



DOING BUSINESS IN AUBURN

MultiCare 
Auburn Medical Center



CITY OF
AUBURN
WASHINGTON

More Than You Imagined





MORE THAN YOU IMAGINED

Auburn City Hall
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Auburn, WA 98001
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Key Contact:
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Our Vision

As a city of regional significance, proud of its small town heritage as well as the diversity of its people and neighborhoods, Auburn offers an opportunity for people of all ages to enjoy life.

Our Mission

To provide a service-oriented government that meets the needs of our citizens and business community through efficient and professional management with responsive and accessible leadership.

Welcome from the Mayor

Since our incorporation in 1891, Auburn has become one of the fastest growing areas in the Puget Sound region and is the home to over 75,000 residents. With a total land area of 29.8 square miles, Auburn is the center of the largest industrial complex in the Northwest. The city sits in the middle of the Interstate 5 North corridor and Highway 167 east-west routes. About 15 minutes from SeaTac International Airport and the Port of Tacoma and 20 miles from the Port of Seattle, the closest deep water port to the Far East and Alaska.



As the elected, full-time mayor of Auburn, I can assure you that you will not only have my support, but the support of a seven-member, at-large city council. We understand that strong business community is important to the viability of our city. We are known for our innovative methods and working in concert with our business sector to ensure our codes and climate fosters growth. We have created a unified approach to new applications to ensure that we will be ready for you when you get to the table!

We have one of the more elaborate transportation systems in the county. With a combination of rail and highway transportation, there is ready access to the county's regional and international markets. There are numerous commuter trains coming to and from Auburn on a daily basis which carry riders from Tacoma through Auburn to Seattle. In addition, the bus routes are synchronized with train arrivals, which make the rail system a very convenient mode of transportation for those who live and work in Auburn. Whether the focus is manufacturing, service, entertainment, or green technology, Auburn's ability to draw talent from Seattle or Tacoma via the rail makes growing a business and new development in Auburn achievable and sustainable.

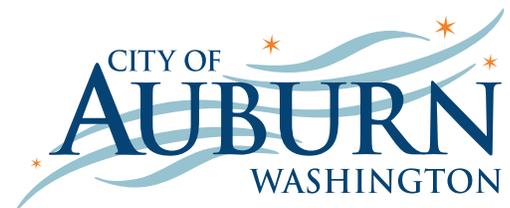
In Auburn, a highly-trained workforce is at the ready. The Auburn School District is committed to bringing its 15,000 students a world class education and consistently places in the top of the state for achievement and governance and Green River Community College allows for immediate access to uniquely qualified workers for your business.

You and your employees will undoubtedly enjoy Auburn's warm and welcoming climate. Since 2009, we have earned national recognition as a KaBOOM! Playful City – a distinction due to our dedication to making it easy for kids to get balanced and active play. Auburn is regionally known for its fun, family-friendly and often free festivals and events that attract thousands of people to our city year round. From the largest Veterans Day observance of its kind west of the Mississippi to Petpalooza – a day long celebration of people and their pets – we are a city that loves to celebrate!

I encourage you to contact our Economic Development Team at 253-804-3101 right away. they are available to help your businesses thrive in Auburn. Find out how doing business in Auburn can benefit your company.

Sincerely,

Nancy Backus
Mayor, City of Auburn





We are very pleased you are choosing to do business here in Auburn and understand that when it comes to a location, you have many choices.

For over 120 years the city of Auburn has been providing visitors and residents with the opportunity to discover why this town is like no other. Auburn is the land of two rivers, home to two nations and spread across two counties. Located between Seattle and Tacoma in the shadow of Mt. Rainier, Auburn is the perfect place to work, play and spend a lifetime. It is a warm, embracing community where people still stop to say hello. Auburn is a community rich in history where you'll find new businesses mingling with old. The historic downtown is easily merged with a new, modern facade.

Auburn Wants to Work With You

We understand that when it comes to a business location, you have many choices. Whether your business has been located in Auburn for generations, or you are considering Auburn for the first time, the information in this brochure is designed to address some of the many reasons why we are the best choice for you in regards to successfully conducting business.

Come establish a sense of community in one of Washington's oldest cities. Auburn has retained the look and feel of a real downtown. Our unique historic downtown provides a gathering place for numerous events large and small.

