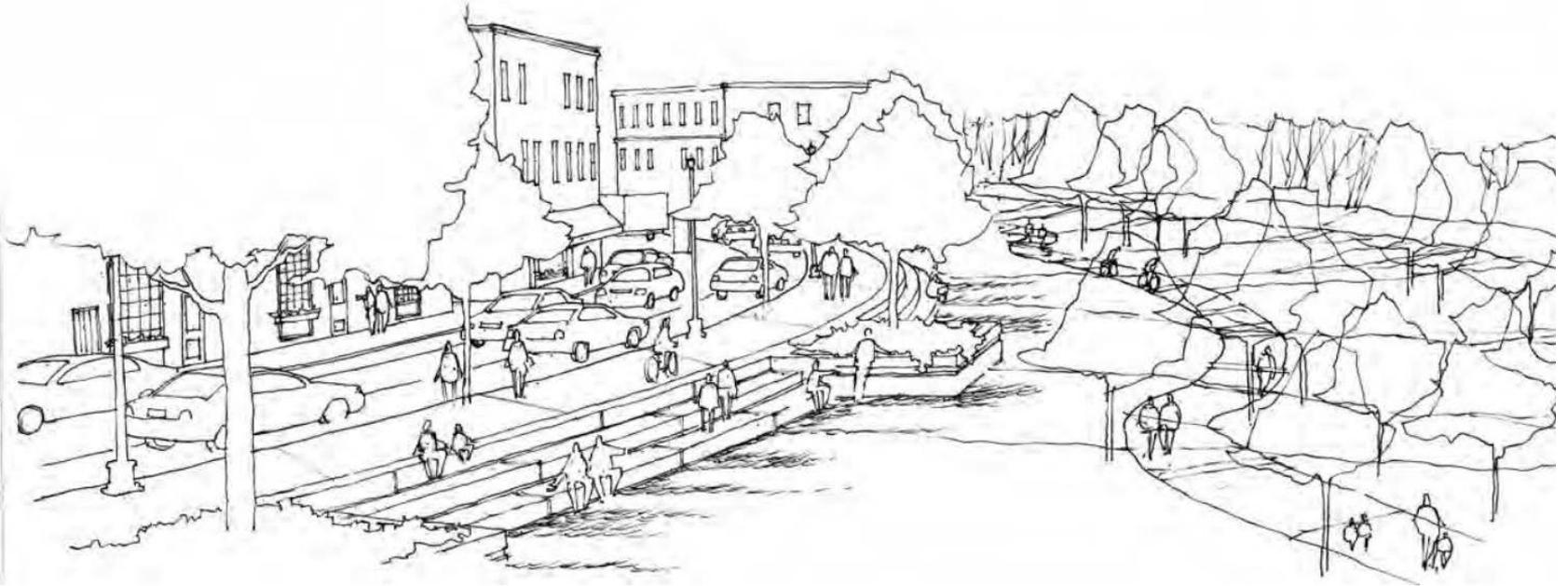


# New Auburn Riverway and Greenway Public Input Meeting



**When: Thursday, January 7, 2016 6:30 pm**

**Where: Boys and Girls Club**

**43 Second Street, New Auburn**



**Please join with the City of Auburn and VHB Consultants in designing New Auburn's future Greenway and Village Center. An update on the redevelopment plans for New Auburn will also be presented. We'd like to hear your thoughts and ideas on what you'd like the future of New Auburn to look like. WE WANT AND NEED YOUR INPUT!!!!**

For more information contact Doug Greene at 333-6601 ext. 1156 or [dgreene@auburnmaine.gov](mailto:dgreene@auburnmaine.gov)  
Or check out the project website at <http://www.auburnmaine.gov/pages/government/new-auburn-village-center-study-auburn-maine>



# NEW AUBURN RIVERWAY AND GREENWAY Project Initiation Meeting



January 7, 2016



# Meeting Agenda

**Introductions & Meeting Purpose**

**Project Overview Presentation:**

- Consultant Team
- Purpose & Need
- Project Scope
- Project Considerations

**Breakout Session**

- Vision, Issues and Opportunities

**Wrap Up**

# Meeting Purpose

- Explain the scope of the project to the Public
- Provide the public an opportunity to share their concerns and ideas before design commences

# Integrated Consulting Team:



- Project Management
- Roadway & Site Design
- Environmental and Cultural Resources Documentation
- Utility Design and Coordination



- Landscape and Streetscape Design
- Urban Planning



- Land and Right-of-Way Survey

# Draft Purpose & Need Statement

**Purpose:** Improve the roadway, utility, pedestrian, and streetscape infrastructure and enhance and connect the public open spaces along the Little Androscoggin River to improve the quality of place, attract investment, increase property values and create an attractive urban walkable village center.

# Draft Purpose & Need Statement

**Need:** The existing project area lacks cohesiveness and is in a generally run down state. The streetscape is uninviting and the few remaining developed parcels face away from the river. The open spaces along the river are not connected and do not take advantage of the river's scenic and recreational opportunities.

