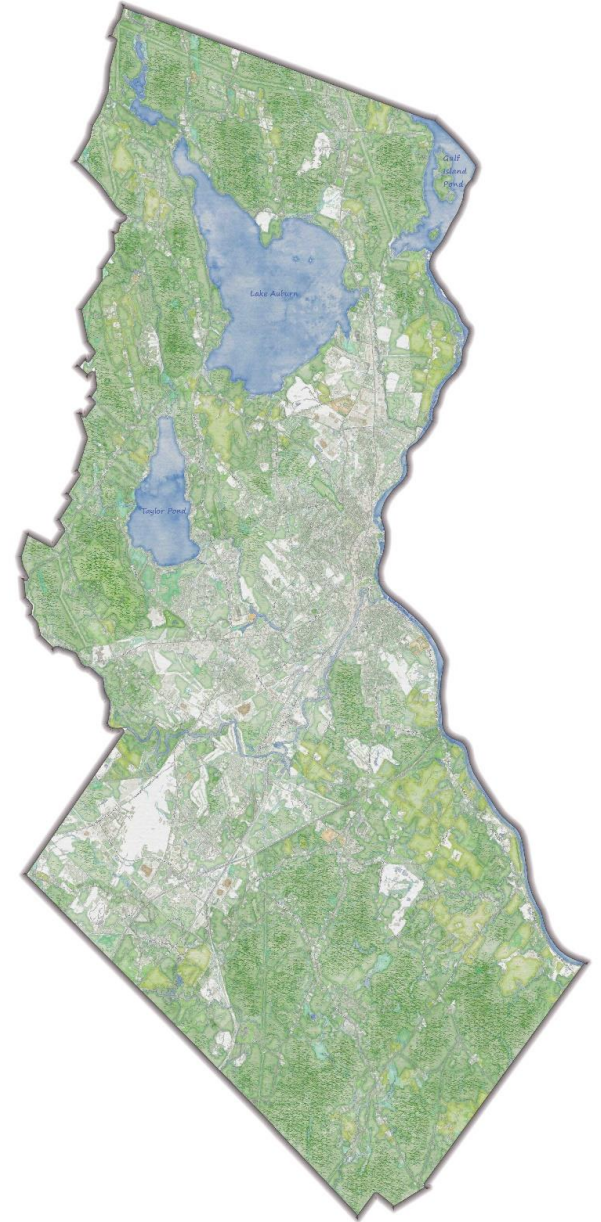
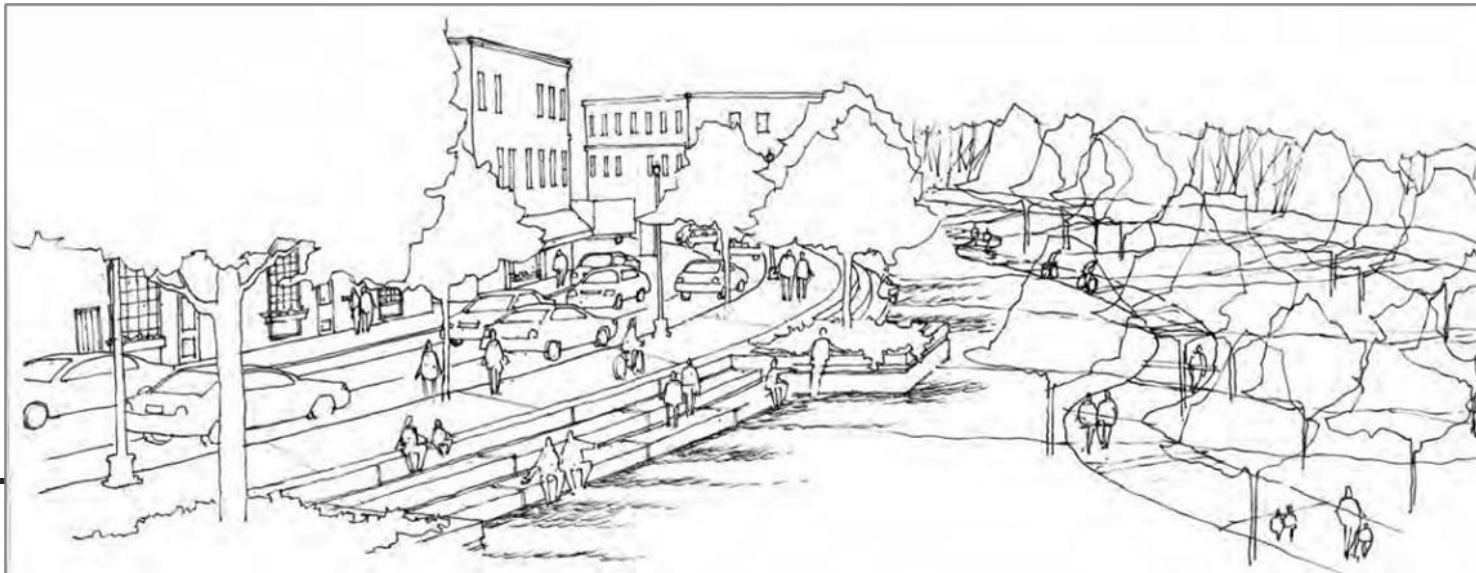


