



# City of Auburn, Maine

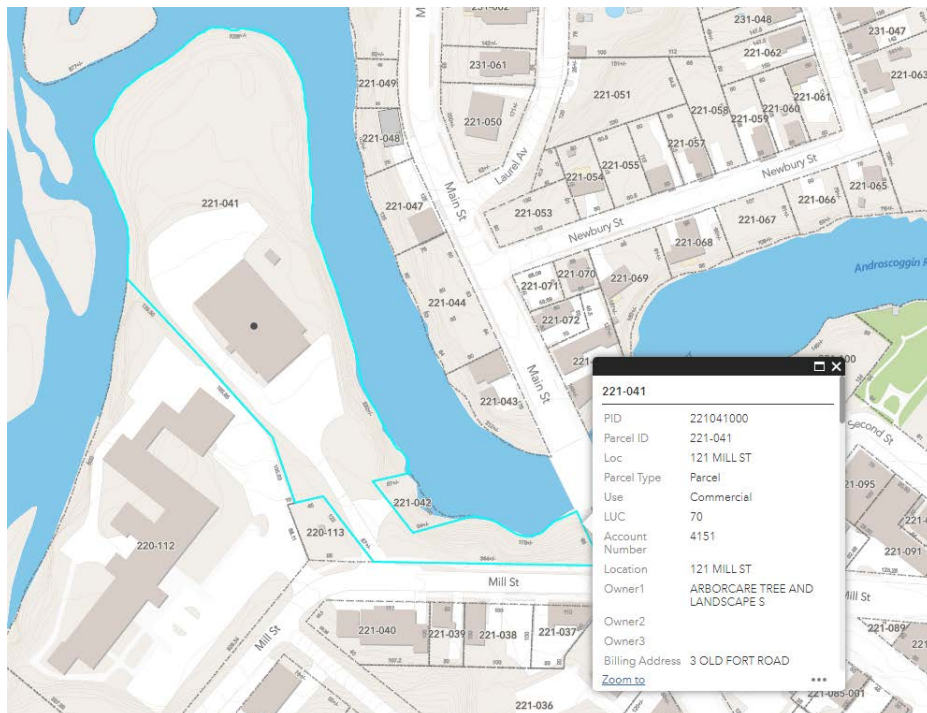
Economic Development Department  
Jay Brenchick, Director  
60 Court Street | Auburn, Maine 04210  
[www.goauburn.me](http://www.goauburn.me) | 207.333.6601

## REQUEST FOR PROPOSALS

The City Council of the City of Auburn is accepting sealed Development proposals for the acquisition and development of 121 Mill Street Parcel ID 221-041.

Each bid must be in writing and in a sealed envelope marked "2023-025 121 Mill St." on the outside. Bid packages will be available beginning on Thursday, April 27, 2023. Documents can be obtained from the City of Auburn's website: [www.auburnmaine.gov/business/bid-notice](http://www.auburnmaine.gov/business/bid-notice). There will be a **mandatory** pre-bid conference on site (121 Mill St.) at **9:00 am on Tuesday May 9, 2023** followed by a tour of the property. City staff will provide a brief overview of the property and goals. Question and answer period will remain open until **May 16, 2023 at 2:00 pm**. Addenda will be ready on May 17, 2023. All bids must be received at the Office of the Facilities Manager/ Purchasing Agent **by 2:00 p.m. on Tuesday, June 6, 2023**. Late bids will not be opened or considered. The City Council reserves the right to reject any or all bids.

Each bid must include the bidder's name, mailing address and phone number and must be accompanied by a deposit in the form of a certified check or money order, in an amount equal to or greater than 10% of the bid price. Each successful bidder's deposit will be credited to the total purchase price for that parcel. Deposits will be returned to the unsuccessful bidders. Any bid which does not contain the proper deposit will be rejected.



## INTRODUCTION:

The City of Auburn, Maine is seeking proposals for the acquisition and development of 121 Mill Street. This parcel contains 4.58 Acres of land and an existing building currently classified as OFFICE. The facility was built about 1964 primarily with a concrete block exterior and is 15,410 Square Feet. The latest use was a call center for Great Falls Marketing. The site is identified as parcel identification (PID) number 221-041.

See the Deed for 121 Mill Street in the attached.

## DEVELOPMENT GOALS:

The City of Auburn is seeking a developer with the proven skills, resources and commitment needed to renovate the existing property into residential, office, retail or other use in conformance with zoning. In pursuing this project, the City is seeking a developer who will assemble a team that is capable of planning, designing, financing, negotiating and managing the proposed project in a timely manner.

The development of the parcel and facility should be in conformance with the City's Downtown Traditional Center Zoning (T-5.1) and should be consistent with surrounding and/or existing uses. The Form Based Code is available on the City website at <http://www.auburnmaine.gov/Pages/Government/City-Charter-Ordinances>.

The property is located within the Shoreland Zone Special Condition Overlay which has a height restriction of 50 ft. (See Attachments)

The City will consider proposals that include a public day-use area and/or public bank fishing that either the developer or the City maintains. These could be accomplished via easements or a proposed fee. (See Day-Use Conceptual Sketch in Attachments)

This project offers the opportunity for shared access with 141 Mill Street which is owned by the Auburn Housing Authority. This shared access could also be a dead-end public road if it provides access to a day-use area.

The City has identified the following criteria for the development of the property and the surrounding area:

1. The development should provide for thoughtful connectivity via an easement for the City for development and continuation of a riverside pedestrian path.

2. Proposals must complement the character of the surrounding neighborhood and the existing infrastructure resources of the area.
3. Proposals should incorporate facets of the area's historic character in the design concept.
4. Proposals should identify anticipated assessed value created by the development and any financial assistance required to complete the development.
5. The proposal should emphasize the immediate usefulness of the subject parcel as part of a development plan that will be a tangible asset to the City and its residents and demonstrate the proposed use will provide the highest and best value to the area and meet the development goals of the developer and City.

## PROPOSAL REQUIREMENTS:

The following information must be included in all proposal submissions unless otherwise provided:

- **Detailed description** of the proposed development, a concept site plan showing orientation of all buildings, parking areas, vehicle and pedestrian access and circulation patterns, other site improvements, size of buildings and square footage of specific components, exterior building elevations and anticipated materials and design style. Provide a list of all approvals necessary, including any variances, zone change requests, subdivision approvals or special use permits required. Staff can help with this based on a specific project proposal.

The developer must also clearly identify any additional land acquisition that may be necessary to support the development and provide a clear explanation for how this land will be acquired.

If the development is proposed to be phased, the narrative should clearly define the components, timing, and contingencies for each phase of development. However, the developer shall demonstrate that the project will have immediate utility for its intended purposes, rather than simply as a real property holding with no usefulness to the area or added value.

- An **identification of the entities** that will be involved in the project, a description of the roles each will play (e.g., developer, architect, details of ownership and operation, property manager, tenant, professional consultant) and a summary of the team's experience in working together. A description of each of the entities' experience in developing similar projects should be included.

Provide information on past development activities and/or projects completed for other public and/or private sector clients that shows the competency of the respondent in acting as the lead development entity, being sure to specify size, capacity and experience

relevant to similar type developments. Provide references related to projects that are similar in size and scope to this project that may be contacted by the City with phone numbers and email addresses, if available.

- A preliminary **capital pro forma** showing the detailed sources (amounts and names of banks or financial institutions) and uses of funds (debt, equity and other) to acquire the parcel(s) and construct the development (including any tenant improvements). Information as to the status of securing those funds should be included and inclusion of a conditional financing commitment is strongly encouraged.
- A **description of the public benefits** that will result from the development, *e.g.* the number and types of housing units, the creation or retention of jobs (including the estimated number, type and wage levels), tax base enhancement, the provision of services, etc. This should include an estimate of the taxable value upon completion and annual real estate taxes.
- A **proposed schedule** for the development, including identification of any conditions that must be met. The schedule should include the time needed to obtain financing, complete design and secure permits and approvals, prepare the site, start and complete construction, and state and complete lease-up and operations.
- Provide a detailed explanation of any **public assistance** that will be required to support this development, including any property tax credits, credit enhancement agreements, loans, or capital grants.

The contents of the proposal and any clarification to the contents submitted by the successful respondent may be incorporated by reference into an agreement between the developer and the City.

The City reserves the right to waive any of the above submission requirements.

#### **EVALUATION CRITERIA:**

All proposals submitted will be evaluated based upon the qualifications and financial strength of the developer, the technical, financial and market feasibility of the proposal, and the degree to which the development goals outlined above are addressed.

#### **REVIEW/SELECTION PROCESS:**

Review of proposals will proceed in the following steps:

1. The City will review all proposals.
2. Selected respondents may be requested to make a formal presentation of their proposal to the City Council.
3. Following the presentations, the City Council will meet to select a developer and will initiate negotiations regarding a preferred developer agreement and/or land disposition agreement.

The City shall not be responsible for any costs incurred by any submitting individual or firm in the preparation of any response to this Request for Proposals. The City reserves the right to reject any and all proposals for any reason, and to waive any irregularities or noncompliance with the Request for Proposals in the selection of any firm or individual to participate in the redevelopment of the subject property. Submissions will not be returned.

#### PRICE:

**The sale price of the property is firm at \$1,200,000.** The City shall consider which proposal will result in an overall higher benefit than comparable proposals; Net tax revenues, overall compatibility with the neighborhood and purchase price will be considered. The City reserves the right to reject all proposals. The proposed purchase price must be included in the submitted proposal.