# Project Area



# Approximate Project Limits



# City Owned Parcels





GREENWAY

RIVER

ANDROS COSCOIN

STREET

SECOND

STREET

STREET

BROAD

MILL

THIRD

STREET

SECOND

STREET



GREENWAY

RIVERWAY

ANDROS COSUM RIVER

RIVER

STREET

BROAD

STREET

SECOND

THIRD

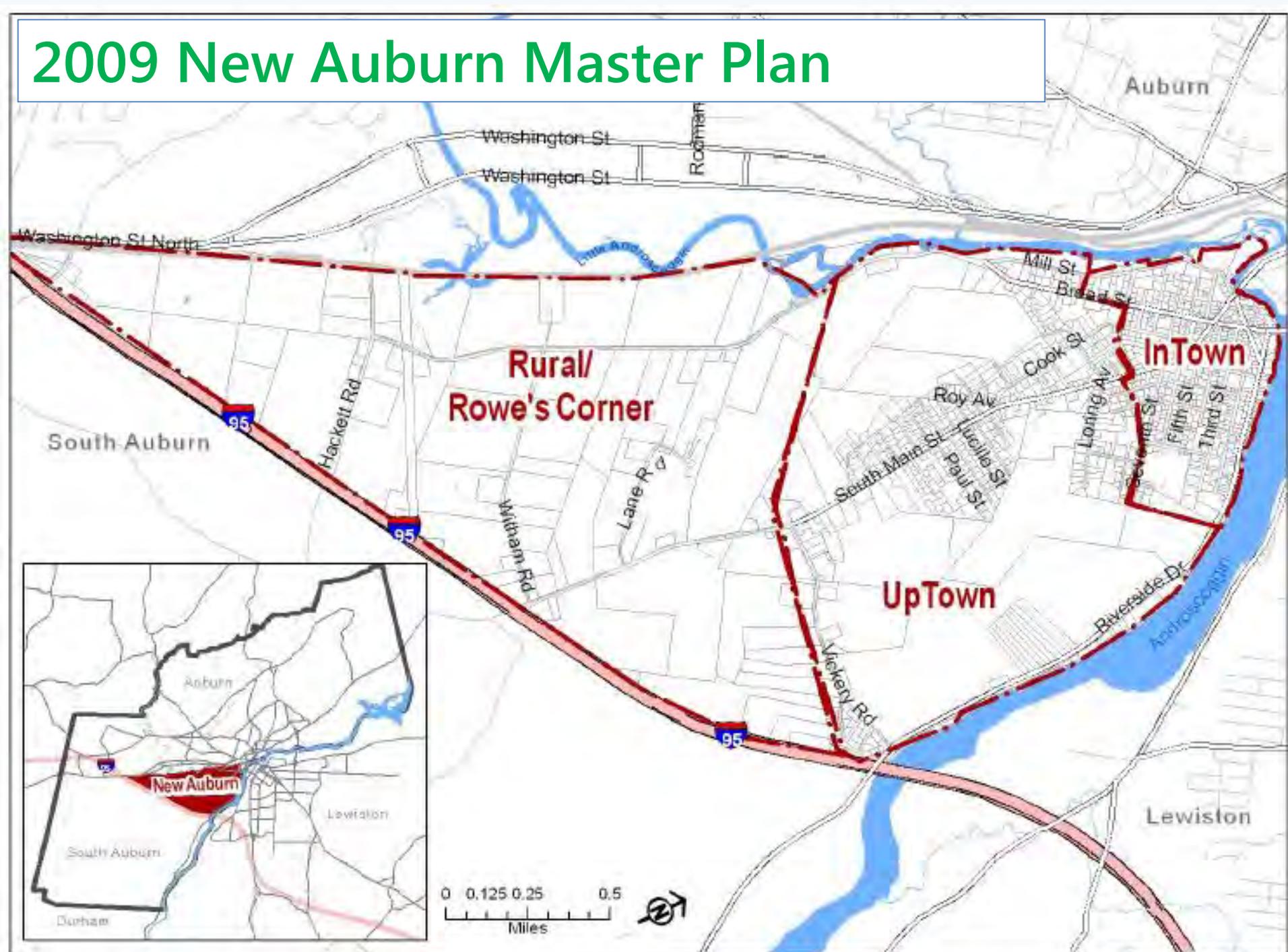
MILL

STREET

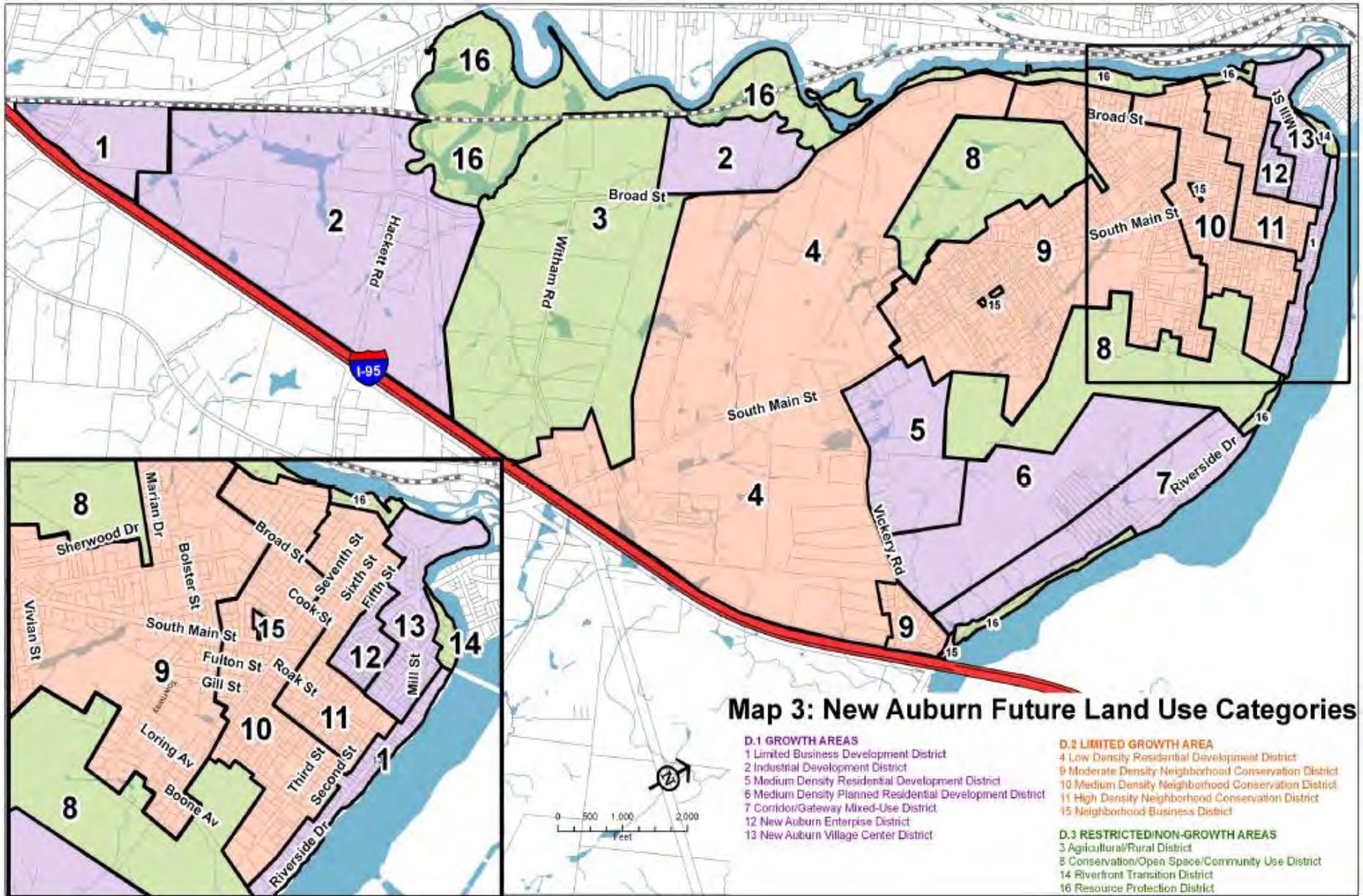
# Previous Studies

- 2009 New Auburn Master Plan
- 2014 New Auburn Village Center (NAVC) Study

