

Project Name: Placer County Government Center Master Plan Update
Project Number: 153700
Meeting Number: CW001 Community Workshop #1
Date/Time: Tuesday, April 19, 2016 5:30pm-7:30pm
Location: Community Development Resource Center
 Planning Commission Room
 3091 County Center Drive, Auburn, CA

Item #	Notes
CW001.01	Introduction to Process & Schedule
	<p>The process of updating the Placer County Government Center Master Plan, last updated in 1993, was presented to the community with the following goals:</p> <ul style="list-style-type: none"> • Evaluating future county space needs • Potential relocation of county staff currently housed off-campus in Auburn • Preserving the cultural legacy of the campus • Upgrading the campus's aging infrastructure to improve energy and resource efficiency • Gathering community input on new potential uses for the campus, including possible commercial and residential development <p>Additional public meetings will be held as the plan and associated environmental documents are developed and finalized, which is anticipated in 2017.</p>
CW001.02	General Comments on Image Boards
	<p>*Please see Memo regarding Community Comments on Image Boards for list of comments on each photo presented.</p> <ul style="list-style-type: none"> • Solar energy and PV on residential, efficient and eco-friendly campus • Big need for multifamily and affordable housing • Historic preservation of Dewitt in support of an art community • Need for parks open spaces especially in North Auburn • Create destination for art, history, technology startups, high income jobs • Too many big box stores. There is enough retail in this corridor. • Desire for walkable areas, people-centered/community-oriented activities and gathering places for festivals. Keep scale of area to more be appropriate to community versus large / grandiose. • Support organic foods, experimentation/research area for food and agriculture • Need for indoor and outdoor fine arts area • Local / regional vegetation, support history and environment • Need for performing arts area • Needs of senior community • No to unnatural vegetation • Green Barn – incorporate agricultural element with solar • Workforce housing – could be at Dewitt Center, infrastructure already in place
CW001.03	Break Out Sessions

County Services:

- County services spread out, would be beneficial to have one central area people can access with good transportation to and from area. Services would include senior, child and community services.
- Create affordability in housing so workers can afford to live in Auburn.
- Create better transportation links from Auburn so people living in Auburn can easily access other neighboring towns for jobs.
- Collaboration between county services – physically to create a centralized “hub”
- Employees like new buildings and outdoor spaces. There is a need for connectivity to help clients better.
- Desire to create a venue for community performing arts and outdoor concerts, possibly an amphitheater.

Transportation / Mobility:

- No more commerce / retail in Auburn
 - Too much traffic / delivery trucks on highway 49 as it is
 - Highway 49 is very congested, traffic study and resolution is needed
 - In lieu of commerce, provide low income housing on campus and in Placer County
 - Intersections along 49 adjacent to campus are dangerous, resolution needed
- Not enough biking/walking opportunities in North Auburn
 - The government center would benefit from integrated biking/walking paths that connect adjacent residential areas
 - Several neighborhood residents adjacent to campus walk residential streets for exercise, they would prefer walking paths through landscaped areas instead
 - Create outdoor designations for evening and weekend events
- Auburn is Rural
 - Auburn is a rural community – highway 49 is over built, congested and noisy.
 - The rural feel of the government center is good and should be left alone or landscaped
 - Do not over build the campus

Sustainability – Zero Net:

- Live, Work, Play – provide housing to minimize travel
- Multigenerational use, diversity in community
- Water use reduction and water reuse possibilities
- Discussion on upcoming Code mandates for ZNE for both new residential and commercial construction. Desire for the County and community to achieve it together.

Historic Cultural:

- Auburn is a historic destination and community wants this area as art destination. Historic buildings already here can work hand in hand with rest of historic downtown and rest of Auburn.
- Art gallery to showcase Martin Ramirez and other local artists
- Museum representing farmland and agriculture – lasting impression of Dewitt in the 1800s
- Expand theatrical arts, music, new technology & film making
- Create artist’s studios & incubator spaces for high technology companies
- Create a destination for Native American history and showcase what happened before and after the Gold Rush.
- Organic culinary aspect, research and application center. Make Placer County an organic cultural leader
- Weekly farmer’s market at Dewitt
- Composters, gardens, murals similar to downtown
- Sculpture garden, native plants, stimulating areas near where you live

