

**The Department of Economic and Community
Development Presents:**

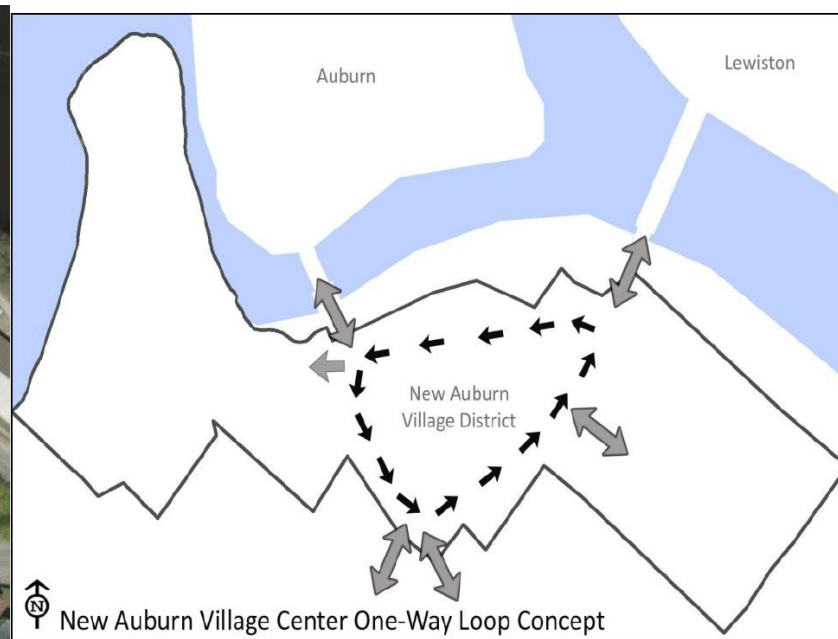
**An Update on the
New Auburn Village Center Plan**



“New Auburn” (Formerly know as Pejepscoot and later as Danville) was annexed by Auburn in 1867 and functioned as an independent, self sufficient village. They experienced tough times with the Great Fire of 1933 and major flooding in 1938 & 1989.