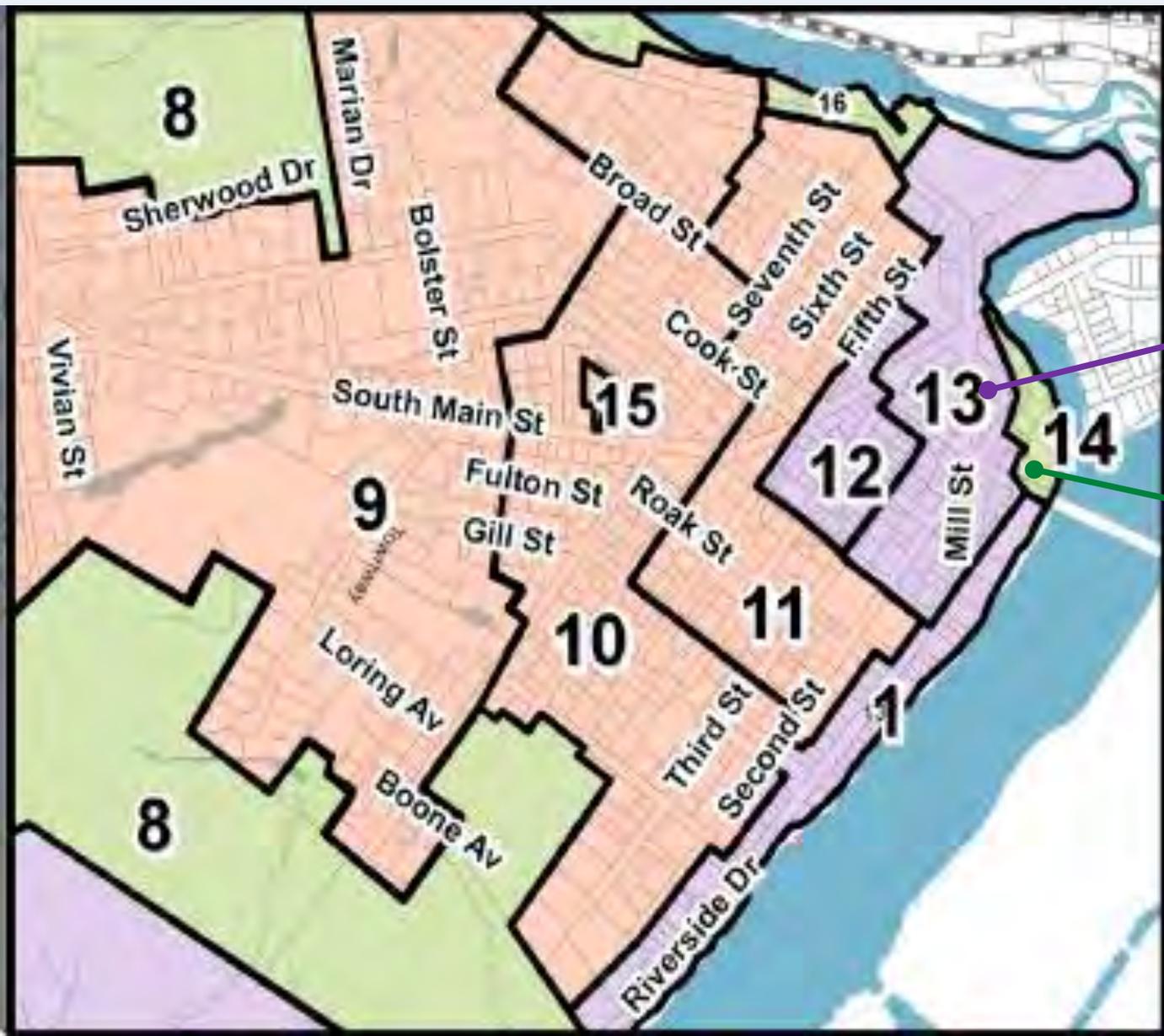
# 2009 New Auburn Master Plan



# New Auburn Future Land Use



# New Auburn Future Land Use



New Auburn Village Center District

Riverfront Transition District

# New Auburn Village Center Study | 7.28.14



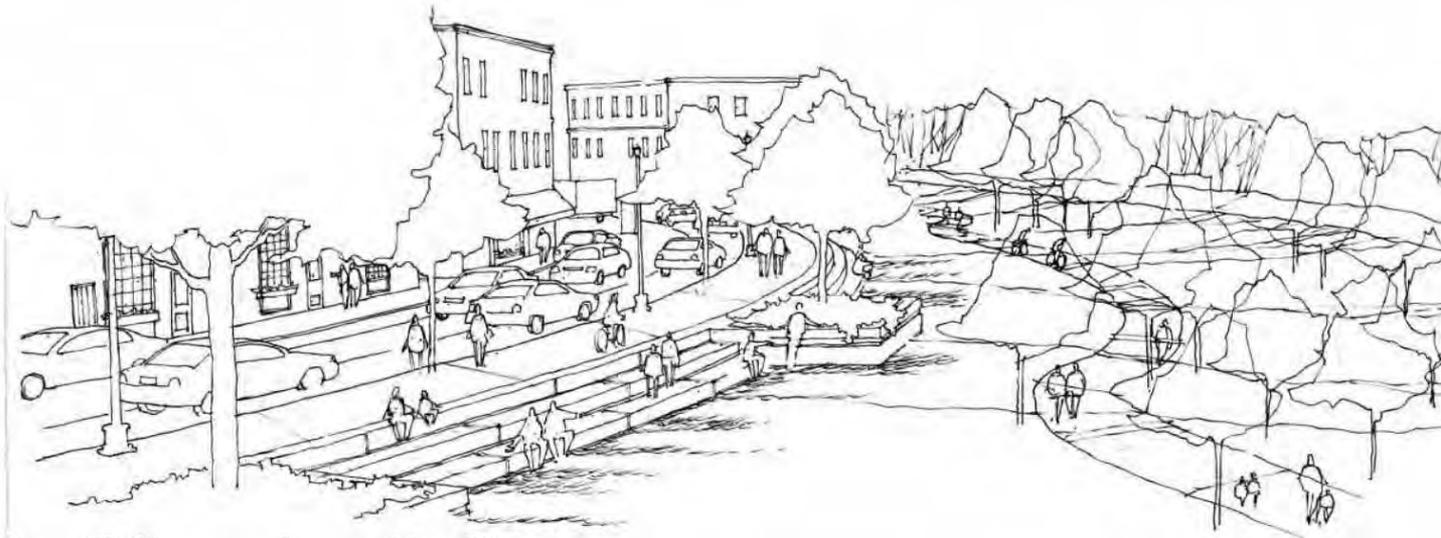
2014 Master Plan

# CURRENT PROJECT LIMITS



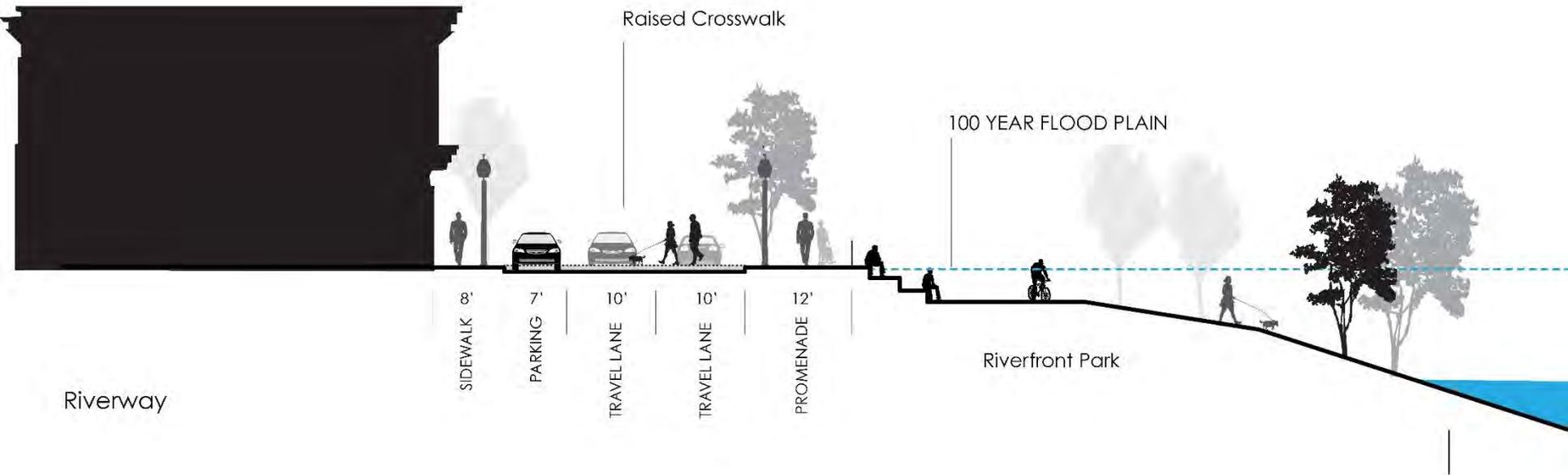