As you peruse the pages of this brochure, if you find a need for additional information, we invite you to visit the Auburn website at auburnwa.gov or call the City's Economic Development Team at 253-804-3101.



Arts, cultural activities and events are popular and well supported in Auburn. From the largest symphony outside of Seattle, to the public art that dot the historic downtown, Auburn offers something for everyone, including the largest Veterans observance of its kind west of the Mississippi.

“Auburn has a small town feel with the sensibility of a big city plus the right tools for a healthy business climate—an accessible location, capable workforce, transit options and a business community that takes great pride in working collaboratively and supporting one another.”



David A. Nicewonger, CEO, MultiCare Auburn Medical Center

Auburn is strategically close to Seattle and Tacoma

Auburn is centrally located between Seattle and Tacoma in the heart of the Green River Valley with easy access to the best of both cities. Auburn is a quick 20 mile drive to all Seattle has to offer and more, and a 15 mile drive to Tacoma. Amenities like Pike Place Market, Benaroya Hall, Seattle Art Museum and Tacoma Chihully Museum of Glass are all within easy reach.

Sustainable Business Environment

Auburn is the center of the largest industrial complex in the Northwest and sits in the middle of the major north-south east-west routes of this region. With two rail roads and close proximity to the Ports of Seattle and Tacoma, Auburn was identified by the Department of Commerce in 2012 as one of only 15 Innovation Partnership Zones in Washington State. With continued job expansion and above average retail growth, Auburn enjoys a vibrant and sustainable business environment. (*Bureau of Labor Statistics, 2011-2013*)

Mt. Rainier and Outdoor Lifestyle

Auburn is about one hour from Mt. Rainier, Crystal Mountain and Snoqualmie Ski Area. It is also home to several biking and walking trails, including the White and Green River trails and the Interurban Trail. Auburn has 28 parks of all sizes for the whole family to enjoy. Popular water sports can be enjoyed in nearby waterways and golfers can enjoy three golf courses - Auburn Golf Course, Washington National Golf Club, and Jade Green Golf Course & Driving Range.

Education

The Auburn School District has been recognized for its excellence in education by the State of Washington and test scores in Auburn consistently outperform the statewide average. (*Office of Superintendent of Public Instruction*). The district's motto to “engage, educate and empower” is evident throughout its 16 elementary schools, 4 middle schools and 4 high schools.

Green River Community College is a public two-year college where students from all over the world come together to learn, grow and enrich their lives. Strong academics, solid student services, a diverse and lively campus community and new facilities provide students a one-of-kind education.

Urban Transportation

Auburn hosts 12 daily transit routes served by Metro, Sound Transit bus, Pierce Transit bus and Sounder trains. Almost 500 transit trips per day serve this city. Commuters can easily take the Sound Transit Sounder train to Seattle or Tacoma or any of the towns between.

Sense of Community

Though we are a growing city we maintain our hometown feel. Auburn's historic downtown is still the gathering place for numerous family events. Live theater can be found at the Auburn Avenue Theater and the Auburn Performing Arts Center. Our BRAVO performing arts series will bring in must-see concerts, comedy shows, free movie nights, a talented community theater and children's theater. Our parks host everything from concerts, children's, family and pet festivals and sporting events. Come see why Auburn is a great place to live, work and play.

Downtown Redevelopment Area

For 120 years, property owners, businesses large and small, and individuals have invested and succeeded in Downtown Auburn. Now you can do the same. Downtown Auburn is undergoing a renaissance and you can build equity by investing in it. Recent and ongoing infrastructure investments by the City of Auburn, commuter rail access, shopping and dining opportunities, and recreational and cultural amenities make Downtown Auburn a great investment opportunity. The redevelopment area is four city blocks in the heart of downtown Auburn with its own design standards and City incentives to enhance its investment potential.

Downtown Auburn is centered along historic Main Street, which annually hosts the largest Veteran's Day parade West of the Mississippi River, and is home to the award-winning Auburn International Farmers Market.

Public Sector Investment for Private Sector Benefit

Since 2010, the City of Auburn has been investing \$10 million of federal and state funds in the South Division Street Promenade Project and other downtown projects to make it easier and more attractive for private sector investment. We have invested in 21st century infrastructure to attract 21st century business. ■



it starts with a
playground.

Auburn has been named a
Playful City USA since 2009 for its
commitment to kids and active play.



Auburn offers quality and affordable living, with a rich history, award-winning schools, and plenty of parks.

