

High Growth Areas

Where Auburn Expects the Most Change and New Development

What are High Growth Areas?

High Growth Areas are parts of the city where Auburn plans for most new development, redevelopment, and investment over time. These areas are intended to accommodate housing, businesses, and services in ways that support a vibrant, efficient, and connected community.

What typically happens here?

- New housing and mixed-use development
- Redevelopment of underused or vacant sites
- Improved streets, sidewalks, and infrastructure
- Access to jobs, services, and amenities

Why are High Growth Areas important?

Directing growth to specific areas helps:

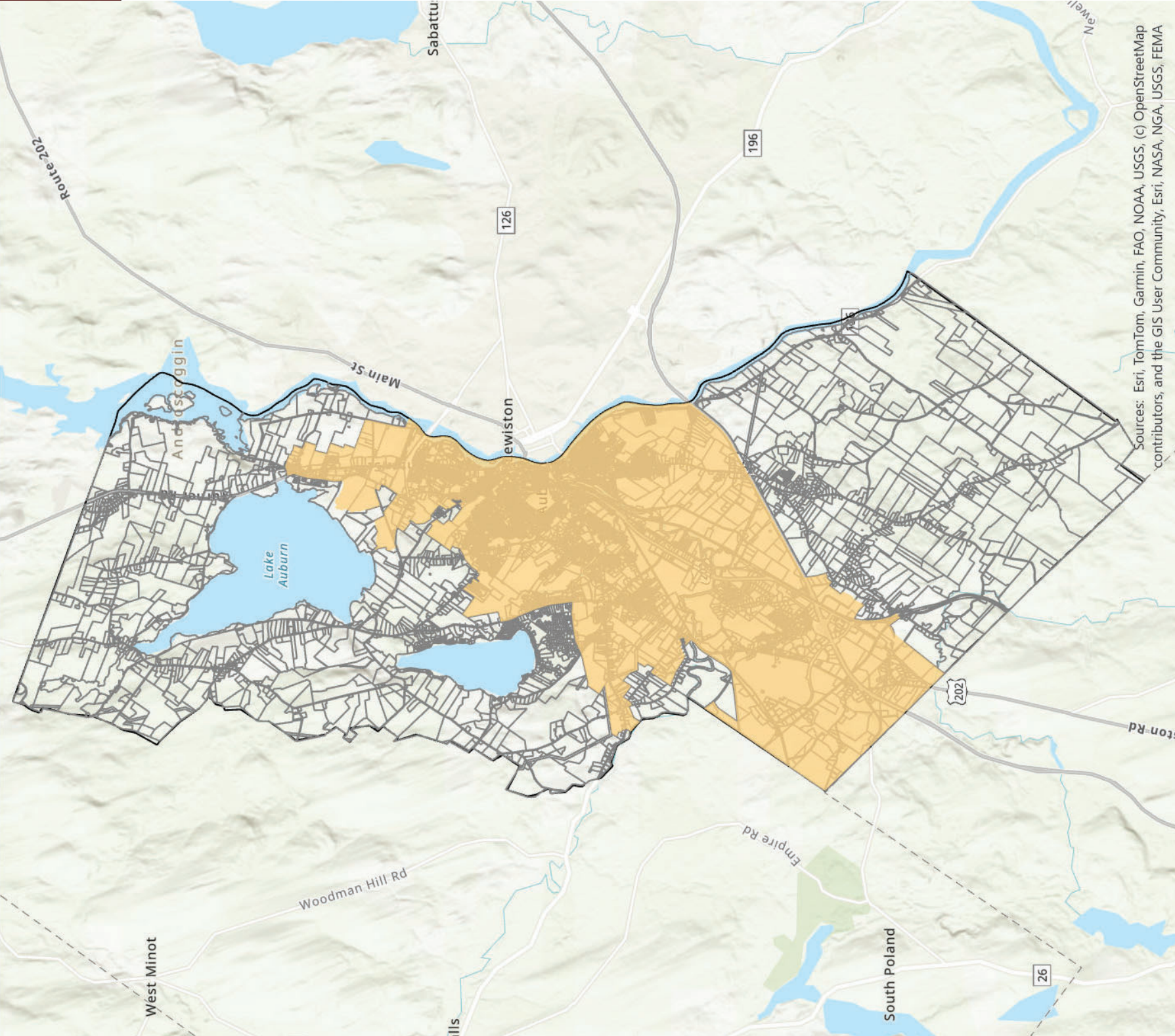
- Support walkable, active neighborhoods
- Make efficient use of public infrastructure
- Reduce pressure on rural, natural, and low-density areas
- Align development with Auburn’s long-term vision

Guiding Principles for Growth

The Comprehensive Plan Committee outlined principles that should serve as the basis for creating high growth areas.