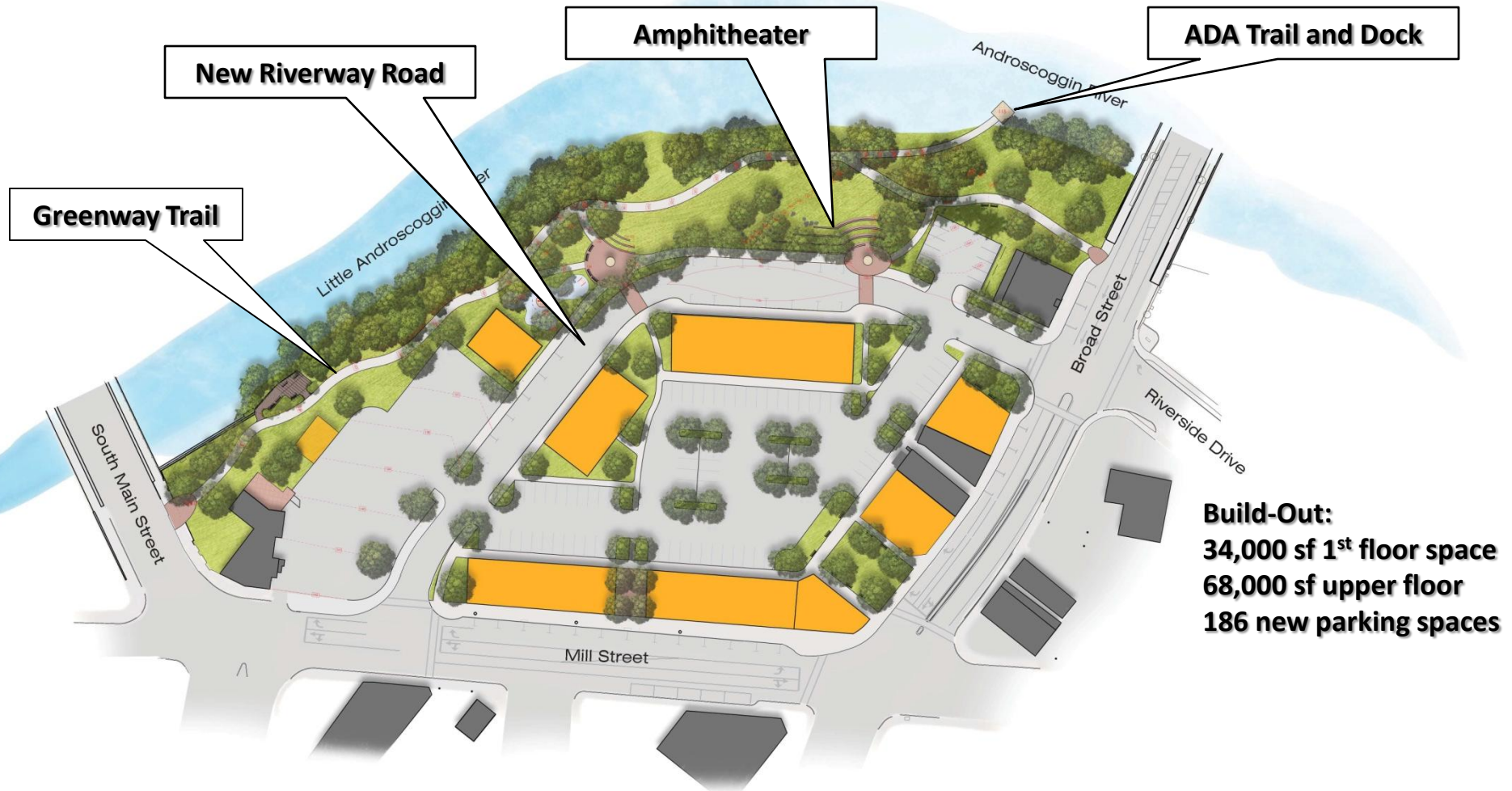
Fast forward to the 1990's , New Auburn has lost many businesses, become rundown. The citizens of New Auburn were frustrated with a lack of attention and investment by the City. That frustration and public pressure led to the 2010 Comprehensive Plan- *New Auburn Master Plan*, which included a 1 way "loop" concept and a recommendation to redevelop New Auburn's core.



In 2012, a citizen based committee worked for 2 years to develop the New Auburn Village Center Plan (adopted in 2014), which focused on Transportation and Redevelopment Opportunities. A consensus driven Master Plan was created.



In 2016, the City hired VHB Engineers and Coplon and Associates (LA's) to create a final design, cost estimates and construction documents. Here is the final design:



Features of the New Auburn Village Center Plan

- ❖ New Greenway Trail will connect to the L/A Riverwalk
- ❖ New single loaded street (the Riverway) is designed to be closed for special events (art fairs or farmer's market)
- ❖ 100 year Flood Plain removed
- ❖ Project area will be built under a new Form Based Code Design
- ❖ A new home (Structure) for the St. Louis Bells
- ❖ Potential for white water activity below Barker Mill Dam
- ❖ \$1 million DOT funding programmed for road improvements
- ❖ Funding- \$1.1 Million available for construction in 2018



The Vision created by citizens, planners and engineers have created an exciting plan that will transform a challenged area into a vibrant, walkable and inviting place to be in, live in, work in and invest in.