The City of Auburn, located 20 miles south of Seattle, was home to some of the earliest settlers in King County. Nestled in a fertile river valley, Auburn has been both a farm community and a center of business and industry for more than 120 years. Auburn is located near the original confluence of the Green and White rivers, both of which contain runoff water from the Cascade Mountain range.

Settlers first came to the valley in the 1850s, during which a treaty between the government and local tribes was written establishing the Muckleshoot reservation, which is the only Indian reservation now within the boundaries of King County. The White River tribes collectively became known as the Muckleshoot tribe, and with over 200 tribal government employees and a gaming employment work force of over 2,200, it is one of south King County's top employers and a growing economic force in the region.

Another impetus to Auburn's growth was the railroad. The Northern Pacific Railroad put a rail line through town in 1883, but it was the Seattle-Tacoma Interurban line that allowed easy access to both cities starting in 1902. The railroad, along with better roads, caused many new companies to set up business in Auburn.

Like many American towns, Auburn grew through the 20th century, especially during the postwar era, bringing more businesses and a community college to the city. In 1963, The Boeing Company built a large facility to mill sheet metal skin for jet airliners and in the 1990s, a large shopping mall was built in Auburn, enticing consumers from all over the Puget Sound region.

Today, Auburn is bustling with business, making the transition from small farms to large industries, yet much of the city's rich history and small-town-charm remains.



During the post World War II boom, Detroit's automakers were interested in Auburn's central location between Seattle and Tacoma and growing population. Ten automobile franchises were granted to Auburn dealers. The auto sales industry continues to be a mainstay to the city's economy.

“Community colleges play a key part in the economic growth of our region, and Green River recognizes the importance of preparing for the workforce challenges of local industries. We all have a responsibility to meet the training needs for our diverse and dynamic workforce in Auburn, and Green River Community College accomplishes that by developing programs with industry partners to meet common goals.”



Dr. Eileen Ely, President Green River Community College

Housing and Education

Auburn offers communities and neighborhoods ranging from old to new and diverse housing options, including luxury single-family residences, affordable homes, condominiums and townhouses. For those wishing to rent, Auburn has a broad inventory of rental housing options from multifamily apartments, duplexes to rental homes.

Owning a house in Auburn is affordable, with the current median home price at \$246,000 compared to \$380,000 for the rest of King County and \$215,000 for the rest of Pierce County. (*US Census, 2012*)

Auburn has a highly rated public and private school system, with test scores above state average. The Auburn School District alone serves over 14,000 students, with three comprehensive high schools (grades 9-12), one alternative high school (grades 9-12), four middle schools (grades 6-8), and 14 elementary schools (grades K-5). Six of Auburn's schools were recently named Reward Schools for Top Performance and Progress, with Evergreen Heights Elementary and Gildo Rey Elementary as two of only four schools in the state to be named Reward Schools in both the Highest-Performing and High Progress categories.

Another feature to Auburn's outstanding education system, is Green River Community College, where students from all over the world come together to learn, grow and enrich their lives. The college offers more than 40 professional and technical programs including aviation, welding, nursing, and automotive technology, to name a few. In addition, the Green River Community College Small Business Center (SBAC) in downtown Auburn is designed to provide technical assistance to small businesses in South King County and North Pierce County areas. The SBAC offers assessment, referral services, and business counseling at no charge, as well as hands-on training to small business owners and managers.

Parks and Recreation

With many spectacular views of Mt. Rainier, Auburn has an extensive system of parks, open space and urban trails comprised of 28 developed parks, over 23 miles of trails (including Auburn's 4.5 mile portion of the

Interurban Trail for bikers, walkers, runners and skaters), and almost 247 acres of open space for recreation.

Most notable is the Auburn Environmental Park (AEP), an innovative community project that provides 120 acres of park in an urbanized area, with opportunities for wetland ecosystem restoration, fish and wildlife enhancement, water quality improvement, economic development, stormwater detention and flood control, public education, and recreation. The park features a 1,200-foot, elevated boardwalk starting at a bird observation tower and winding through the newly restored wetlands, providing visitors with a unique opportunity to visit, relax, observe, and experience all that the park has to offer.