*City of Auburn  
Draft Comprehensive  
Plan: 2021 Update  
(Step 1)*

*By the Auburn  
Comprehensive Plan  
Committee and City  
Planning & Permitting Staff*

# *Draft Comprehensive Plan Update: Outline*

- ❖ Draft Edits to Chapter 1, Section E: Recreation (and Open Space)
- ❖ Draft Edits to Chapter 1, Section G: Transportation (New Turnpike Interchange)
- ❖ Draft Edits to Chapter 2, Future Land Use Plan (Draft Mapping & Zoning Updates)



# Recreation

(OpenSpace)

*Value Statement: Auburn is a community that values, accessible diverse recreational opportunities for everyone.*



## HIGHLIGHTS:

- ❖ Promote Tourism
- ❖ Equitable Public Access
- ❖ Link existing trail networks
- ❖ Collaborate with surrounding Communities
- ❖ Expand Programming
- ❖ Use art to expand user/stakeholder group
- ❖ Continue to seek local, state and grant opportunities
- ❖ Continue to support clubs and non-profits
- ❖ Enhance the Capital Improvement Program





# Goals & Objectives:



CHESTNUT STREET PARK

***Goal 1: Provide for exceptional recreational facilities and open space in Auburn.***

**Objectives:** Ensure that there are exceptional recreational facilities to meet the needs of residents throughout Auburn to include welcoming and attracting visitors from away.

Improve access and awareness while continuing to support recreational amenities along the Androscoggin and Little Androscoggin Rivers as well as Lake Auburn, Taylor Pond, Royal River and Basin Pond.

Protect and expand open space and rural recreational activities within Auburn.

Ensure that community trails and water-bodies are well maintained, safe and accessible and minimize environmental impact throughout Auburn.

Provide a wide range of cultural and arts amenities.

Focus on regional approach to new programs and facilities that are unique and would draw people from the outside to come to the City of Auburn.

***Goal 2: Increase sport tourism in the City of Auburn while making investment around sports tourism to increase economic, promote the city, create a brand and encourage tourism activities.***

# *Transportation*



## **Goals:**

- ❖ Utilize all roads to support & drive real estate growth patterns
- ❖ Maintain/design a network of safe roads for all Users
- ❖ Maintain and enhance a multi-modal hub