Figure 54: Riverway – Existing Conditions

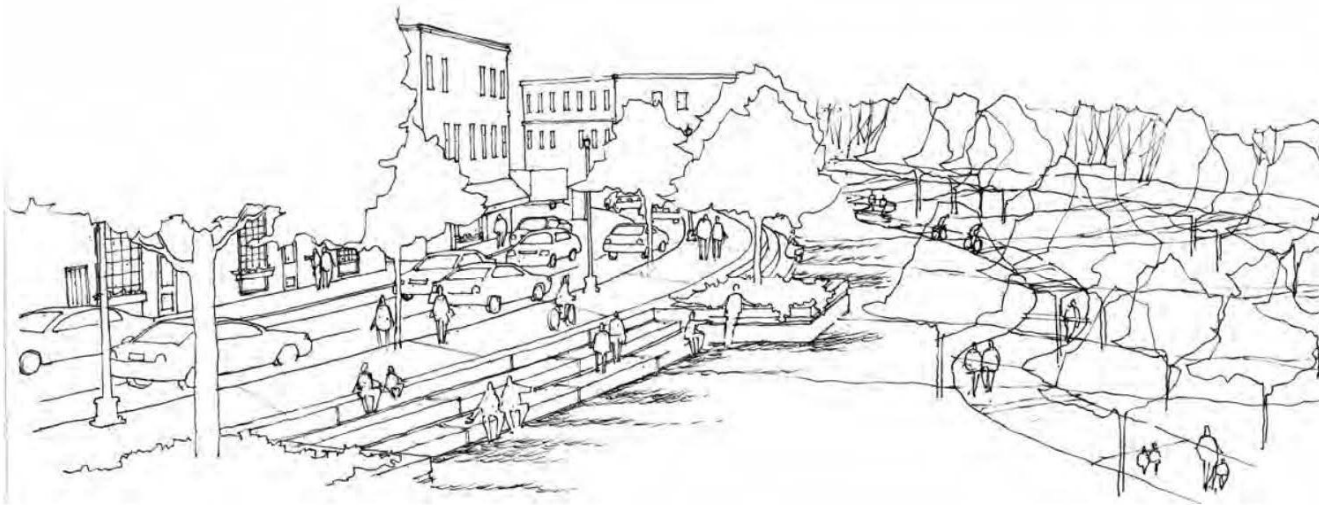


Figure 55: Riverway – Proposed Conditions

Project Accomplishments to Date:

- ❖ Acquisition and demolition of 23 Broad St.

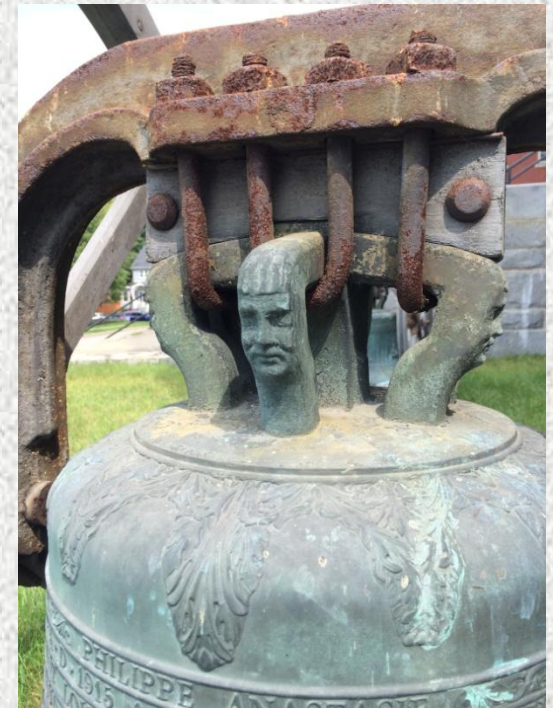


- ❖ Acquisition of 10 Second St. Building to be vacated and demolished by end of April.



- ❖ We now have fill permits from DEP for this year's work.
- ❖ Coordinating with City Engineering to have (6,000 CY) fill from the 7th street reconstruction project trucked down the hill and will be spread and compacted by the by the selected contractor. This "shared" project will save the New Auburn project between two and three hundred thousand dollars.
- ❖ Pre-construction and coordination meetings have been held with the Plan Review Committee and utility representatives to prepare fot this year's construction plans.
- ❖ Separate meetings with adjacent property owners meetings will be held in the next couple of weeks to go over the final plans and address any impacts of construction on the surrounding properties.

- ❖ A public meeting will be scheduled in the next month where we can get public input on the final New Auburn plan, the Main, Mill and Broad St. traffic plan and discuss how to “restart” the St. Louis Bell Tower design project.



