

CITY OF AUBURN (King County portion)

Residential

Net New Units: 1993 – 2000

During this eight-year period, 2,159 net new units were permitted in the King County portion of the City of Auburn. This number includes 178 units permitted by King County and annexed by the city during the period. Approximately 74% of the units were built during the 1996 – 2000 period. Units built in the Pierce County portion of Auburn are not reflected below.

1996 - 2000				1993-1995	TOTAL
Gross Permitted Units	Any Other New Units (ADUs, Conversions, etc.)	Demolitions	Net New Units '96-2000	Net New Units 1993 - 1995	Net New Units: 1993 - 2000
1,576	179	(137)	1,618	541	2,159

Residential Development Activity

As measured by permit activity, the average density achieved in single family-zones, during the past five years was 4.7 dwelling units per acre. Plat activity shows an achieved density of 4.1 du/acre in single-family zones. In multifamily zones, permit activity achieved an average density of 18.53 du/acre and plat activity achieved a density of 3.8 du/acre.

1996 - 2000 Residential Permit Activity						1996 - 2000 Residential Plat Activity					
Single Family Zones			MultiFamily and Mixed Use Zones			Single Family Zones			MultiFamily and Mixed Use Zones		
Net Acres Permitted	Total Number of Units	Avg. Permit Density	Net Acres Permitted	Total Number of Units	Avg. Permit Density	Net Acres Platted	Total Number of Lots	Avg. Plat Density	Net Acres Platted	Total Number of Lots	Avg. Plat Density
		(D.U. / Acre)			(D.U. / Acre)			(Lots / Acre)			(Lots / Acre)
174.04	810	4.7	41.28	765	18.5	98.27	402	4.1	0.52	2	3.8

In order to calculate land capacity from existing land supply, Auburn used the densities noted in the following table:

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
R1	3.58	3.58	
R2	5.04	5.04	
R3	6.08	6.08	
R4	13.66	13.66	
RS	1.81	1.81	
RR	0.20	0.20	
RO	9.76	9.76	
C1	62.50	NA	No mixed use residential development projected in the C1 zone except for a 164 unit pipeline project on 3.74 acres (43.85 du/acre). Assuming no long-term residential development other than the pipeline project, this is probably a conservative estimate for DU in the C1 zone.
C2	No History	NA	No five year residential development history in the C2 zone. Further residential development based on Auburn's Downtown Plan Market Study prepared by Property Counselors, March 1998 as well as a pipeline project (Low Income Housing Institute (LIHI) Mixed Use project).
C3	9.09	NA	In this analysis, only commercial development is projected in the future within the C-3 (Heavy Commercial) zone; no residential development is assumed.

Residential Land Supply

After deducting constraints, Auburn has about 2,395 net acres of vacant, redevelopable, and mixed-use residential land. With an adjustment for market variables, about 1,903 acres of this land is potentially available for development during the planning period. This land supply represents land in the King County portion of Auburn. It does not include land existing in Pierce County, land held in trust by the Federal Government or owned by the Muckleshoot Indian Tribe, nor land currently being minded at a gravel site.

	Residential Land Supply					Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres		
		Critical Areas	ROWs / Other	Public Purposes			
Acres	Acres	%	%		%	Acres	
SF Vacant	1,569.90	373.53	10%	5%	1023.81	15%	870.24
SF Redevelopable	1,888.36	467.56	10%	5%	1219.99	25%	914.99
MF Vacant	62.42	16.90	5%	5%	41.08	15%	34.92
MF Redevelopable	185.36	64.05	5%	5%	109.48	25%	82.11
MU Vacant	0.18	All deductions and market factors applied before dividing into commercial / residential acres			0.18		0.18
MU Redevelopable	0.51				0.51		0.51
Total Residential	3,706.73	922.04			2395.05		1,902.95

Residential Capacity

Auburn has capacity for 6,276 new housing units given its current land supply and zoning. The mixed-use zone has a negative capacity because it is estimated that commercial use will consume a greater portion of the redevelopment of this land, replacing existing housing units. There is capacity for 5,466 units available on vacant and redevelopable land plus capacity for 810 more units on land in pipeline projects, planned development projects, and ADU additions.

Zone	Capacity in Single Family Zones					Total Capacity in SF Zones	Capacity in Multifamily Zones	Total Capacity in MF Zones	Total in Mixed Use Zones	Future Capacity
	0-2 du / acre	2 - 4 du / acre	4 - 6 du / acre	6 - 8 du / acre	Projected ADU's		12 - 18 du / acre	Total Multifamily	Total Mixed Use	
Net Acres of Land	793.38		447.64	544.22		1,785	117.04	117.04	0.69	1,903
Density	0.2-1.18		3.58	5.04-6.08			13.66			
Capacity in Units	274		1,603	2,836	20	4,732	1,599	1,599	7	6,337
Minus Existing Units on Redevelopable Parcels	(25)		(103)	(558)		(686)	(157)	(157)	(8)	(851)
Net Capacity	249	-	1,500	2,278	20	4,046	1,442	1,442	(1)	5,486

Urban Planned Developments			Total Capacity
Drive-In Theater Site	Howard Road Mixed-Use	Downtown Plan & JC Penny Redev.	All Zones
9.26	3.74	5.70	
13.71			
127	164	499	
-		-	
127	164	499	6,276

Residential Capacity Analysis

The King County portion of the City of Auburn has a total residential capacity of 6,276 units. This amounts to a surplus capacity of about 346 units over its target. Auburn achieved 27% of its target in the first eight years of the twenty-year planning period.