Guiding Principles for High Growth Areas

- Areas served by water and sewer, and areas with planned water and sewer expansion
- Areas near existing rail
- Areas that have a grid of streets or are along major roads and arterials to support traffic flow
- Areas with industrial uses



Growth Area Boundaries

- High Growth Area
- City Boundary



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Moderate Growth Areas

Where Auburn expects a moderate amount of change and high density transitions to low density

What are Moderate Growth Areas?

Moderate Growth Areas are places that sit between high density areas and more rural areas. These areas may see some change over time, but at a slower pace than high-growth areas.

What typically happens here?

- Incremental growth, infill, or redevelopment
- A mix of housing types or small-scale commercial uses
- Changes that step down in size, height, or intensity from high growth areas
- Reuse of existing buildings

Why are Moderate Growth Areas important?

They help:

- Create smooth connections between different parts of the city
- Balance new development and protection of rural areas
- Reduce abrupt changes in scale or use
- Provide flexibility as community needs evolve

Guiding Principles for Growth

The Comprehensive Plan Committee outlined principles that should serve as the basis for creating high growth areas.

Guiding Principles for Moderate Growth Areas

- Areas south of Taylor Pond in and around the Taylor Pond Watershed that are served by water and sewer
- All areas outside of low-growth and high-growth areas