**Figure 54: Riverway – Existing Conditions**



**Figure 55: Riverway – Proposed Conditions**

# 2014 Study Riverway & Greenway Cross Section



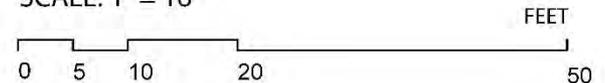
## STREET / RIVER SECTION STUDIES

New Auburn Village Center Study

TYLIN INTERNATIONAL  
engineers / planners / scientists

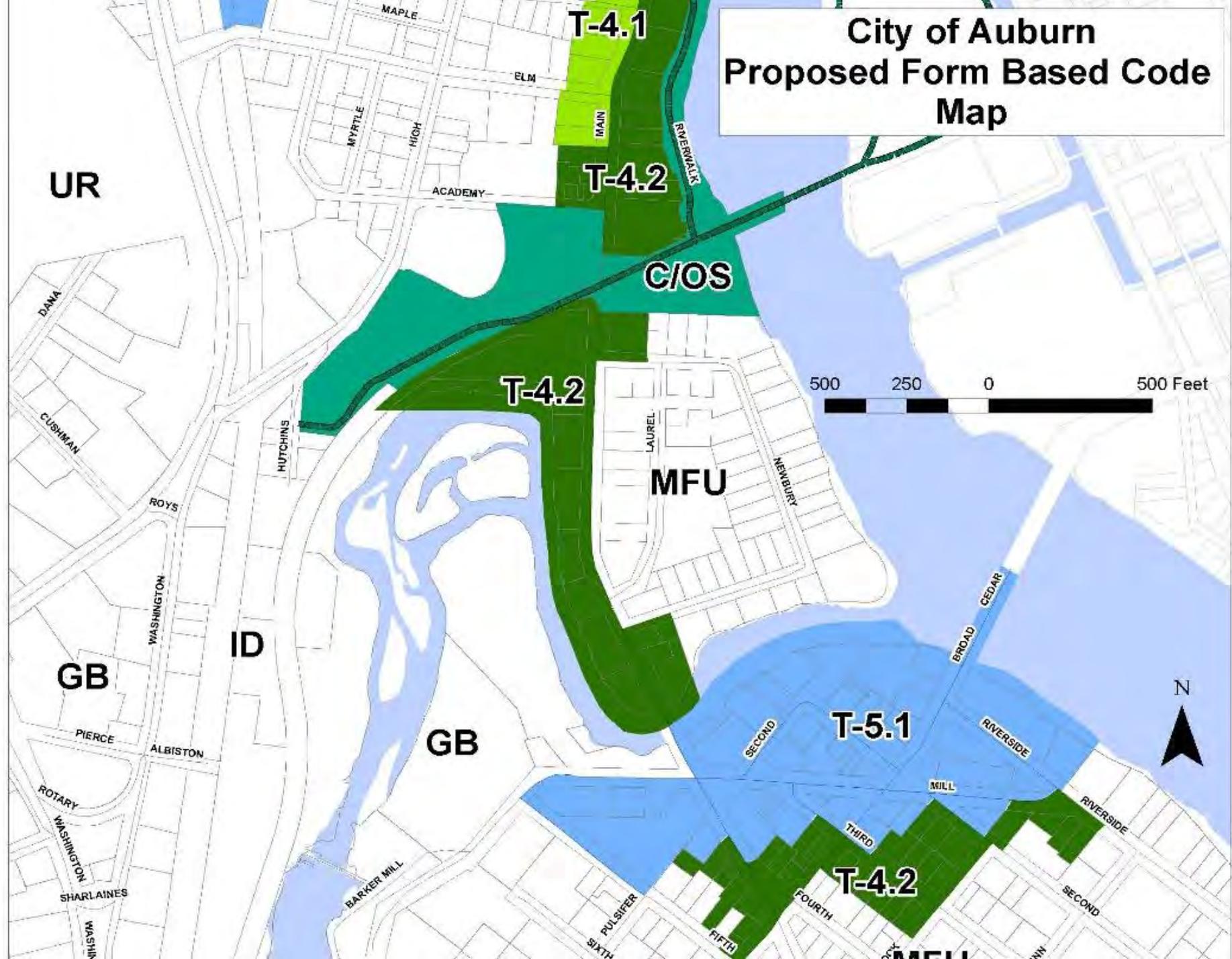
MRLD  
Landscape Architecture + Urbanism

SCALE: 1" = 16'



6 February 2014 - DRAFT

# City of Auburn Proposed Form Based Code Map



**2016 –**

- Build on Past Studies**
- Confirm Issues and Opportunities**
- Define the Vision in Detail**
- Commence and Complete Design**

# Project Scope: Riverway

- Assemble Developable Parcels and Maximize Value Added
- Horizontal and Vertical Roadway Modifications
- Attractive Streetscape Amenities and Lighting
- Bike / Pedestrian Accommodations
- Utility Upgrades to Support Development
- Intersection Modifications
- Parking

