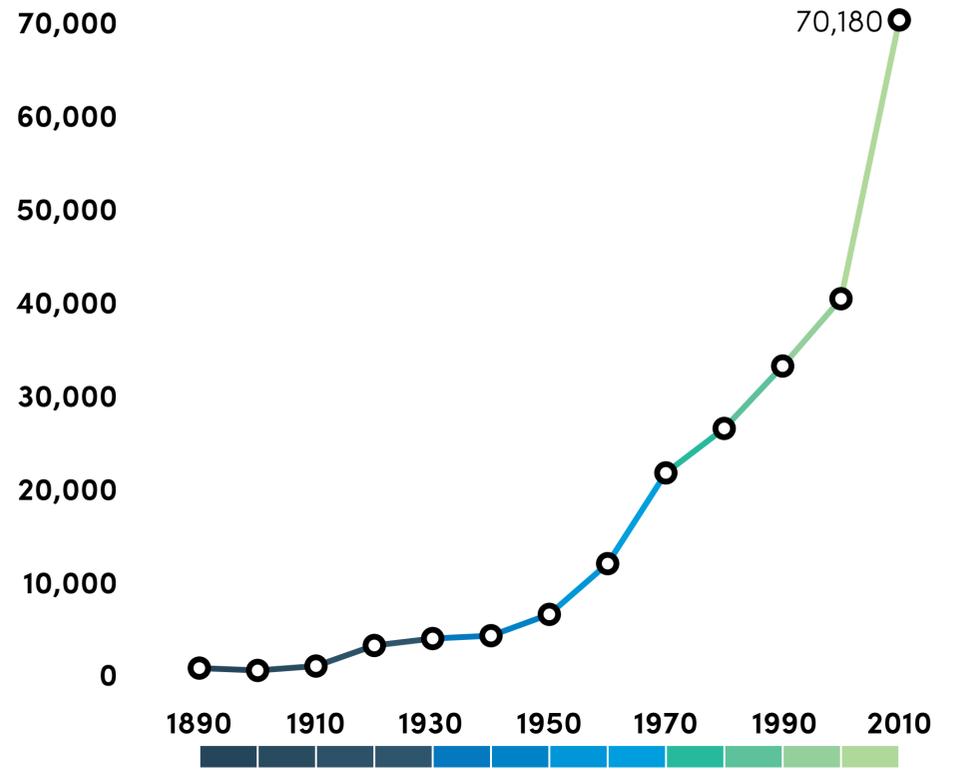
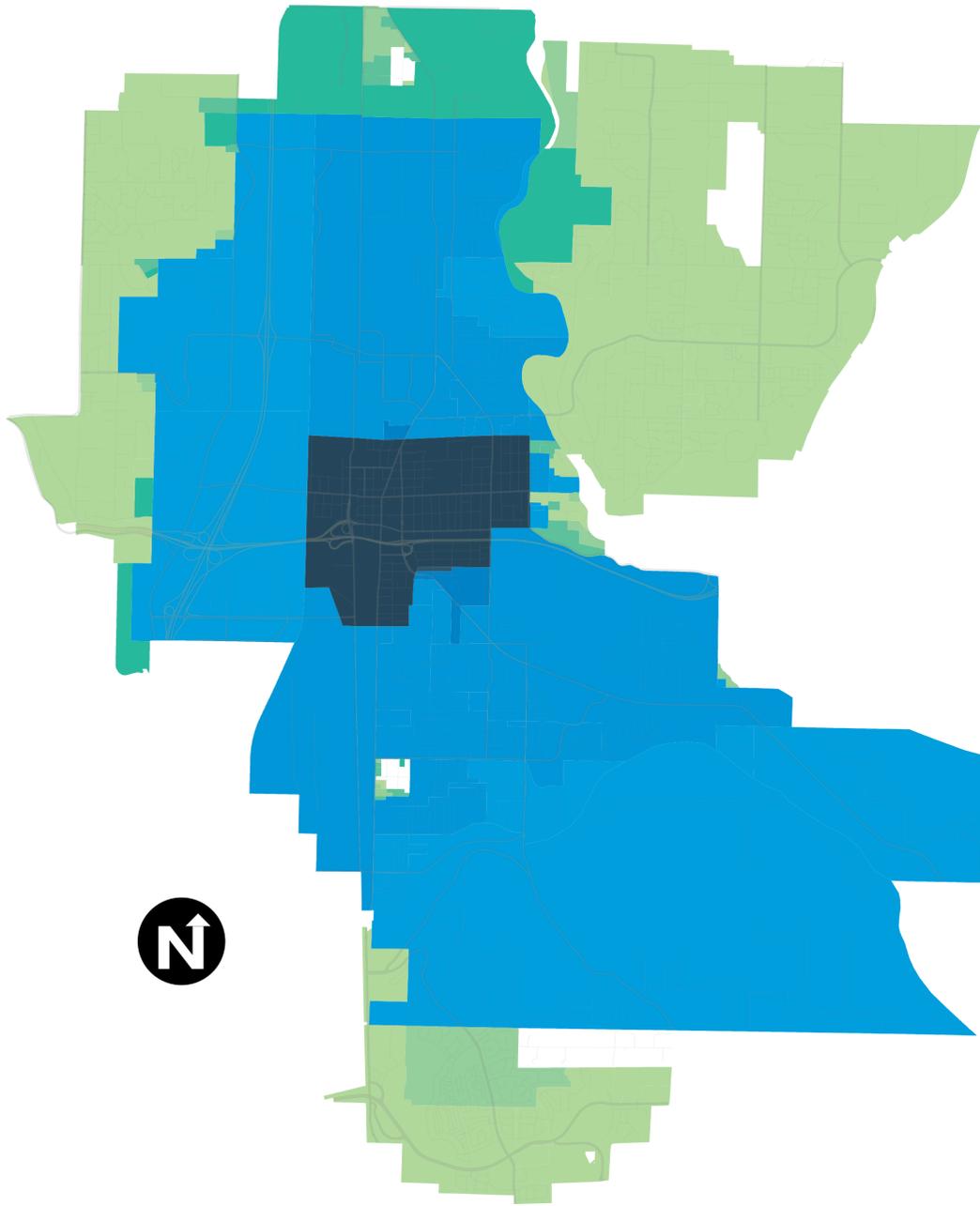