- ❖ A draft traffic improvement plan from Gorrill Palmer Engineers is expected soon for street improvements and traffic calming design for Main, Mill and Broad Streets, which surrounds the New Auburn project, and was identified as a major concern by the New Auburn residents at earlier public meetings.



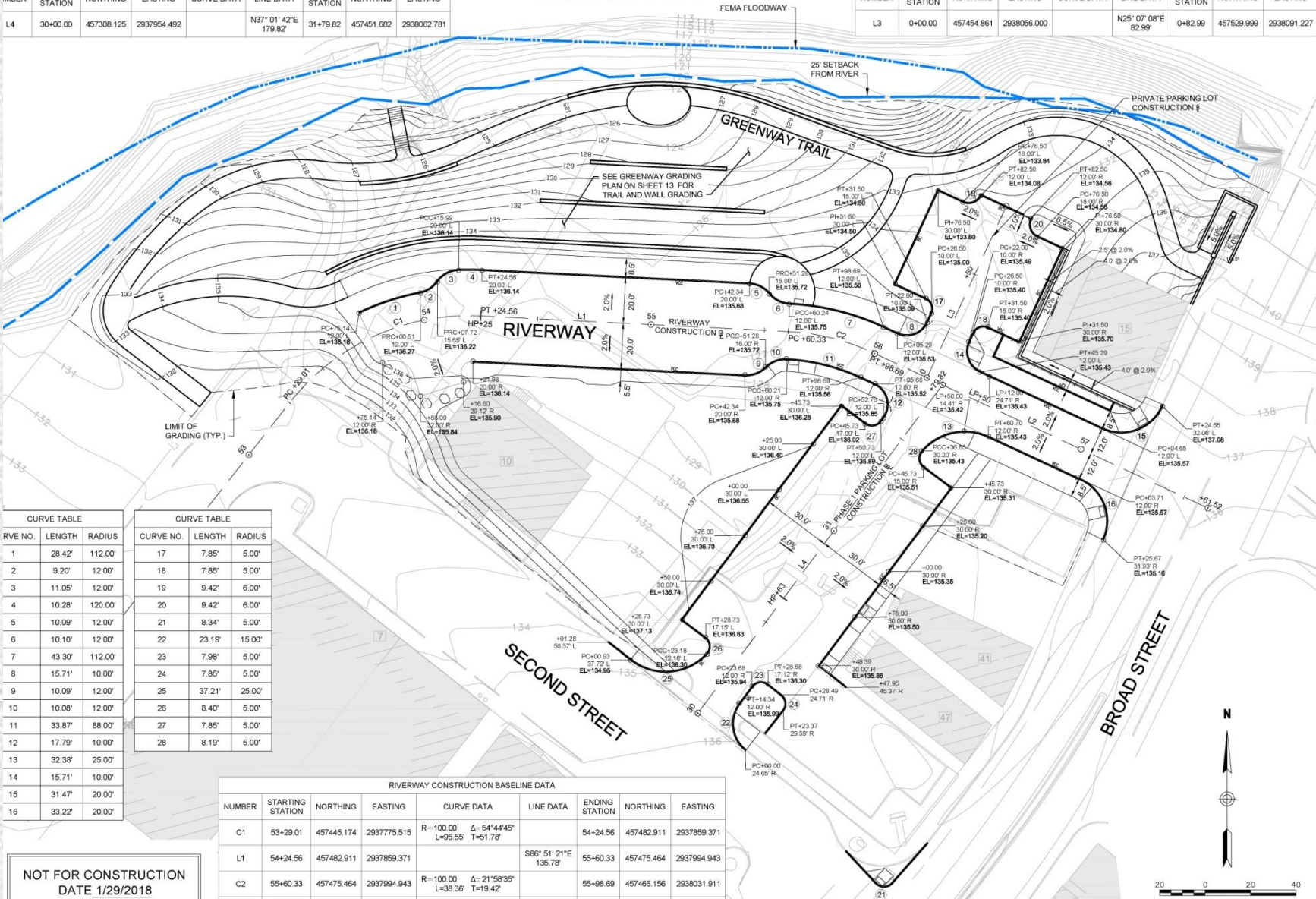
PHASE 1 PARKING LOT CONSTRUCTION BASELINE DATA