Auburn Golf Course

Purchased by the City of Auburn in 1968, the 18-hole Auburn Golf Course is situated on 150-acres along the beautiful Green River. The fair but challenging par 71 course also features 20 bunkers, two ponds with fountains, and the number 16 waterfall hole that will test your golf skills. This well maintained facility is a favorite for locals and visitors alike. ■



The Auburn Golf Course is situated on 150 acres and features a fair, but challenging par 71 course, with 20 bunkers, two ponds and a waterfall at the 16th hole.



Businesses of all sizes will find success in Auburn through robust business assistance programs

Auburn is home to a number of thriving businesses, from privately-owned small businesses to publicly-owned corporations.

Auburn is home to approximately 4,000 businesses, from car franchise dealerships to aerospace manufacturers to retail shops, art galleries and restaurants. We offer a business friendly environment, with incentives to encourage businesses to join our community including a \$10 million investment of federal and state funds in downtown projects that include:

- Relocated public and private utilities out of alleyways to remove barriers for redevelopment of adjacent properties;
- Upgraded water, sewer, storm and private utilities, with excess underground stormwater capacity for private new developments to use;
- Constructed 10-20 foot wide landscaped sidewalks;
- Installed new LED streetlights throughout Downtown Auburn and a new traffic signal at Main Street and Division Street;
- Placed new street furniture and trash receptacles;
- Installed a new ornamental gateway arch;
- Constructed new and improved downtown plazas;
- Scheduled additional downtown improvements including an outdoor rotating sculpture garden and pedestrian kiosks;
- Purchased property in Auburn Junction that is available for private redevelopment.



Auburn is the center of the largest industrial complex in the northwest and arguably among the top 5 in the nation



“Auburn supports green business which is why it is a perfect fit for Laser Cutting NW to continue our work towards reusable energy sources and creating more green collar jobs.”

Pete Agtuca, President / CEO, Laser Cutting NW

Urban Center for Innovative Partnership Zone

The City of Auburn received certification and designation as Washington State’s 15th Innovation Partnership Zone (IPZ) in March 2012. The IPZ concept is a state program for economic growth and was originally created by the State Legislature in 2007 to establish regional networks that generate new knowledge, encourage business growth, create new jobs, and improve economic infrastructure.

Upon certification, a Mayor’s Task Force of more than 20 local business leaders was established to help create and guide the activities of Auburn’s IPZ.

The Urban Business Center for Innovative Partnerships is about bringing the ideas and efforts of Auburn’s Business Clusters together with cutting edge Research Programs to create new products, markets, and employment.

Under this model, a connection to work force development is also created which ensures that Auburn students and workers are being taught the necessary skills employers need to implement those new markets in the quickest possible way.

The partnerships consist of private sector business, research institutions, workforce development, and the City of Auburn. Within Auburn’s IPZ boundary, businesses serve very diverse industrial segments.

For more information on Auburn’s Urban Center for Innovative Partnership Zone contact Douglas Lein, IPZ Administrator, at dlein@auburnwa.gov or 253.804.3101. ■



Notable Auburn Businesses

| | |
|---------------------------------------|-------------|
| Auburn MultiCare Hospital | 850 |
| Auburn School District | 1,850 |
| Aero Controls | 200 |
| AIM Aerospace | 250 |
| Boeing | 5,900 |
| City of Auburn | 400 |
| Composite Solutions | 200 |
| Emerald Downs | 550 |
| Federal Aviation Administration | 275 |
| General Service Administration | 500 - 1,000 |
| Green River Community College | 635 |
| LMI Aerospace | 160 |
| Mohawk Plastics | 225 |
| Muckleshoot Casino Enterprises | 1,500 |
| Oak Harbor Freight | 170 |
| Orion Industries | 250 |
| Ply-Gem | 295 |
| Safeway | 200 |
| Skills | 325 |
| Social Security Administration | 365 |
| The Outlet Collection | 1,100 |
| Zones..... | 500 |

BUSINESS INCENTIVES

AUBURN IS OPEN FOR BUSINESS

The City of Auburn has partnered with counties and other governmental bodies, providing a number of incentives to encourage successful economic and business development.



Property Tax Abatement for Multi-Family Housing

If a building is constructed, renovated or converted in the designated downtown core of Auburn for owner-occupied condominium use, the project may qualify for either an 8 or 12 year tax abatement program that exempts developers from ad valorem property tax. This provides considerable savings for developers.