# Auburn At a Glance: Past, Present, and Future

(Comprehensive Plan: Ch. 1 & 2)



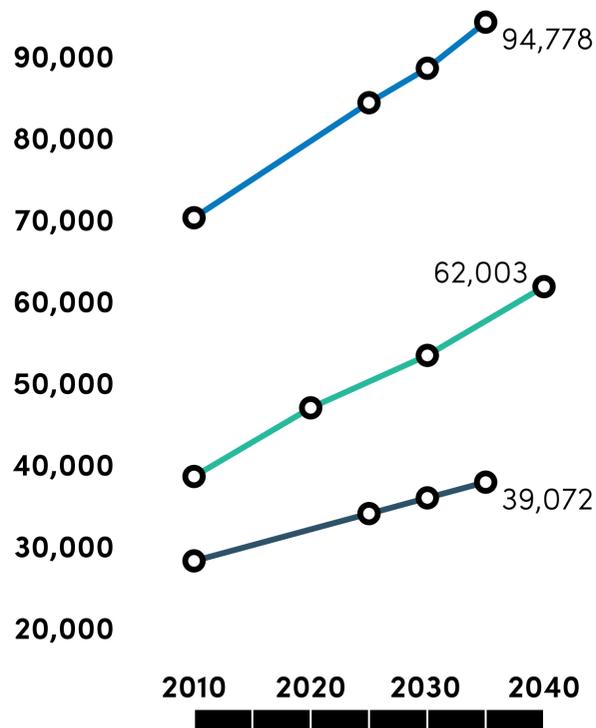
## Area and Population by Decade

When Auburn incorporated in 1891, little more than 740 lived within City limits. According to the 2010 U.S. Census, **70,180 people** now call Auburn home, a nearly ten-fold increase. In between, Auburn experienced its most dramatic population booms in the 1910s, 1950s, 1960s, and 2000s.

