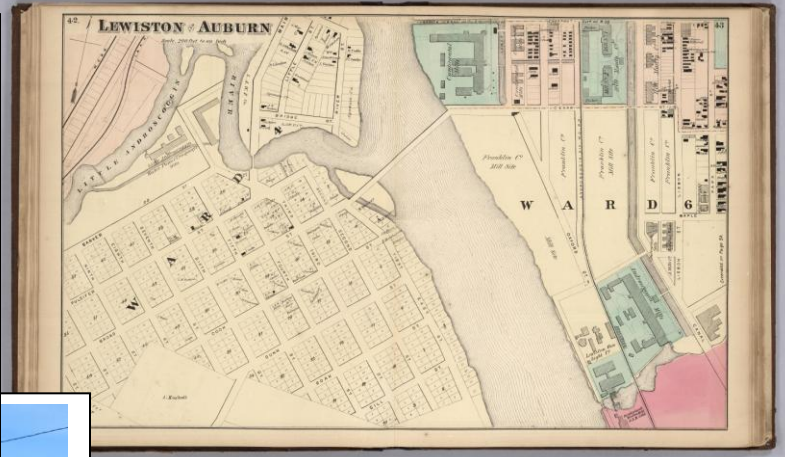


**NEW AUBURN
REDEVELOPMENT PLAN
FINAL DESIGN
PUBLIC MEETING # 3**

WEDNESDAY, OCTOBER 26

**WALTON ELEMENTARY
SCHOOL
6 PM TO 8 PM**



Contact Doug Greene @ dgreene@auburnmaine.gov or
call 207-333-6601 ext. 1156 for more information



NEW AUBURN RIVERWAY AND GREENWAY Final Design Public Informational Meeting



October 26, 2016

COPLON ASSOCIATES
Landscape Architecture and Planning

112 Cottage Street, Bar Harbor, Maine 04609
coplanassociates.com 207.288.4122



Meeting Agenda

1. Introductions & Meeting Purpose
2. Project History and Context
3. Final Design Considerations
4. Main, Mill and Broad Street Improvements
5. Phased Project Development Plans
6. Project Timeline
7. Public Discussion

Meeting Purpose

- Present the Current Greenway and Riverway Designs
- Explain the Project Timeline
- Receive Public Feedback