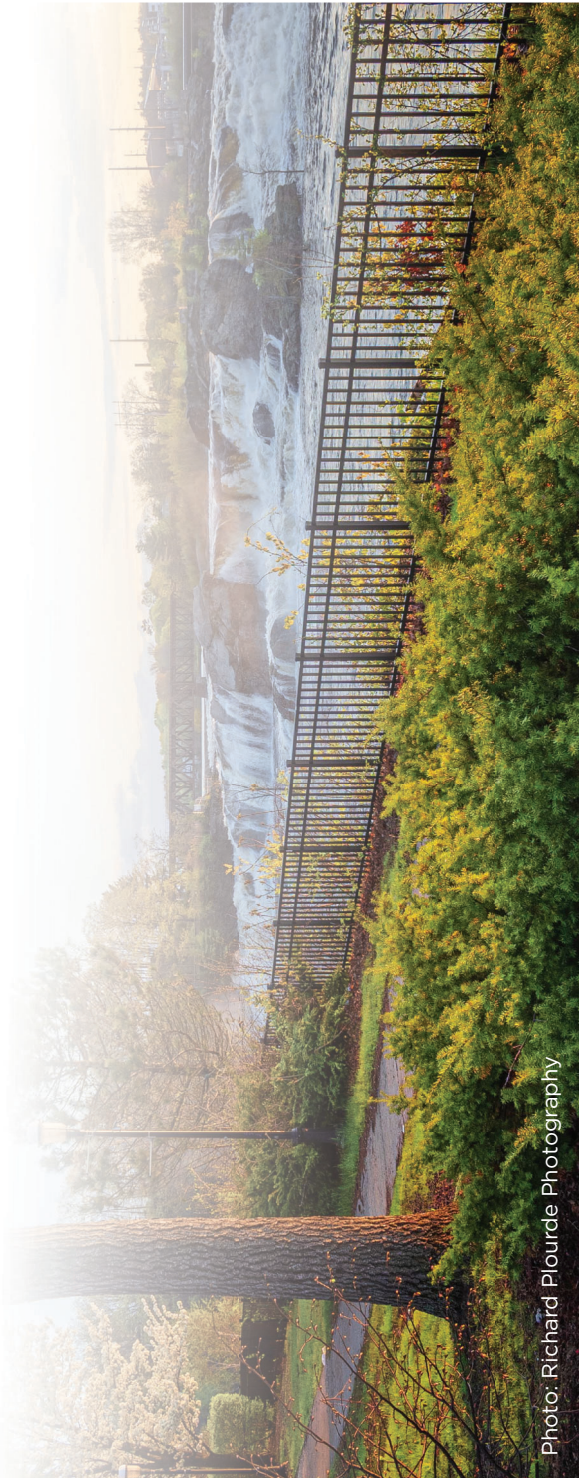
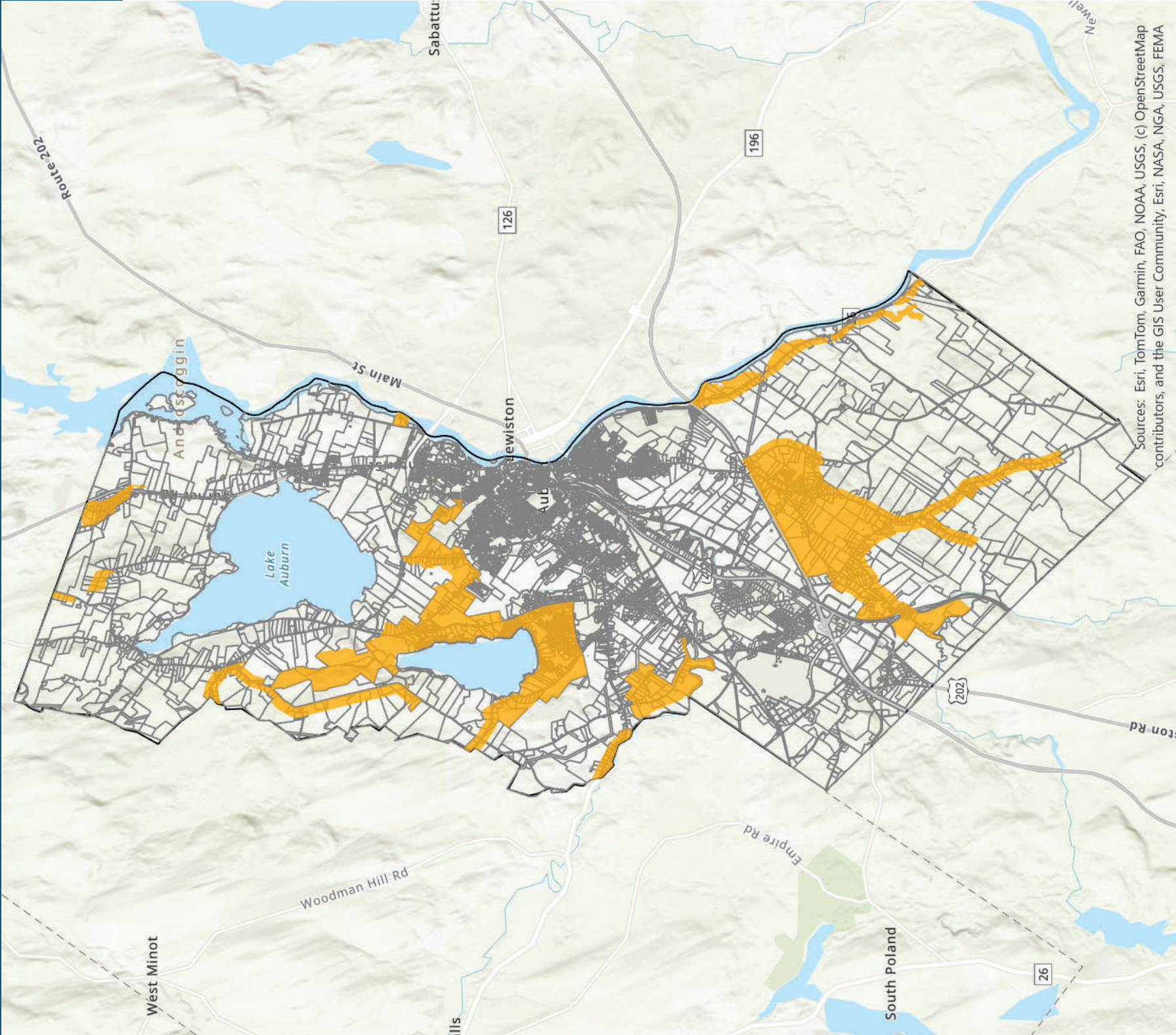


Photo: Richard Plourde Photography



Growth Area Boundaries

Moderate Growth Area

City Boundary



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Low Growth Areas

Where Auburn Prioritizes Stability, Preservation, and Protection

What are Low Growth Areas?

Low Growth Areas are places where Auburn plans to see the least amount of development. These areas often include open space, agricultural and forestry activities, or environmentally sensitive lands.

What typically happens here?

- Minimal new development
- Preservation of natural resources and open space
- Protection of rural or low-density form
- Continued use of existing homes, farms, or conservation lands

Why are Low Growth Areas important?

