables reflect no

households assisted through CDBG-funded housing programs.

The City continues to support housing stability through locally funded programs, regional partnerships, and service-based initiatives, while CDBG resources are primarily used to support public services, community development activities, and programs that benefit low- and moderate-income residents.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Homeless Outreach and Needs Assessment

The City does not receive ESG funds. The City is implementing several strategies on the local and regional level to address the issue of homelessness and funds several homeless prevention and intervention programs with its general funds.

In addition, the City co-facilitates a monthly group with the Seattle-King County Coalition on Homelessness called the South King County Forum on Homelessness. This group brings together providers that serve individuals experiencing homelessness to support networking and coordination, skill building, and regular information sharing. In addition to formal consultation with providers during AAP planning times, these meetings allow for informal consultation monthly on a variety of topics. One of the areas the City has focused on, with the support of the King County Library System staff, is internet access and addressing the digital divide for individuals in our community experiencing homelessness. While we have not used our CDBG funds to support broadband access directly, City staff actively engage in information, referral, and planning work to help address the digital divide. The City staff also perform case management services and regularly assist homeless individuals with applications and services that require broadband access.

In 2025, the King County Regional Homelessness Authority (KCRHA) conducted the region's Point-in-Time-Count using a methodology called Respondent Driven Sampling. This methodology incorporated a robust qualitative interview process. We continue to partner with KCRHA in their strategic planning efforts for the region and locally.

Additionally, the City is an active participant in SKHHP which is made up of 11 cities and King County that are charged with making investments in regional solutions to homelessness and affordable housing. Auburn provides financial, political, and staff support to SKHHP. Using local tax dollars, Auburn contributes to SKHHP's operational budget and capital budget, Auburn's

Mayor is the Chair of the Executive Board that leads SKHHP, and Auburn staff provide technical and administrative support to SKHHP functions. Since Auburn played an instrumental role in SKHHP's 2019 formation, the organization has invested over \$15 million in tax revenue toward 740+ affordable housing units. This includes the preservation of 24 two-bedroom units in Auburn serving households earning 30–60% AMI. SKHHP views affordable housing supply as a key solution to solving homelessness and reducing the likelihood of currently housed individuals becoming homeless.

Emergency Shelter and Transitional Housing

The City does not receive ESG funds for an emergency shelter. To address the emergency shelter and transitional housing needs of individuals experiencing homelessness, the City uses its general funds to support several transitional housing and emergency housing programs throughout the South King County region, including within the City of Auburn. Using general fund dollars, the City supports a day center and overnight shelter located within Auburn City limits for individuals experiencing homelessness and drop-in services for homeless youth as well as a food bank. Additionally, the City owns two single-family homes that are used by local nonprofits as transitional housing for homeless families. Per our regional Coordinated Entry process, City staff manage individual and family cases through the coordinated shelter entry system in King County. The City has also been instrumental in partnering with King County to activate Don's Place, which is a hotel that has been converted into permanent supportive housing. The City is afforded direct placement ability into Don's Place outside of the traditional coordinated entry system, allowing the City access for individuals who are more chronically homeless and vulnerable.

Homelessness Prevention and Housing Stability

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

With such proximity to the MultiCare Auburn Medical Center and its psychiatric ward, the City sees individuals who are extremely vulnerable on the streets after discharge. Often these individuals are housed and from neighboring communities but lack access to transportation to get them back home after discharge. Often these individuals suffer from serious mental health challenges and wander the streets of Auburn or become homeless due to their vulnerable conditions. The night shelter often receives these individuals after discharge where the homeless outreach team works to assist individuals who are willing or able, through the housing placement process or home reunification.

The City of Auburn also supports homeless prevention programs including robust employment training and pre-apprenticeship programs, eviction prevention programs that provide financial support and other household assistance, domestic violence advocacy and support, legal assistance programs, and those supporting increased food security and access with general fund dollars.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Auburn does not receive ESG funds for programs to help homeless persons. The City of Auburn does invest a significant amount of its general funds to help individuals experiencing homelessness including adults, families, veterans and unaccompanied youth. Funded programs include transitional housing, emergency shelters, family support programs, drop-in centers, and behavioral health services.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City does not currently own or operate any public housing. In Auburn, public housing is administered directly through the King County Housing Authority (KCHA). There are more than 20 multifamily properties in Auburn that are owned and operated by KCHA. As previously stated, King County owns and operates a permanent supportive housing facility in Auburn.

The City does advocate and support public housing in Auburn as well as helping residents understand the application process to gain access to it.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Since the City does not administer public housing funds, or have any oversight over public housing tenants, it has no actions directed specifically to public housing residents.

During Program Year 2025, the City and its partners undertook several actions to encourage increased involvement of public housing residents in management decisions and to promote pathways to homeownership. These efforts included meetings with leadership and governance, regular meetings with public housing resident councils to solicit feedback on operations and service delivery, and distribution of information about homeownership readiness programs and financial counseling services. However, the persistently high cost of housing in Washington State, coupled with elevated costs of living including food, utilities, transportation, and other basic needs, continues to create significant financial barriers for many residents. These economic pressures constrain residents' ability to accumulate savings for down payments, qualify for mortgage financing, and participate fully in homeownership initiatives. Despite these challenges, the City remains committed to expanding outreach, enhancing financial education opportunities, and collaborating with nonprofit and housing finance partners to support residents' long-term stability and potential transition to homeownership.

Actions taken to provide assistance to troubled PHAs

Since the City does not administer public housing funds it does not evaluate the status or condition of public housing authorities.

The City's code enforcement officers have a good relationship with our public housing facilities and try to connect the residents and management with resources in supportive services as well as services the City provides.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In 2019, Washington State made grant funding available to cities who are working on assessing their affordable housing inventory and developing strategies to meet those needs. The City of Auburn applied and was successful in receiving a \$100,000 planning grant. The City is part of a unique collaboration with the cities of Burien, Federal Way, Kent, Renton, and Tukwila who all pooled a portion of these grant funds in order to jointly fund a Sub-Regional Housing Needs Assessment. In 2020, that subregional assessment was completed, and in 2021, the City worked with partners to finalize a Housing Action Plan for Auburn that informs these needs in the immediate future and for the next Housing Element update of the Comprehensive Plan. In 2025, the City continued its planning efforts in this area, working with internal staff, external partners, and consultants, to inform the development of the City's Comprehensive Plan. City Planning staff participate regularly in a South King County Housing group to share data, best practices and build stronger regional data infrastructure.