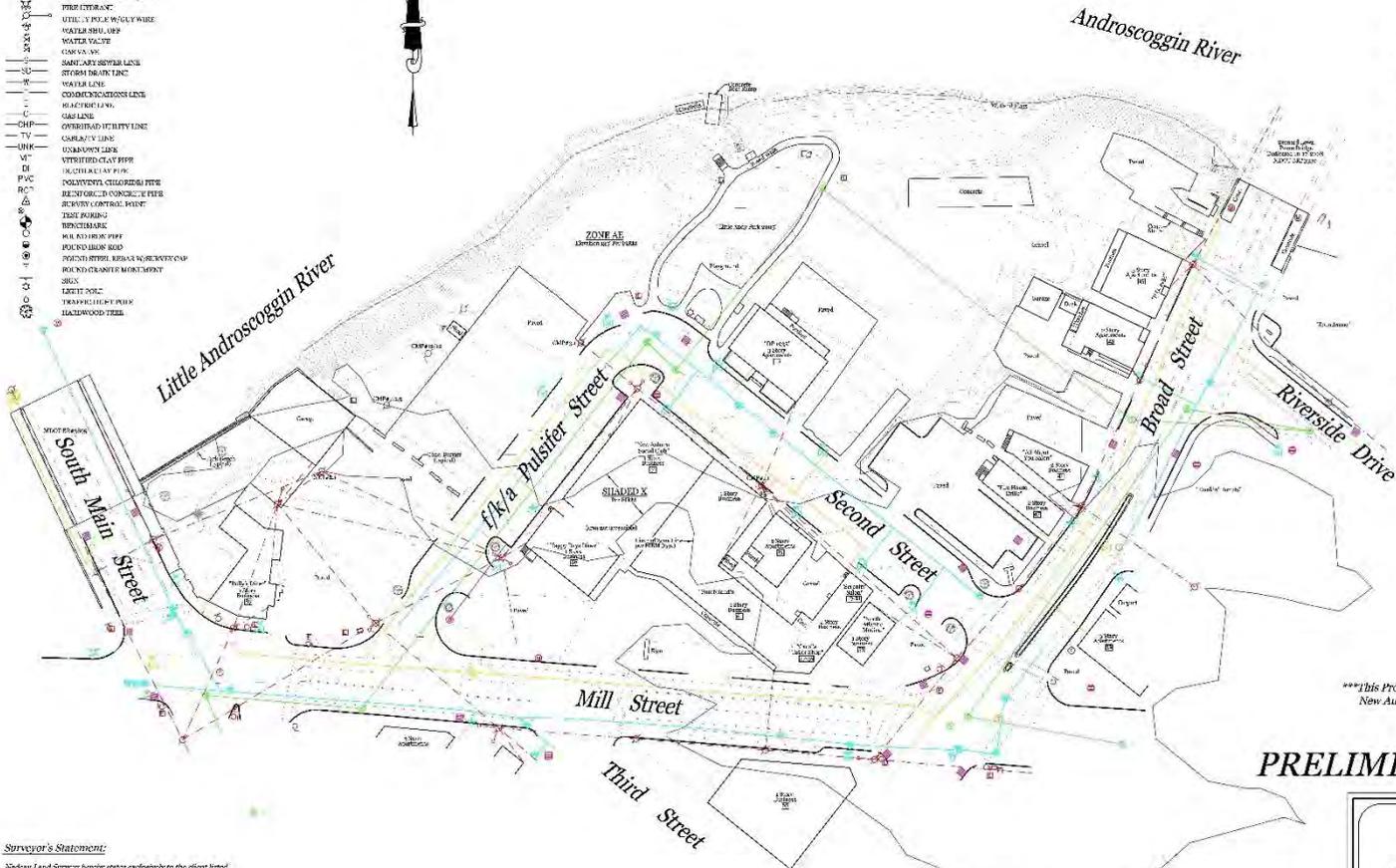
# Project Scope: Greenway

- Cohesive and Enhanced Greenway that Adds Value to Surrounding Properties
- Pathways and Connections
- Landscaping and Site Lighting
- Gathering Spaces
- Focal Points (St Louis Church Bells, Whitewater Opportunities, Dock, Etc.)
- Boat Launch and ADA Accessible Fishing
- River Overlook(s)
- Parking

# 2015 Topographic Survey

- Legend:**
- ① CEMENT BASTY
  - ② REINFORCING BARS
  - ③ BRICK MANHOLE
  - ④ CONCRETE MANHOLE
  - ⑤ ELECTRIC MANHOLE
  - ⑥ WATER MANHOLE
  - ⑦ 1/2" DIA. RIBBED FIBERGLASS
  - ⑧ ELECTRIC MANHOLE BOX
  - ⑨ PIPE ENTRANCE
  - ⑩ UTILITY POLE W/ALY WIRE
  - ⑪ WATER METER
  - ⑫ WATER VALVE
  - ⑬ GAS VALVE
  - ⑭ SANITARY SEWER LINE
  - ⑮ STORM DRAIN LINE
  - ⑯ WATER LINE
  - ⑰ COMMUNICATIONS LINE
  - ⑱ REARER LINE
  - ⑲ GAS LINE
  - ⑳ COTERMINAL UTILITY LINE
  - ㉑ CABLE TV LINE
  - ㉒ UNIDENTIFIED LINE
  - ㉓ VITRIFIED CLAY PIPE
  - ㉔ 6" DIA. RIBBED PIPE
  - ㉕ POLYETHYLENE GLASS REINFORCED PIPE
  - ㉖ REINFORCED CONCRETE PIPE
  - ㉗ STEEL CORRODED PIPE
  - ㉘ TEST BORING
  - ㉙ REINFORCING
  - ㉚ REINFORCING BAR
  - ㉛ ROUNDED IRON ROD
  - ㉜ REINFORCING BAR W/ WELDED CAP
  - ㉝ REINFORCING BAR W/ WELDED CAP
  - ㉞ SIGN
  - ㉟ LIGHT POLE
  - ① THERMOPLASTIC PIPE
  - ② BLACKWOOD STEEL

Grid North  
MSPC NAD83, UTM (West Zone)



**General Notes:**

1. This plan is not intended to depict limits or curves of fee title ownership. An opinion of title should be reviewed by a title attorney.
2. This office reserves the right to be held harmless by all 3rd party claims.
3. This survey does not purport to reflect any of the following:
  - a. easements other than those that are visible or specifically stated in the reference documents;
  - b. building setback or setback or restrictions;
  - c. zoning or other local regulations;
  - d. the location of any underground utilities or structures.
4. This office reserves the right to be held harmless for unknown or undetectable private records which could affect the results of this survey;
5. Reference is made to "SubCompact Authorization" dated December 31, 2010 between Madras Land Survey and the below listed clients, which shall be considered an integral part of this survey.
6. MFL is an abbreviation for MFL or MFL.
7. All deeds referenced in this plan are recorded at the Androscoggin County Register of Deeds (ACRD).
8. This office does not accept any liability for errors in the Plan Reference listed herein.
9. The surveyed area is shown on the City of Auburn Assessor's Map 122 as Lots 74, 75, and 97 through 102.
10. A portion of the surveyed area falls within a Special Flood Hazard Area per National Flood Insurance Risk Map Number 22040103900, Effective from July 6, 2012. This portion is within Zone AE. Elevation 215.
11. All building corner offsets, if any, to boundary lines are from corner books and cast building foundation corners notes.
12. Call 1-800-368-5846 at least three business days before performing ANI excavation.
13. Vertical datum is NAVD83. Elevation is established with GPS Static observations taken on December 21, 2015.
14. The construction utilities shown have been located from field survey information and existing drawings. This office makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The utility record utilities shown are approximate locations and are located as accurately as possible from information available. This office has not physically located the underground utilities.
15. The coordinates depicted on this plan are for informational purposes only and should not be used for construction layout. This office assumes no liability and/or responsibility if used for construction purposes.
16. Spot grades are for engineering purposes only, and shall not be used as project benchmarks.

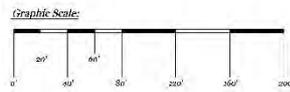
\*\*\*This Preliminary Plan is solely for review purposes at the January 7, 2016 New Auburn Riverway and Greenway Public Input Meeting.

**PRELIMINARY - FOR REVIEW**

**Surveyor's Statement:**  
Madras Land Survey hereby certifies to the client listed herein that this plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure for Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan or if any obvious uncorrected typographical error is on this office.