They help:

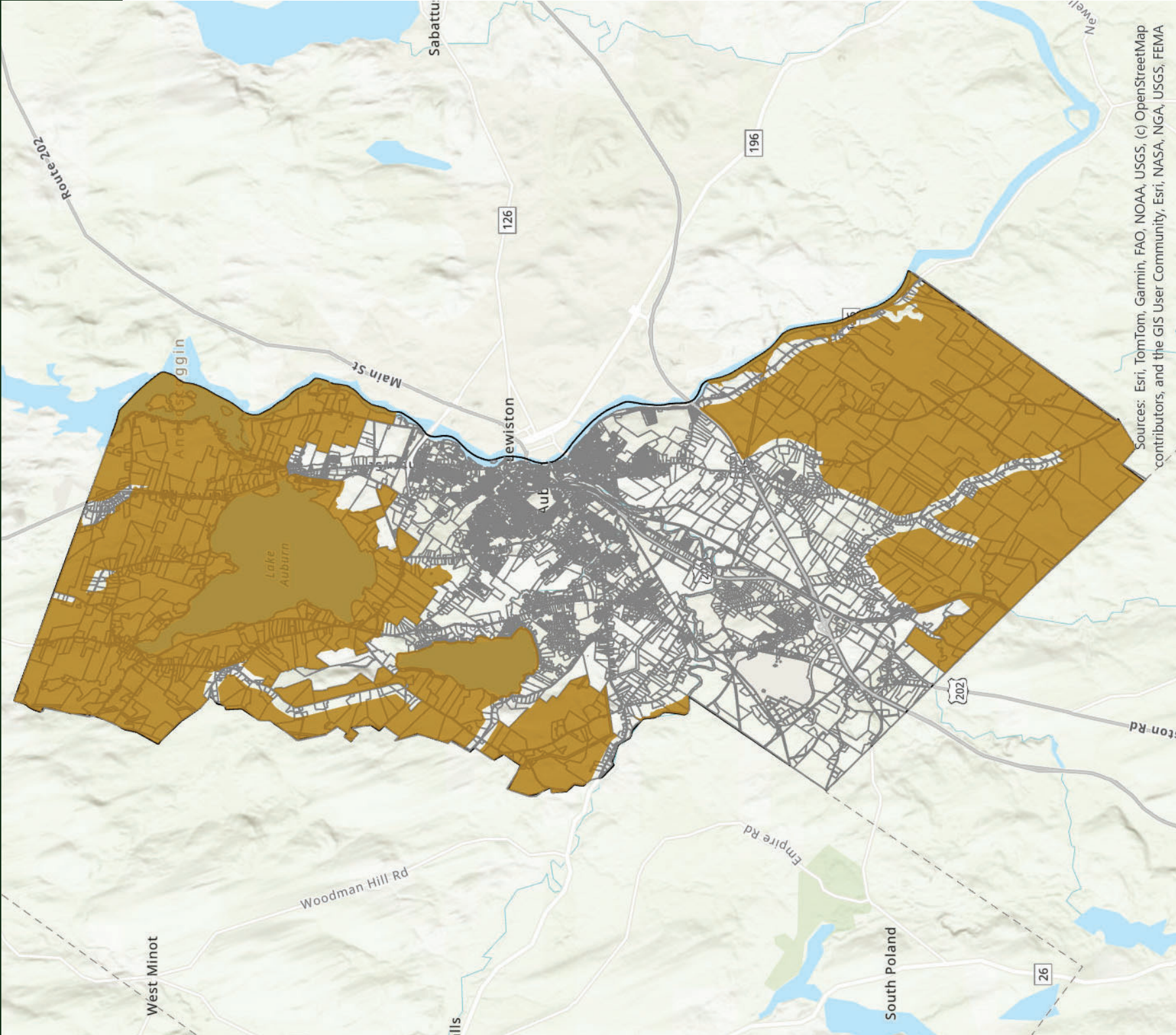
- Protect natural and environmental resources
- Preserve rural landscapes
- Reduce infrastructure costs
- Direct growth to areas better suited to change

Guiding Principles for Growth

The Comprehensive Plan Committee outlined principles that should serve as the basis for creating high growth areas.