In 2017-2018, the City of Auburn developed a Climate Action Plan, intended to provide a roadmap for the City to reduce its environmental impacts while strengthening its local economy and increasing community resilience. The Plan identified both operational and community-level strategies for the City to take, many of which the City has made significant progress on. In anticipation of incorporating robust climate change planning into its Comprehensive Plan, the City has hired a consultant to tailor insights and recommendations to the City of Auburn, including the development of a Climate Change Policy Framework which was adopted in Q4 of 2024.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City continues to provide funds to address housing, infrastructure, homeless prevention, economic development and public facility needs. In Auburn and the surrounding South King County area, these continue to be underserved needs so the City will explore ways to leverage additional resources towards addressing these.

The City continues to support partnerships with and amongst our providers, faith community and

schools. City staff attend regular provider networking meetings and are responsible for facilitating the South King County Forum on Homelessness.

As mentioned in the previous section, the City's work on developing a Climate Action Plan helped to identify both hazards and mitigation opportunities related to climate change. Our Plan highlighted the tangible effects on public health and quality of life that climate change will have on Auburn's residents and visitors, including heat stress, air quality, flooding risk, and others. The City has undertaken and continues to advance multiple strategic planning efforts designed to respond to the effects of climate change and increase resiliency in our community. In our Housing Repair program, we have begun to explore how funds could support these efforts by increasing our availability of air filtration systems to respond to smoke events and expanding our prioritization of repairing/replacing heating systems to cooling systems as well. According to data from the National Weather Service, our region has an average of 3.4 days annually with temperatures at or above 90 degrees. Historically, the region averaged approximately 3.4 days annually with temperatures at or above 90 degrees. In recent years, however, the number of high-temperature days has increased, averaging approximately 7.8 days annually between 2012 and 2023. Our program aims to be responsive to the dangers that excessive heat can cause, especially for vulnerable community members. We worked to revise our program procedures during 2024 to ensure that we are better able to support increased resiliency for community members who are facing greater climate hazards. The City continues to focus on weather related events and patterns that have the hardest impact on low-income populations.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City includes language in its contracts that require agencies to comply with HUD Lead-Based Paint Regulations (24 CFR Part 35) issued pursuant to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. Sections 4831, et seq.) requiring prohibition of the use of lead-based paint whenever funds are used. In addition, the City notifies residents of potential lead-based paint hazards when it is awarded a Housing Repair grant. A copy of the pamphlet – "Protect Your Family from Lead In Your Home" is provided to each Housing Repair client when the City conducts the initial inspection of their home.

The City takes additional measures when the age of the home indicates a possible presence of lead-based paint. Before housing repair work commences, the City contracts with a certified provider to undertake lead paint testing. When work is undertaken in homes with positively identified lead hazards, the City only contracts with RRP-certified contractors who will implement the necessary mitigation and safety strategies. Auburn's Housing Repair Program staff are also RRP-certified.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In 2025, the City awarded \$680,000 to human service agencies through its competitive grant funding process.

These funds were awarded to programs across the spectrum of services that support poverty reduction strategies for low-income Auburn residents. Programs include transitional housing, employment training, legal aid, basic necessities, elderly and disabled support programs and

emergency financial support. Most of these programs are partnered with other valuable programs in Auburn that address the needs of poverty level families. These programs help meet community needs with behavioral health services, domestic violence services and early childhood services, among others.

With the purchase of the Auburn Resource Center, the City has created a service hub for residents to access services in Auburn. The Resource center currently operates one day per week and provides assistance to approximately 45 persons per week (2,340/year).

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City continues to participate actively in our region's Continuum of Care and has remained involved in the ongoing regional efforts to develop stronger institutional structure county-wide to prevent and address homelessness through the King County Regional Homelessness Authority. The City also participates in the Affordable Housing Committee of the Growth Management Planning Council, which serves as a regional advisory body. The Committee functions as a point in coordinating and owning accountability for affordable housing efforts across King County.

Throughout 2025, the City continued working in partnership with the municipalities of Burien, Covington, Des Moines, Federal Way, Kent, Maple Valley, Normandy Park, Renton, Tukwila, and King County under the South King Housing and Homelessness Partners (SKHHP). SKHHP jurisdictions are working together and sharing resources in order to effectively address affordable housing and homelessness. This collaborative model is based on similar approaches used in Snohomish County, East King County, and other areas of the country. The purpose of the coalition is to increase the available options for South King County residents to access affordable housing and to preserve the existing affordable housing stock.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City has heavily contributed to and intends to continue cultivating relationships between public and private housing and social service agencies. In addition, the City will continue to participate in collaborations with the South King County Forum on Homelessness, the Seattle-King County Coalition on Homelessness, Seattle-King County Housing Development Consortium and the South King Housing and Homelessness Partners.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During the Program Year 2025, the City took multiple actions to address impediments to fair housing identified in the 2025 King County Consortium Analysis of Impediments. Consistent with Goal 1, the City invested in housing stability programs including funding service providers who support rental assistance and partnership with housing service providers to ensure residents have access to fair housing education and legal resources. In alignment with Goal 2, the City supported programs serving persons with disabilities through coordinated entry case management, referrals and planned access improvements in publicly funded facilities.

To advance Goal 3, the City continues to conduct outreach to underserved and marginalized communities through community meetings, engagement with culturally specific organizations to better understand barriers to housing access.

In furtherance of Goal 4, 5 and 6 the City supported development and preservation of affordable housing at or below 80% of Area Median Income through its participation in SKHHP.

Consistent with Goals 7 and 8 Auburn prioritized investments in historically underserved areas through the home repair program, to preserve affordable housing. In support of Goal 9 the City is evaluating the advancement of the section 108 loan to invest in the rehabilitation of the Auburn Resource Center, a public facility allowing the City to better serve its vulnerable populations. Finally in accordance with Goal 10, Auburn tracks and reports annually on progress toward fair housing goals through its CAPER and Consolidated Plan performance evaluation process.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

Monitoring activities include onsite and desk monitoring through review of analysis and progress reports and invoice back up details, technical assistance calls and emails. In 2025, the City performed robust in person monitoring and scheduled regular conversations with grantees to support greater ongoing communication and relationship building. The Human Services Committee met with several general fund grantees regarding their programs and services as well as performance.