## **Highlights:**

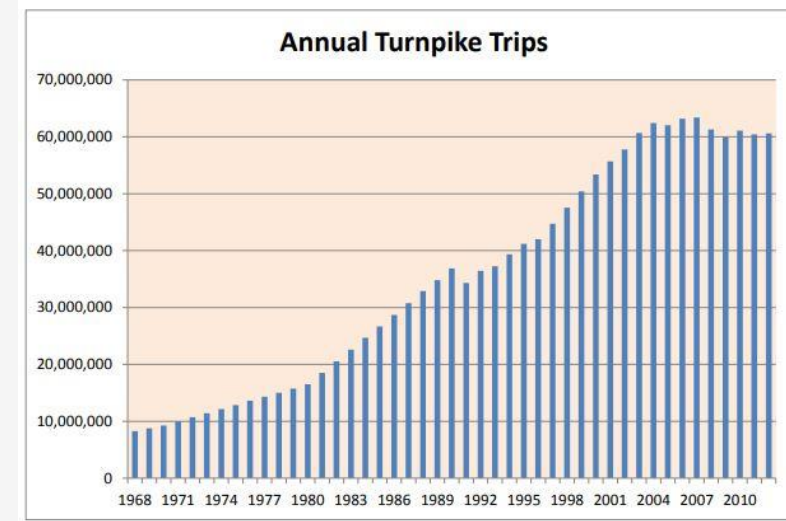
- ❖ Address safety and volume along major travel corridors
- ❖ Improve pedestrian and bicycle access
- ❖ Encourage transportation demand management
- ❖ Provide multiple travel patterns
- ❖ Support MTA & ATRC studies
- ❖ Establish streetscape and site design criteria
- ❖ Define the need for new connectivity
- ❖ Identify connector road network
- ❖ Participate in regional commuter transit programs
- ❖ Expand passenger rail service to Auburn

# Goals of Future Land Use Plan Changes

Study, plan and develop for New Auburn Turnpike Interchange (exit 77) for appropriate access and suitable traffic flow for densely built-up areas



The Vision seeks required planning between the City, MaineDOT, and MTA to ensure Exit 77. Critical first step is to initiate the MTA Interchange Policy.



## Purpose & Need

- ❖ Create critical connectivity
- ❖ Direct access to highway
- ❖ Provide planned in-fill growth
- ❖ Support traditional transportation grid
- ❖ Create gateways to certain parts of the City



# Goals of Future Land Use Plan Changes

Allow for additional flexibility in zoning

Reduce the number of districts

Attract new residents / workforce

Ensure equitable access to all housing types

Maximize use of existing and expanded infrastructure



RELATIVELY NEW SINGLE-FAMILY SUBDIVISION WITHIN THE MASTER-PLANNED SNOQUALMIE RIDGE DEVELOPMENT IN SNOQUALMIE.

7.7 Dwelling Units Per Acre (Gross)



RELATIVELY NEW MIXED-HOUSING-TYPE SUBDIVISION, ALSO WITHIN THE MASTER-PLANNED ISSAQUAH HIGHLANDS DEVELOPMENT IN ISSAQUAH.

18 Dwelling Units Per Acre (Net)

# Draft Future Land Use Districts

*Policy Directive –*

*Encourage new residential units by supporting:*


- ❖ Infill Development
- ❖ New rural residential housing opportunities
- ❖ Elimination of parking requirements
- ❖ Creation of transitional areas linking neighborhoods
- ❖ Create more inventory opportunity for local affordable housing viability


❖ Agricultural   
*Generally, follows existing Agricultural boundaries*


❖ Form-Based Code   
*Same as what exists today, including recent Planning Board/City Council changes.*

❖ Industrial   
*Generally, follows existing Industrial boundaries*

❖ Conservation/Open Space 

❖ General Business/Commercial   
*Generally, follows existing General Business I & II boundaries*

❖ Rural Residential   
*Generally, follows existing Low Density Country Residential boundaries.*

❖ Residential   
*Current Rural Residential District – Map updated*

❖ Suburban Residential   
*Current areas that are served by either water **OR** sewer*

❖ Traditional Neighborhood   
*Current urban areas/neighborhoods that are served by both water **AND** sewer*