#### PROPOSAL TIMING, SUBMISSION, AND DEADLINE:

There will be a **mandatory** pre-bid conference on site (121 Mill St.) at **9:00 am on Tuesday May 9, 2023** followed by a tour of the property. City staff will provide a brief overview of the property and goals. Question and answer period will remain open until **May 16, 2023 at 2:00 pm**. Addenda will be ready on May 17, 2023, Please submit your proposal to the City of Auburn **by 2:00 p.m. on Thursday, June 1, 2023** Proposals must be delivered to **Derek Boulanger, Facilities Manager/Purchasing Agent, 60 Court Street, Auburn, Maine 04210** on or before the date and time appointed. No proposals will be accepted after the time and date listed above. Proposals will be opened at 2:00 p.m. on that date in the Community Room (206), Auburn City Hall.

Submission of a proposal shall constitute the consent of the submitting firm, its principals, and employees to the making of inquiries and investigations by the City into the qualifications of the submitting firm, its principals, and employees, including the contacting of references.

**Attachments Begin on the Following Page.**

A

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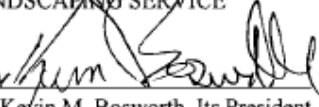
**QUITCLAIM DEED WITH COVENANT**

KNOW ALL BY THESE PRESENTS that ARBORCARE TREE AND LANDSCAPING SERVICE, a Maine corporation with a mailing address of 4 Olde Fort Road, Cape Elizabeth, ME 04107 ("Grantor"), for consideration paid by the CITY OF AUBURN, a municipality with a mailing address of 60 Court Street, Auburn, ME 04210 ("Grantee"), the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, and forever quitclaim unto the said Grantee, its heirs, successors and assigns forever certain real property located in the City of Auburn, County of Androscoggin and State of Maine and more particularly described on Exhibit A attached hereto and made a part hereof by reference.

MAINE REAL ESTATE  
TRANSFER TAX PAID

ARBORCARE TREE AND LANDSCAPING SERVICE has caused this instrument to be signed by KEVIN M. BOSWORTH, President, thereunto duly authorized, this 13<sup>th</sup> day of September, 2022.

ARBORCARE TREE AND  
LANDSCAPING SERVICE

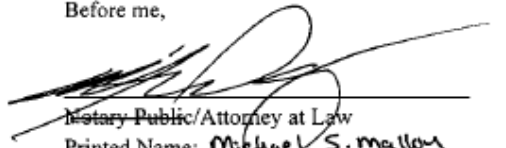
By:   
Kevin M. Bosworth, Its President

STATE OF MAINE  
ANDROSCOGGIN COUNTY, SS.

September 13, 2022

Then personally appeared the above-named KEVIN M. BOSWORTH in his capacity as President of ARBORCARE TREE AND LANDSCAPING SERVICE and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Corporation.

Before me,

  
Notary Public/Attorney at Law  
Printed Name: Michael S. Malloy  
Commission Expires: ME Bar 4350

N O T            E X H I B I T   A            N O T  
A N    A N

A certain lot or parcel of land, with any buildings thereon, situated in the City of Auburn, County of Androscoggin and State of Maine, bounded and described as follows:

BEGINNING at the point of beginning contained in a deed given by Central Maine Power Company to Russell Realty, Inc., by deed dated January 4, 1961 recorded in the Androscoggin County Registry of Deeds in Book 842, Page 394, which point of beginning is the most northerly corner of the premises conveyed by Central Securities Corporation to George Laganas by deed dated August 29, 1933, recorded in the Androscoggin County Registry of Deeds in Book 427, Page 388 and is ten (10) feet southerly from the southerly bank of the Little Androscoggin River; thence the line runs in a southerly direction by said land conveyed to Laganas and along the line of the former Barker Mill yard fence a distance of approximately three hundred thirty-five (335) feet to a point in range with the southerly face of the Barker Mill building; thence deflecting to the right and running southwesterly by said land conveyed to Laganas a distance of one hundred four (104) feet, more or less, to the northwesterly corner and the point of beginning of the second parcel of land contained in a deed given by Russell Realty, Inc. to Central Maine Power Company dated January 31, 1966 and recorded in said Registry of Deeds in Book 954, Page 312; thence the line runs North eighty-five degrees fifty minutes East (N 85° 50' E) along the first course contained in the description of said second parcel a distance of forty-three and one-tenth (43.1) feet to an iron pin set in the ground; thence the line runs South twenty-six degrees ten minutes East (S 26° 10' E) along the second course of said second parcel a distance of nineteen and nine tenths (19.9) feet to the northwesterly corner of a parcel of land conveyed by Central Maine Power Company to Russell Realty, Inc. by deed dated January 31, 1966, recorded in said Registry of Deeds in Book 954, Page 650; thence the line runs South twenty-six degrees ten minutes East (S 26° 10' E) along the first course described in said deed recorded in Book 954, Page 650, a distance of seventy-nine and one tenth (79.1) feet to the northerly corner of the first parcel described in said deed from Russell Realty, Inc. to Central Maine Power Company; thence the line runs South twenty-six degrees ten minutes East (S 26° 10' E) along the second course of said first parcel a distance of twenty-three and five tenths (23.5) feet to a point in the northerly line of Mill Street; thence the line runs in a southerly direction across Mill Street to the southerly side of Mill Street; thence the line runs in an easterly direction along the southerly side of Mill Street as the same was located in January of 1931 to the westerly line of Main Street; thence the line runs in a northerly direction along the westerly of Main Street to a point ten (10) feet southerly from the southerly shore of the Little Androscoggin River; thence the line runs westerly and northwesterly along the line parallel and ten (10) feet from the bank of the Little Androscoggin River and by land conveyed to H & L Russell Co. by quitclaim deed of Central Maine Power Company dated January 4, 1961, recorded in the Androscoggin County Registry of Deeds in Book 842, Page 383, to the premises conveyed by Russell Realty, Inc. to H & L Russell Co. by deed dated June 14, 1979 and recorded in said Registry in Book 1408, Page 101; thence by said premises conveyed by Russell Realty, Inc. to H & L Russell Co. on the following courses:

South thirty five degrees six minutes eleven seconds West (S 35° 06' 11" W) to the most southerly corner thereof; thence North forty-one degrees fifty-three minutes forty-nine seconds West (N 41° 53' 49" W) approximately one hundred (100) feet to the most westerly corner thereof; thence North seventy degrees six minutes eleven seconds East (N 70° 06' 11" E) twenty (20) feet, more or less, to an iron pipe set in the ground; thence North thirty-five

degrees six minutes eleven seconds East (N 35° 06' 11" E) for (40) feet to an iron pipe set at the top of the bank of the Little Androscoggin River and thence continuing of the same course five (5) feet, more or less, to a point which is ten (10) feet from the bank of the Little Androscoggin River and land of H & L Russell Co.; C O P Y

Thence the line runs northerly, northwesterly, westerly, southwesterly and southerly along a line parallel and ten (10) feet from the bank of the Little Androscoggin River and by land of H & L Russell Co., to the point of beginning. A N

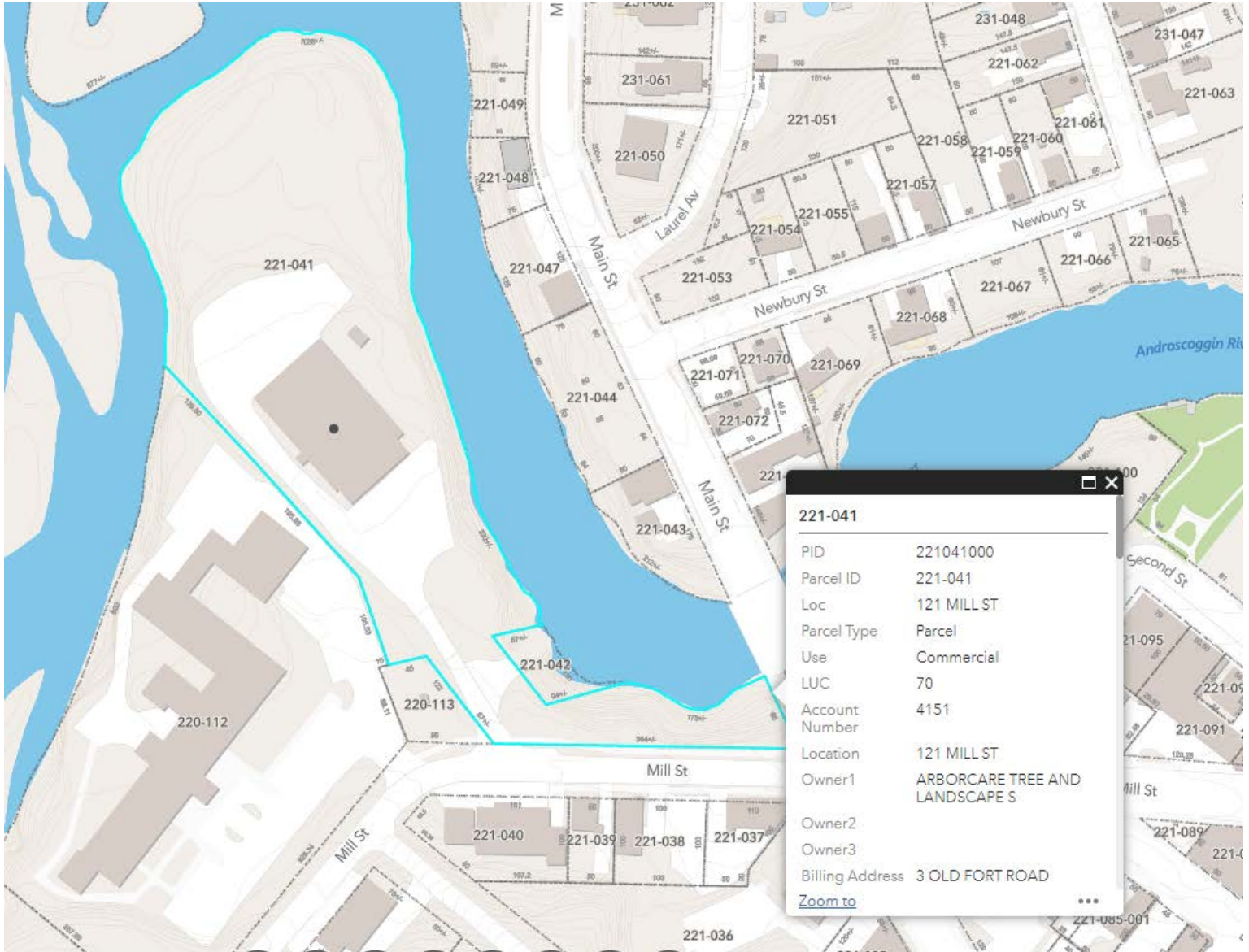
The above described premises are conveyed expressly subject to all the terms and conditions, rights-of-way, easements, restrictions, exceptions and reservations, as the same are specifically set forth in the instruments of conveyance by which Central Maine Power Company and its predecessors in title acquired title to the premises hereby conveyed and lands and rights heretofore conveyed of record by the grantor and its predecessors in title including without limiting the generality of the foregoing, all highways, streets, water mains and sewers to which deeds and the recordings thereof reference is hereby made for a more particular description of such conditions, rights-of-way, easements, restrictions, exceptions, reservations and rights.

