

City of Auburn PAL Center Development Review

**Presenters: City of Auburn, Woodard & Curran, Simons
Architects**

January 9, 2023



Today's Presentation

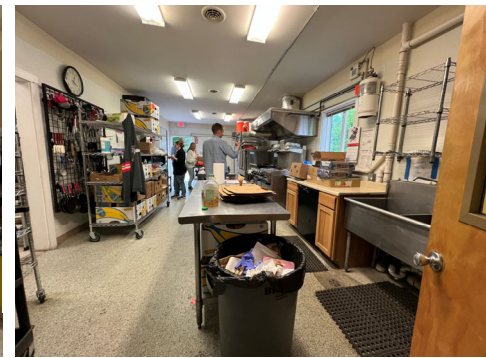
- ▶ Project Overview
- ▶ Programming and Architectural Design
- ▶ Site Design
- ▶ Traffic Impact Study
- ▶ Waiver Requests



Project Overview

- ▶ 14,000+/- SF PAL Center building
 - Full-size gym
 - Commercial kitchen, pantry, and walk-in refrigerator and freezer
 - Meeting, staff, teen, and multi-purpose rooms
 - Bathrooms, storage, and MEP spaces
- ▶ Discontinuance of Chestnut Street
- ▶ Site improvements
 - Parking areas
 - Landscaping
 - New utilities
 - Stormwater management

Existing PAL Center







AUBURN PAL
COMMUNITY CENTER



simons architects
designed for human potential





AUBURN PAL
COMMUNITY CENTER

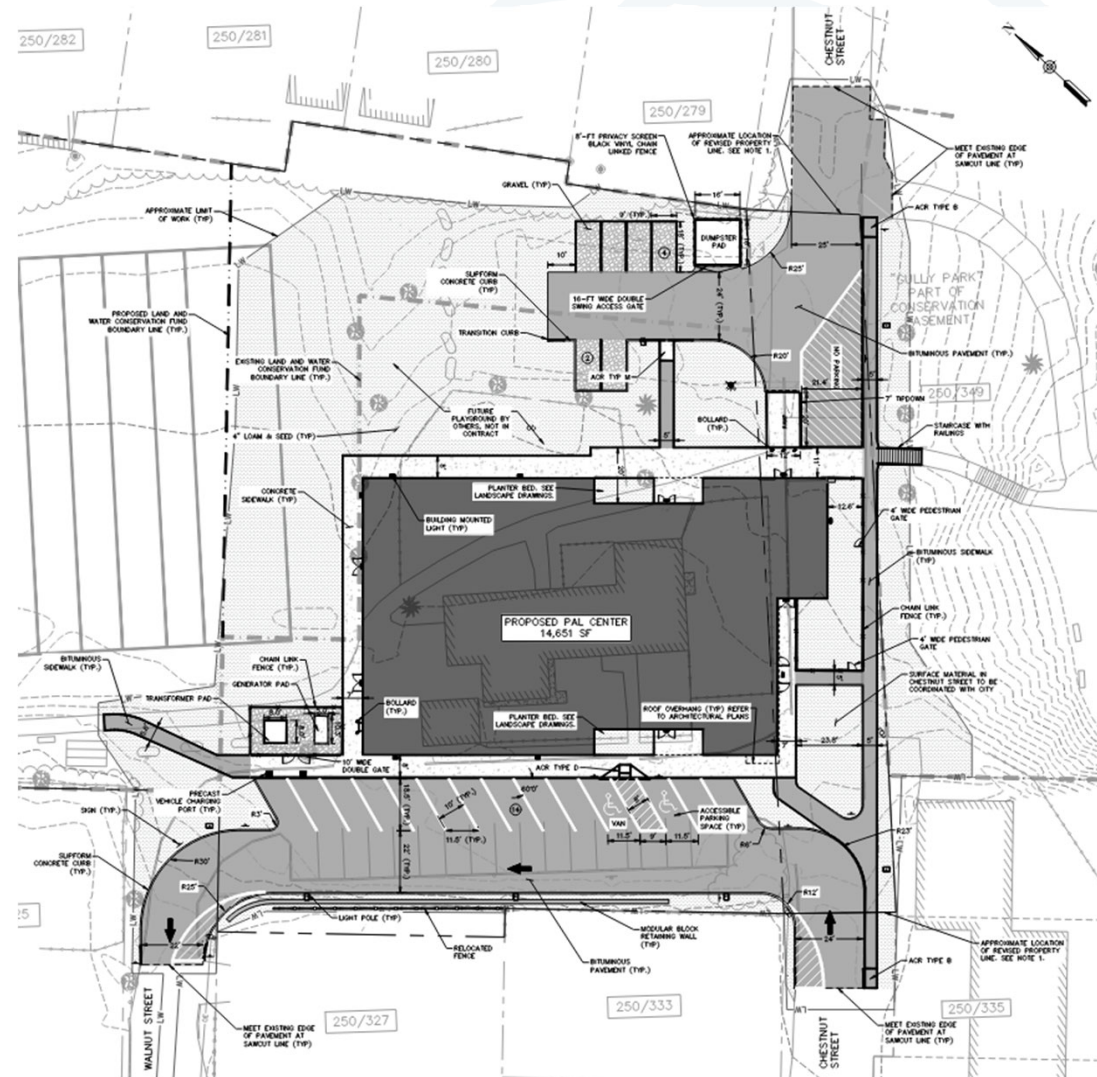


simons architects
designed for human potential



Site Design

- ▶ New parking areas and pedestrian ways
- ▶ Space reserved for future playground and community gardens
- ▶ Landscaping
- ▶ New utilities
- ▶ Ground improvements
- ▶ Relocation of existing water main
- ▶ Stormwater management
- ▶ Discontinuance of Chestnut Street