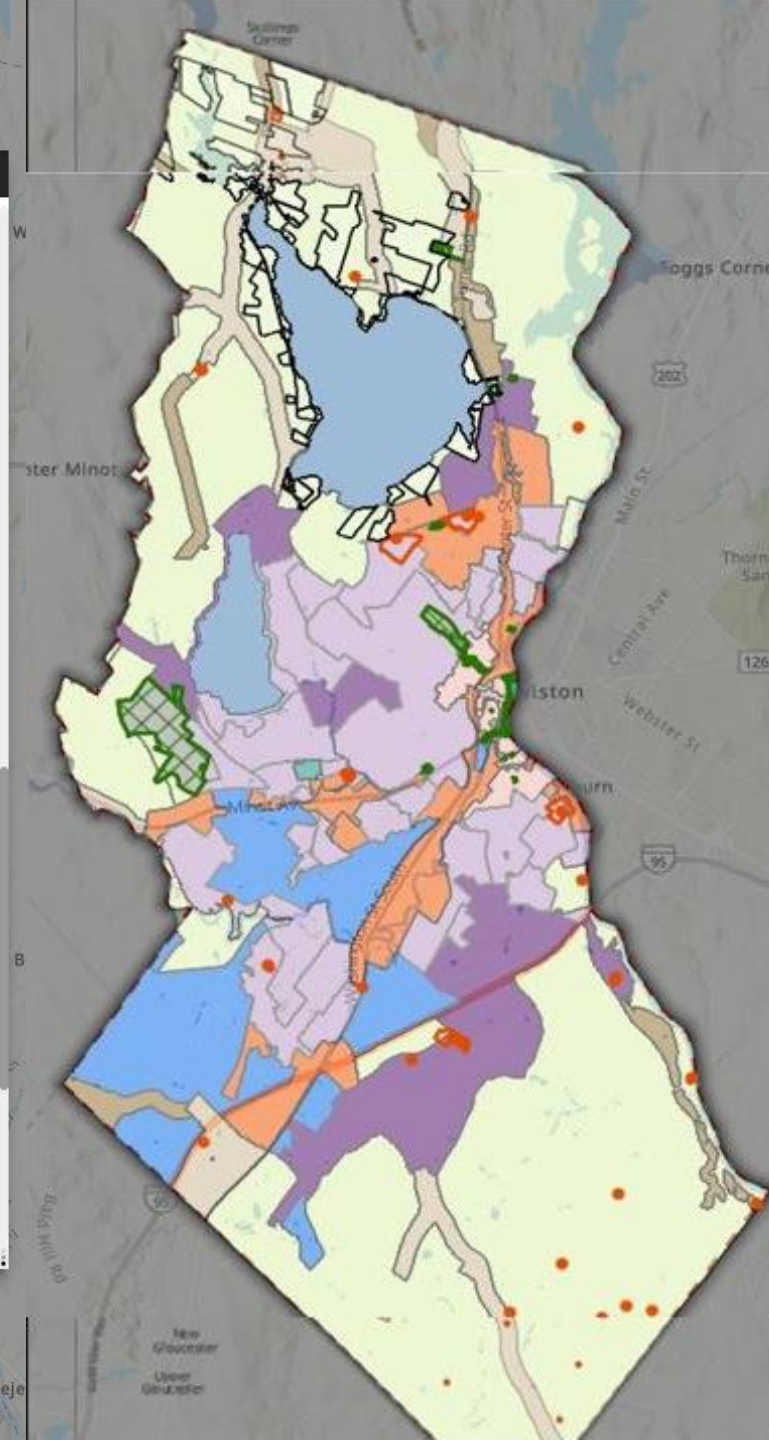




60 Court St  
Auburn, ME 04210  
www.auburnmaine.gov

### Proposed Future Land Use

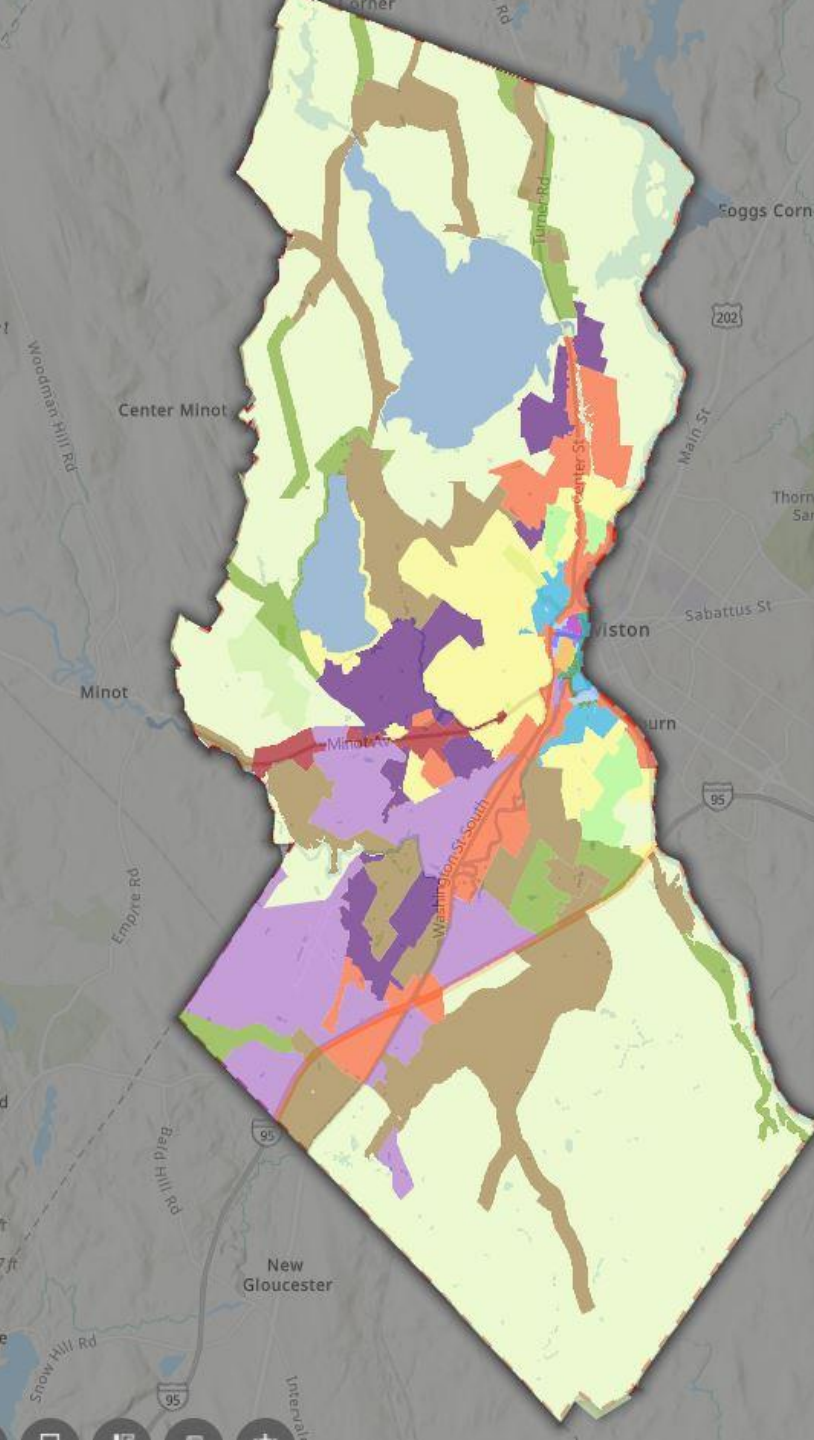
- LAWFC\_Parcels
- Cemetery Points
- Cemeteries
- Parks
- Proposed Zoning**
- AG
- Form-Based Code
- Industrial
- Conservation/Open Space
- Commercial
- Rural Residential
- Residential
- Suburban Residential
- Conservation
- Traditional Neighborhood