Guiding Principles for Low Growth Areas

- Areas in the Agriculture Resource Protection Zone that do not meet the high or moderate growth criteria
- Lake Auburn Watershed Protection Area and areas of the Taylor Pond Watershed that do not have water and sewer access



Growth Area Boundaries

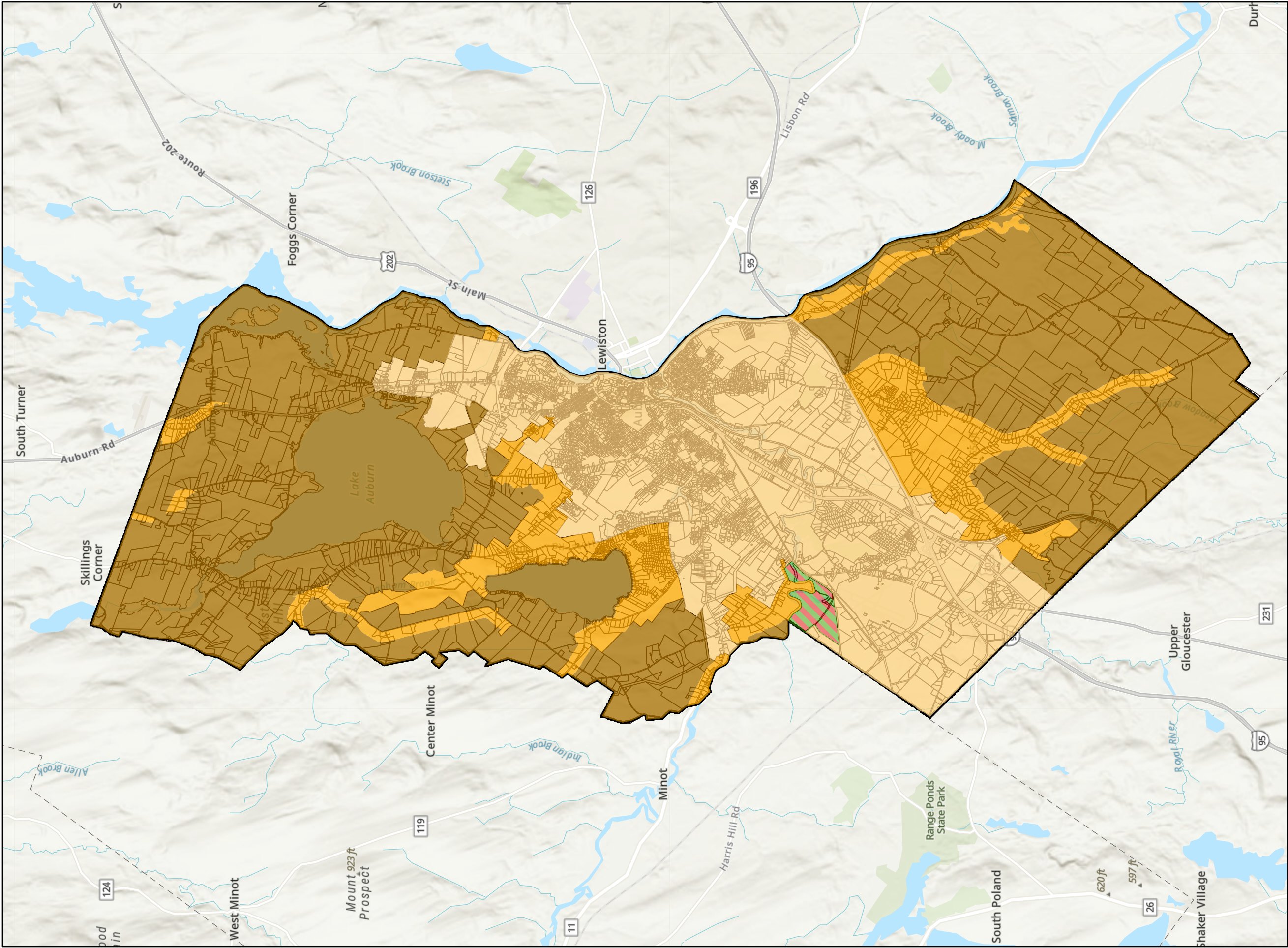
- Low Growth Area
- City Boundary



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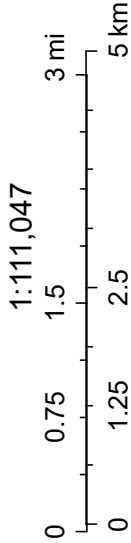
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Growth Areas



