

**Auburn Form Based Code Project
Community Open House
August 15, 2024. 5-630PM**

Name	Comment Card	Staff Response
Anonymous	I support the form-based code. Provide shade and a walkable community.	The City is also in the process of developing an Active Transportation Plan to increase walkability and bikeability Citywide.
Anonymous	Parking...no change? Concerned that streamlining development w/o review of infrastructure needs will create a roadblock to participants from Downtown/Old Town retail/restaurant events due to limitations to parking. The fact that the use is of no concern can result in disparate parking results (i.e. change from retail to restaurant w/insufficient parking impacting the neighborhood.)	The requirements in the form-based code take a common-sense approach to parking by recognizing the limitations of existing structures and allowing neighboring or nearby parking to be used when no other options are available. During Site Plan Review, each proposed project is routed to all city departments to determine impacts on roads, sewer, water, fire, police and other services and infrastructure.
Anonymous	No corrugated outside on building	Corrugated roofing on the exterior of structures is already common in the Central Commercial Core area.
Anonymous	Downtown Parking is always a huge issue and even more so when there are events. Blocking streets in front of a business is another issue and although city county may believe it brings more business, it often hinders sales (such as the UTMB 3-day run event)	Recent analysis of parking in the City has identified parking spaces which are typically unused due to their poor visibility. The city is in the process of developing an improved wayfinding system to allow residents and visitors to better utilize parking.
Anonymous	Not interested in bars and casinos coming to Auburn. We can limit those types of businesses coming.	The proposed land usage ordinance simply updates the language from “taverns” to “bars” and does not provide for casinos. Existing regulations from California Alcohol and Beverage Control (ABC), regulate placement of establishments and their concentration and

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		proximity to residential uses, churches, public schools, and other sensitive uses.
Anonymous	I look forward to this FBC encouraging smart growth in Downtown Auburn through infill projects with walkability/bikeability requirements.	With limited growth options, infill is a key economic strategy of the City. Walkability and bikeability will be most thoroughly addressed through the City’s development of an Active Transportation Plan and circulation plan update.
Len	Merge Zone, then guidelines and per lot processes. Subzone and allow more everywhere. Demand more parking or in-lieu fees. Is this all layered under an economic plan(re:attract/incentives/investors/developers)? Zoning bylaws usually extensive and by planning companies not designers.	The form-based code is intended to allow for more uses with a streamlined entitlement process. The City’s Economic Endurance plan identifies the need to promote infill development and rezoning to allow mixed use. Both of these are the objective of the form-based code.
Anonymous	Remember this is a historic California gold rush town. This project needs to focus on preserving our heritage. When I hear terms like “contemporary design, it concerns me because we want to protect the small-town look and feel that is our home. The Endurance Capital concept does not reflect our heritage here. This term represents the interests of an extremely small (and mostly out-of-towner) part of the population. Many of us would like to stop hearing this phrase to describe Auburn. Many find the term offensive. Please focus on protecting our heritage and not on modernizing Auburn to meet urban concepts.	Design requirements are outlined in the form-based code for expansions in floor area up over 50% and facades where over 30% of their length are modified. and must meet aesthetic design standards so that they do not look out of place with surrounding buildings. The “Endurance Capital of the World” slogan, while referenced by staff in relation to the allowance of fitness facilities and gyms doesn’t have any bearing on the design elements of the form-based code.
Teresa Powell	Please keep our Auburn looking like the historical town it is. We moved here after visiting on our trips to snow ski.	The ideal of the form-based code is to establish prescriptive design requirements so

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	<p>We want our decision to be here to be supported by ideas and development similar to what drew us here. Thank you for allowing our question-and-answer period. We all appreciate it.</p>	<p>that new buildings aesthetically and architecturally fit within historic Auburn.</p>
<p>Anonymous</p>	<p>Thank you for providing for a walkable/bikeable community (bike parking, shaded sidewalks, benches). Affordable housing, diverse opportunities (apartments, townhomes). Higher density than single family homes existing in the neighborhoods. Infill with more interested affordable units. Access to transit (shuttles to/from train station). Hotels-Downtown streamlined, easier process for property owners. Thank you and we love Form Based Code.</p>	<p>Walkability and bikeability are two priorities of the City and something that staff are currently working on through this and other planning efforts. While the form-based code does allow for housing, housing affordability is not a criterion that is specifically provided for. Streamlining processes and providing specific criteria for development should help incentivize compatible investment in the Central Commercial Core Area.</p>