**Layer List**

Zoning **Existing Land Use**

- AG - Agriculture and Resource Protection
- CBD I - Central Business District I
- CBD II - Central Business District II
- CBD III - Central Business District III
- DE - Downtown Enterprise
- GB - General Business
- GB II - General Business II
- ID - Industrial
- LDRCR - Low Density Country Residential
- MFS - Multi-Family Suburban
- MFU - Multi-Family Urban
- NB - Neighborhood Business
- RR - Rural Residential
- SR - Suburban Residential
- UR - Urban Residential
- T-4.1 - Traditional Mainstreet Neighborhood
- T-4.2 - Traditional Downtown Neighborhood
- T-5.1 - Downtown Traditional Center
- T-5.2 - Downtown City Center
- T-6 - Great Falls Metropolitan
- C/OS - Conservation / Open Space





**PROPOSED FUTURE LAND USE ZONING DISTRICTS**

	Traditional Neighborhood (BOTH Water AND Sewer)	Suburban Residential (Water AND/OR Sewer)	Residential	Rural Residential	Business-General	Industrial	Agricultural	Form-Based Code
<b>Road Frontage</b>	N/A	N/A	100	200	100	150	175	Current Requirements + Expand from Urban Core in Future/Historical Areas
<b>Density or Net Lot Area per Family Unit</b>	16/acre	8/acre	2/acre	1 per 3 acres + additional dwelling unit	Mixed Use/NA	NA	10/acre	
<b>Set backs - Front, Sides, Rear (Minimum)</b>	10;5;15 Current Character or 25% of the Avg. Depth of the Lot	10;5;20 or 25% of the Avg. Depth of the Lot	20;15;30 or 25% of the Avg. Depth of the Lot	25;15;25 (Keep Nonconforming Portion as is) or 25% of the Avg. Depth of the Lot	10;25;35 or 25% of the Avg. Depth of the Lot	35;35;35 - Staff level review of rear setback - 50FT Or 25% of the Avg. Depth of the Lot	25;15;25 or 25% of the Avg. Depth of the Lot	
<b>Shared Driveways</b>	Yes - No bonus	Yes - No bonus	Y-20% reduction in lot size and road frontage allowable	Y-50' driveway frontage, maintain setbacks within lots.				
<b>Height (Stories)</b>	2.5 (35 Feet)	2.5 (35 Feet)	2.5 (35 Feet)	2.5 (35 Feet)	4 (45 Feet)	75 Feet	2.5 (35 Feet)	
<b>Suggested Allowable Uses</b>			Allows Small Stores/Fruit Stands (Examples: Slatterys, Sundrys, Specialty Shops). ID Village areas of the City to Incorporate these uses. Comp. Plan FLU Goal: City Council and Planning Board Should Discuss Creating a Petition Process by January of 2022 for Nonresidential uses.	Same as District 1: Allow Small Retail Shops (Less than 3,000SF) for homemade crafts/small standalone businesses. Prohibit age restricted retail to avoid incompatible uses in these neighborhoods. Again, ID Village Areas and Same FLU Goal of Creating a Petition Process for Nonresidential uses.				

# *Required Public Process*

- **Planning Board Public Hearing and recommendation to Council**
  - **Council Workshop (typical but optional)**
  - **Council Public Hearing and First Reading**
  - **State Review of amendments for finding of consistency with Informed Growth Act**
  - **Council Second and Final Reading**
- 

## Additional Public Engagement

Move some, but not all, items to Public Hearing (Transportation, Recreation and Tourism, Future Land Use)