When subrecipients of City CDBG funds are monitored, notifications and required materials for the monitoring are sent two weeks in advance of the monitoring date. A detailed monitoring tool is used to assess the program's progress, timeliness and adherence to HUD guidelines. After each annual monitoring, a formal letter is sent to the subrecipient detailing the findings or concerns of their monitoring. Each subrecipient is given 30 days to respond to the letter.

The City monitors the agency's compliance with its CDBG contract by requiring the agency to submit quarterly reports that include data on the number of service units provided along with demographic information about their clients. Quarterly reports are cross referenced to the requirements in their contract to ensure the subrecipient is on track to complete contract goals.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City's Citizen Participation Plan, available on the City's website as well as in paper copy upon request, lays out the timelines and opportunities for public comment on all aspects of CDBG planning and reporting.

The City provides adequate notice at the opening of the 15-day comment period on the CAPER. The notice is provided by wide distribution utilizing the City's vehicles of communication, including posting in the City's paper of record, the Seattle Times. The draft CAPER is also made available on the City's website and SpeakUpAuburn for electronic access and review.

The City will accept public comments in any form convenient to the public, including written responses, fax and email. The City considers all comments and views received in writing or orally when preparing the CAPER. In 2025, the City continued to use our online outreach tool to support greater online engagement with community members. The website, www.speakupauburn.org, provides an accessible format where community members can submit questions and comments directly. The City created a page devoted to CDBG, which provides an overview of the funding, timeline, and City priorities. It also details the ways in which the City creates opportunities for public participation.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City has not experienced any significant changes in its program objectives. The City continues to improve processes and procedures to bring the program into alignment with its current objectives. The City will maintain focus on preserving affordable housing, addressing and preventing homelessness, and public services.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable

CR-58 - Section 3

Identify the number of individuals assisted and the types of assistance provided Total Labor Hours	CDBG	HOME	ESG	HO PW A	HTF
Total Number of Activities	7				
Total Labor Hours	3,600				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 7 – Total Labor Hours

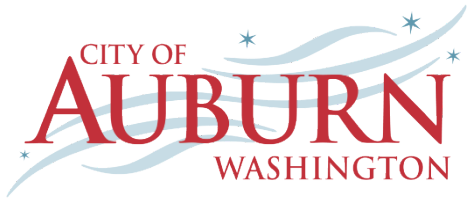
Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding childcare.	0				
Assisted residents to apply for or attend community college or a four-year educational institution.	0				
Assisted residents to apply for or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				
Other	0				

Table 8 – Qualitative Efforts - Number of Activities by Program (CDBG funded)

Narrative

Section 3 reporting reflects activities funded through CDBG resources during the Program Year 2025. Many housing stability and supportive service programs operated by the City are funded through local resources and regional partnerships and therefore are not reflected in the Section 3 tables above.

Using general funds, the City supported organizations that provided direct financial services to those who were either homeless or at risk of becoming homeless. Both organizations provided supportive services and direct referrals to additional community services.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Capital Projects Status Update and Featured Capital Projects (Reservoir 2 Seismic Control Valve) (Gaub) (20 Minutes)

Meeting Date:

March 23, 2026

Department:

Public Works

Attachments:

Presentation, Capital Projects
Status Report

Budget Impact:**Administrative Recommendation:**

For discussion only.

Background for Motion:**Background Summary:**

The purpose of this discussion is to inform the City Council and public of the overall status of the City's Capital Project Program, managed by the Public Works Engineering Services Division, and to present the following feature Capital Project: Reservoir 2 Seismic Control Valve.

Councilmember: Tracy Taylor

Staff: Ingrid Gaub

ENGINEERING SERVICES

CAPITAL PROJECT STATUS REPORT & FEATURE PROJECT

JEFFREY BENDER
ALEKSEY KOSHMAN
CITY COUNCIL STUDY SESSION
MARCH 23, 2026

Public Works Department

Engineering Services • Airport Services • Maintenance & Operations Services

AUBURN
VALUES

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

CAPITAL PROJECTS – CURRENT STATUS

45 Active Capital Projects (Approximate total project value \$149 million)

- 27 in Design Phase (Approximate total project value \$89 million)
- 19 in Construction Phase (Approximate total project value \$60 million)

CPS REPORT

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2412	2025 Local Street Preservation The project will reconstruct the pavement, replace ADA ramps at M St SE and 33rd St SE as needed, replace ADA ramps at O St SE and 33rd St SE, construct a receiving ramp on North side of 33rd St SE at O St SE intersection, replace traffic calming devices, and replace the sidewalk/curb & gutter where damaged. Utility needs for the project include water main replacement on 33rd St SE and O St SE, and storm main upgrades.	\$2,270,000	QTR 3 (JUL-SEP) 25	QTR 2 (APR-JUN) 26	Shelbi Moyer	Construction is underway. O ST SE is closed to through traffic until the end of November 2025. Access to residences and businesses is maintained during the closure.	KPG Psomas	SCI Infrastructure

- Capital Project Status available online:
https://www.auburnwa.gov/city_hall/public_works/capital_projects

CURRENTLY IN CONSTRUCTION



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

4

CP2414 - AUBURN AVE THEATER REBUILD CP2507 - THEATER PARK PLAZA

- Advertised for Bids on February 5, 2026
- Bids were opened on March 19, 2026
- Anticipated Groundbreaking in April 2026
- Approximately 14-mo. Construction Duration
- Tentative Ribbon Cutting, 3rd Quarter 2027