There is excepted to Central Maine Power Company, its successors and assigns, the perpetual right and easement to repair, replace, operate, and maintain its electric transmission lines, together with appurtenant equipment and facilities connected therewith, as the same are now located or may hereafter be located along and across the premises hereby conveyed; also the right to cut, spray, trim and remove such trees, branches and underbrush as may in the opinion of Central Maine Power Company interfere with or endanger the operation of said electric lines, together with the right to enter upon the premises hereby conveyed at any and all reasonable times for any or all of the foregoing purposes.

Being the same premises conveyed to Arborcare Tree and Landscaping Service by deed of Great Falls Properties, LLC dated June 16, 2021 and recorded in the Androscoggin County Registry of Deed in Book 10775, Page 339.



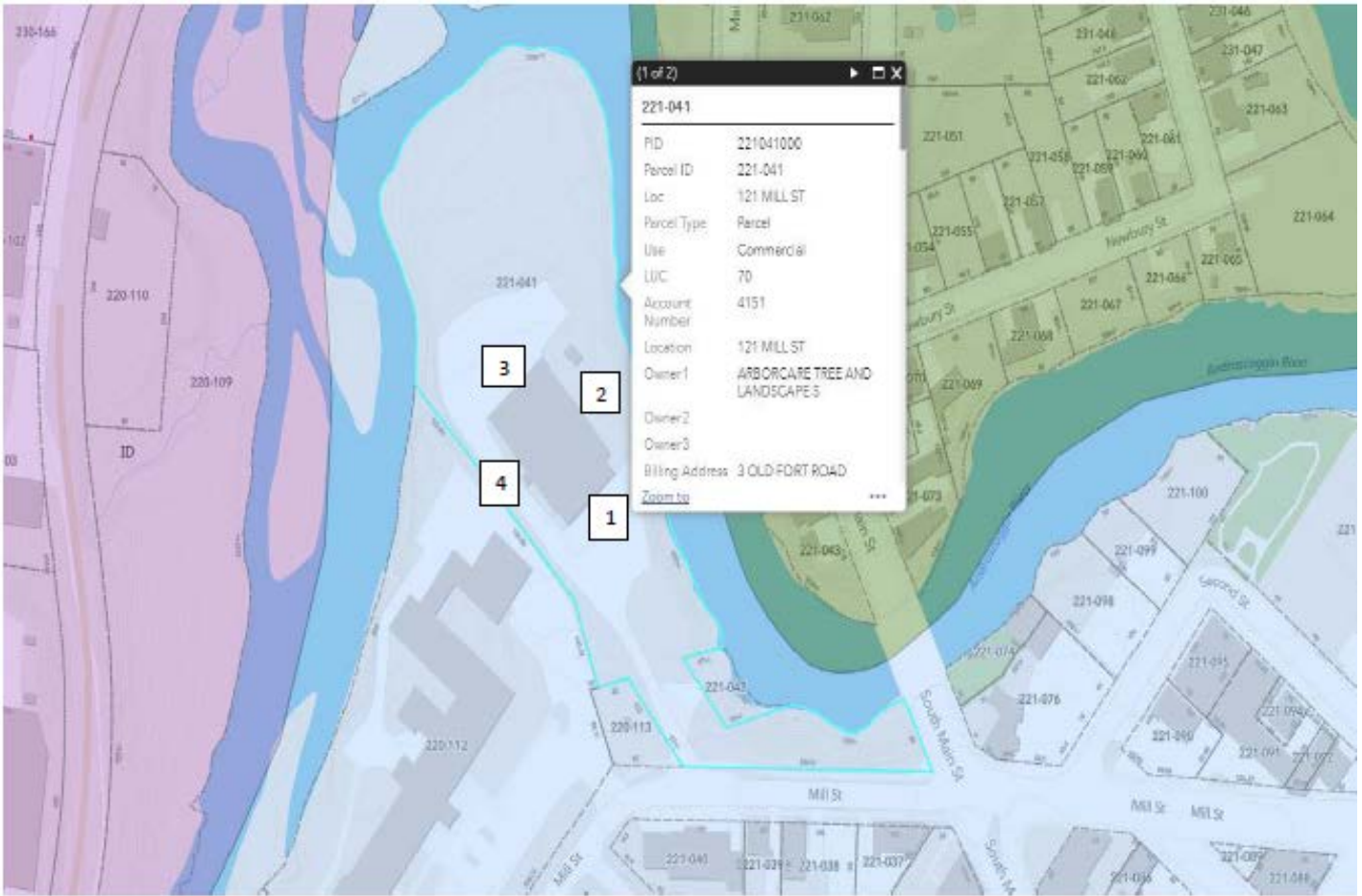
# Site Map



Facility Pictures

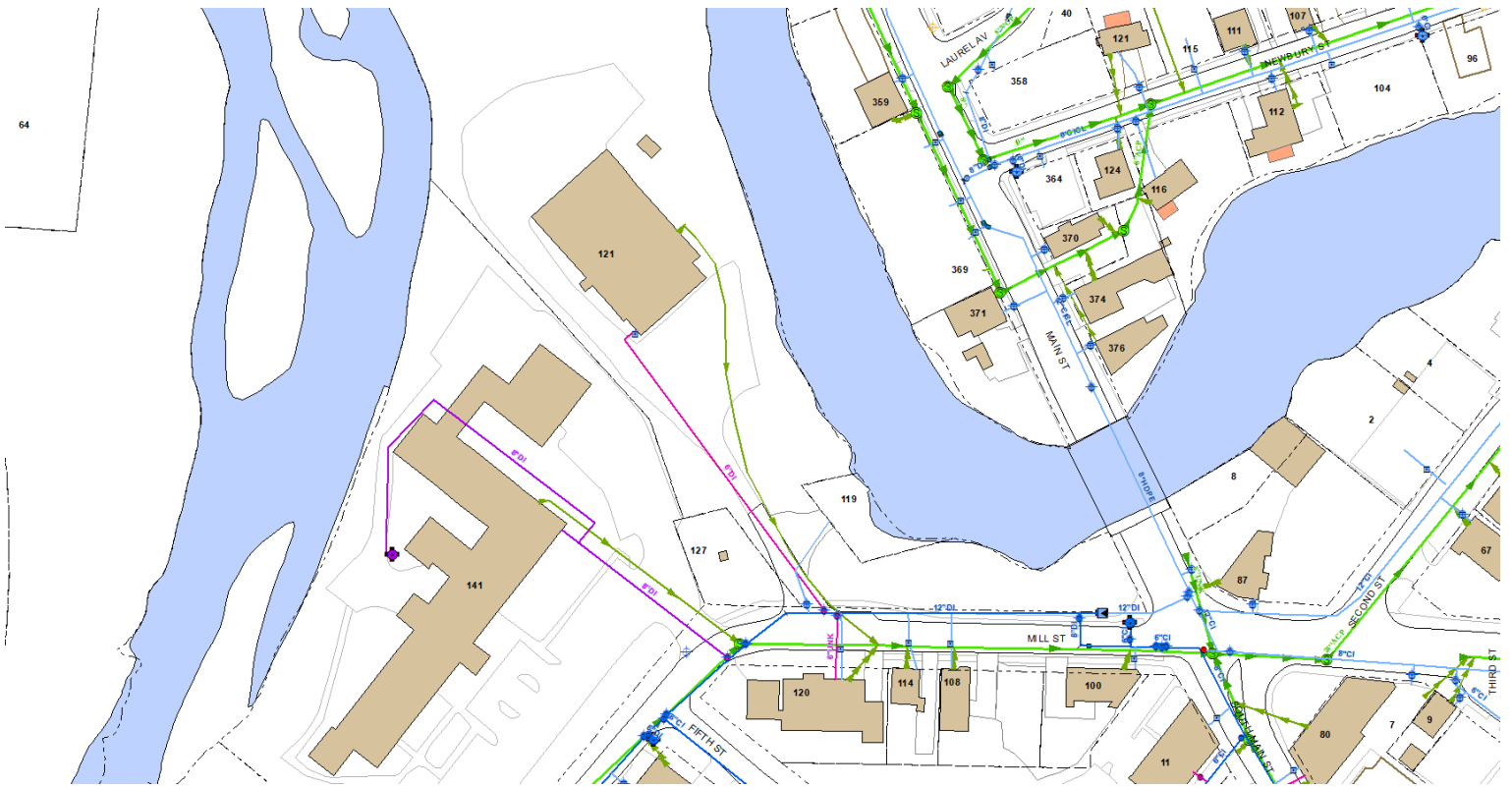


# Picture Locations



## Water/Sewer Lines

Private water line is indicated by the pink line. Private sewer line is indicated by the green line. There is a 6" fire/domestic service to the property. Public water and sewer lines are at the road.