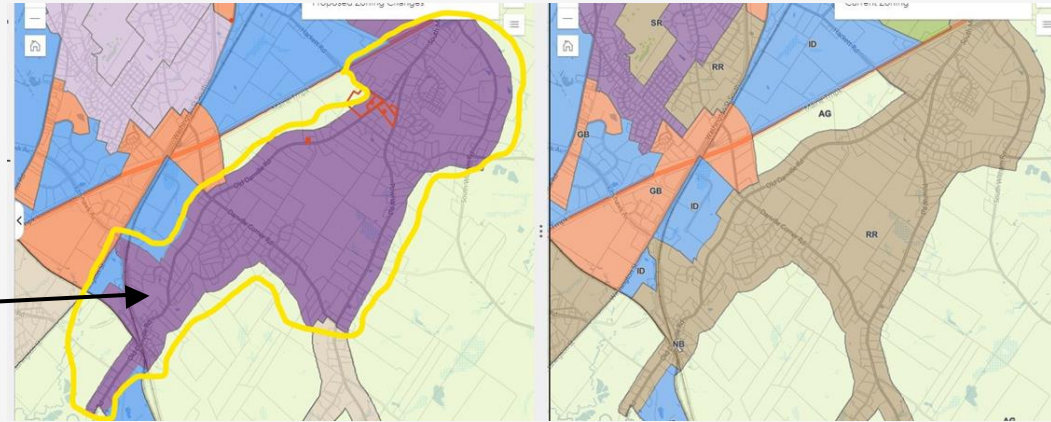
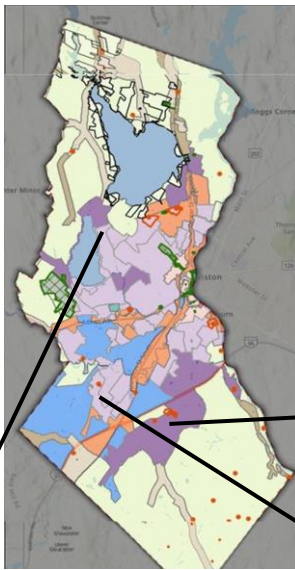
Host 3 additional Community Conversation and information sessions allowing for overview of a portion of the City (North, Central, South) and then report back to Council prior to Planning Board for further direction

Online Community Survey – We have been receiving emails to various staff and it would be helpful to organize a survey/input platform in a central location with comparable feedback