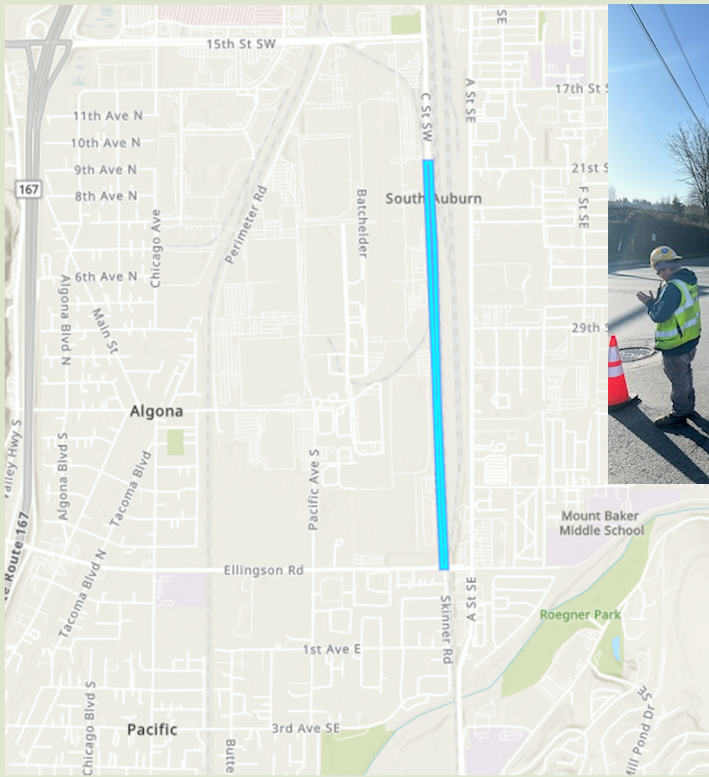
SERVICE • ENVIRONMENT • ECONOMY • CHARACTER • SUSTAINABILITY • WELLNESS • CELEBRATION

CP1622 - AUBURN WAY S WIDENING (HEMLOCK TO POPLAR)



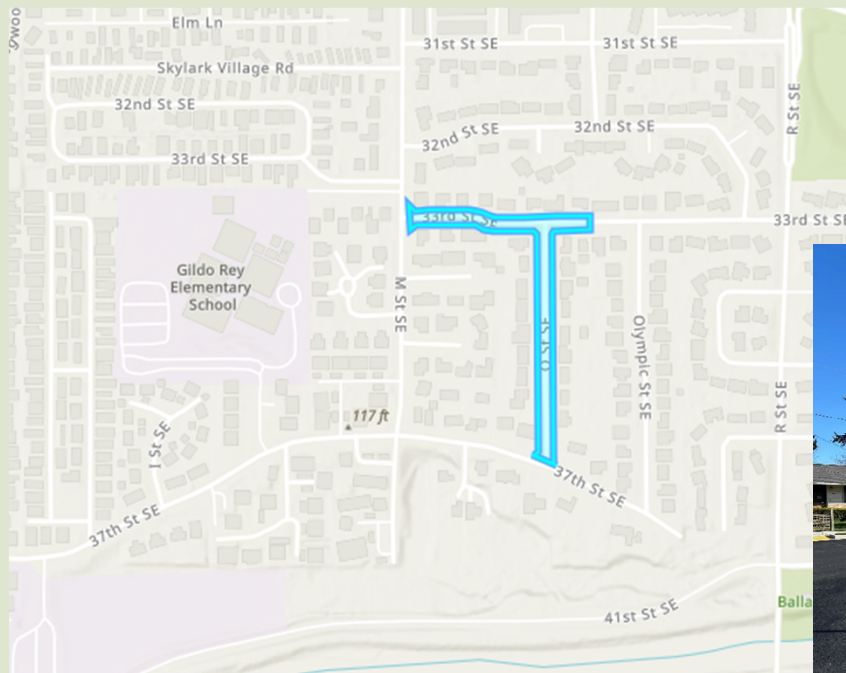
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CP2425 - C STREET SW PRESERVATION (GSA TO ELLINGSON)



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CP2412 - 2025 LOCAL STREET PRESERVATION



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FEATURE CAPITAL PROJECT:

RESERVOIR 2 SEISMIC CONTROL VALVE PROJECT

(CP2413)

Public Works Department
Engineering Services • Airport Services • Maintenance & Operations Services

AUBURN
VALUES

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

VICINITY MAP



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

EXISTING CONDITION



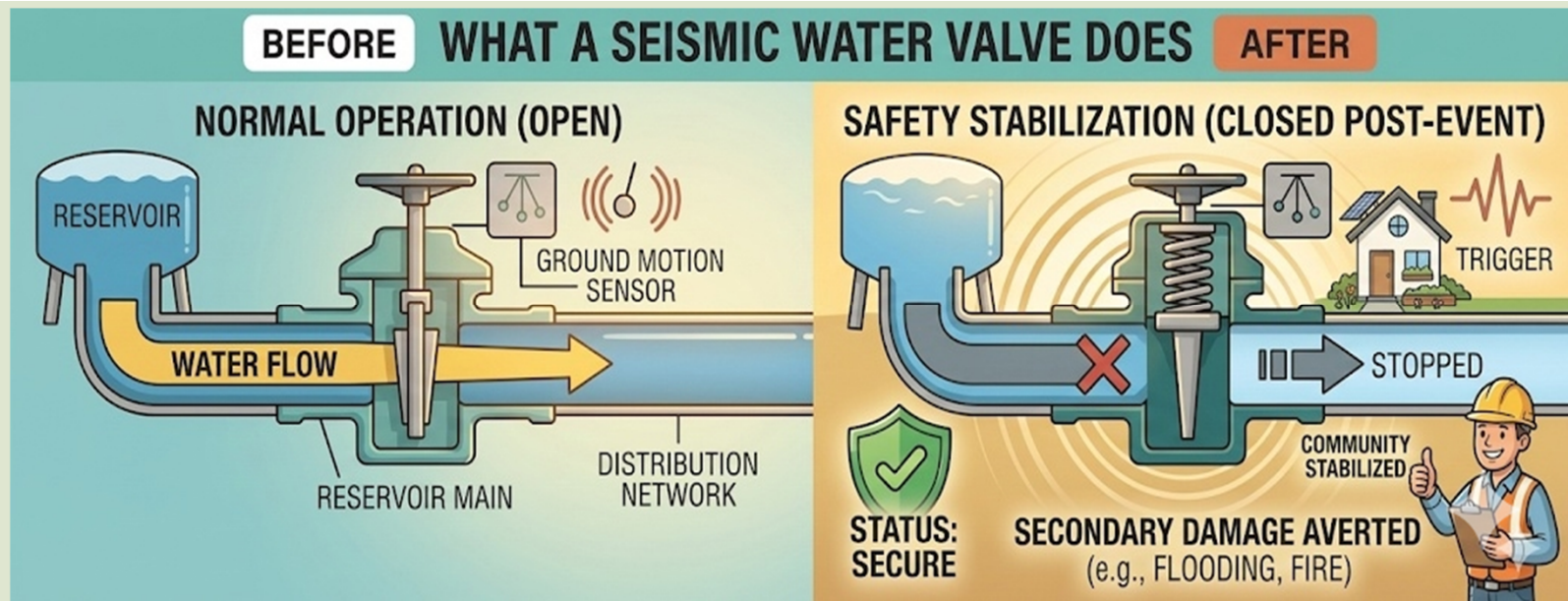
Existing Condition (Reservoir 2) - Looking South