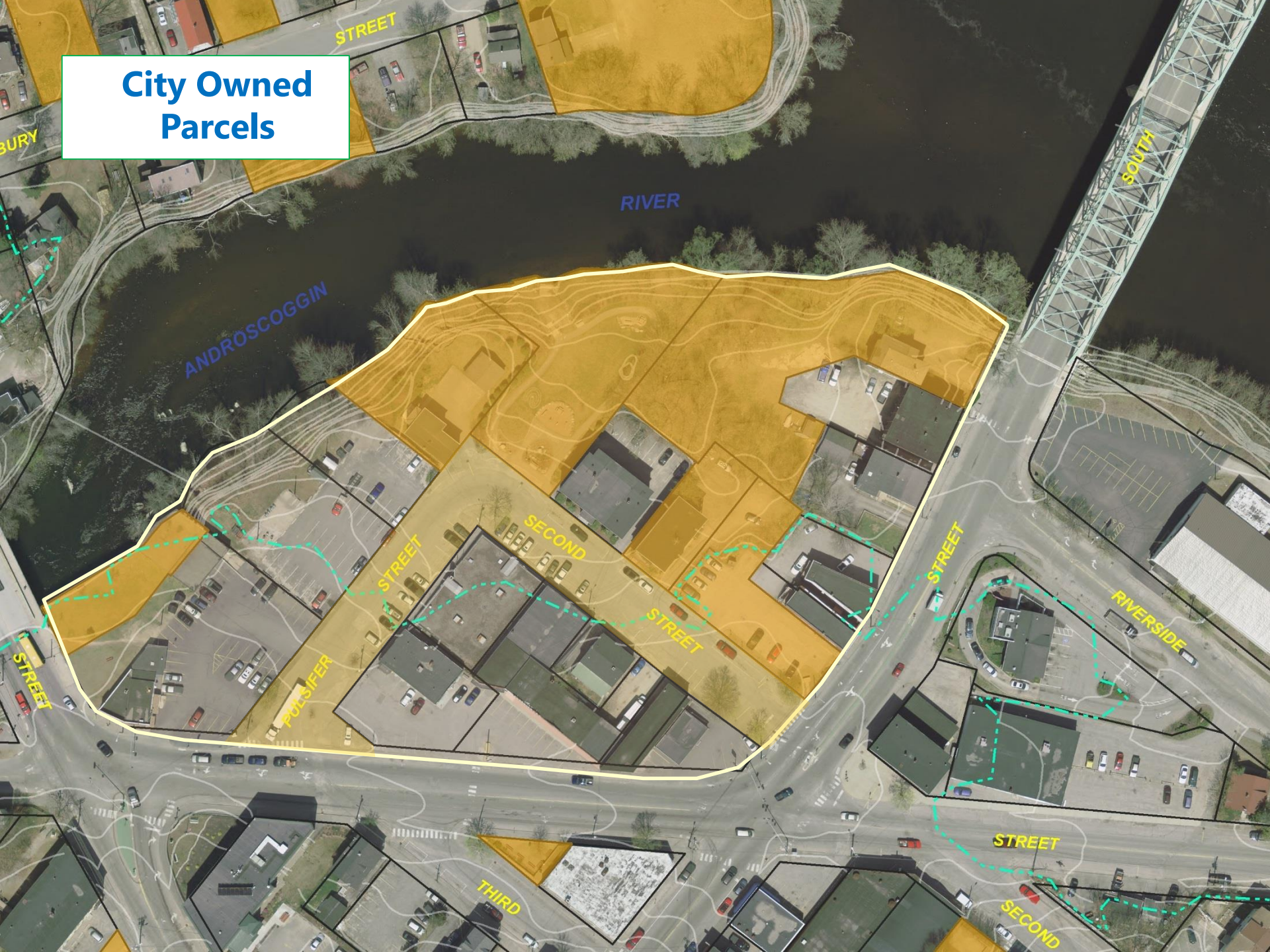


2014 Master Plan

Key Project Goals

- Create a vibrant, safe streetscape
- Improve connectivity and pedestrian mobility
- Reclaim the floodplain for open space and form based redevelopment
- Increase housing density
- Promote growth and economic development