	<ul style="list-style-type: none"> • Take advantage of economic impact of people making a stop on their way to Tahoe and Nevada. • Need for a performing arts building with rehearsal rooms and lecture rooms to supplement schools. It could have cooperative studios for film and other forms of arts. • There are different nationalities in area that could be celebrated through spaces showcase each lifestyle / culture including classrooms for language classes. • Desire to save some Dewitt buildings if financially viable: theater, chapel, auditorium, gymnasium with pool, patient wards with corridors connected to theater and chapel & power house. • Showcase how the wheelchair path in 1940s worked well by preserving the patient wards. People can understand the relationships of the spaces as it was in its time.
	<p>Economics:</p> <ul style="list-style-type: none"> • Provide affordable housing for younger families to be able to live here • Connection to retail that's already around the area i.e. overpasses • Concern about retail in campus during night time, similar to problems in K Street in downtown Sacramento. • Smaller building foot prints: go vertical with roof gardens
	<p>Open Space / Urban Forest:</p> <ul style="list-style-type: none"> • Master gardeners plot to teach classes and provide partnerships with schools and AG groups • Open public space, smaller areas but beautiful for outdoor enjoyment • Amphitheater • Use natural vegetation, provide shade trees (Oak trees for future?) • Parking • Bring in dirt to create interest • Grow food • Sustainability • Demonstration garden • Cooperating with Department of Agriculture • Hide outdoor storage • Aquatics – exercise, Community pool • Water as a focus • Scale materials • Let things blend into landscape • State of art • Storm water management • Last spot of flat ground • Creative thinking • Pedestrian access • Bike Paths • Mixed use • Trees and Green • Blend uses with open spaces as balance • Amphitheatre – space building • Lid standards • Showcase intent of requirement
	<p>Land Use:</p> <ul style="list-style-type: none"> • Concerns from Affordable Housing Group – Tammy Moss Chandler (Affordable Housing), Jeff Brown (Data available) <ul style="list-style-type: none"> ○ Proposed getting connected with their group contact names, Tammy Chandler and Jeff Brown ○ They have developed a year-long study in regards to affordable housing ○ Voiced a need for different classes of affordable housing ○ Seniors are a huge priority

	<ul style="list-style-type: none"> ○ A woman from “Seniors First” started a three year waitlist for affordable housing ○ Reading from an unknown county document stating that after the county claims area for Government buildings the surplus use be considered for affordable housing first ● Senior Housing – Executive director of Seniors First ● Balance of density and open areas ● Consolidation of County services ● Arts at Fulweiler Center ● Acknowledge housing element ● Equal balance in priorities ● Public/private partnerships: possibility for creative solutions – revenues to help subsidize affordable housing ● Prioritize of transportation goals, concerns on traffic impacts ● Workforce housing ● Placer County touted as a “Great Place to Work, Live and Play”. Workers currently can’t afford to live here. There is a desire for a good intermix of uses. ● Desire to have a multi-use center ● Desire for a cultural museum to include Native American History – strong tribal community, lots of history and cultural artifacts
	<p>Utility and Infrastructure:</p> <ul style="list-style-type: none"> ● Rainwater catchment and greywater treatment ● Solar parking / roofs ● Lead and asbestos abatement plan ● Xeriscape ● Fire suppression needs ● Focus on health of the community – poverty level vs cost of living ● Concern on funding mechanism for the project ● Having the infrastructure support sustainability is highly encouraged, i.e. can reclaimed water (purple pipe) system be installed to water landscape? Can some type of source capture for water on site be used to assist in landscape watering? ● Make sure to design infrastructure for long term. Anticipate and accommodate changes to environmental requirements. Design to accommodate technology and have the backbone infrastructure, i.e. enough piping/conduit etc. ● Growing food on site, area for an indoor urban farm to grow and raise crops ● Consider old barracks to be converted to low income housing or housing for those recovering from drugs

THE ABOVE IS OUR UNDERSTANDING OF DISCUSSIONS AND DECISIONS ON THIS DATE. IT WILL BE ASSUMED CORRECT, UNLESS WE ARE NOTIFIED TO THE CONTRARY WITHIN SEVEN (7) DAYS OF RECEIPT.