Madras Land Survey  
James D. Nadeau, P.L.S. #2124 (expired) Title:



Plan Depicting The Results Of A Topographic Survey  
Made For  
**Vanasse Hangen Brustlin, Inc.**  
South Main Street, Mill Street, Broad Street, Second Street, Third Street  
Auburn, Maine

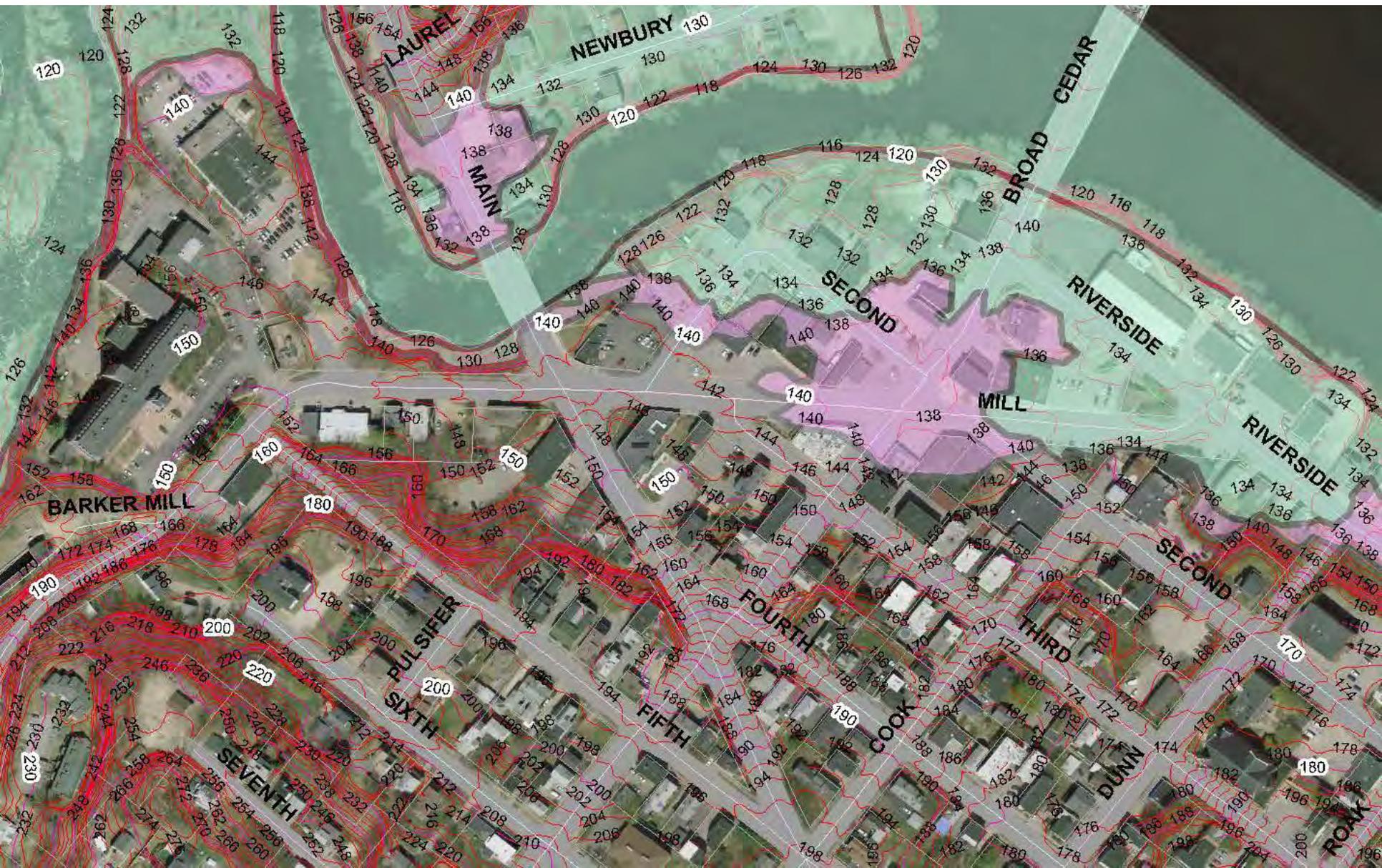
PREPARED BY:  
**Nadeau Land Surveys**

505 BROADVIEW AVENUE  
PULVERISER, MAINE 04258  
PH: (207) 866-9800  
FAX: (207) 866-9801

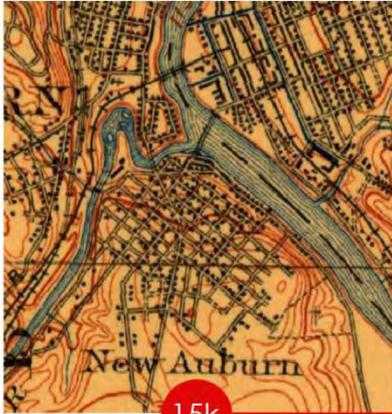
DATE	BY	REVISION
1/16/2016	JUN	1/16/2016
DEC 2015	JUN	DEC 2015
1/16/2016	JUN	1/16/2016

FIELD BOOK: JFB 104 & 105  
JOB NO: 15-001-001  
SCALE: 1" = 40'  
SHEET NO: 1 OF 1

# New Auburn Floodplain Considerations

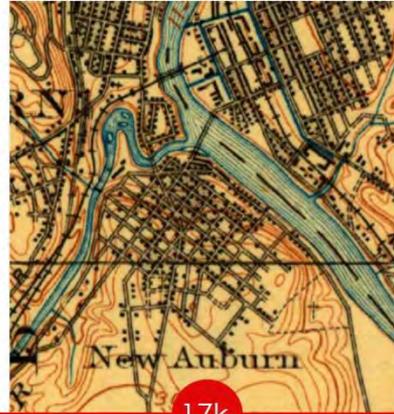


1910's



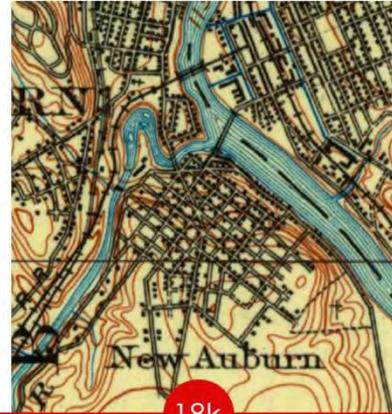
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1920's



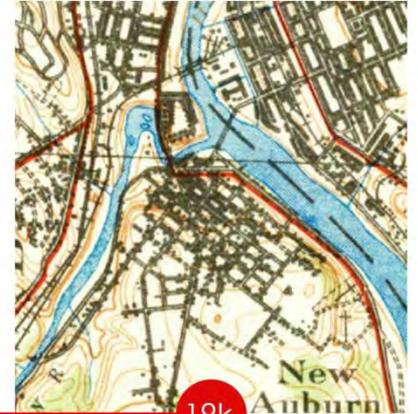
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1930's