City Owned Parcels



Approximate Project Limits



Approximate Main / Mill / Broad Street Project Limits



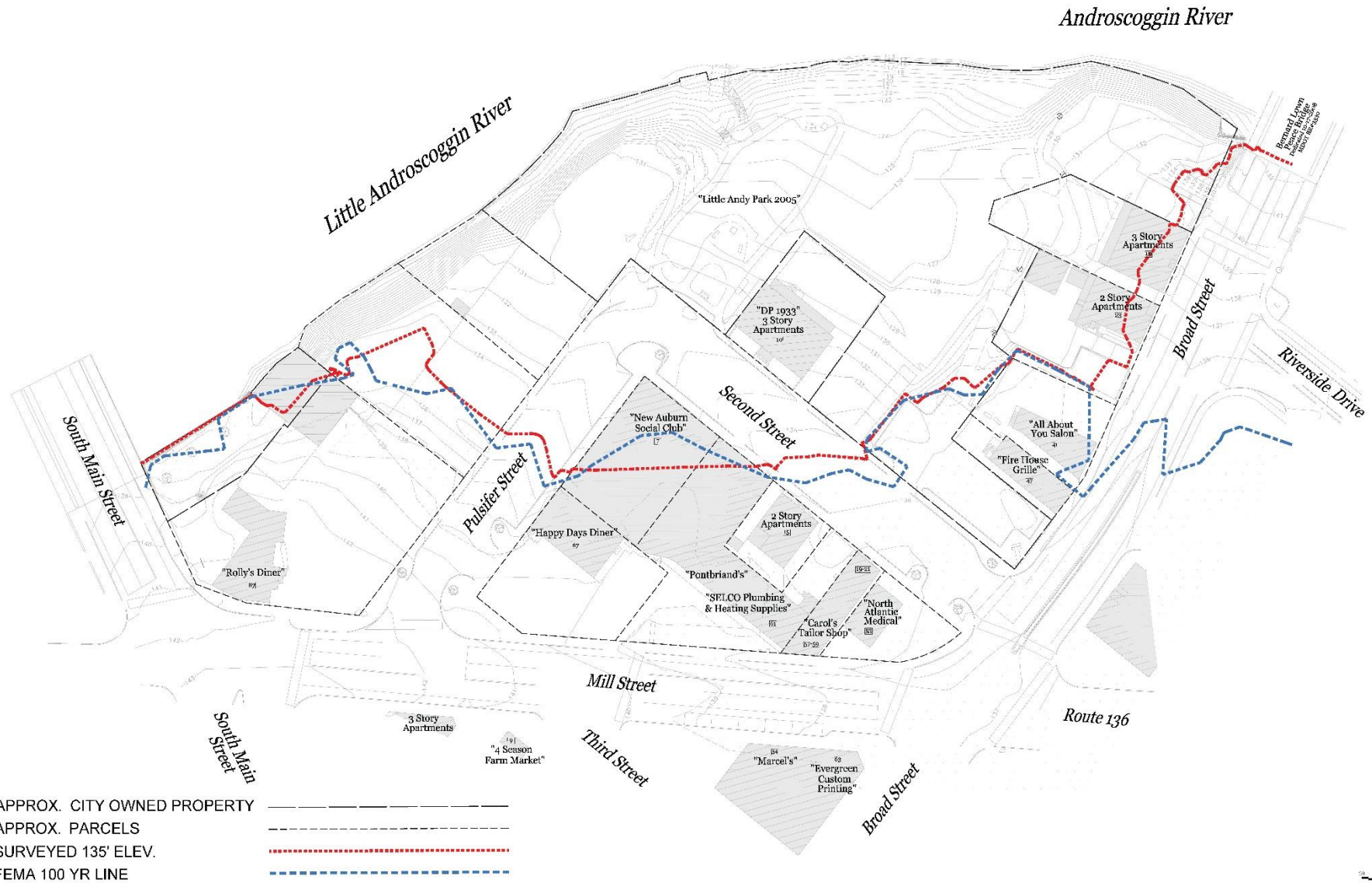
Final Design Considerations

- Traffic and Pedestrian Accommodations (Main, Mill, Broad Streets)
- Riverway Layout
- Paccard Bells of St Louis Church – locations, grouping and display designs (LA Arts Design Committee)
- Greenway Trail System - materials, widths, features along the trail, ADA provisions
- River Access and Amenities

Proposed Riverway



New Auburn Flood Resiliency Considerations



APPROX. CITY OWNED PROPERTY
 APPROX. PARCELS
 SURVEYED 135' ELEV.
 FEMA 100 YR LINE



Paccard Bells of St Louis Church



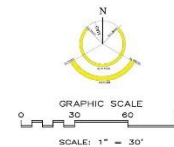
Implementation / Phasing Design Plans



Existing Conditions | 2016

New Auburn Village Center 1 of 12
Phasing Strategy

10.26.2016



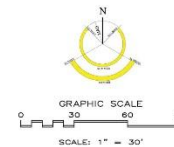
COPLON ASSOCIATES
 Landscape Architecture and Planning
 111 College Street, Box 1700, Newburyport, MA 01950
 TEL: 978.365.1100 FAX: 978.365.1101



Construction Season | 2017

New Auburn Village Center 2 of 12
Phasing Strategy

10.26.2016



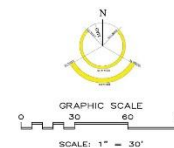
COPLON ASSOCIATES
 Landscape Architecture and Planning
 11 George Street, Box 1000, New Auburn, ME 04957
 TEL: 207.253.2100 FAX: 207.253.2101