With annexations, the 1950s, 1960s, and 2000s were also when Auburn expanded the most in area. Though few Potential Annexation Areas remain, it is anticipated that Auburn will continue to grow.

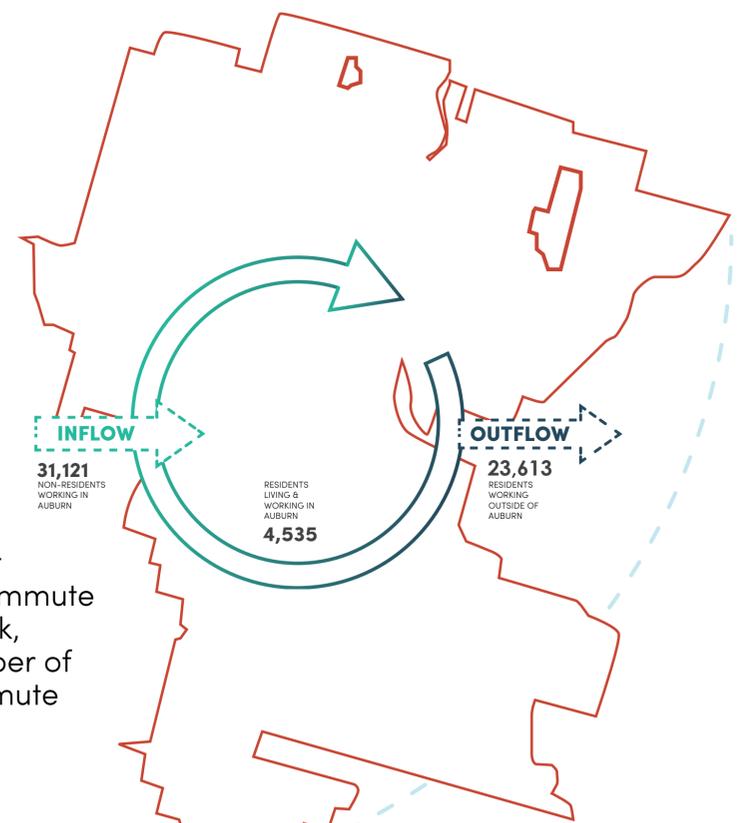
## The Next 2 Decades

Over the next 20-25 years, Auburn will grow in population, housing units, and jobs. It is anticipated that there will be **24,608 more residents, 11,245 more housing units, and 22,120 more jobs** than there was in 2010.



## The Working Population

Though almost **84% of Auburn residents** work outside of City limits, the number of people who commute to Auburn for work, exceeds the number of people who commute out of Auburn.



# Imagine Auburn: Community Vision » Community Values » Comprehensive Plan

(Comprehensive Plan: Ch. 3 & 4)



## How Were the Community Value Statements Developed?

In 2014, through “Imagine Auburn”, the City asked how the community envisioned itself in 20 years. Since then, the City has developed a set of value statements that aim to capture the community’s vision.

The foundation of the seven (7) value statements below is from feedback received from the community. In addition, they were developed with City Council and Planning Commission input and coordination with Growth Management Act (GMA) goals, *Vision 2040*, *King County Countywide Planning Policies*, and *Pierce County Countywide Planning Policies*.

The value statements shape the contents of the Comprehensive Plan, which guides how Auburn grows, develops, and makes decisions.

## Community Value Statements



### CHARACTER

CHARACTER means developing and preserving attractive and interesting places where people want to be. We will create and maintain high quality neighborhoods, places, and spaces.



### WELLNESS

WELLNESS means the promotion of community-wide health and safety. We will build and maintain an environment that promotes public safety and healthy lifestyle options.