Reservoir 2

- A buried, prestressed concrete tank approximately 140 feet in diameter
- Buried approximately 30 feet below existing grade.
- 3.6-million-gallon capacity
- Built 1975
- Basketball and tennis courts above
- Near Amberview Apartments

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PURPOSE



- Protect water supply during seismic events
- Improves system operations, monitoring, and long-term reliability
- Reduces risk of water loss and flooding

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PROJECT IMPROVEMENTS

1. Seismic Control Valve
2. Restored Accessibility
3. Modernized SCADA Integration



4. Secured Emergency Supply
5. Emergency Power Redundancy
6. Upgraded Safety Systems

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PROJECT BUDGET & SCHEDULE

PROJECT COSTS:

DESIGN	\$540,000
<u>CONSTRUCTION</u>	<u>\$2,960,000</u>
TOTAL	\$3,500,000

PARTNERS:

FEMA Grant
Washington State Military Department Grant
Water (430 Fund)

Design
In Progress



Construction
Summer 2026 - Fall 2027



Completion
*Quarter 4
2027*

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

CAPITAL PROJECT STATUS REPORT

Questions?

Capital Project Status Report

Public Works Department - Engineering General Services Division

Construction Projects

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
MS2513	W Main Street Signal Pole Replacement The project will replace damaged traffic signal pole at the NW corner of W Main St /A St NW with a new downtown standard traffic signal pole.	\$200,000	QTR 2 (APR-JUN) 26	QTR 4 (OCT-DEC) 26	Samim Qayoomi	The City received 2 total quotes and awarded the contract to lowest responsive bidder, Transportation Systems Inc, on March 10, 2026.	KPFF	Transportation Systems Inc
MS2502	Signal Pole Replacement - 8th ST NE/R St NE The project will remove of the damaged signal pole shaft and replacement with an identical signal pole shaft on the SE corner of the intersection 8th Street NE and R St NE.	\$72,900	QTR 1 (JAN-MAR) 26	QTR 1 (JAN-MAR) 26	Samim Qayoomi	The construction work has been suspended for the procurement of long lead-time materials. It is anticipated that the work will resume on March 16, 2026.	N/A	Prime Electric, LLC
CP2507	Theater Park Plaza This project will design and construct a park adjacent to the planned Auburn Ave Theater including reconstructing the alleyway between the Postmark Center for the Arts and the Auburn Ave Theater.	\$1,500,000 Includes Interlocal grant Funds	QTR 2 (APR-JUN) 26	QTR 3 (JUL-SEP) 27	Matt Larson	Bids were opened on March 19, 2026. City staff is performing reference checks and other verifications to determine if the apparent low bidder meets the responsible bidding criteria. This project has been combined with the Auburn Avenue Theater Replacement project CP2414 in construction.	Otak	TBD

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2425	C Street SW Preservation (GSA Signal to Ellingson Road SE) The project will grind and overlay C Street SW from the GSA signal (approximately 2,000 feet to the south of 15th Street SW) to Ellingson Road SE. The project also includes ADA upgrades to curb ramps and pedestrian push buttons, and replacement of vehicle detection systems.	\$1,286,000 Includes Federal Grant Funds	QTR 1 (JAN-MAR) 26	QTR 2 (APR-JUN) 26	Shelbi Moyer	Construction is underway.	N/A	Miles Resources, LLC
CP2423	125 E Main Street Demolition This project will demolish the building at 125 East main Street in preparation for the construction of the downtown park adjacent to the future theater.	\$420,000 Includes Interlocal Grant Funds	QTR 2 (APR-JUN) 25	QTR 2 (APR-JUN) 26	Matt Larson	The construction contract was combined with CP2321, Downtown Infrastructure Improvements project and the building demolition is complete.	N/A	Active Construction , Inc.
CP2420	Hazelwood Elementary Crossing Retrofit Replace the existing HAWK beacon system with an RRFB at the intersection of SE 304th St and 118th Ave SE.	\$42,000	QTR 3 (JUL-SEP) 25	QTR 1 (JAN-MAR) 26	Seth Wickstrom	Construction is nearly complete with minor corrections and work remaining.	N/A	Elite Electrical Contracting Co. Inc

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2419	City Parking Lot Replacement The project will demolish the existing building at 105 1st Street NE, remove existing driveway aprons on 1st Street NE, design and construct the new parking lot to meet City standards and take access from the alley. The project will also replace the existing sewer main in the alley north of the parking lot.	\$1,755,000	QTR 1 (JAN-MAR) 26	QTR 2 (APR-JUN) 26	Samim Qayoomi	Bids were opened on March 11, 2026. City staff is performing reference checks and other verifications to determine if the apparent low bidder meets the responsible bidding criteria.	N/A	TBD
CP2414	Auburn Downtown Theater This project will construct a 300 seat performing arts theater to replace the recently demolished Auburn Ave Theater.	\$12,600,000 Includes State Grant Funds	QTR 2 (APR-JUN) 26	QTR 3 (JUL-SEP) 27	Matt Larson	Bids were opened on March 19, 2026. City staff is performing reference checks and other verifications to determine if the apparent low bidder meets the responsible bidding criteria. This project has been combined with CP2507 for construction.	OTAK	TBD
CP2412	2025 Local Street Preservation The project will reconstruct the pavement, replace ADA ramps at M St SE and 33rd St SE as needed, replace ADA ramps at O St SE and 33rd St SE, construct a receiving ramp on North side of 33rd St SE at O St SE intersection, replace traffic calming devices, and replace the sidewalk/curb & gutter where damaged. Utility needs for the project include water main replacement on 33rd St SE and O St SE, and storm main upgrades.	\$2,270,000	QTR 3 (JUL-SEP) 25	QTR 2 (APR-JUN) 26	Shelbi Moyer	Construction is nearly complete with minor corrections and work remaining.	KPG Psomas	SCI Infrastructure