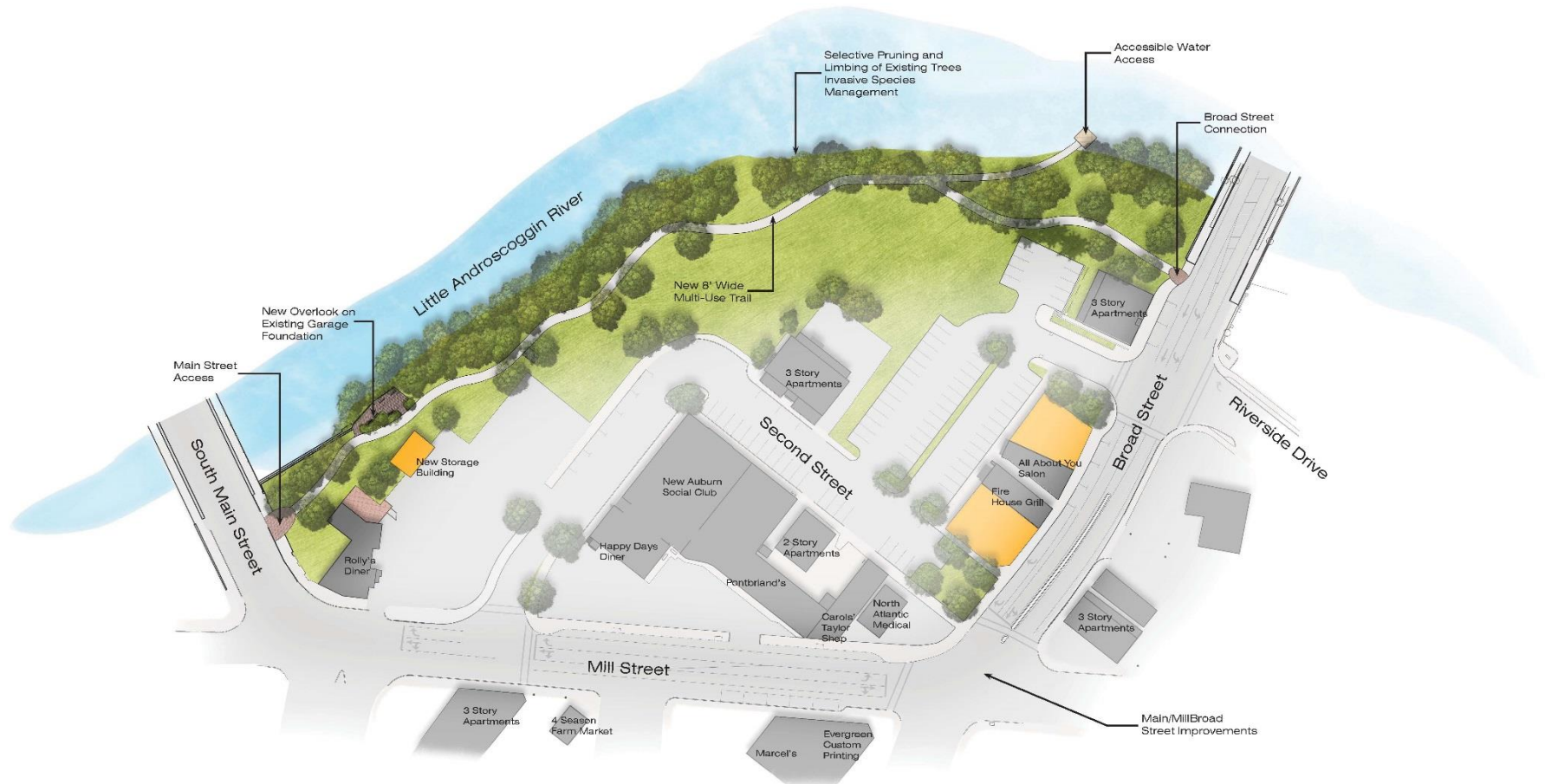


Construction Season | 2017

New Auburn Village Center
Phasing Strategy

10.26.2016

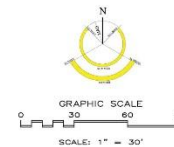




Construction Season | 2018

New Auburn Village Center 4 of 12
Phasing Strategy

10.26.2016

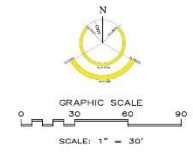


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 111 College Street, Box 1700, Newburyport, MA 01950
 TEL: 978.365.1100 FAX: 978.365.1101



Phase 2 New Development
 Construction of Greenway:
 Seating Area/Overlook
 Eastern and Western Bell Plazas
 Graded Amphitheater
 Increased Water Access

Possible Funding Sources
 Northern Border Reg. Commission
 FHWA Transportation Alternatives
 Land & Water Conservation Funds
 MPI Intersection Improvements
 BPI Intersection Improvements