### SERVICE

SERVICE includes providing transparent government service. We will be an efficient, approachable, and responsive City government.



### ECONOMY

ECONOMY includes encouraging a diverse and thriving marketplace for consumers and businesses. We will provide a diverse and vibrant local economy with employment, retail, and entertainment opportunities for citizens and a growing marketplace for homegrown and regional-scale businesses.



### CELEBRATION

CELEBRATION includes celebrating our cultures, heritage, and community. We will celebrate diversity and creativity and come together to teach, learn, and have fun.



### ENVIRONMENT

ENVIRONMENT means stewarding our environment. We will protect the natural environment, preserve open space, and create appropriate access.



### SUSTAINABILITY

SUSTAINABILITY means creating a sustainable future for our community. We will balance natural resource protection, economic prosperity, and cultural vibrancy in order to build a thriving and long-lasting community.

# Using Growth and Density to Implement the Community's Vision

(Comprehensive Plan: Ch. 5)

## Growth is Inevitable

The Puget Sound region is growing and within the next 20–30 years, Auburn is expected to gain over 20,000 new residents, for a total of 94,000 by 2035. Auburn is also expected to gain over 20,000 jobs, for a total of 60,000 jobs by 2040. It is the intent of the Comprehensive Plan to guide the City's evolution and growth and capture opportunities associated with increased density. The draft Comprehensive Plan **proposes** the following changes:

### Residential Density

Most of the residential areas within Auburn are designated 'Single Family Residential'.

To accommodate the expected growth and development within the City, the draft Comprehensive Plan **proposes** three ways in which density may occur within residential areas:

- To increase the base density of the Single Family land use designation (except the existing Urban Separator Overlay) from a base density of five (5) dwelling units per acre to seven (7) dwelling units per acre.

This will potentially affect the 'Single Family' land use designation potentially in two ways:



Vacant land may be able to build out at 7 dwelling units per acre.



Existing Single Family areas zoned R-5 (i.e. have a 5 dwelling unit per acre base) may be of enough size to build or convert into a duplex or triplex.

- Through the provision of amenities, density bonuses (except in the Residential Conservancy land use designation) may permit seven (7) or more dwelling units per acres in areas that currently have a base density of five (5) dwelling units per acre (R-5 zoning district). The density bonus will depend heavily on the existing site and proposed amenities.
- The proposed 'Residential Transition' land use designation may be applied to an area that is currently designated 'Single Family Residential' and is adjacent to an area that contains multifamily or non-residential uses.

### Quality Residential Development

With an increase in the number of people and residences, quality housing and design is crucial. The following standards are **proposed** for all residential development within Auburn:



- Provision of on-site amenities, such as parks and recreation facilities and commercial areas, and appropriate connections to adjacent off-site amenities, proportional to the impact of residential development.
- Mixture of housing types and styles (e.g. accessory dwelling units, cottage housing, townhouses, duplexes) that fit with the character and scale of a neighborhood
- Flexible neighborhood design and layout
- Safety integrated into the design through "Crime Prevention Through Environmental Design (CPTED)" principles
- Long-term housing maintenance considerations

### Residential Transitions

A new 'Residential Transition' land use designation is proposed for the draft Comprehensive Plan. It is intended to bridge neighborhoods and accommodate a mix of housing types and intensities within a defined transition area. The following concepts are **proposed** for transition areas:

- A transition area will be appropriately located and may be used to bridge single-family, multifamily, and non-residential uses together.



- A mix of housing types, such as single-family residences, cottage housing, duplexes, townhomes will be accommodated within the transition, based on adjacent density, intensity, and/or character. For example, a transition between single-family residences and fourplexes, may contain single family residences, cottage housing, and duplexes.
- While overall density of the transition will be greater than the existing single-family residential area from a bird's eye view, at a street-level the development will complement the character and scale of the existing area.
- Particular attention will be paid towards the design, character, and layout of the transition areas and promoting connections through the transition areas so that they do not become physical or perceived barriers between communities.