Deferral of System Development Charges

Impact and System Development Fee Deferral: The City of Auburn has approved code authorizing the deferral of Impact and SDC Fees to Occupancy of projects as opposed to collecting fees at Building Permit Issuance to help developers and builders strengthen their project Performa.

Fee Maintenance to 2009 Rates

To assist our Builders and Developers through the current economic recession, the City Council approved to maintain all building, land use and engineering review fees at 2009 levels.

No City Business and Operations Tax

To encourage business growth and retention, the City of Auburn does not have a B & O tax. The State B&O tax is a gross receipts tax which is measured on the value of products, gross proceeds of sale, or gross income of the business. Most cities within the region and throughout the state include a municipal percentage onto this B & O Tax which typically adds 2% or more.

System Development Charge Credits

SDC credits for prior site/building uses can be utilized to help offset the impacts of System Development Charges.

Construction Sales Tax Refund

This program provides a modification to Auburn City Code providing a refund for purchasers who have paid Sales and Use Tax on construction materials, fixed equipment, labor and services, or machinery installation directly related to new commercial construction, or redevelopment of existing vacant buildings. The program provides a refund of up to \$100,000 or 20% of the tax paid within land use zones DUC, C3, C4, and M1, M2 districts.

Reduction of 50% in Development Fees

The Auburn City Council has passed a program entitled Small Business Development Assistance intended to help with the start up, or relocation, costs for small businesses of 20 or fewer full time employees by reducing the costs of certain development related fees by a rate of 50%. See Resolution 4793 for additional information.

System Development Charges (SDC) and Utility Connections Reductions

Heavy water users have an opportunity to save money through design when presenting their projects to the City of Auburn.

Options Include:

- Splitting large services through multiple meters can be just as efficient and cost far less than large oversized meters.
- Designing systems for the re-use of water within the site or facility offers the opportunity to install a “deduct” meter. This can lead to reduced System Development Charges, and can significantly improve monthly operational costs.

“The reason I located my business in Auburn is because I believe in this city. Auburn has a wonderful business community and it has always felt like home.”

Ronnie Roberts, Gosanko Chocolate



Storm Water Discharge Reductions

Storm Water drainage is a significant issue throughout the Green River Valley and the State of Washington. The use of impervious surfaces, bio-swales and other drainage materials/ methods can be utilized as a tool for savings in the category of Storm Water SDCs.

State B & O Tax Credit

Customized Workforce Training Program: Green River Community College (GRCC) is an Auburn Institution which offers incentives for customized workforce development training. Engage in customized training, add new jobs in Washington, and get a state Business & Occupation (B&O) tax credit equal to 50% of the training cost as you repay the cost of training. For information on this program visit the WorkForce College website.

New Markets Tax Credit (NMTC)

Businesses developing, buying, or remodeling in downtown Auburn census tracts can get equity or below-market loans through this federal program. Investors in these projects can receive up to 39% tax credits over seven years. For more information visit www.cdfifund.gov or contact Key Bank at 206.628.0199.

Puget Sound Energy Programs

The City of Auburn relies on our energy partner, Puget Sound Energy (PSE), for our reliable energy supply. PSE offers numerous programs for commercial businesses with a focus on Energy Efficiency. PSE programs range from appliance and equipment purchases, building controls and systems, engineering and design assistance, to alternative energy components. City staff will work closely with your designers and the specialists at PSE to identify potential system savings. Visit the PSE website for more information on programs available at this time that may apply to your business venture.

King County Assistance

King County Small Business Revolving Fund:

The Grow King County Fund is a small business revolving loan fund intended to spur

business development and job creation. Through King County funding, this program provides small business loans with an SBA guarantee to finance existing, growing small businesses. View information about the Grow King County Fund.

State of Washington Assistance

The Community Economic Revitalization Board (CERB) is Washington’s strategic economic development resource, focused on creating and retaining jobs in partnership with local government. CERB finances public infrastructure to encourage new development and expansion in targeted areas. For more information, visit the Choose Washington Website.

Small Business Credit: Administered through the Dept. of Commerce, the CAP will target small businesses with credit needs in the range of \$5,000 to \$100,000 that have had difficulty accessing credit. The CAP will provide additional insurance by establishing a fund that lenders can access in the event of loan defaults.

Small Business Financing: Administered through the Dept. of Commerce, Craft3 direct loans primarily target business financing needs of \$1-5M. Its collaboration efforts with other CFDIs and lenders in the state targets smaller loans through a shared risk structure.