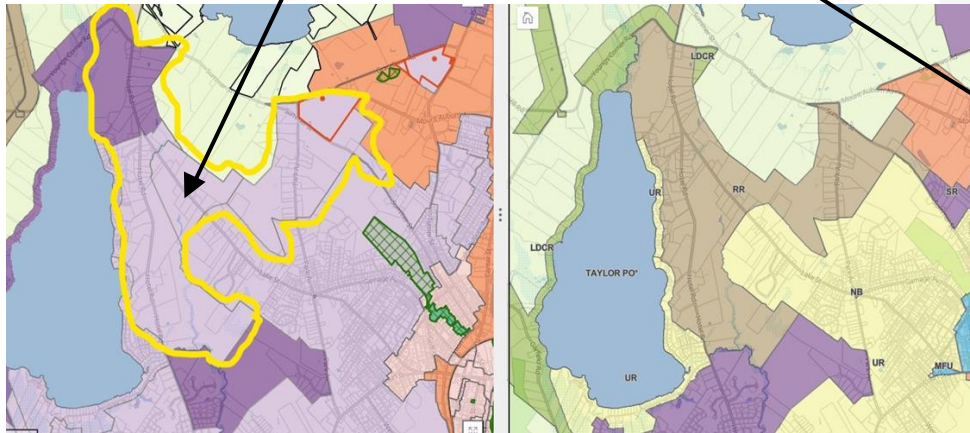


<https://experience.arcgis.com/experience/dde78bd6cd23476e9c9ec53744b9f6abb>

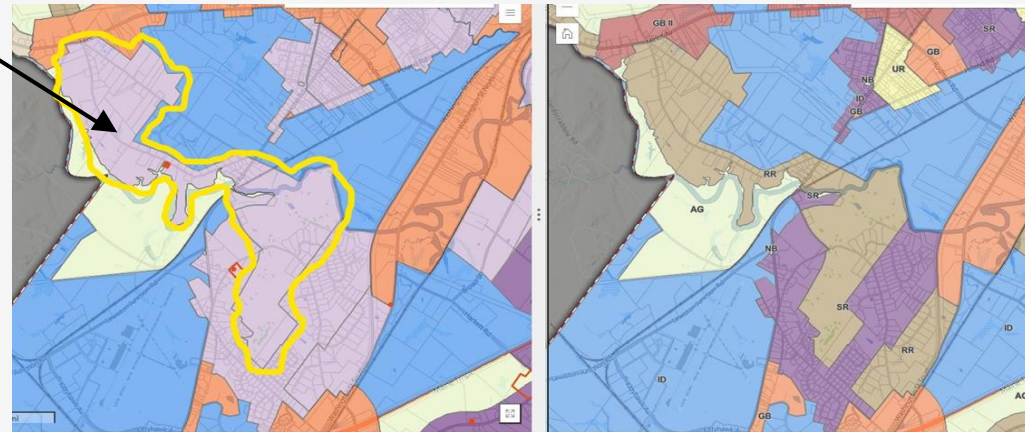
*Proposed  
Future Land  
Use Maps*



Rural Residential (RR- 1 Unit per Acre) to Proposed Suburban Residential (SR-8 Units per Acre).  
**(No current public sewer and water available).**

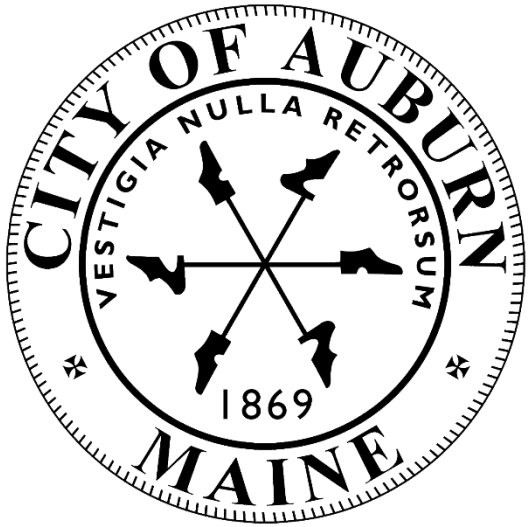


Rural Residential (RR- 1 Unit per Acre) to Proposed Suburban Residential (SR-8 Units per Acre)/Traditional Neighborhood (TR-16 Units per Acre).

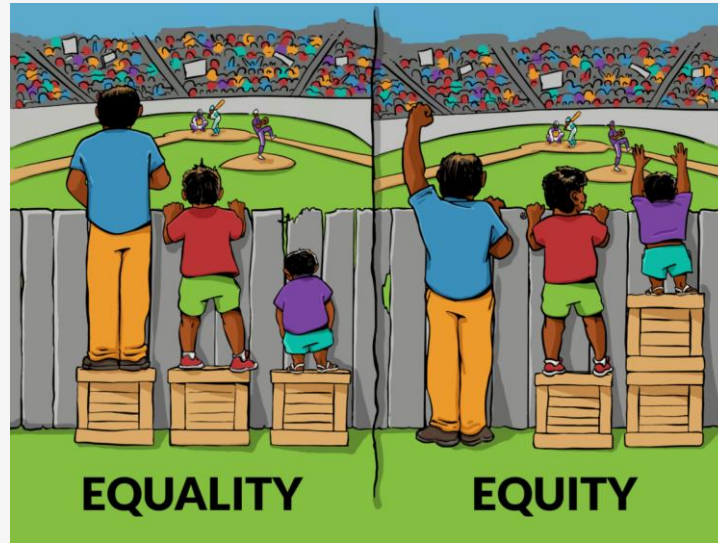


Rural Residential (RR- 1 Unit per Acre) to Proposed Traditional Neighborhood (TR-16 Units per Acre).





## *Future Updates:*



- ❖ Housing
- ❖ Equity
- ❖ Promoting Food Access & Growing Auburns Agriculture Economy
- ❖ Future Land Use Mapping  
Industrial Transitions  
Gateways  
Turnpike Exits  
Walkability, Livability, Safety