# Using Growth and Density to Implement the Community's Vision

(Comprehensive Plan: Ch. 5)

## Local Amenities

Amenities within development can help mitigate the impact of growth and development. The draft Plan promotes the provision of amenities, through regulation or incentives, that enhance quality of life in exchange for increased density.\* These amenities **may** include:

- Active and passive park space
- Coordinated and interconnected trails
- Public art
- Community facilities
- Sustainability techniques
- Landscaping and preservation of the natural environment

\*Except for properties within the Residential Conservancy land use designation.



Active park



Passive Park



Public art



Sustainability techniques  
(rain garden)

## Neighborhood Commercial

The 'Neighborhood Commercial' land use designation already exists within the Comprehensive Plan. However, the draft Comprehensive Plan **proposes** modifications to this designation that will allow for small scale, local business adjacent to residential areas.

As local businesses provide economic diversity and compliment larger and regional businesses within Auburn, they may also provide access to walkable goods and services. The 'Neighborhood Commercial' designation is intended to:

- Consist of appropriate range of local serving uses
- Serve the adjacent residential area, and are of a local scale, pedestrian- and bike-oriented, and are oriented to the street
- Interface with the street through pedestrian friendly designs, such as landscaping and outdoor seating and parking lots at the rear of a building



## Updated Comprehensive Plan Map

Stay Tuned for the Updated Comprehensive Plan Map! The changes proposed above will be depicted on the updated Comprehensive Plan Map. The City is currently evaluating changes to the existing Comprehensive Plan Map. An updated map of land use designations will be made available for review estimated in September 2015.

(Comprehensive Plan: Ch. 4, 5, & 7)

## A Healthy Auburn: In the Long-Run

To ensure the longevity of a healthy Auburn, the Comprehensive Plan considers the long-lasting effects of the City's actions on community health, economic viability, environment, and equity. As Auburn develops, the Comprehensive Plan's land use designations drive the realization of a "sustainable" Auburn. Supporting a sustainable Auburn will also require coordination of the Comprehensive Plan's community value statements with all City and outside agency decisions and actions. To do so, the draft Comprehensive Plan **proposes** the following:

### Community Health

- Promoting on-site amenities and/or multiple connections to amenities and services surrounding residential designated areas
- Integrating business, institutions, and infrastructure with its surroundings (e.g. existing development, the street, and open space)
- Promoting recreation options, community facilities, and coordination of health and human services in accessible locations
- Monitoring the quality of multi-family housing to ensure that living conditions are safe and healthy
- Enhancing the overall feeling of security and safety of a neighborhood through community design and enforcement

### Environment

- Designating areas containing large-scale or high-value environmental resources for no to low intensities of development by the City as appropriate
- Reducing development "footprints" through the use of sustainable and best management practices such as low impact development and stormwater management techniques
- Updating the City's critical areas regulations and implementing sustainability programs (e.g., greenhouse gas inventory and alternative energy assessment)
- Implementing sustainable business processes (e.g. electronic reviews)

### Economic Viability

- Providing incentives for desired development (e.g. increases in density or floor area ratio (FAR), when additional quality of life amenities are provided)
- Encouraging, recruiting, and promoting development of all types of businesses, including local-scale, neighborhood-serving businesses
- Improving commercial areas' appeal to existing and new business through an inviting streetscape (e.g. attractive facades and signage and better pedestrian access)
- Prioritizing of capital projects (infrastructure improvements and maintenance) that serve businesses Auburn seeks to attract or retain
- Streamlining the City's business approval processes (e.g. electronic reviews, etc.)
- Modifying grant procurement procedures and City Council budgeting that consider long-term financial benefits and needs.
- Promoting continued business growth and reinvestment by existing businesses