The W Fund: The W Fund is a \$25M venture fund, available for investment into early-stage life science, biotech, medical device, alternative energy, and information technology companies emerging from University of Washington, Washington State University, and other research centers across Washington State.

Industrial Revenue Bonds: Provide financing for land, building and equipment for new and expanding manufacturing facilities. These loans may be used to (business incentives) encourage relocations and expansions of companies that provide jobs and expand economic opportunities for residents and the community. Tax exempt bonds may be applied for by the manufacturer, processing company or wholesale distribution center.



The investment in downtown infrastructure is resulting in continued growth in the urban core around the transit center

Warehouse Sales Tax Exemption Program

Provides exemption for eligible wholesalers, retail distribution centers, and third-party warehouse (up to 100% for construction costs and 50% for equipment).

Manufacturing Sales and Use Tax Exemption for Machinery & Equipment Program

Tax exemptions on machinery and equipment for manufacturers who perform research and development activities.

High Technology Sales and Use Tax Deferral/Exemption Program

For businesses involved in starting new research and development/pilot scale manufacturing operations or expanding, renovating or equipping existing facilities.

Aerospace Industry Tax Incentives

Aerospace Industry Sales and Use Tax Exemption for computer hardware, software and peripherals.

Federal Business Assistance

Work Force Opportunity Tax Credit: The Work Opportunity Tax Credit (WOTC) is a Federal tax credit incentive that the Congress provides to private-sector businesses for hiring individuals from nine target groups who have consistently faced significant barriers to employment. The objective is to enable the targeted employees to move from economic dependency into self-sufficiency. Participating employers are compensated by being able to reduce their federal income tax liability.

Federal Contracting Preference – Hub Zone Program: The Small Business Administration (SBA) offers a program which provides Contracting Preference on Federal Contracts for small businesses located with qualified Hub Zones. Auburn's Hub Zone is located north of Highway 18 between West Valley Highway and Auburn Way and is bordered on the north by 277th St.

The SBA also offers numerous programs and support services to help you navigate the issues you face with your initial applications, and resources to help after you open for business; including loans and grant programs. Visit www.sba.gov. ■



Clockwise from top: Syntrix Biosystems develops compounds and research platforms for the pharmaceutical, biotechnology and research markets; One Main Building, located in the heart of downtown Auburn; The Outlet Collection has recently received a \$35 million makeover; Pete Agtuca, Auburn business owner (Powersails) and Washington Innovator of the Year.

MORE RESOURCES | AUBURN CONTACTS

Auburn Municipal Airport

Auburn Municipal Airport (Dick Scobee Field) is located in the heart of the Green River Valley. The airport provides self service fuel seven days a week, 24 hours a day, aircraft repair stations, pilot training, aircraft rental and aircraft charter. It also provides hangar/tie down rentals owned and operated by the City of Auburn.

Runway Data: Length 3,400' / Width 75'