## City Council Order

### IN CITY COUNCIL

Be it **Ordained**, That the Auburn City Council approve the amendment to Chapter 60, Division 5. SHORELAND OVERLAY DISTRICT as follows:

Sec. 60-991. - Establishment of Shoreland Resource Protection District Overlay.

- (a) *Purpose.* The purpose of this overlay zone is to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect buildings and lands from flooding and accelerated erosion; to protect archaeological and historic resources; to protect freshwater wetlands; to control building sites, placement of structures and land uses; to conserve shore cover, and visual as well as actual points of access to inland waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in natural resource areas.

The resource protection district includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This district shall include the following areas:

- (1) Areas within 250 feet, horizontal distance, of the upland edge of freshwater wetlands, and wetlands associated with great ponds and rivers, which are rated "moderate" or "high" value waterfowl and wading bird habitat, including nesting and feeding areas, by the Maine Department of Inland Fisheries and Wildlife (MDIF&W) that are depicted on a Geographic Information System (GIS) data layer maintained by either MDIF&W or the department as of May 1, 2006. For the purposes of this paragraph "wetlands associated with great ponds and rivers" shall mean areas characterized by non-forested wetland vegetation and hydric soils that are contiguous with a great pond or river, and have a surface elevation at or below the water level of the great pond or river during the period of normal high water. "Wetlands associated with great ponds or rivers" are considered to be part of that great pond or river.
  - (2) Areas of two or more contiguous acres with sustained slopes of 20 percent or greater.
  - (3) Areas of two or more contiguous acres supporting wetland vegetation and hydric soils, which are not part of a freshwater wetland as defined, and which are not surfiacially connected to a water body during the period of normal high water.
  - (4) Land areas along rivers subject to severe bank erosion, undercutting, or river bed movement.
  - (5) Properties owned by or under development restriction easements controlled by the Lake Auburn Watershed Protection Commission that are deemed to be appropriate for resource protection zoning by a vote of the commission.
- (b) *Use regulations.*
- (1) *Permitted uses.* The following uses are permitted subject to the requirements of article V of this chapter:
    - a. Nonintensive recreational uses not requiring structures.
    - b. Forest management activities except for timber harvesting and land management road.
    - c. Soils and water conservation practices.

Holly C. Lasagna, Ward One  
Brian S. Carrier, Ward Four  
Belinda A. Gerry, At Large

Timothy B. MacLeod, Ward Two  
Leroy G. Walker, Ward Five  
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three  
Katherine E. Boss, At Large  
Phillip L. Crowell, Jr., City Manager



## City Council Order

- d. Fire prevention activities.
  - e. Wildlife management practices.
  - f. Surveying and resource analysis.
  - g. Emergency operations.
  - h. Structures accessory to allowed uses.
  - i. Motorized vehicular traffic on existing roads and trails.
  - j. Mineral exploration.
  - k. Individual private camp sites.
  - l. Filling and earth moving of less than ten cubic yards.
  - m. Uses similar to allowed uses.
  - n. Conversion of seasonal residences to yearround residences.
- (2) *Special exception uses.* The following uses are permitted by special exception after approval by the planning board in accordance with the provisions of article XVI, div. 3, and article XII [of this chapter]:
- a. Mineral extraction including sand and gravel extraction.
  - b. Agriculture.
  - c. Aquaculture.
  - d. Principal structures and uses including driveways.
  - e. Filling and earth moving of greater than ten cubic yards.
  - f. Uses similar to uses requiring special exception approval.
- (c) *Dimensional requirements.* All structures in this district except as noted shall be subject to the following dimensional regulations:
- (1) *Minimum lot area, width and depth.* No lot shall be created and/or no building shall be erected on a lot containing less than the minimum lot size or measuring less than the minimum lot width or lot depth required for the underlying zoning district identified for the property where any activity is proposed.
  - (2) *Density.* The density of dwelling units shall not exceed the required density for the underlying zoning district identified for the property where any activity is proposed.
  - (3) *Yard requirements.* The rear, side and front yard requirements shall not be less than that required for the underlying zoning district for the property where any activity is proposed.
  - (4) *Height.* The height of all principal or accessory structures shall be limited to 35 feet in height. Exception: where identified as Special Local Condition Overlay to the Shoreland Zone the height of all principal or accessory structures shall be limited to 50 feet in height. This provision also shall not apply to structures such as transmission towers, windmills, antennas and similar structures having no floor area.
  - (5) *Off-street parking.* Off-street parking spaces shall be provided in accordance with the requirements for specific uses as set forth in article IV of this chapter.

Holly C. Lasagna, Ward One  
Brian S. Carrier, Ward Four  
Belinda A. Gerry, At Large

Timothy B. MacLeod, Ward Two  
Leroy G. Walker, Ward Five  
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three  
Katherine E. Boss, At Large  
Phillip L. Crowell, Jr., City Manager



## City Council Order

Sec. 60-992. - Principal and accessory structures.

- (a) All new principal and accessory structures shall be set back at least 100 feet, horizontal distance, from the normal high-water line of great ponds classified GPA and rivers that flow to great ponds classified GPA, and 75 feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland, except that in general development areas the setback from the normal high-water line shall be at least 25 feet, horizontal distance. Lots less than 120 feet deep measured at right angles to the shoreline which were in existence on or before December 17, 1973, shall have a shoreline setback requirement of 50 percent of the lot depth. In the resource protection district the setback requirement shall be 250 feet, horizontal distance, except for structures, roads, parking spaces or other regulated objects specifically allowed in that district in which case the setback requirements specified above shall apply.

For the purpose of this section the term "general development areas" includes all areas where the underlying zoning is identified as General Business, General Business II, Central Business I, Central Business II, Central Business III, Industrial or Multi-Family Urban districts, except where these districts fall within the Taylor Pond or Lake Auburn Watersheds or on the east shore of Bobbin Mill Brook.

In addition:

- (1) The water body, tributary stream, or wetland setback provision shall neither apply to structures which require direct access to the water body or wetland as an operational necessity, such as piers, docks and retaining walls, nor to other functionally water-dependent uses.
  - (2) On a nonconforming lot of record on which only a residential structure exists, and it is not possible to place an accessory structure meeting the required water body, tributary stream or wetland setbacks, the code enforcement officer may issue a permit to place a single accessory structure, with no utilities, for the storage of yard tools and similar equipment. Such accessory structure shall not exceed 80 square feet in area nor eight feet in height, and shall be located as far from the shoreline or tributary stream as practical and shall meet all other applicable standards, including lot coverage and vegetation clearing limitations. In no case shall the structure be located closer to the shoreline or tributary stream than the principal structure.
- (b) Principal or accessory structures and expansions of existing structures which are permitted in the underlying zoning district, shall not exceed 35 feet in height. Exception: where identified as Special Local Condition Overlay to the Shoreland Zone the height of all principal or accessory structures shall be limited to 50 feet in height. This provision shall not apply to structures such as transmission towers, windmills, antennas, and similar structures having no floor area.
- (c) The lowest floor elevation or openings of all buildings and structures, including basements, shall be elevated and constructed in accordance with provisions of this chapter, art. XII, div. 2, Floodplain Overlay District. Accessory structures may be placed in accordance with the standards of that division and need not meet the elevation requirements.
- (d) The total footprint area of all structures, parking lots and other non-vegetated surfaces, within the SLO district shall not exceed 20 percent of the lot or a portion thereof, located within the SLO district, including land area previously developed, except in the general development areas adjacent to rivers that do not flow to great ponds classified GPA, where lot coverage shall not exceed 70 percent.

**A TRUE COPY ATTEST**

Passage of first reading on 7/19/2021 6-0 (Councilor Lasagna absent).

Passage of second reading on 8/2/2021 7-0.