NUMBER	STARTING STATION	NORTHING	EASTING	CURVE DATA	LINE DATA	ENDING STATION	NORTHING	EASTING
L4	30+00.00	457308.125	2937954.492		N37° 01' 42"E 179.82'	31+79.82	457451.682	2938052.781

ANDROSCOGGIN RIVER

PRIVATE PARKING LOT CONSTRUCTION BASELINE DATA

NUMBER	STARTING STATION	NORTHING	EASTING	CURVE DATA	LINE DATA	ENDING STATION	NORTHING	EASTING
L3	0+00.00	457454.861	2938056.000		N25° 07' 08"E 82.99'	0+82.99	457529.999	2938091.227



RVE NO.	LENGTH	RADIUS
1	28.42'	112.00'
2	9.20'	12.00'
3	11.05'	12.00'
4	10.28'	120.00'
5	10.09'	12.00'
6	10.10'	12.00'
7	43.30'	112.00'
8	15.71'	10.00'
9	10.09'	12.00'
10	10.08'	12.00'
11	33.87'	88.00'
12	17.79'	10.00'
13	32.38'	25.00'
14	15.71'	10.00'
15	31.47'	20.00'
16	33.22'	20.00'

CURVE NO.	LENGTH	RADIUS
17	7.85'	5.00'
18	7.85'	5.00'
19	9.42'	6.00'
20	9.42'	6.00'
21	8.34'	5.00'
22	23.19'	15.00'
23	7.98'	5.00'
24	7.85'	5.00'
25	37.21'	25.00'
26	8.40'	5.00'
27	7.85'	5.00'
28	8.19'	5.00'

NUMBER	STARTING STATION	NORTHING	EASTING	CURVE DATA	LINE DATA	ENDING STATION	NORTHING	EASTING
C1	53+29.01	457445.174	2937775.515	R=100.00' Δ=54°44'45" L=95.59' T=51.78'		54+24.56	457482.911	2937859.371
L1	54+24.56	457482.911	2937859.371		S86° 51' 21"E 136.78'	55+60.33	457475.464	2937994.943
C2	55+60.33	457475.464	2937994.943	R=100.00' Δ=21°58'35" L=38.36' T=19.42'		55+98.69	457466.156	2938031.911

NOT FOR CONSTRUCTION
DATE 1/29/2018

DATE	REVISIONS

PROJECT INFORMATION
PROJECT MANAGER C. BAIOS
DESIGNED BY K. HUBEREAU
FILE NAME 52402.DWG - Phase 1
PLT DATE 1/29/2018

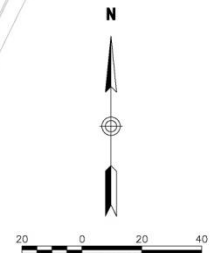
PROJECT NUMBER: 52402.00
New Auburn Village Center
Redevelopment - Phase 1
LAYOUT & GRADING PLAN
SHEET NUMBER