Pavement Strength: 12,500 lbs. single-wheel axle

Surface: Asphalt Approach Surface: 20:01

Navigation Aids: Vasis and reils, both ends

Runway Markings: Basic Runway Lights: mirls

Taxiway Lights: MITL SUPER - UNICOM 122.8

Elevation: 57' MSL

Latitude: 47° 19' 41.36 N

Longitude: 122° 13' 35.43 W

Instrument Navigation Aids: None

Left Traffic Pattern: Runway 34

Right Traffic Pattern: Runway 16

Traffic Pattern Altitude: 1000' MSL



City of Auburn Contact Information

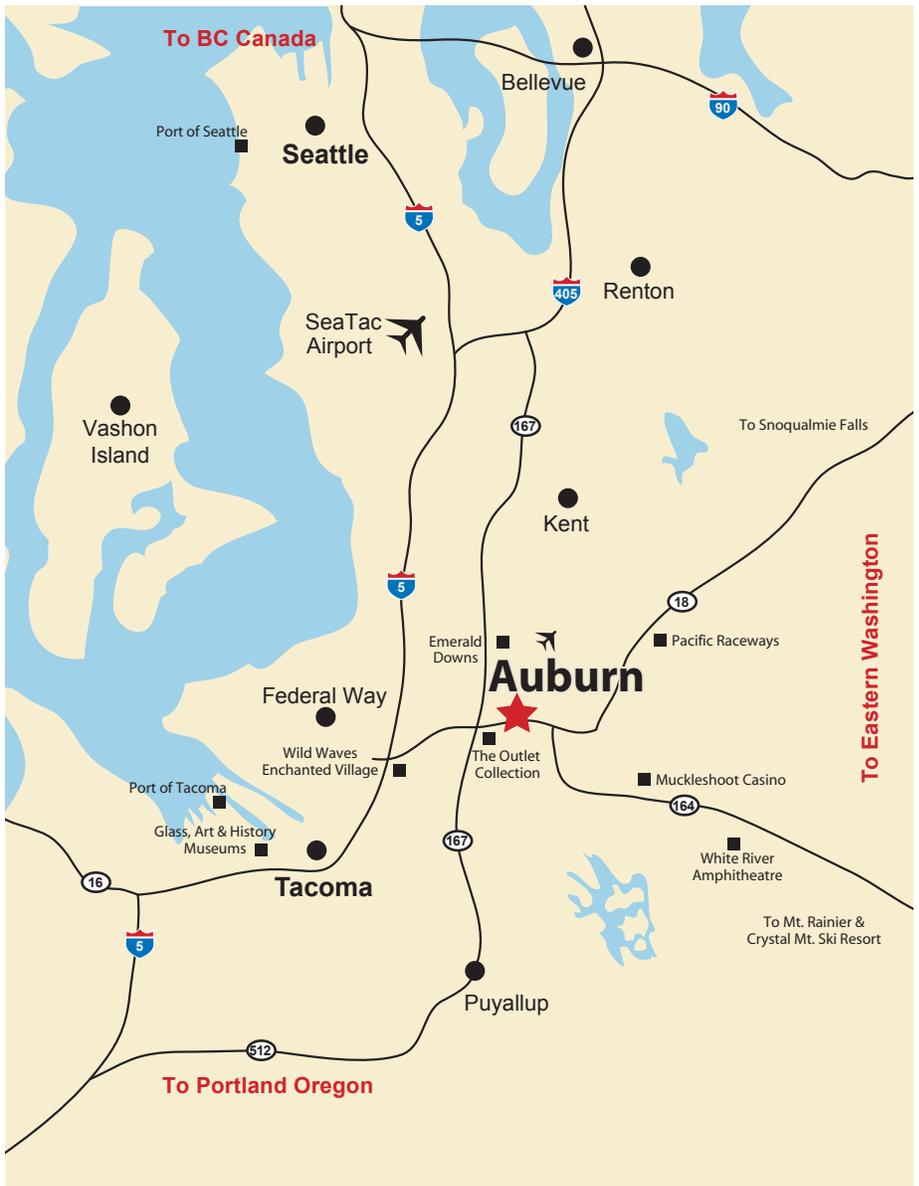
City of Auburn
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Claude DaCorsi
John Holman
Wayne Osborne
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Yolanda Trout
Largo Wales

Office of Economic Development
Doug Lein, Economic Development Manager
253.804.3101; dlein@auburnwa.gov

Community Development & Public Works
253.931.3010



QUICK FACTS | DEMOGRAPHICS

| POPULATION | | | |
|--|------------------|--------------------------------|--------|
| Total Population | 73,505 | | |
| Persons >18< | 51,998 | | |
| White | 45,954 | | |
| Hispanic | 9,032 | | |
| Black | 3,338 | | |
| Asian | 6,178 | | |
| American Indian | 1,413 | | |
| Other | 4,265 | | |
| HOMES | | | |
| Housing Units | 27,834 | | |
| Median Home Value | \$271,100 | | |
| Owner-occupied homes | 60.2% | | |
| Renter-occupied homes | 43.6% | | |
| Vacant Housing units | 6.42% | | |
| Cost of Living Index is 111% of National Average | | | |
| EMPLOYMENT | | | |
| Number of Employees | 39,061 | | |
| Median Household Income | \$56,677 | | |
| Unemployment (Percentage) | 9.8% | | |
| Poverty Level (Percentage) | 13.6% | | |
| Major Employers: *Auburn New Car Franchise Dealerships, *Aero Controls, *AIM Aerospace, *Auburn MultiCare Hospital, *Auburn School District, *Boeing, *Emerald Downs, *City of Auburn, *Composite Solutions, *Emerald Downs, *Federal Aviation Administration, *Federal Express, *General Services Administration, *Green River Community College, LMI Aerospace, *Mohawk Plastics, *Muckleshoot Casino Enterprises, *Orion Industries, *Parametrics, *Ply Gem, *Safeway Distribution Center, *SKILLS, Inc, *The Outlet Collection, *Zones | | | |
| BUSINESS | | | |
| Auburn is home to approximately 4000 businesses | | | |
| Total Retail Business (\$1,000) | 1,252,712 | | |
| Total Wholesale Business (\$1,000) | 3,579,013 | | |
| Based on 2007/08 Auburn has the fastest growing retail market in Washington State, with growth of 51.6% compared to a statewide growth of 6.1%. | | | |
| AUBURN SCHOOL DISTRICT | | | |
| Number of Schools | 23 | Number of Students in District | 14,785 |
| Number of Students per Teacher | 19.9 | Number of Teachers in District | 743 |
| High School Graduates (Age 25 older) | 88% | | |
| Bachelors Degree or Higher (Age 25 older) | 21.9% | | |