### Equity

- Promoting high-quality residential development featuring various housing types and access to amenities – no matter where you live.
- Encouraging multiple housing types in proximity to one another for community integration
- Prioritization of community facilities, infrastructure improvements, and maintenance that provides equitable service to residents of all abilities
- Developing standards for innovative means of communication (for what purpose or context?) to be considerate of Auburn's diversity
- Refining of customer service processes to ensure diverse stakeholder coordination

# Special Planning Areas

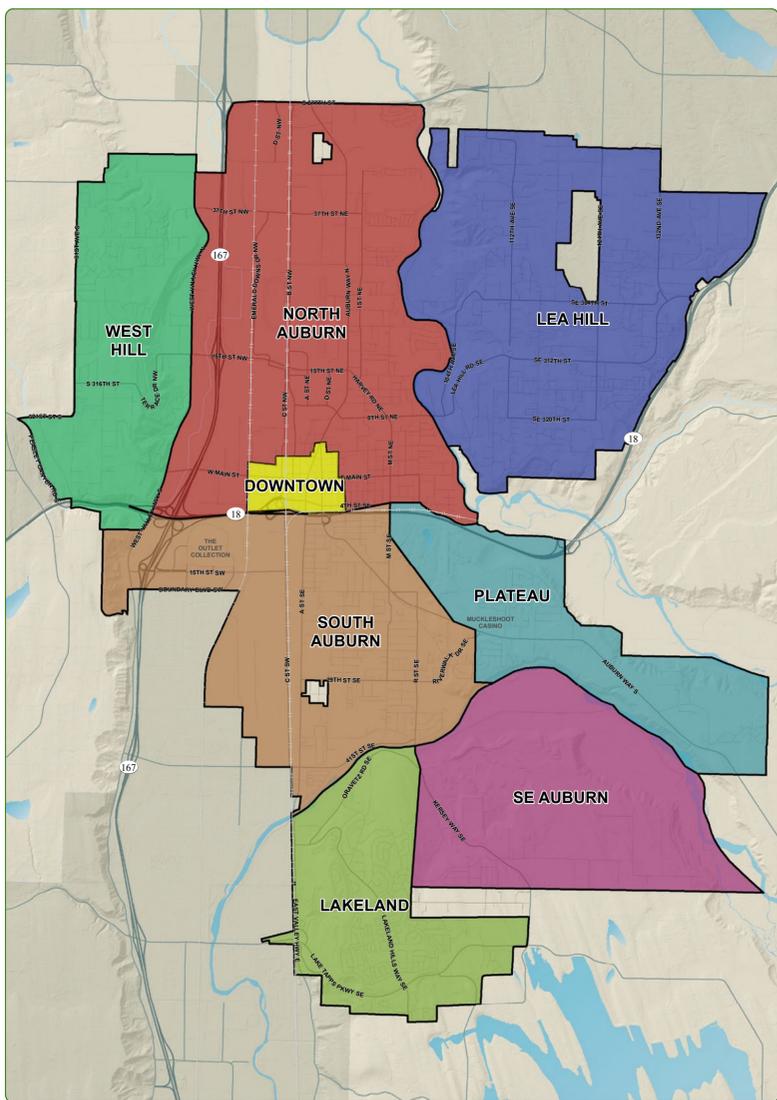
(Comprehensive Plan: Ch. 6)

'Special Planning Areas' are Districts, Sub-Areas, Impression Corridors, and Gateways within Auburn that warrant additional emphasis in planning, investments, and policy development. As areas that require specialized planning efforts, they are subject to a review, and if necessary, revision to address changes in conditions, issues, or even characteristics.

## Districts

Districts are generally consistent with the geography of one of the eight "neighborhoods" identified in the "2014 City of Auburn Community Vision Report" and are generally identified for the purpose of creating identity.

Districts may contain other smaller Special Planning Areas, such as sub-areas.