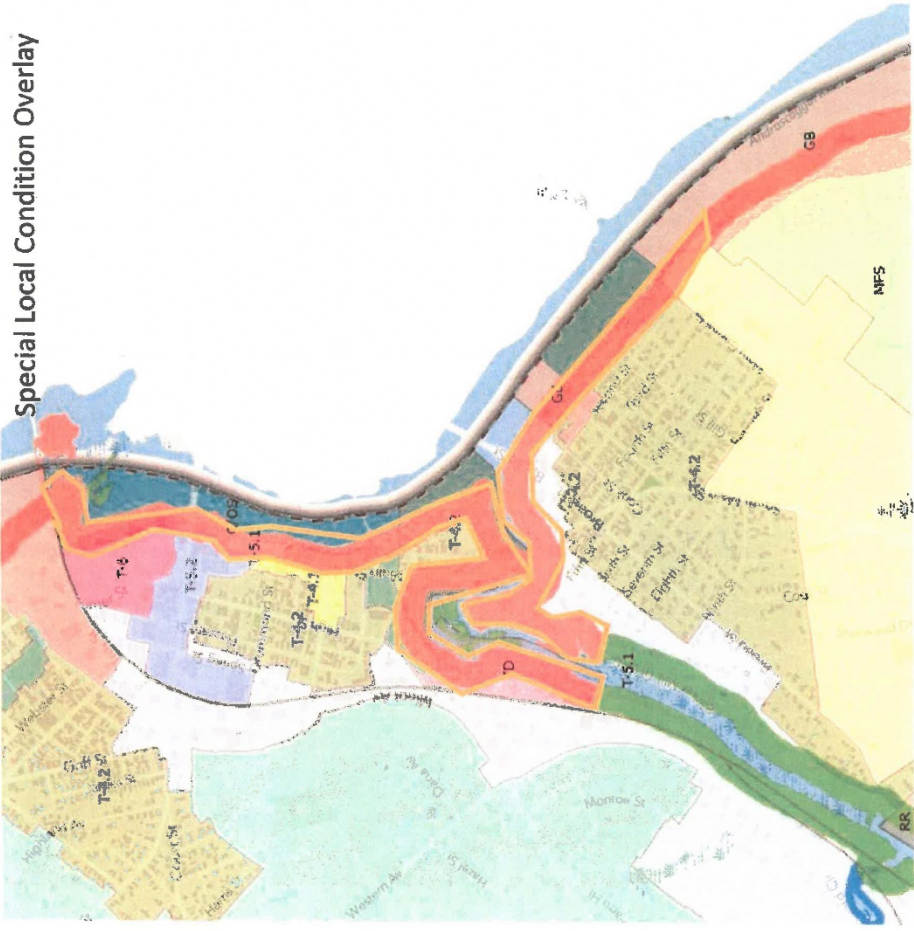
*Susan Clements-Dallaire*  
3/16/2023

**CITY CLERK**

Holly C. Lasagna, Ward One  
Brian S. Carrier, Ward Four  
Belinda A. Gerry, At Large

Timothy B. MacLeod, Ward Two  
Leroy G. Walker, Ward Five  
Jason J. Levesque, Mayor

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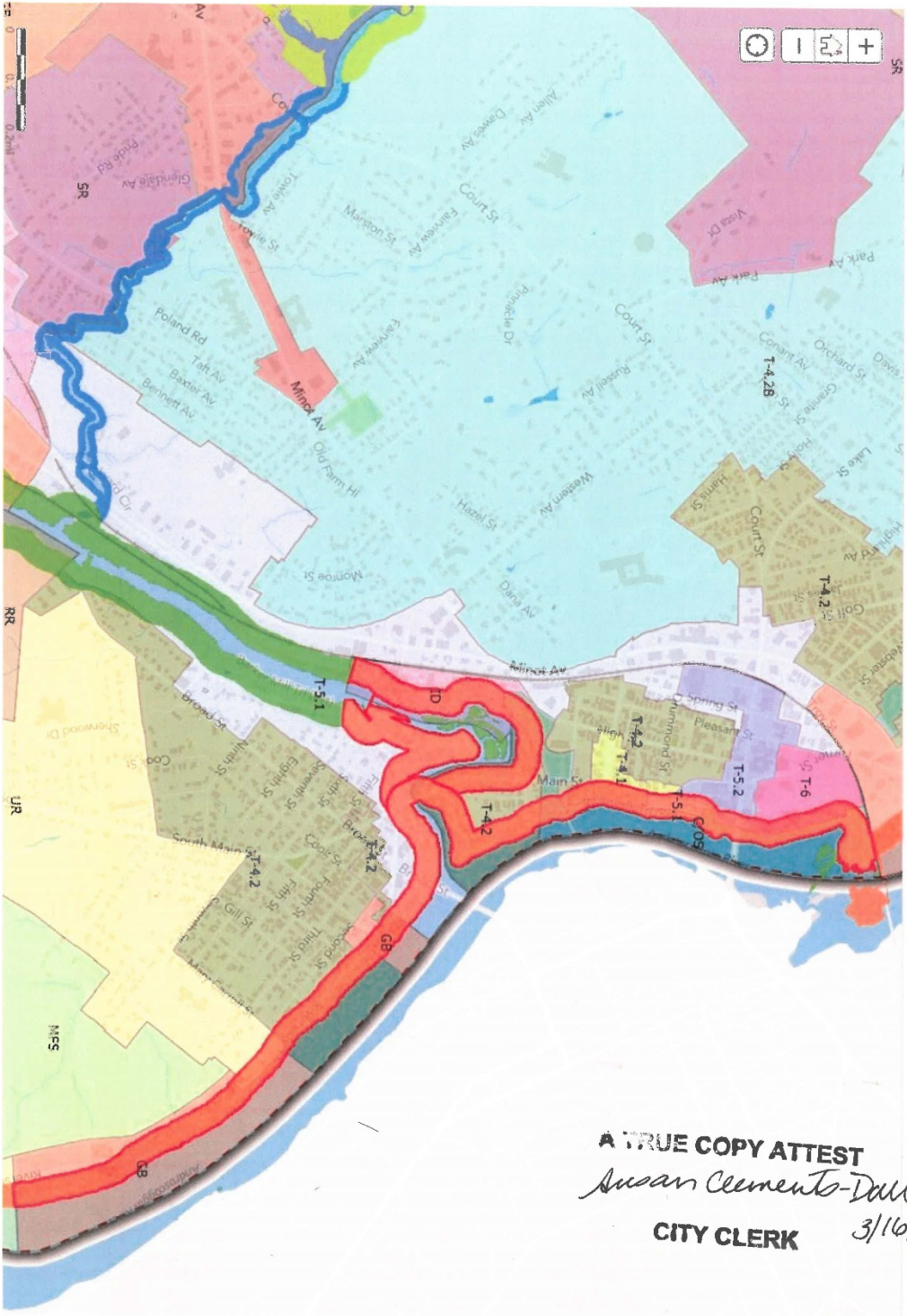
**ORDINANCE 33-07192021**

**Shoreland Zone Text and Map Amendment:  
Sec. 60-991 (c) (4)  
Sec. 60-992 (1) (b)**

**Exception: where identified in the attached map identified areas as Special Local Condition Overlay to the shoreland zone the height of all principal or accessory structures shall be limited to 50 feet in height.**

**Dated: 7/19/2021**





**A TRUE COPY ATTEST**  
*Ausan Clements-Dallavie*  
**CITY CLERK** 3/16/2023

# Downtown Traditional Center (T-5.1)

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## Sec. 60-550. Downtown Traditional Center T-5.1.



**Illustrative View of T-5.1 (Future Great Falls Plaza)**

**Intent and Purpose:  
Downtown Traditional Center (T-5.1)**

The Downtown Traditional Center zone is characterized by medium to larger sized buildings in a compact urban environment that generates an active street life. There is interplay between the Public Realm of the busy street and sidewalk, and the Private Realm of the residential stoops, commercial storefronts and gallery building fronts. The increased building widths form a more solid and compact street wall pattern, generating an energized traditional downtown feel.



#### Key Features

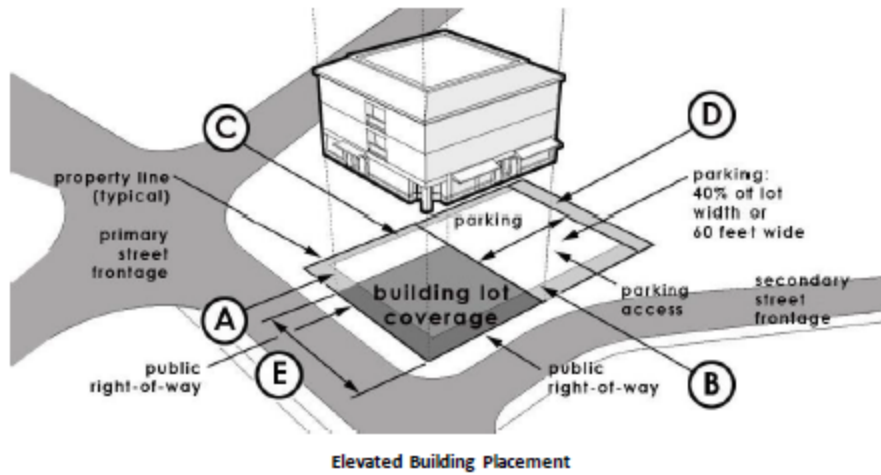
- Vibrant and active interaction between public and private realms
- Larger buildings
- Front facade detailing
- Bay windows
- Balconies
- Street trees
- More urban density

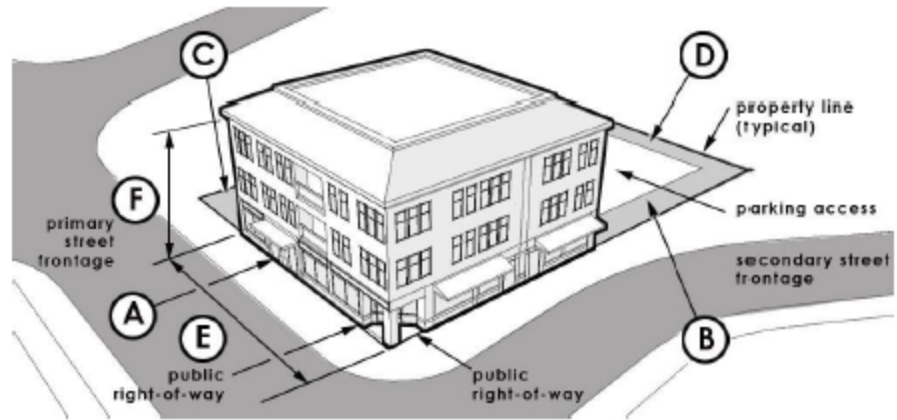


Examples of Downtown Traditional Center T-5.1

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-550.1. Building placement and configuration T-5.1.