QUICK FACTS | VITAL STATISTICS

TAXES

| | |
|---------------------------------|--------|
| Property tax (per thousand) | \$2.10 |
| Water/Sewer/Storm & Solid Waste | 7.0% |
| Electric Utility Tax | 6% |
| Natural Gas | 6% |
| Telephone | 6% |
| Sales | 9.5% |
| Cable TV Franchise Fee | 5.0% |
| Cable Utility Tax | 1.0% |

LOCAL CONNECTORS

| |
|---|
| State Route 167 |
| State Route 18 |
| Railways: Burlington Northern Santa Fe (BNSF) and Union Pacific |
| Auburn Municipal Airport (General Aviation) |
| Sounder Commuter Rail Station |
| Inter-Urban Trail: 14 mile bike/walk trail |

MAJOR CONNECTIONS

| |
|--|
| Interstate 5 – 3.0 miles |
| Interstate 90 – 30.0 miles |
| Sea-Tac International Airport 15.0 miles |
| Port of Tacoma – 15.0 miles |
| Port of Seattle – 20.0 miles |
| Downtown Seattle – 25.0 miles |
| Downtown Tacoma – 20.0 miles |

GEOGRAPHY

| | |
|--|-------|
| Land Area (square miles) | 29.62 |
| Persons Per Square Mile | 2,369 |
| Located within 2 Washington Counties - King County (primary) & Pierce County; In the heart of Green River Valley. Auburn enjoys both the Green River and White Rivers for recreation within its City limits. | |

WEATHER

| | |
|-----------------------------|------|
| January Average Temperature | 34 F |
| July Average Temperature | 78 F |
| Sunny Days, Average | 151 |
| Precipitation Days, Average | 158 |
| Rainfall (inches) | 39 |
| Snowfall (inches) | 4 |

Why Do Business in Auburn, WA?

- “Urban Center for Innovative Partnerships”
 - No State Corporate Income Tax
 - No Personal Income Tax
 - No State Business & Occupation Tax
 - State Innovation Partnership Zone - #15
- Exceptional Supply & Distribution Network
- Superior Telecommunications Network
- 15 Minutes from SeaTac International Airport
- Centrally Located to the Ports of Seattle & Tacoma

Key Contact:

Doug Lein, Economic Development Manager
City of Auburn
Office of Economic Development
253.804.3101 | dlein@auburnwa.gov

10 Smart Reasons to Locate Your Business to Auburn

1. Ideally located near Seattle-Tacoma Airport, Interstate 5, SR167 and Hwy 18
2. Equidistance between Tacoma and Seattle with commuter train access (Sound Transit Sounder)
3. Served by the Port of Tacoma and the Port of Seattle
4. One of seven valley cities that comprise the 4th largest manufacturing district in the United States and the second largest manufacturing district on the West Coast
5. Excellent economic growth climate and a government with a pro-business attitude
6. Reasonably priced commercial real estate and an attractive housing market
7. Home of the Auburn School District which was awarded over 20 state and national awards
8. International cultural, educational and business relationships through sister cities Tamba, Japan; Pyeongchang, Korea; Guanghan, China and soon, Mola di Bari, Italy.
9. Collaborative and specialized workforce education support through Green River Community College, Washington State University, Skills Incorporated, Trillium Employment Services and Orion Corporation
10. The 15th Urban Innovative Partnership Zone in the State of Washington, Auburn celebrates innovation, collaboration and creativity.

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