12

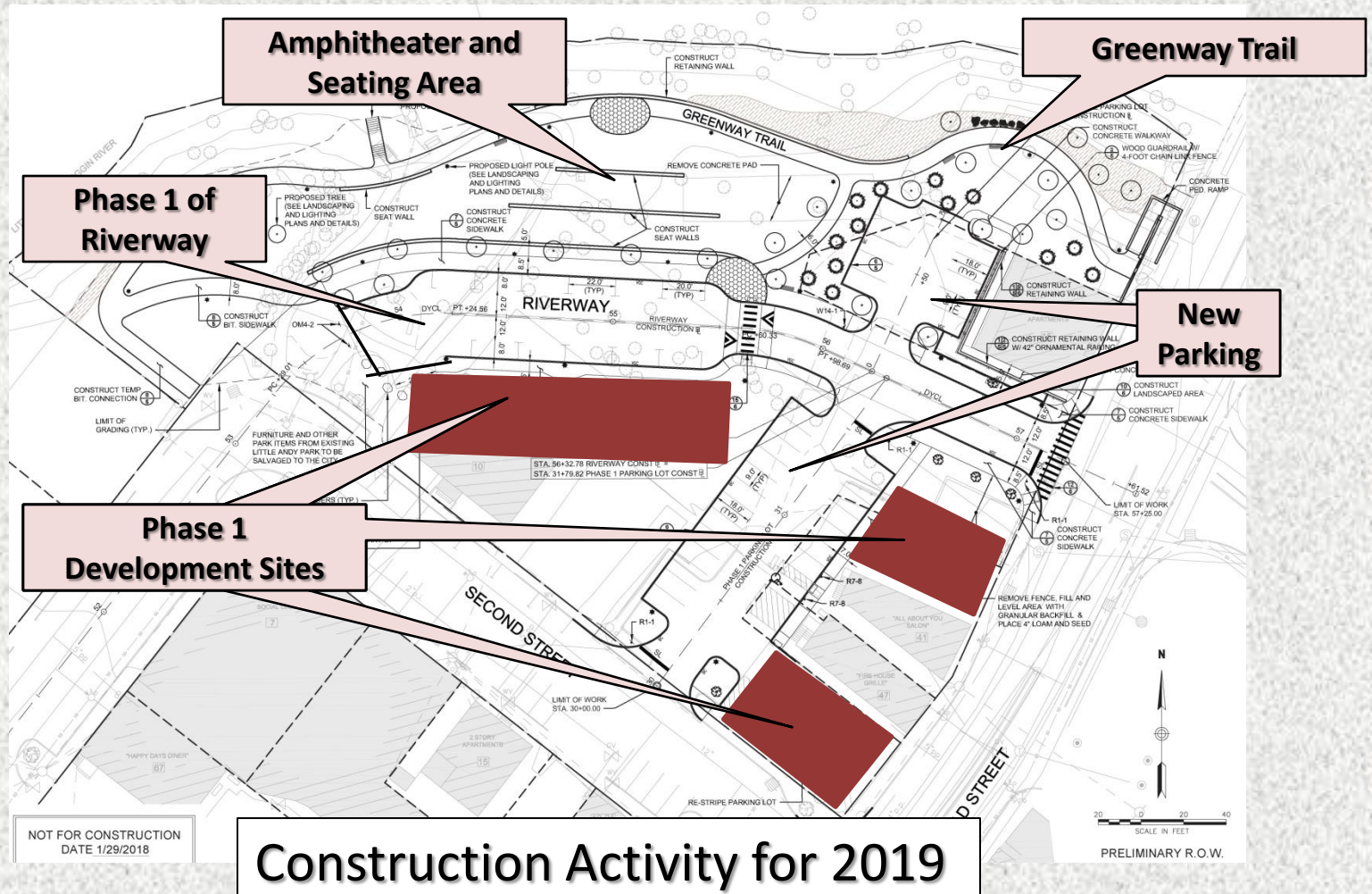
Construction Activity for 2019



500 Southborough Drive, Suite 103B
Somerville, Maine 04106



- ❖ The final construction plans for this year should go out to bid in a couple of months with an anticipated start date in June or July. We're excited that the construction will build the Riverway Road further into the site and create a prime development site looking out over the river.



The final build out will take time but over the next few years, the New Auburn Village Center will become place to walk to live, work, shop, eat, be entertained and enjoy the beautiful views.





This map was created by Auburn's GIS Department. While every effort has been made to ensure that these data are accurate and reliable, the City of Auburn cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of this information displayed on this map are strongly cautioned to verify all information before making any decisions.

New Auburn Village Center
20 properties 4.64 acres
Existing Value- \$3,149,100
Hypothetical Build Out- 12 Buildings
Hypothetical Value- \$11,781,000

New Auburn Tier 2- 400' from Village Center
47 properties 13.57 acres
Existing Value- \$10,918,300
□ \$804,591 value /ac. □
□ \$232,304 value per property □

New Auburn Village Center Plan - Economic Growth Scenario

The redevelopment of the New Auburn Village Center is a good investment. Preliminary estimates show a threefold increase in land and building values.



Questions?