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2403	Well 4 Electrical Improvements This project will provide electrical improvements to the existing Well 4 facility.	\$805,000	QTR 4 (OCT-DEC) 25	QTR 3 (JUL-SEP) 26	Nahom Kahsay	Construction is underway.	Carollo	Dalton Electric
CP2335	AWOS, Beacon & Emergency Generator The project will construct a new Automated Weather Observing System (AWOS), replace the Airport beacon, and install a new standby generator. The AWOS is a group of instruments that continuously measures and reports weather data that will be used by pilots. The beacon is a bright light that helps pilots locate the Airport at night and will be replaced due to its age and deteriorating condition. A standby generator will provide backup electrical service during power outages.	\$2,168,000 Includes Federal & State Grant Funds	QTR 3 (JUL-SEP) 25	QTR 4 (OCT-DEC) 26	Seth Wickstrom	The construction work has been suspended for the procurement of long lead-time materials. It is anticipated that the work will resume in September 2026. The contractor may be onsite periodically to perform minor work activities.	Century West	Colvico
CP2332	Lea Hill Safe Routes to Schools Complete sidewalk gaps and install enhanced crosswalks on SE 304th Street and 124th Ave SE.	\$1,174,000 Includes State Grant Funds	QTR 3 (JUL-SEP) 25	QTR 2 (APR-JUN) 26	Seth Wickstrom	The construction work has been suspended for the procurement of long lead-time materials. It is anticipated that the work will resume on April 20, 2026. The contractor may be onsite periodically to perform minor work activities.	BCRA	Active Construction, Inc.

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2321	Downtown Infrastructure Improvements This project will construct infrastructure improvements in 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. The project also completed the preliminary schematic design of the replacement Auburn Ave Theater.	\$5,240,000 Includes County Grant Funds	QTR 2 (APR-JUN) 25	QTR 2 (APR-JUN) 26	Matt Larson	The construction work has been suspended for the procurement of long lead-time materials. The contractor will be onsite periodically to complete some of the work elements as the materials become available. It is anticipated that all of the remaining work will be completed by the end of March 2026.	Otak	Active Construction , Inc.
CP2317	2024 Neighborhood Improvements This project will construct neighborhood improvements intended to improve safety, accessibility, and non-motorized connectivity. The project includes installation of new street lighting, construction of new sidewalks, replacement of existing sidewalks, and implementation of traffic calming measures.	\$2,140,000	QTR 3 (JUL-SEP) 24	QTR 2 (APR-JUN) 26	Aleksey Koshman	Construction is nearly complete with minor corrections and work remaining.	N/A	Stafford Excavating
CP2211	49th Street NE (Auburn Way N to D Street NE) The project will complete the buildout of 49th Street NE between Auburn Way N and D Street NE. The project will widen the roadway, where required, to provide a sidewalk and separated trail.	\$1,440,000	QTR 3 (JUL-SEP) 25	QTR 2 (APR-JUN) 26	Nahom Kahsay	The construction work has been suspended for weather. Construction work will resume in the spring when the weather is more advantageous for completing the remaining work.	BCRA	Active Construction , Inc.

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2123	C Street SW Preservation This Project will grind and overlay C Street SW between W Main Street and the GSA signal (approximately 2,000 feet to the south of 15th Street SW). As part of the project, non-ADA compliant curb ramps and pedestrian push buttons will be upgraded, and c-curbing and vehicle detection loops will be replaced as needed. There are also, water, storm and sewer improvements along a portion of C St SW.	\$5,240,000 Includes Federal Grant Funds	QTR 1 (JAN-MAR) 25	QTR 2 (APR-JUN) 26	Kim Truong	Paving is complete. The construction work has been suspended for weather. Construction work will resume in the spring when the weather is more advantageous for applying pavement markings.	N/A	Johansen Construction
CP2110	Regional Growth Center Access Improvements The project is improving the 3rd Street NE/4th Street NE intersections with Auburn Ave and Auburn Way N. The project will improve non-motorized access and traffic operations and circulation. The project adds the northbound left-turn lane and a northbound/southbound crosswalk at 3rd St/Auburn Ave, and improves operations at 4th St/Auburn Way N.	\$4,851,000 Includes State Grant Funds	QTR 3 (JUL-SEP) 24	QTR 2 (APR-JUN) 26	Seth Wickstrom	Paving and traffic signal work is complete. The construction work has been suspended for weather. Construction work will resume in the spring when the weather is more advantageous for applying pavement markings.	TranspoGroup	Ceccanti

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2107	M&O Facility Improvements Phase 1 The project involves expanding Auburn's maintenance building with a six-bay vehicle shop, restrooms, office space, and a uniform closet. It includes a new fire sprinkler system, plumbing, HVAC, and electrical upgrades. Site work includes reconfiguring parking, removing a planter, grading, adding structural fill, and adjusting utilities (stormwater, water, sewer) to accommodate the addition.	\$2,379,000	QTR 1 (JAN-MAR) 25	QTR 2 (APR-JUN) 26	Lauren Kirk	Construction is underway.	Page & Beard Architects	GenCap Construction

CP1622	Auburn Way South Improvements - Hemlock St SE to Poplar St SE Roadway widening to create a five-lane cross section with two general purpose travel lanes in each direction, and a two-way center left-turn lane. Additionally, curb and gutter, 10 foot sidewalks, illumination, transit stop improvements, storm water improvements, water main extension, and access management (where feasible) with accommodation for U-turns are proposed.	\$14,750,000 Includes Federal & State Grant Funds	QTR 1 (JAN-MAR) 25	QTR 2 (APR-JUN) 26	Jeffrey Bender	Construction is underway.	Parametrix	Miles Resources
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Construction Projects Summary	Number of Projects 19	Total Budget \$60,332,900
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Design Projects