Residential Capacity in Relation to Target					
Net New Units: 1993-2000	20 Year Housing Target	Percent Achieved	Remaining Target	Current Residential Capacity	Surplus or Deficit in Relation to Target
2,159	8,089	27%	5,930	6,276	346

Commercial and Industrial

Net New Jobs: 1995 – 2000

Auburn has gained a net of 9,911 new jobs during the most recent five years, 1995 to 2000, of the 1992-2012 planning period. Total employment growth from 1992 to 2000 is likely to be somewhat larger than this increase.

1995 Employment	2000 Employment	Net New Jobs
28,482	38,393	9,911

Commercial and Industrial Development Activity

Auburn achieved an average floor area ratio (F.A.R.) of approximately .30 over all its commercial zones, and an F.A.R. of .49 in its industrial zones.

Commercial and Industrial Development: 1996 - 2000						
	Gross Site Area	Constraints	Net Site Area	Net Site Area	Floor Area	Achieved F.A.R.
	Acres	Acres	Acres	Sq. Ft.	Sq. Ft.	Floor Area / Net Site Area in Sq. Ft.
Commercial	74.68	0.32	74.36	3,239,122	965,342	0.30
Industrial	180.08	17.28	162.80	7,091,568	3,450,678	0.49
Total C & I Development	254.76	17.60	237.16	10,330,690	4,416,020	0.43

Details on achieved F.A.R. by zone, and assumptions for future F.A.R. by zone are included in the table below.

Assumed Future Non-Residential Densities			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
R4	0.50	NA	Assume no future non-residential development in R4.
RO	0.27	0.27	
RO-H	No History	0.27	Assumed RO (Residential Office zone) FAR as this is most comparable in terms of use/intensity.
CN	No History	0.38	CN (Neighborhood Commercial zone) assumes C1 (Light Commercial zone) FAR as this is the most comparable commercial zone in terms of uses/intensity.
C1	0.38	0.38	
C2	0.33	0.33	
C3	0.27	0.27	
M1	0.48	0.48	
M2	0.32	0.32	
BP	No History	*	Only BP zoned land is treated as a pipeline project.

Commercial and Industrial Land Supply

After deducting constraints, Auburn has nearly 1,019 net acres of vacant and redevelopable commercial, mixed-use, and industrial land. After market deductions, there are about 803 acres of land potentially available for development. This land supply represents land in the King County portion of Auburn. It does not include land existing in Pierce County, land held in trust by the Federal Government or owned by the Muckleshoot Indian Tribe nor land that is currently being mined at a gravel site.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
Commercial Vacant	143.36	42.94	5%	5%	90.63	15%	73.30
Commercial Redevelopable	160.80	10.44	5%	5%	135.70	25%	101.78
Industrial Vacant	518.57	179.07	5%	5%	306.40	15%	260.44
Industrial Redevelopable	608.15	83.84	5%	5%	473.20	25%	354.90
Mixed Use Vacant	1.58	All deductions and market factors applied before dividing into commercial / residential acres			1.58		1.58
Mixed Use Redevelopable	11.40				11.40		11.4
Total C & I Land	1,443.86	316.29			1018.91		803.40

*3.74 acres of vacant commercial land were subtracted from the Adjusted Net Acres. This was because this land is part of a planned mixed-use development project. The residential capacity of this project is 164 units and the commercial capacity is 12 jobs. Acreage for other pipeline projects was not included in the land supply and is recorded on either the residential or commercial pipeline capacity charts.

Commercial and Industrial Capacity

Auburn has capacity for 12,187 new jobs given its current land supply. There is capacity for about 10,898 jobs on commercial, industrial and mixed-use land. There is also additional capacity for 1,289 jobs in current pipeline and planned development projects.

Zone	Empl. Capacity in Commercial Zones				Empl. Capacity in Mixed Use Zones		Empl. Capacity in Industrial Zones		Total Job Capacity in Commercial, Industrial and Mixed Use Zones
	CN	CI	RO-H	C3	RO	C2	M1	M2	
Net Land in Sq. Ft	179,032	1,515,452	5,227	5,926,338	61,045	504,137	20,624,560	6,179,857	
Achieved or Assumed F.A.R. (Avg.)	0.38	0.38	0.27	0.27	0.27	0.33	0.48	0.32	
Dev. Capacity in Sq. Ft	68,032	575,872	1,411	1,600,111	16,482	166,365	9,899,789	1,977,554	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	65,206	531,914	1,411	1,548,526	16,482	123,041	9,819,287	1,913,150	
Floor Area Per Employee (Avg.)	500	500	434	500	434	500	2,500	800	
Job Capacity	130	1,064	3	3,097	38	246	3,928	2,391	10,898

Urban Planned Developments					Total Capacity
Drive In Theater Site	Opus Business Park	Howard Road Mixed Use	JC Penny's Redevl	Medical Center Expansion	All Zones
818,928	664,000	See Residential Capacity for Total Net acres		NA	
0.38					
311,193	318,207	6,000	3,680	107,570	
311,193	318,207	6,000	3,680	107,570	
500	500-800	500	500	434	
622	400	12	7	248	12,187

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Auburn has achieved about 89% of its current twenty-year target of 11,100 jobs. After accounting for this increase, the city has a remaining target of 1,189 jobs. Auburn has capacity for 12,187 new jobs including 10,998 jobs in excess of what is needed to accommodate the target.

Net New Jobs	20 yr. Job Target	Percent of Target Achieved in 5 Yrs. (25% of Target Period)	Remaining Job Target	Job Capacity	Surplus or Deficit in Relation to Target
9,911	11,100	89%	1,189	12,187	10,998