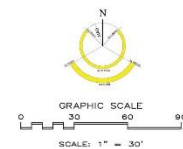




Construction Season | 2019+

New Auburn Village Center
Phasing Strategy

10.26.2016



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 Landscape Architecture and Planning
 11 George Street, Box 1000, Westport, ME 04091
 TEL: 207.646.1100 FAX: 207.646.1101



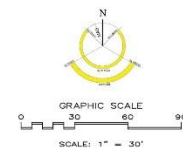
Phase 3 New Development
 3,000 Sq. Ft. Commercial (1st Floor)
 6,000 Sq. Ft. Residential (Floors 2-3)
 33 New Private/Public Parking Spaces
 10 New Private Parking Spaces

Possible Funding Sources
 Primarily Private Investments
 Tax Credits, TIF, Etc.

Construction Season | 2019+

New Auburn Village Center 7 of 12
Phasing Strategy

10.26.2016





History + Education



Wildlife Watching



Accessible Fishing



kayaking + Canoeing



Hiking + Cycling



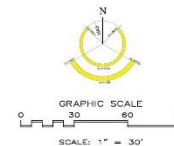
Outdoor Markets + Events

Construction Season | 2019+ Construction of Greenway & Adjacent Riverway Segment - Activities

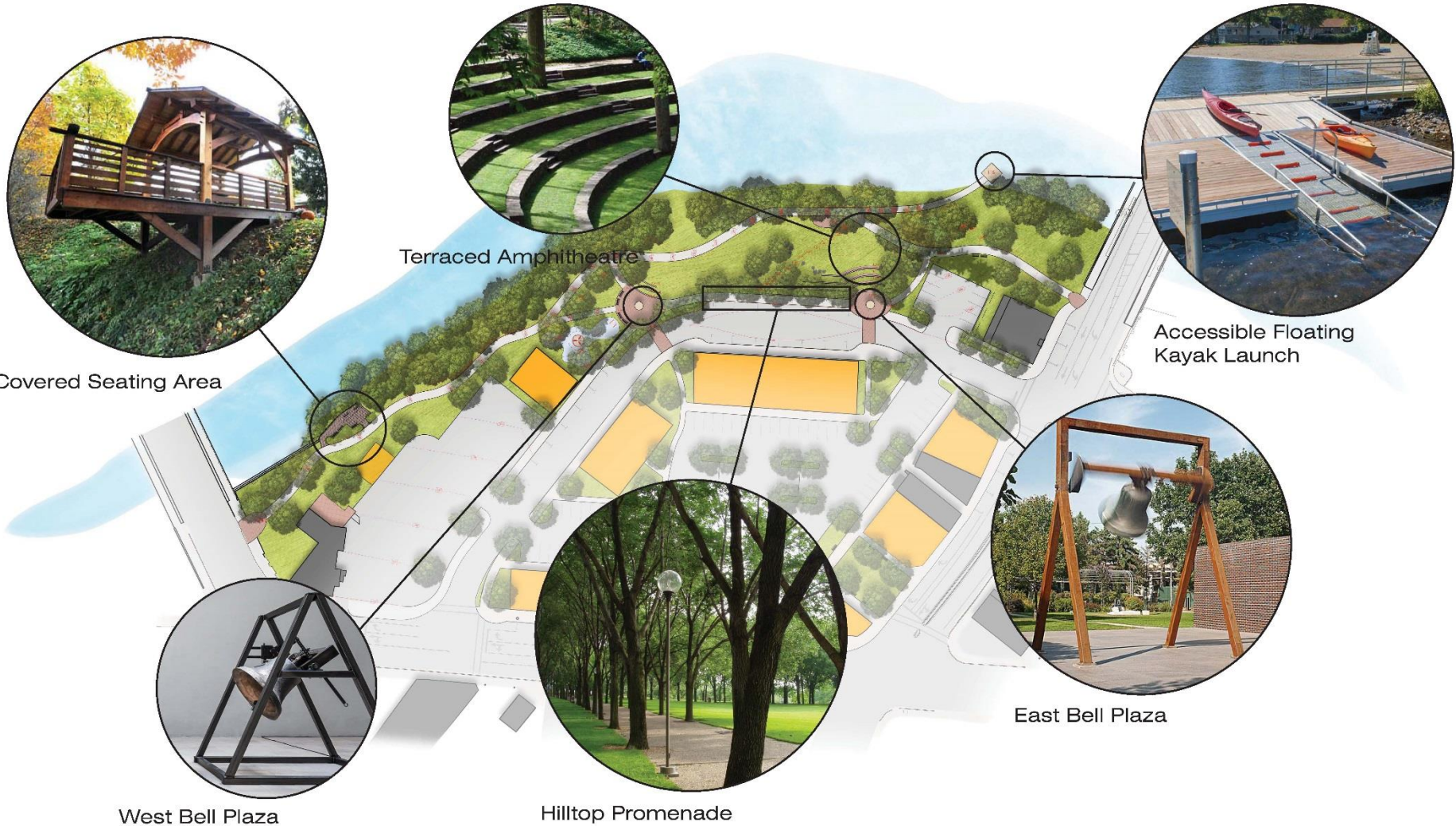
New Auburn Village Center 8 of 12

Phasing Strategy

10.26.2016



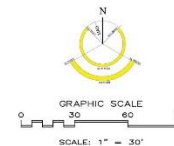
COPLON ASSOCIATES
Landscape Architecture and Planning
11 George Street, New Haven, CT 06511
1-800-368-7000



Construction Season | 2019+
Construction of Greenway & Adjacent Riverway Segment - Features