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
MS2514	2026 Arterial Patching The 2026 Arterial Patching Project will repair damaged asphalt at ten arterial and collector street locations. Up to 5,000 square feet of pavement will be replaced at each site, with curb ramp upgrades included where required. The work focuses on the worst pavement areas to extend roadway life and support future resurfacing efforts.	\$1,200,000	QTR 3 (JUL-SEP) 26	QTR 1 (JAN-MAR) 27	Aleksey Koshman	Design is underway and is 15% complete.	N/A	TBD
CP2603	Braunwood Pump Station Mechanical Upgrades Project This project will replace deteriorated galvanized piping inside the Braunwood Pump Station building due to corrosion and an active leak. The work includes replacing all internal piping, valves, fittings, and the three existing pressure tanks, as well as reinstalling the chlorination injection system. New pressure relief valves will also be installed next to each tank in accordance with Washington State Department of Health requirements.	\$200,000	QTR 4 (OCT-DEC) 26	QTR 2 (APR-JUN) 27	Aleksey Koshman	Consultant selection process is underway.	TBD	TBD

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2521	Intersection of 13th St SE and B St SE Storm Improvements Work includes installing two new catch basins, constructing new curb and gutter, wedge curb, and reconstructing the existing curb ramp to address localized flooding.	\$150,000	QTR 2 (APR-JUN) 26	QTR 3 (JUL-SEP) 26	Aleksey Koshman	Design is underway and is 90% complete.	N/A	TBD
CP2519	2026 Storm Repair and Replacement This project repairs and/or replaces storm drainage infrastructure at various locations throughout Auburn.	\$1,000,000	QTR 2 (APR-JUN) 27	QTR 3 (JUL-SEP) 27	Kim Truong	Design survey is underway.	TBD	TBD
CP2518	Airport T-Hangar Upgrades This project will enclose the existing F and E Hangars with rolling doors.	\$2,250,000 Includes Federal & State Grant Funds	QTR 2 (APR-JUN) 26	QTR 4 (OCT-DEC) 26	Shelbi Moyer	Project is currently at 99% design.	KPFF	TBD
CP2515	124th Ave SE Transit Improvements This project will construct a new bus layover on behalf of King County Metro to support a transit network restructure coinciding with their Link Light Rail expansions. Improvements include a raised bike lane, enhanced crosswalk with RRFB, traffic signal reconfiguration, and rechannelization.	\$1,056,680 Includes Interlocal Funds	QTR 3 (JUL-SEP) 26	QTR 4 (OCT-DEC) 26	Tyler Winn	Design is underway and is 60% complete.	N/A	TBD

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2512	2026 Neighborhood Traffic Safety and Pedestrian Accessibility The project improves safety and pedestrian accessibility on residential streets throughout the City. The project includes sites where traffic calming will be installed to encourage reduced speeds. Additionally, the project will replace damaged sidewalks and replace/construct curb ramps throughout the City to improve pedestrian accessibility. Furthermore this project will perform a study on I Street NE between Harvey Rd and 42nd Pl. NE.	\$987,000	QTR 3 (JUL-SEP) 26	QTR 4 (OCT-DEC) 26	Samim Qayoomi	The initial public outreach is complete and preliminary design concept is being developed.	N/A	TBD
CP2511	2027 Local Street Preservation The project will preserve pavement, replace ADA ramps as required, and improve underground utilities as necessary at the following locations: 10th St NE (from Auburn Way N to Harvey Rd), 42nd St NE (from C St NE to Auburn Way N), SE 299th St (from 132nd Ave SE to 130th Way SE), SE 307th Pl (from 112th Ave SE to 124th Ave SE), Oravetz Pl SE (west of Oravetz Rd SE), S 297th Pl/55th Pl S (from 51st Ave S to S 300th Pl), SE 316th St (from 124th Ave SE to 126th Ave SE).	\$4,000,000	QTR 1 (JAN-MAR) 27	QTR 4 (OCT-DEC) 27	Lauren Kirk	HDR has been selected as the design consultant for this project. Consultant contract negotiations are underway. It is anticipated that design work will begin in April 2026.	HDR	TBD

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2509	Downtown Bike to Transit (10th St NE/NW) The project will improve 10th Street NE with a new three-lane layout, bike lanes, and a center turn lane. Upgrades include modifying the A Street NE intersection, adding a crosswalk with a median and RRFB, updating the D Street NE signal, and repaving the corridor.	\$2,113,000 Includes State Grant Funds	QTR 3 (JUL-SEP) 26	QTR 2 (APR-JUN) 27	Aleksey Koshman	The design consultant contract has been executed. Design is underway.	Fehr & Peers	TBD
CP2508	2026 Sewer Repair and Replacement This project intends to replace aging sewer infrastructure in various locations. Water and storm infrastructure upgrades are included at select locations.	\$7,000,000	QTR 1 (JAN-MAR) 27	QTR 4 (OCT-DEC) 27	Shelbi Moyer	Design is underway and is 30% complete.	N/A	TBD
CP2506	SE 304th St and 116th Ave SE Roundabout Intersection delays will be reduced through the construction of a single-lane roundabout.	\$3,730,000	QTR 2 (APR-JUN) 27	QTR 4 (OCT-DEC) 27	Seth Wickstrom	Preliminary design concept is being developed.	Jacobs	TBD
CP2505	Lake Tapps Street Lighting (Sumner Tapps Hwy E to 182nd Ave E) Project The project will install street lighting along Lake Tapps Parkway between Sumner Tapps Highway and 182nd Avenue E. Across the elevated section of roadway a new median will be constructed to accommodate the lighting.	\$1,300,000 Includes Federal Grant Funds	QTR 1 (JAN-MAR) 26	QTR 3 (JUL-SEP) 26	Seth Wickstrom	Design is underway and is 30% complete.	N/A	TBD

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2424	1st Street NE/NW & Division Street Ped Improvements The project will implement non-motorized improvements at the 1st Street NE/NW/N Division Street intersection in downtown Auburn. The proposed improvements will create a raised intersection to reinforce slow 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 lighting improvements	\$1,183,000 Includes Federal Grant Funds	QTR 2 (APR-JUN) 26	QTR 4 (OCT-DEC) 26	Shelbi Moyer	Design approval process with WSDOT is underway. It is anticipated that this project will be advertised for bids March 17, 2026.	N/A	TBD
CP2418	2026 Local Street Preservation Project The project includes street preservation/reconstruction and upgrades to stormwater, sewer, and water systems on 8th Street SW (West of C Street SW), 4th Street SE (Between Auburn-Black Diamond Road and S Street SE including S Street SE north of 4th Street SE) and J Street SE (Between Auburn Way S and 17th Street SE). Additionally this project will update the speed cushions on J Street SE (Between Auburn Way S and 17th Street SE).	\$4,820,000	QTR 2 (APR-JUN) 26	QTR 1 (JAN-MAR) 27	Aleksey Koshman	Design is complete and the design team is finalizing the construction plans and other contract documents. It is anticipated that this project will be advertised for bids in April 2026.	Fuller Designs	TBD