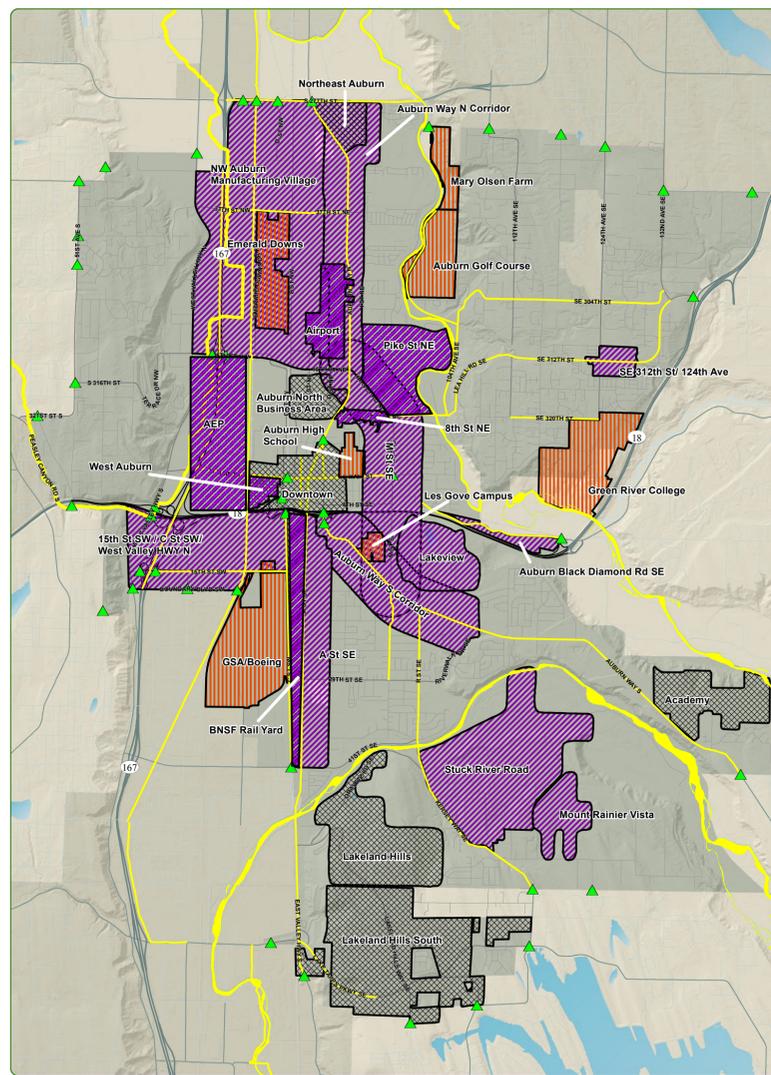


**Special Planning Areas - Districts**  
 Legend: North Auburn, SE Auburn, South Auburn, West Hill, Urban Center, Plateau, Lea Hill, Lakeland.  
 Date: 7/31/2015  
 Map ID:

## Sub-Areas and Adopted Sub-Area Plans

Sub-areas are smaller in geography than a district, but multiple sub-areas may be located within a single district. Sub-areas help refine and recognize unique characteristics within a district.

Sub-Area Plans are intended to guide the future development of each respectively adopted sub-area on a planned basis. Uses and intensities within are determined for each Sub-Area Plan.



**Special Planning Areas**  
 Sub-Areas, Impression Corridors, Gateways  
 Legend: Gateways, Impression Corridors, Adopted Areas, Identified Areas, Designated Areas.  
 Date: 8/6/2015  
 Map ID:

## Impression Corridors

Impression corridors are aligned with a particular street, trail, river, stream, or specific linear corridor.

Some corridors may be part of a sub-area. Impression corridors enhance the areas in which residents, businesses, visitors move throughout the City. Impression Corridor boundaries and policies are formally designated by adoption of the Comprehensive Plan.

## Gateways

Gateways are specific places, intersections, or blocks within the City.

These essential locations are established because they constitute the first impression into of Auburn. They are therefore highly important to plan, construct, maintain, and enhance their appearance and function. Gateway locations and policies are formally designated by adoption of the Comprehensive Plan.