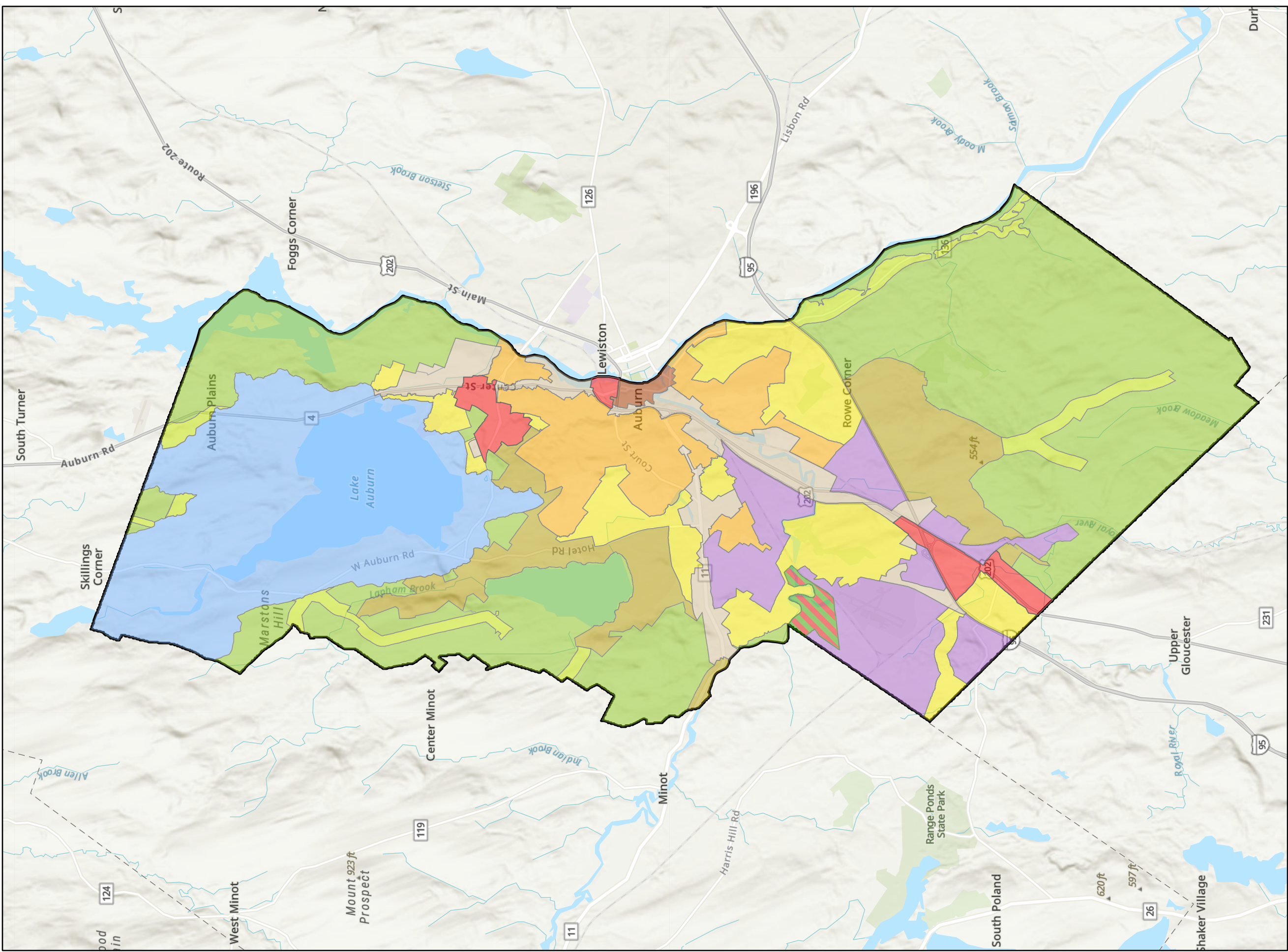
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- High Growth Area
- Low Growth Area
- Moderate Growth Area
- Undetermined
- City Boundary
- Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
Esri, NASA, NGA, USGS

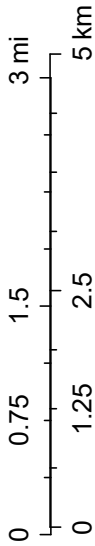
Land Use Categories



4/2/2026

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|--|------------------------|--|--|
| | High Density Cores | | Neighborhood Transition |
| | Downtown | | Residential Corridor |
| | Mixed Use Corridor | | Drinking Water Protection |
| | Mixed Use Neighborhood | | Agriculture Forestry Open Space and Recreation |
| | Compact Residential | | Undetermined |
| | Industrial | | City Boundary |

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