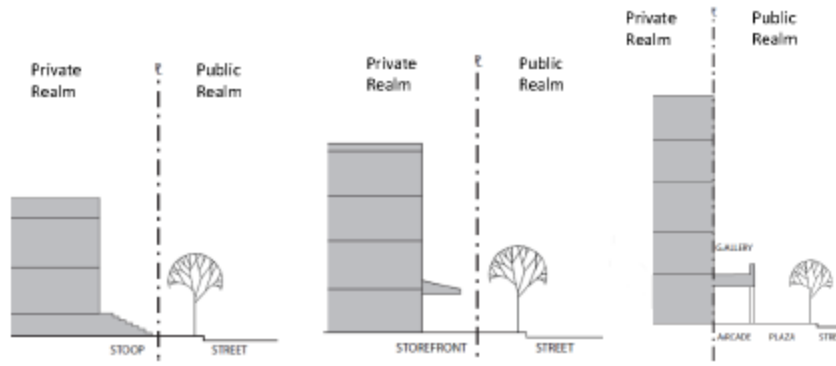


Building Placement on Lot

<b>PRINCIPAL BUILDING PLACEMENT:</b>		
Front Setback, Principal:	0 ft. Min., 10 ft. Max.	(A)
(Corner Lot) Front Setback, Secondary:	0 ft. Min., 10 ft. Max.	(B)
Side Setback:	0*—5 ft. Min.	(C)
	*Subject to Building Permit Approval	
Rear Setback:	10 ft. Min.	(D)
Building Lot Coverage:	75% Max.	
Useable Open Space:	5% Min.	
Frontage Build-Out:	75% Min. along Front Setback, Primary	
Lot Width:	24 ft. Min, 160 ft. Max.	
<b>PRINCIPAL BUILDING CONFIGURATION:</b>		
Building Width:	14 ft. Min., 150 ft. Max.	(E)
Building Height Minimum:	2 Story Min. (F)	
Building Height Maximum:	4 Story Max. (excluding attic story)	(F)

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-550.2. Building frontages T-5.1.



Stoop Frontage YardStorefront FrontageGallery Frontage

<b>BUILDING FRONTAGE TYPES:</b>	Stoop, Storefront and Gallery
<b>BUILDING ENTRIES:</b>	Primary entry door is encouraged along ground story facade facing a primary street.
<b>BUILDING ENVELOPE ARTICULATION:</b>	
Ground Story Building Frontage Facade:	Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story facade frontage.
Upper Story Building Frontage Facade:	Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story facade frontage.

Created: 2023-02-11 10:30:59 [EST]

(Supp. No. 25)

Ground Story Finished Floor Elevation:	The ground story must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade).
Front Facade Wall:	Blank lengths of wall exceeding 10 linear feet are prohibited.

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-550.3. External elements T-5.1.

Front Yard Fence: (Residential)	<u>Residential</u> - A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. No chain link, vinyl, split rail, or barbed wire is allowed.
Street Wall/Wall Opening:	A vehicle entry way, as part of a street wall, shall be a maximum width of 20 feet (residential) and 24 feet (commercial); a pedestrian entry way shall be a maximum width of 6 feet.
Building Projections:	No part of any building, except overhanging eaves, awnings, balconies, bay windows, and other architectural features shall encroach beyond the minimum front setback line.
Encroachments:	Stoops may encroach upon the front setback line by the following distances but not encroach in the street right-of-way.
Garages:	Detached garages shall be located a minimum of 20 feet from any street right-of-way.
Driveways:	Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide.
Parking:	<u>Residential</u> - Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk. <u>Commercial</u> - Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street.
Accessory Structures:	Accessory structures shall be located a minimum of 20 feet from any street right-of-way and 5 feet from either side or rear property line.
Landscaping:	Landscaping is encouraged but shall not extend into any street sidewalk or travel way. Street trees are encouraged.
Foundation Planting:	Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building facade to encourage air circulation.

(Ord. No. 04-03072016, 5-16-2016; Ord. No. 11-03012021, § 67, 3-15-2021)

**Sec. 60-554. Form based code use and parking matrix.**

<b>Key:</b>	
S =	Special exception
P =	Permitted
X =	Prohibited
sp =	Parking space
sf =	Square foot of gross floor space
DU	Dwelling unit
=	

USE(1)	T-4.1	T-4.2	T-5.1	T-5.2	T-6	PARKING REQUIREMENTS (2)
<b>Residential Type Use</b>						
Single Family	P	P	P			1 sp/DU
Duplex	P	P	P	P	P	1 sp/DU
Townhouse	P	P	P	P	P	1 sp/DU
Multi-Family	P	P	P	P	P	1 sp/DU plus 1 guest space/4 DU
Bed & Breakfast < 4 Rooms	S	P	P	P	P	1 sp/employee plus 1 sp/guest
Bed & Breakfast > 4 Rooms	S	S	P	P	P	1 sp/employee plus 1 sp/guest
Hotel	X	X	S	S	P	½ sp/employee plus 1 sp/room
Elderly/Child Care Facility	S	S	S	S	P	½ sp/employee plus 1 sp/ 8 users
Home Occupation	P	P	P	P	P	Based on Use Type (Ch. 60, Art. IX)
Community Based Residential Facilities	P	P	P	P	P	1 sp/employee plus 1 sp/client
Boarding House/Lodginghouse	P	P	P	S	X	1 sp/guestroom plus  1 sp/employee
<b>Office/Service Type Use</b>						
Professional Offices	S	S	P	P	P	None
Medical and Dental Clinics	S	S	P	P	P	None
Personal Services	S		P	P	P	None
<b>Retail Type Use</b>						
General Retail	S	S	P	P	P	None
Age Restricted Retail (3)	S	S	S	S	S	None
Specialty Shops	S	P	P	P	P	None
Restaurant up to 30 seats w/16 outdoor	X	S	P	P	P	None
Restaurant over 30 seats w/16 outdoor		S	S	P	P	None
Halls, Private Clubs, Indoor Amusement	S	S	S	P	P	None



Artist Studios, Performing Art Center	S	S	P	P	P	None
<b>Civic</b>						
Church or Places of Worship	S	S	P	P	P	None
Government Offices	X	X	P	P	P	None
Art Galleries	S	P	P	P	P	None
Transportation Facilities	X	X	S	S	S	None
Adaptive Reuse of Structures of Community Significance	S	S	S	S	S	None

**Notes:**

- (1) Uses not listed are considered prohibited unless deemed similar by the director of planning or by the planning board through a special exception approval.
- (2) \*Parking requirements in T-5.1, T-5.2 and T-6 may be provided by the municipality or private parking resources within 1,000 feet of the principal building, subject to planning board approval.
- (3) Where more than 50 percent of floor space is devoted to age restricted goods. This may include licensed adult use or medical marijuana stores.

(Ord. No. 04-03072016, 5-16-2016; Ord. No. 05-04032017, § 2, 4-24-2017; Ord. No. 07-05202019, 6-3-2019; Ord. No. 29-06212021, 7-19-2021)

# Unofficial Property Card

4/11/23, 11:07 AM

Unofficial Property Record Card

## Unofficial Property Record Card - Auburn, ME

### General Property Data

Parcel ID	221-041	Account Number	221041000
Prior Parcel ID		Property Location	121 MILL ST
Property Owner	ARBORCARE TREE AND LANDSCAPE SERVICE	Property Use	OFFICE
Mailing Address	3 OLD FORT ROAD	Most Recent Sale Date	6/16/2021
City	CAPE ELIZABETH	Legal Reference	10775-339
Mailing State	ME	Grantor	GREAT FALLS PROPERTIES LLC
Zip	04107	Sale Price	820,000
Parcel Zoning	N/A	Land Area	4.580 acres

### Current Property Assessment

Card 1 Value	Building Value	765,900	Xtra Features Value	2,400	Land Value	167,600	Total Value	935,900
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### Building Description

Building Style	OFFICE	Foundation Type	SLAB	Flooring Type	CARPET
# of Living Units	0	Frame Type	MASONRY	Basement Floor	N/A
Year Built	1964	Roof Structure	FLAT	Heating Type	WARM & COOL
Building Grade	AVERAGE	Roof Cover	RUBBER	Heating Fuel	GAS
Building Condition	N/A	Siding	CONC BLOCK	Air Conditioning	0%
Finished Area (SF)	15410	Interior Walls	DRYWALL	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

### Legal Description

GREAT FALLS MARKETING CASCO BAY SOLUTIONS FORECLOSED 2011

### Narrative Description of Property

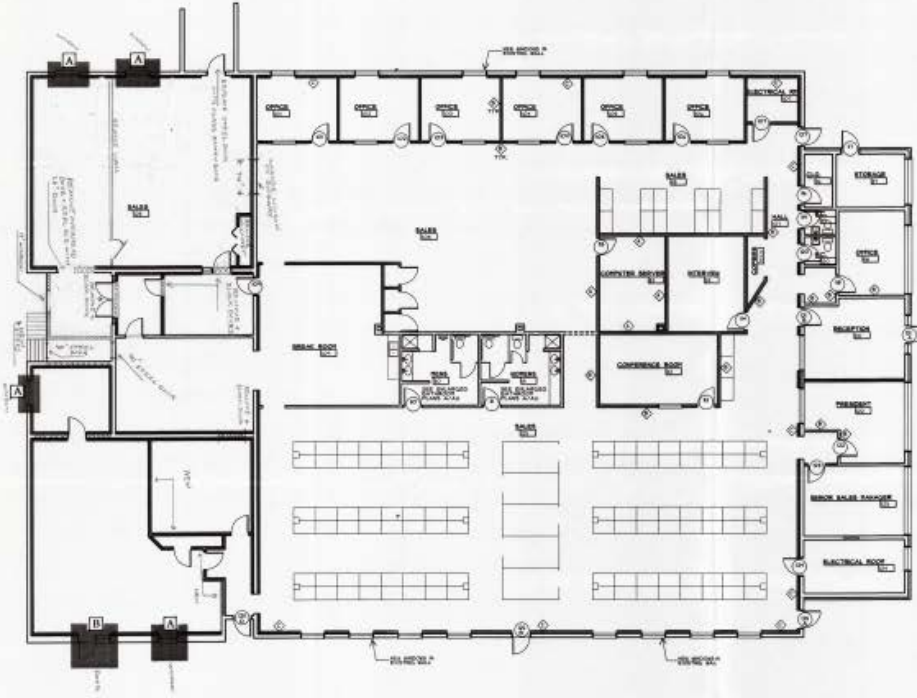
This property contains 4.580 acres of land mainly classified as OFFICE with a(n) OFFICE style building, built about 1964 , having CONC BLOCK exterior and RUBBER roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

### Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

# Floor Plan/Engineering



**FIRST FLOOR PLAN**  
1/8" = 1'-0"

**LINTEL SCHEDULE**  
 For 8" Masonry Walls:  
 Type A Lintel: 2 - L 5 x 3 1/2 x 5/16"  
 Type B Lintel: 2 - L 6 x 3 1/2 x 5/16"

For 12" Masonry Walls:  
 Use 3 - L 5 x 3 1/2 x 5/16"

**LINTEL NOTES**  
 1. All Angles ASTM A36, Door Min. 8" Each End.  
 2. All Angles Are Long Leg Back-to-Back.  
 3. All Angles To Be Shop Primed and Then Painted w/2 Coats of Compatible Rust Inhibitive Paint.

BALL TYPES	
1. NEW BALLS	
2. EXISTING BALL	



ADVANCE TEL DIRECT  
**POWERTEL MARKETING GROUP**  
 AUBURN, MAINE

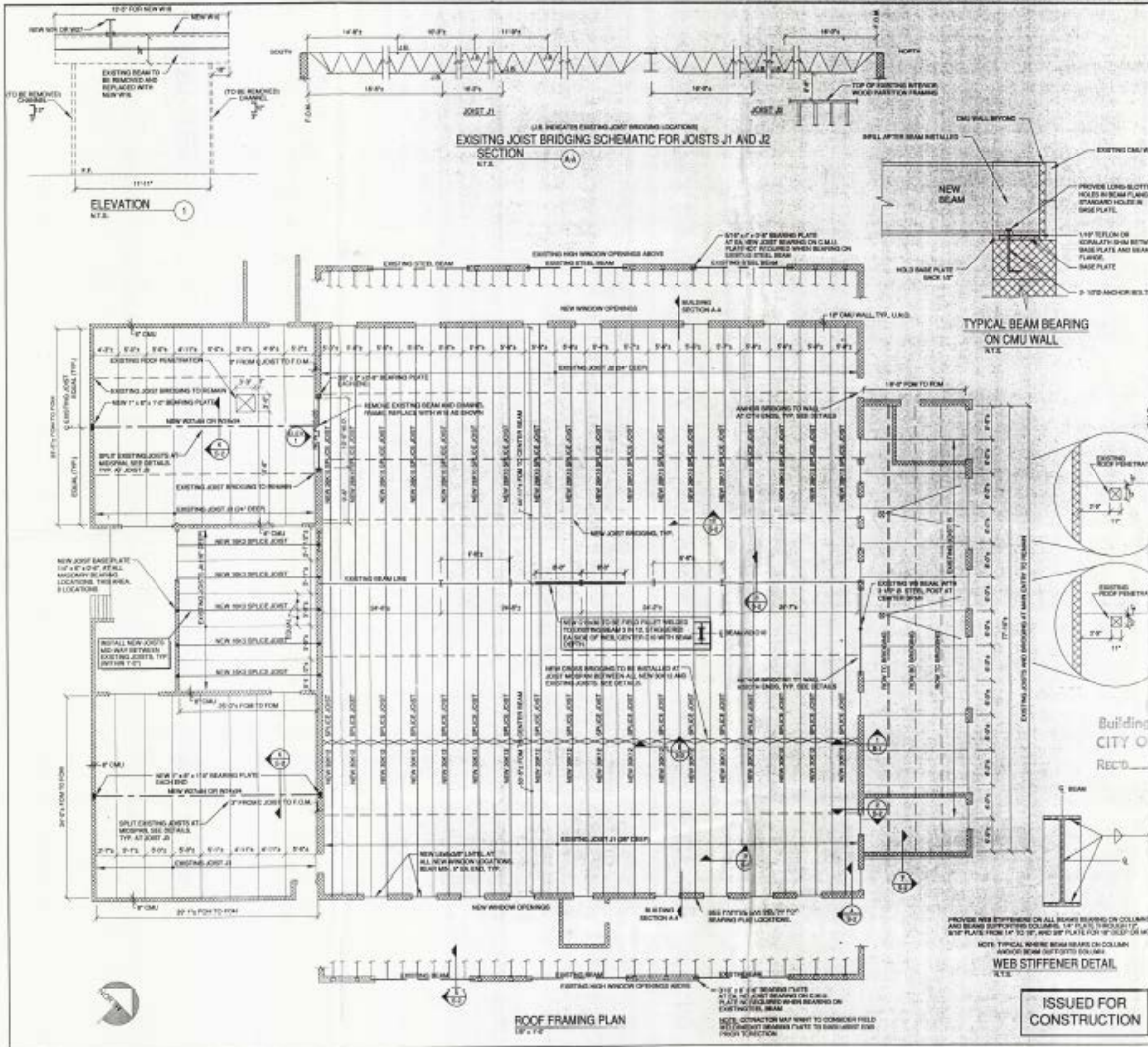


179 Eastern St.  
 Lewiston, ME 04203  
 207.786.3629 207.786.3629 fax  
 625 Oliver Hill Rd.  
 Bangor, ME 04421  
 207.684.7217 207.684.8429 fax  
 info@smithreuther.com

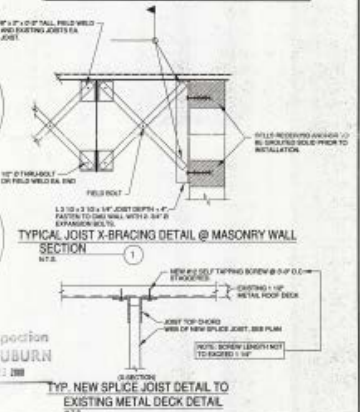
FIRST FLOOR PLAN

**SBG ENGINEERING, INC.**  
 AN ASSOCIATION OF PROFESSIONAL ENGINEERS  
 P.O. Box 655  
 Bangor, ME 04409  
 Tel: (207) 651-1111, Fax: (207) 651-1147

000  
 07/10  
**A1.1**



- FRAMING NOTES:**
1. DIMENSION LAYOUT ARE IN ACCORDANCE WITH 1994 NATIONAL BUILDING CODES.
  2. DIMENSION ROOF INCH LOAD  $P_L$  IS PER (9-10) PER. CH. 16.1.1.1. (1) CH. 11.
  3. ALL NEW STRUCTURAL STEEL BEAMS AND CHIMNELS TO BE ASTM A992, F<sub>y</sub> 50, K12.
  4. ALL MISCELLANEOUS STEEL SUCH AS ANGLES AND BRACE PLATES TO BE ASTM A36.
  5. WELDS TO BE AS SHOWN.
  6. ALL TYP. BOLTS AT 90 DEG. TO SPACING TO BE ASTM A307.
  7. PROVIDE MINIMUM 2" x 1" LONG FILET WELD EACH SIDE, EACH SIDE OF JOIST BEAT AT ALL NEW JOIST BEARINGS.
  8. DO NOT FIELD WOODY STEEL FRAMING OTHER THAN AS OBTAINED ON PLANS TO ACCOMMODATE WALL, ELECTRICAL, PLUMBING, ETC. CONTRACTOR IS TO COORDINATE NEW FRAMING, BRACING, AND DIMENSIONS REQUIREMENTS WITH MECHANICAL, ELECTRICAL, AND OTHER RELATED TRADES.
  9. REMOVE ALL NEW JOISTS TO EXISTING METAL DECK WITH #12 SELF-TAPPING SCREWS. SEE DETAILS.
  10. ALL EXISTING JOIST BRIDGING AT JOISTS J1, J2, AND J3 TO BE REMOVED AND REPLACED WITH NEW CONTROLS LAYOUT. BRIDGE NOT TO BE REMOVED ON PLANS. BEAT AT EACH EXISTING AND NEW JOIST LOCATIONS AND POSITIVELY ANCHOR AT ENDS.
  11. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY BRIDGE THE EXISTING STEEL JOISTS. CONTRACTOR TO WELD A NEW STEEL BEAM SUPPORT LINE IS BEING ADDED TO INCREASE THE CRYSTICITY CAPACITY OF THE EXISTING FRAMING.
  12. ALL STEEL JOISTS TO BE SHOP PRIMED.
  13. ALL STRUCTURAL STEEL TO BE NON-FRAME AND NON-PHOTONIC.
  14. JOISTS J1, J2, J3, AND J4 ARE "TACKLING" STEEL JOISTS.
- ALL NEW STEEL JOISTS ARE TO BE "SPUR JOIST". CONTRACTOR TO VERIFY AND COORDINATE WITH JOIST MANUFACTURER NUMBER OF PICES REQUIRED TO BRIDGE AT EACH JOIST LOCATION.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.
- CONTRACTOR TO NOTIFY ENGINEER (DESIGN TECHNICIAN IMMEDIATELY) IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN.
- ALL NEW SPLICE JOISTS TO BE MADE AND NOT DETAIL 1-07 BETWEEN EXISTING JOISTS.