New Auburn Village Center **9 of 12**
Phasing Strategy

10.26.2016





1 - Greenway View West



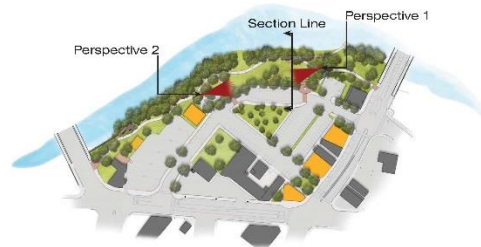
2 - Greenway View East

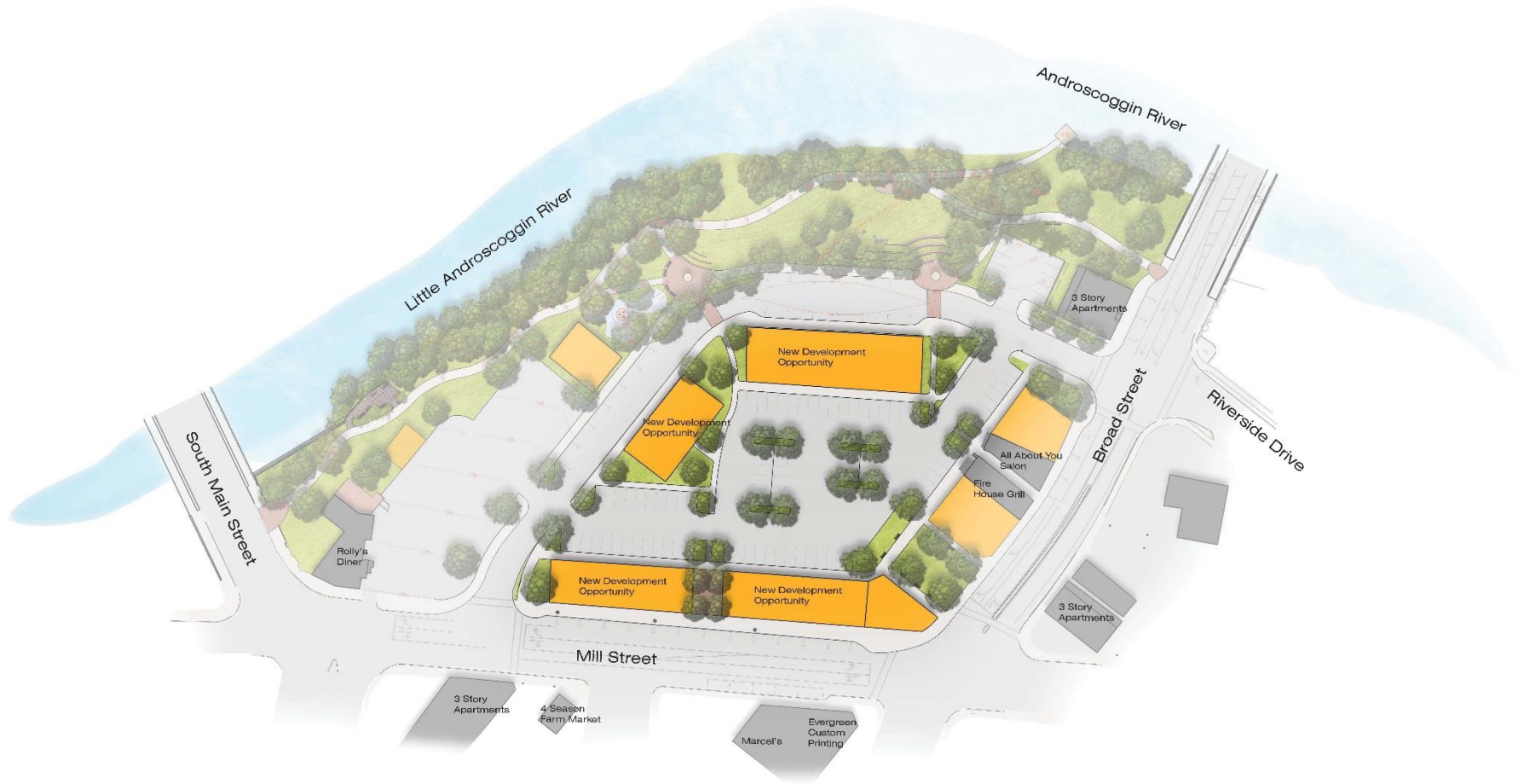


3 - Section at Terraced Seating



4 - Bell Mounting Concepts

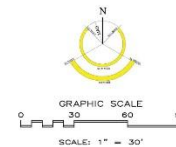




Construction Season | 2020-2040

New Auburn Village Center 11 of 12
Phasing Strategy

10.26.2016



COPLEN ASSOCIATES
 Landscape Architecture and Planning
11 College Street, Box 1700, Newburyport, MA 01950
 TEL: 978.365.1100 FAX: 978.365.1101



Phase 4 New Development
 21,500 Sq. Ft. Commercial (1st Floor)
 42,800 Sq. Ft. Residential (Floors 2-3)

Parking Spaces
 120 Public
 50 Private/Public
 10 Private

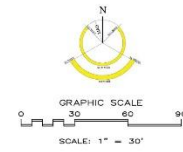
Possible Funding Sources
 Primarily Private Investments
 Tax Credits, TIF, Etc.
 Primarily Private Investments
 Tax Credits, TIF, Etc.

Construction Season | 2020-2040

New Auburn Village Center 12 of 12

Phasing Strategy

10.26.2016



Project Timeline

| | 2017 | | | | | | | | | | | | 2018 | | | | | | | | | | | | 2019 | | | | | | | | | | | | 2020 - 2040 | | | | | | | | | | | |
|---|------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|-------------|--|--|--|--|--|--|--|--|--|--|--|
| | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | | | | | | | | | | | | |
| City Acquire and Demolish 23 Broad St Building | █ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Construct 1st Phase of Riverway Roadway and Parking Improvements | | | | | | █ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Design Work on Main/Mill/Broad Street Improvements | █ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| City Acquire Rolly's Garage to Make Way for Greenway Trail | | | | | | █ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Construct Greenway Spine Trail and Riverfront Grading and Amenities | | | | | | █ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Construct Main/Mill/Broad Street Improvements | | | | | | █ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| City Acquire and Demolish 10 Second Street Building to Make Way for Riverway | | | | | | | | | | | █ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Complete Riverway Construction | | | | | | | | | | | | | | | | █ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Complete Greenway Construction | | | | | | | | | | | | | | | | █ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Redevelopment of Interior Site Parcels and Mill and Broad St. Commercial Spaces | | | | | | | | | | | | | | | | | | | | | █ | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Please Share Your Thoughts with Us