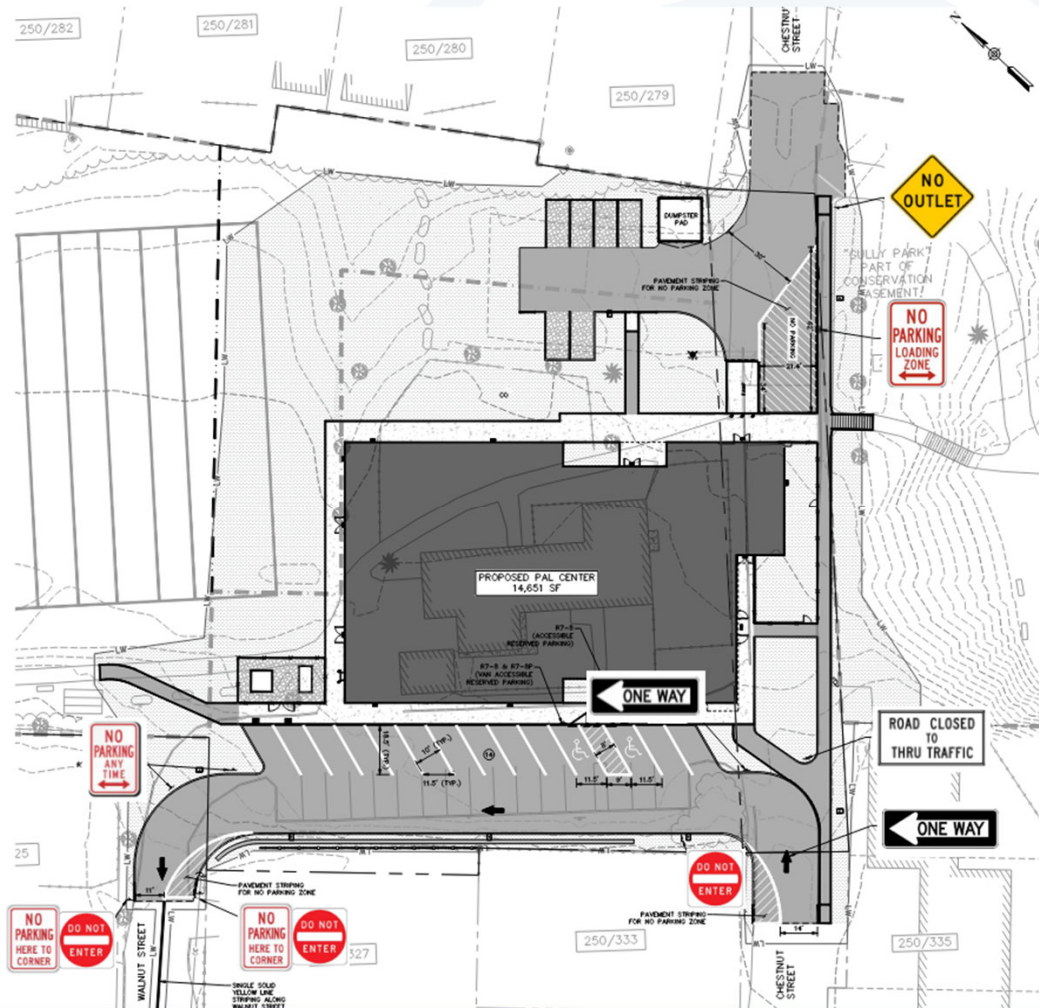


Traffic Impact Study

- ▶ Traffic Impact Study was completed by Barton & Loguidice
- ▶ Manual turning movement traffic counts were conducted at three study intersections
 - Webster Street @ Walnut Street
 - Webster Street @ Chestnut Street
 - Existing PAL Center Parking Lot Entrance @ Chestnut Street
 - Park Street @ Summer Street
- ▶ Study found that changes in traffic distribution patterns should not negatively impact traffic operations in the study area or at adjacent roadways and intersections
- ▶ ITE Trip Generation
 - 28 trips during AM peak hour
 - 37 trips during PM peak hour
 - Daily trips = 422 trips
- ▶ Site design complies with Access Management Standards

Access Management Standards

- ▶ Pavement striping at corners into and out of parking area
- ▶ Signage at critical locations to facilitate safe movement of traffic
 - "No Parking"
 - "Do Not Enter"
 - "One Way"
 - "No Outlet"
 - "Road Closed to Thru Traffic"
- ▶ Angled parking adjacent to sidewalk
- ▶ Wide sidewalks at building entrances
- ▶ Sidewalk continuation through Chestnut Street
- ▶ Centerline striping, stop sign, and stop-bar on Walnut Street





Waiver Requests

- ▶ Seasonal gravel parking spaces
- ▶ Building dimensions and configuration
 - Building width
 - Requirement: maximum 110 feet
 - Proposed: 165 feet
 - Wall Frontage Façade Length
 - Requirement: lengths exceeding 10 linear feet are prohibited
 - Proposed: greater than 10 linear feet
 - Ground Story Building Frontage Façade
 - Requirement: windows and doors shall comprise minimum of 40% and maximum of 90% of ground story frontage facade.
 - Proposed: window and door area is less than 40%



Reference Slides

Photometric Plan