Building Inspection  
**CITY OF AUBURN**  
REC'D APR 22 2008

**ROOF FRAMING PLAN AND DETAILS**  
OF  
**MILL STREET REHABILITATION**  
AUBURN, ME 04210  
FOR  
**POWERTEK MARKETING GROUP**  
1100 USANA STREET  
LEWISTON, ME 04240

REV	DATE	STATUS

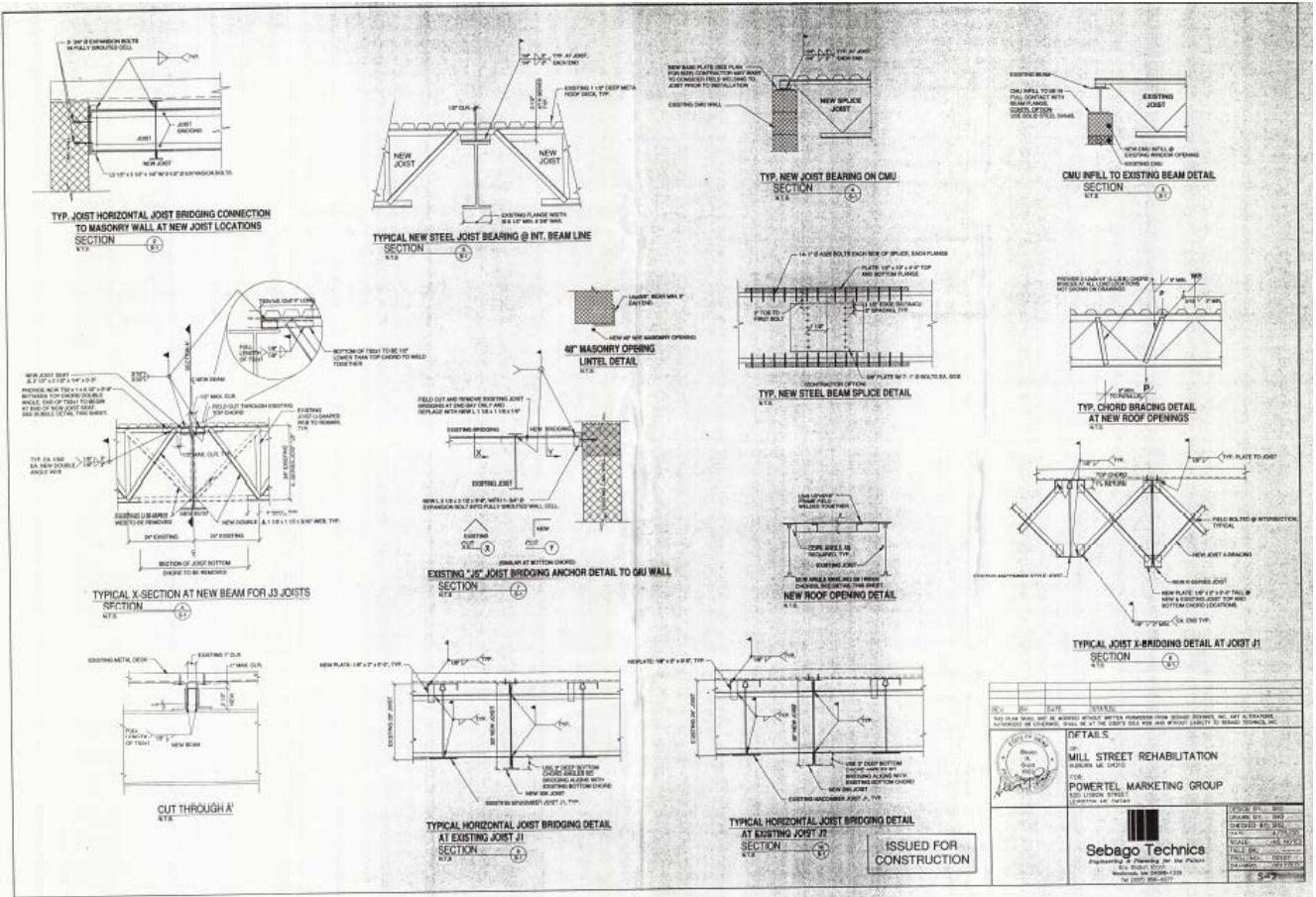
THIS PLAN SHALL NOT BE USED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, ADDITIONS OR DELETIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**Sebago Technics**  
Engineers & Architects, Inc. 1000  
1100 USANA STREET  
LEWISTON, ME 04240  
TEL: (207) 846-5277 FAX: (207) 846-5277

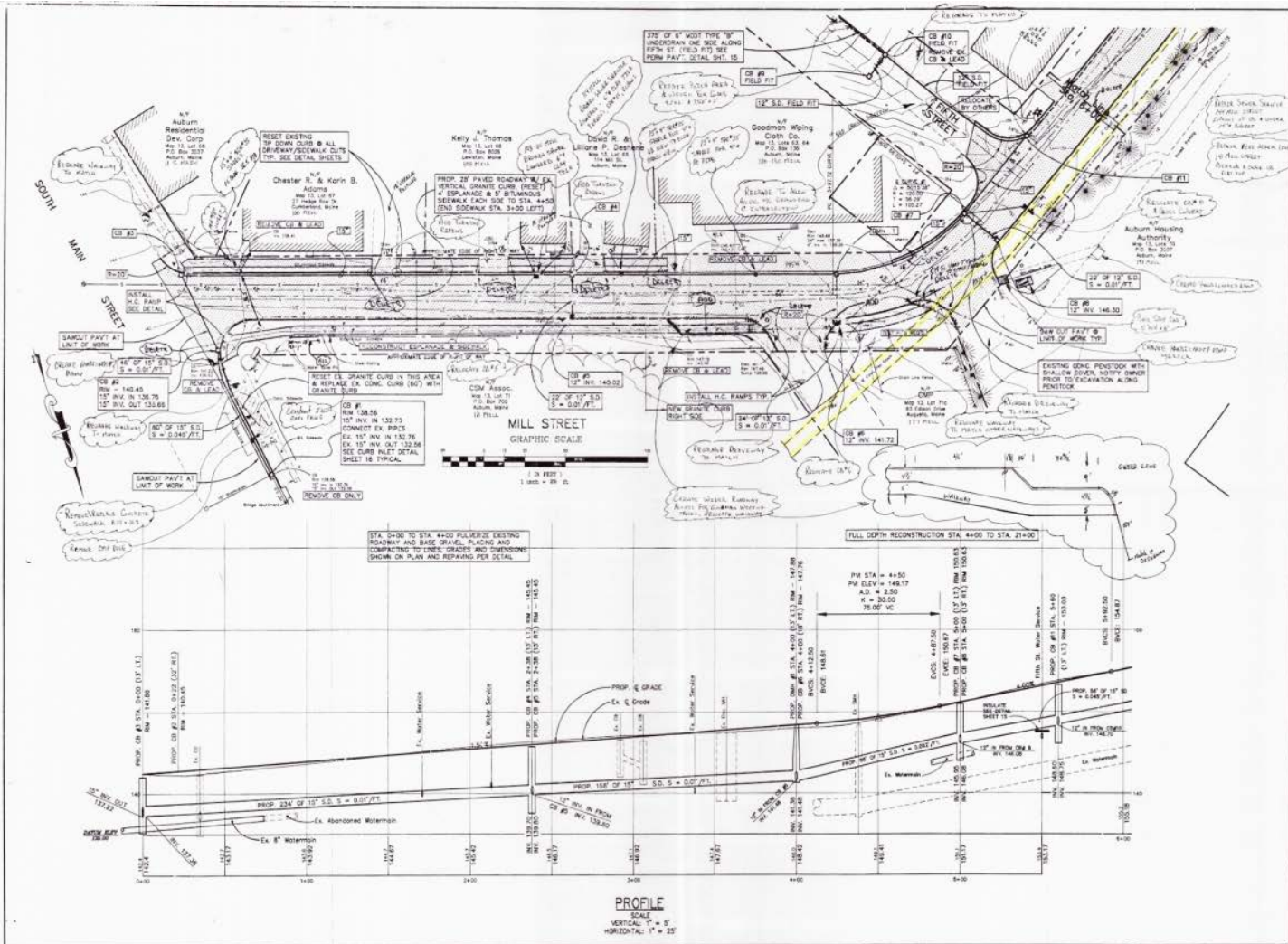
SCALE: 1/2" = 1'-0"  
DRAWN BY: SAE  
CHECKED BY: SAE  
DATE: 03/10/08  
FILE NO.: 0037  
SHEET NO.: 0037  
SHEET TOTAL: 0037

**ISSUED FOR CONSTRUCTION**

11/15/07  
03/10/08



There is a penstock/waterline at the entrance to the property that leads to the hydro-station. (See Yellow-Highlighted Area.)



NO.	DATE	DESCRIPTION



**BH2M**  
 Barry • Huff • McMillan • Sullivan  
 2100 Riverchase Galleria, Birmingham, AL 35244-2000  
 Tel: 205-990-8000 Fax: 205-990-8001

The City of Auburn  
 Public Works Department, Engineering Division  
 Auburn, Alabama  
 1000 1/2 1st Street

**MILL STREET RECONSTRUCTION PROJECT**  
 AUBURN, ALABAMA  
 STA. 0+00 TO 6+00

DESIGNED	DATE
W. Thompson	Feb. 1997
DRAWN	SCALE
M. Peckey	As Noted
CHECKED	JOB NO.
L. Berry	972106

SHEET NO.  
 3 of 16