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2413	Reservoir 2 Seismic Control Valve This project will improve the seismic resilience and operational reliability of Auburn's Reservoir 2 by correcting deficiencies, installing a seismic control valve with SCADA integration, and addressing inoperable underground valves. It will also evaluate and upgrade drain and overflow lines to meet DOH cross-connection standards, ensuring safe and compliant reservoir operation.	\$2,450,000 Includes Federal Grant Funds	QTR 2 (APR-JUN) 26	QTR 4 (OCT-DEC) 27	Aleksey Koshman	Design is complete and the design team is finalizing the construction plans and other contract documents. Property acquisition process is underway.	Parametrix	TBD
CP2410	112th Place SE Water Main Replacement Replace existing 6" cast iron watermain with 8" ductile iron watermain. Includes storm drainage improvements.	\$3,640,000	QTR 2 (APR-JUN) 26	QTR 3 (JUL-SEP) 26	Lauren Kirk	Design is complete and the design team is finalizing the construction plans and other contract documents. It is anticipated that this project will be advertised for bids in April 2026. 3rd party utilities are onsite performing utility relocations in advance of construction.	Conсор	TBD
CP2404	12th St SE and Auburn Way S Water Repair and Replacement This project will repair a water valve in 12th St SE and replace sections of distribution mains with 12-inch ductile iron including appurtenances. Project also includes storm drainage improvements upsizing existing 8" concrete storm pipes with 12" PVC.	\$796,000	QTR 2 (APR-JUN) 26	QTR 3 (JUL-SEP) 26	Nahom Kahsay	Design is underway and is 30% complete.	N/A	TBD

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2402	2024 Sewer Repair and Replacement This project repairs and/or replaces sewer infrastructure at various locations throughout Auburn.	\$1,500,000	QTR 1 (JAN-MAR) 26	QTR 3 (JUL-SEP) 26	Nahom Kahsay	Design is complete and the design team is finalizing the construction plans and other contract documents. It is anticipated that this project will be advertised for bids in April 2026.	N/A	TBD
CP2336	2024 Storm Pipeline Extension Program This project extends existing stormwater conveyance systems at various locations throughout Auburn to alleviate localized surface water accumulations.	\$826,000	QTR 2 (APR-JUN) 26	QTR 3 (JUL-SEP) 26	Lauren Kirk	Design is underway and is 90% complete.	N/A	TBD
CP2331	1st Street NE and R St NE Sewer Replacement Replace approximately 500 LF of sewer main located along the back yard property lines of residential properties between 1st Street NE and 2nd Street NE, east of R Street NE.	\$450,000	QTR 2 (APR-JUN) 26	QTR 3 (JUL-SEP) 26	Seth Wickstrom	Preliminary design concepts are being developed and evaluated.	N/A	TBD
CP2319	Lea Hill Road/104th Avenue SE Roundabout The project will construct a single lane roundabout at the Lea Hill Road intersection with 104th Avenue SE. The roundabout will replace the existing span-wire signal. The project is needed to improve traffic operations and safety at the intersection. Additionally the existing water mains will be replaced.	\$4,377,000 Includes Federal Grant Funds	QTR 1 (JAN-MAR) 27	QTR 4 (OCT-DEC) 28	Jeffrey Bender	Design is underway and is 90% complete. Federal and Local environmental permitting process is complete. Property acquisition process is underway.	Conсор	TBD

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2313	Auburn Way South Roundabout Center Design In partnership with the Muckleshoot Indian Tribe, the project is installing enhancements to the center island of the roundabout on Auburn Way South at Chinook Elementary. The enhancements will include artwork and lighting.	\$150,000	QTR 3 (JUL-SEP) 26	QTR 4 (OCT-DEC) 26	Jeffrey Bender	Design is underway and is 99% complete.	Parametrix	TBD
CP2311	E Valley Hwy Widening The project will widen E Valley Hwy between Lakeland Hills Way and Terrace View Drive to a four-/five-lane roadway. The project will include a trail along the east side, lighting, intersection and storm improvements. The improvements will also require wetland mitigation and a fish bearing culvert crossing under E. Valley Hwy.	\$11,361,000 Includes Federal Grant Funds	QTR 2 (APR-JUN) 28	QTR 4 (OCT-DEC) 29	Lauren Kirk	Design is underway and is 30% complete.	Jacobs	TBD
CP2308	R Street SE/21st Street SE Roundabout The project will construct a single lane roundabout at the intersection of R Street SE and 21st Street SE.	\$2,980,000 Includes Federal Grant Funds	QTR 2 (APR-JUN) 26	QTR 1 (JAN-MAR) 27	Kim Truong	Design and property acquisition process are underway. Design is 90% complete.	HDR	TBD

Project Number	Project Name & Description	Estimated Project Costs	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2210	M Street NE Widening (Main to 4th Street NE) The project will widen M Street NE to a 4/5 lane section between Main Street and 4th Street NE. The project will also replace the signal at Main/M Street.	\$6,923,000	QTR 3 (JUL-SEP) 27	QTR 2 (APR-JUN) 28	Nahom Kahsay	Design is underway and is 30% complete.	KPG Psomas	TBD

CP2116	R Street SE Widening - 22nd St SE to 33rd St SE The project will provide roadway and utility improvements along R Street SE from 33rd St SE to 22nd St SE. Improvements include adding a second southbound lane to address level of service deficiencies, street lighting and a non-motorized multi-use path.	\$12,432,000	QTR 2 (APR-JUN) 26	QTR 1 (JAN-MAR) 27	Kim Truong	Design is underway and is 75% complete. Property acquisition process is underway.	HDR	TBD
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CP2009	Rainier Ridge Pump Station This project will replace the Rainier Ridge Sewer Pump Station and its associated force main (approximately 725 ft).	\$9,981,000	QTR 3 (JUL-SEP) 26	QTR 3 (JUL-SEP) 27	Nahom Kahsay	Design is underway and is 60% complete.	Kennedy Jenks	TBD
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Design Projects Summary	Number of Projects 27	Total Budget \$88,855,680
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