New Auburn Village Center Plan Public Meeting # 3

Held at Walton Elementary School on October 28, 2016

Public Comments, Questions and Staff responses

- Is slowing down traffic going to be a negative (to the driving public)?
Answer: An expanded traffic study will examine ways to keep traffic moving but at a slower/safer speed. In addition, street parking, bump outs and pedestrian crossing will be considered. Changing the public's attitudes about driving will take time (and education). The most recent proposal to change lanes (and traffic speed) on Court Street was met with strong resistance.
- The new Pettengill Park raised pedestrian platform was brought up as an example of what's proposed in New Auburn. Council member Walker mentioned that it seemed to be working well.
Answer: The City Council allocated funding to construct a pedestrian platform mid-block on Mill Street. There will be an opportunity for public input before the final design has been determined.
- A concern was raised that the Riverway was going to become a cut-through between Broad and Main Street. It was mentioned that Second Street was already acting as a cut through.
Answer: The design of the Riverway Road will involve a number of traffic calming features (2 raised cross walks, street parking and narrow travel lanes), which should discourage cut through traffic.
- Will the streets be "downsized"?
Answer: We can't answer that question until the public input and design process happens. A goal of the street design is to slow traffic down and make the roads safer for pedestrians. Downsizing a road, also known as a road diet, is one common way to achieve that.
- The scope of the road design should include the area of the Art Wall on Main Street. There's opportunity to add lanes in the east bound direction to relieve the afternoon back up that occurs now.
Answer: The staff will look into this when the Main, Mill and Broad traffic study take place.
- Has there been interest from outside investors in the project?
Answer: The Staff has gotten interest from Local and Portland area developers
- How recent is the flood plain information that was mentioned?
A land survey was done a month ago to measure specific elevations on 2 building in the project area. The information gathered has been sent to FEMA in an effort to amend the 100 year flood plain designation, which, if successful, will allow the 2 buildings to not have to pay for flood insurance. In general, the final design, when completed will raise a significant area out of the flood plain.

- Is the redevelopment plan going to meet the parking requirements for the new buildings and uses?

Answer: The New Auburn Village Center Plan area has been rezoned to Form Based Code, which generally reduces the parking requirements. Until actual plans are submitted we wouldn't know about a project meeting the parking requirement.

- Joe Crowley of the New Auburn Social Club spoke about it's importance of it's to the community; historically, job creation and the investments recently made. He wanted to make sure that the communication lines with the City were improved. The Social Club felt left out of the process and here was a meeting presenting a final plan. The Social Club also provided shared parking for Rolly's and other community functions, important space for meetings, fund raising and social gatherings. Mr. Crowley wanted to make sure the Social Club continued to hold its importance in New Auburn as the project moved forward.

Answer: The Staff will continue to meet with the New Auburn Social Club and all other property owners and businesses that will be affected by the redevelopment plan.

- The Saint Louis Bells generated a number of comments.
 - They should be placed in a prominent place that could overlook the area.
 - They should be kept under cover and protected, just as they were when they were inside the church.
 - A number of attendees wanted to see the bells near the intersection of Broad and Mill Street.
 - Others wanted to see the bells at the intersection of Broad Street and the new Riverway.
 - The consensus of the group seemed to keep the bells together.
 - One single protected place.
 - Would like to see a tall structure to house them in.
 - Use the design features of the bells to guide or make part of the structure's design.

Note: City Staff announced at the 10/26 public meeting that the City was in the process of having LA Arts assist in selecting a designer and citizen committee to help in the final location and design of the St. Louis Bells.

- We need to change the driving public's habit of driving too fast!

Answer: Staff agrees!

- How will parking be handled during construction of Phase 1?

Answer: Prior to construction activity, staging areas for construction vehicles and alternative parking areas will be arranged.

- Work with and don't negatively impact businesses during construction.

Answer: The staff is planning on having regular meetings with businesses and property owners impacted by the New Auburn Village Center redevelopment construction activity.

- Be careful where you place a dock or put in for boats. There's little flow in the Little Androscoggin River right now but at times (spring thaw for example) there a dangerous flow that could be life threatening.

Answer: The Staff has selected a good location for a new handicapped accessible walkway, ramp and dock along the bank of the Androscoggin River that has improved water access (depth). Any dock or location at the edge or in the water will have signage cautioning users.



City of Auburn, Maine

Office of Economic and Community Development
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210
207.333.6601

- Would like to see the Little Androscoggin River dredged to make it deeper for boating access.

Answer: While this would be very helpful in improving access to the river, dredging streams or rivers would require extensive study and permitting from the Maine DEP and/or Army Corp of Engineers. This does not seem feasible at this time.

- Like the idea of adding more walking paths. Connect this project to the Riverwalk and Lewiston's trails.

Answer: The Staff agrees whole heartedly and is working with Lewiston to expand and link our cities urban trail systems.