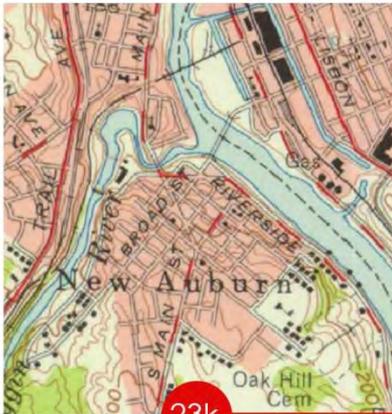
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1940's



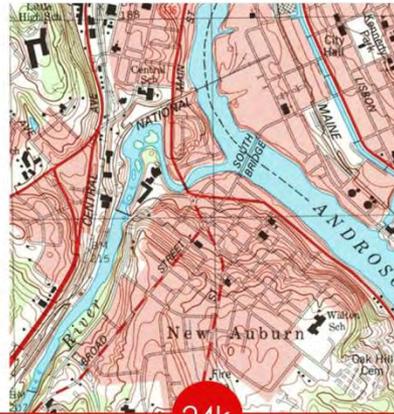
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1950's



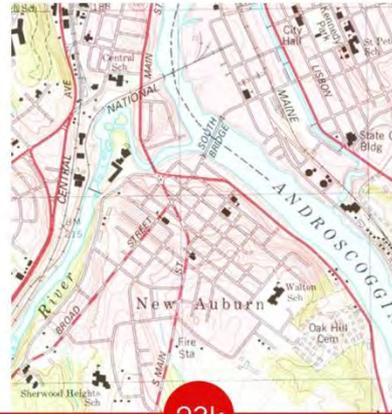
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1970's



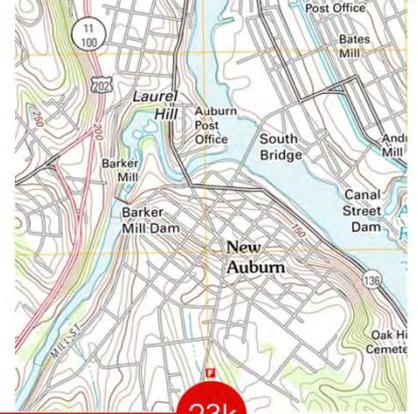
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1980's



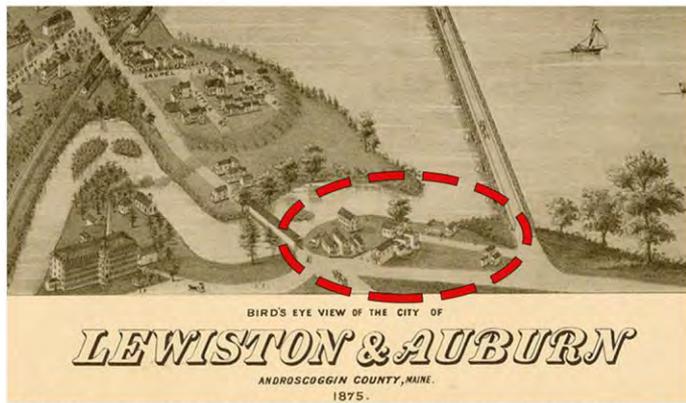
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2000's

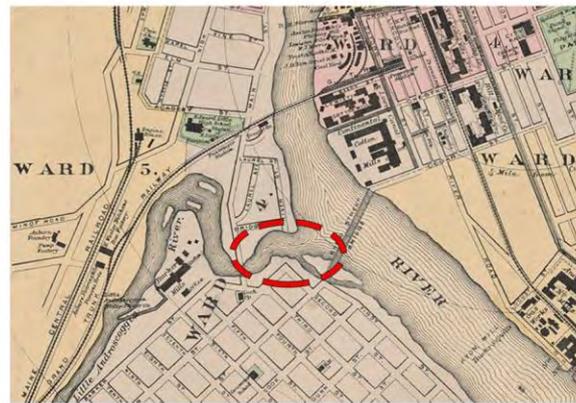


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# New Auburn Villiage Center - Historic Development and Population



1875 - Early Homesteads of New Auburn



1887 - Integration to street grid



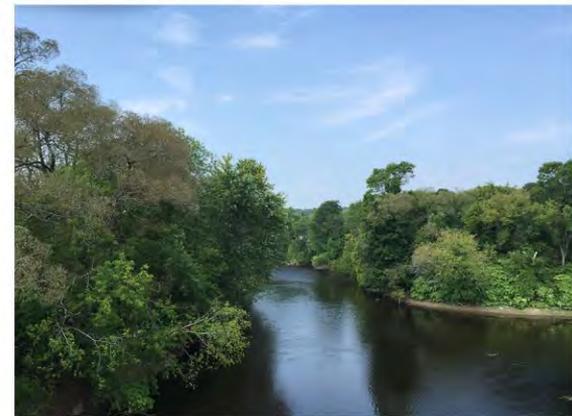
1914 - Nearby Taylor Brook



1933 - Fire Devestates New Auburn



1933 - Days after the fire



Present day New Auburn



# New Auburn Villiage Center - Historic Moments



**2** Field near Main St. Bridge  
Existing open space with potential to create pedestrian connection to center of the site.



**3** Existing Public Park  
Functioning children's park. Improvements, comments or recommendations?



**1** Main Street Bridge Connection  
Great opportunity to connect the site with existing pedestrian connections to other parts of Auburn and Lewiston.



**New Auburn Village Center Site**

# New Auburn Village Center - Site Character



- 5** Best Access to the River  
The central portion of the site contains the most accessible area with shallow slopes and less vegetation.



- 6** Existing Boat Launch  
Functioning boat launch. Improvements, comments or recommendations?



- 4** Steep Slopes at River's Edge  
The slopes East and West of the boat launch are steep and filled with large swaths of invasive species. Access, erosion and ecological health are major issues.



**New Auburn Village Center Site**

## **New Auburn Village Center - Site Character**



**8** Large Trees  
There are many large and attractive trees in this area.



**9** Eastern Access to Site  
There exists a relatively open space with graded access to the site.



**10** B.L.P. Bridge Connection  
Great opportunity to connect the site with existing pedestrian connections to Lewiston.

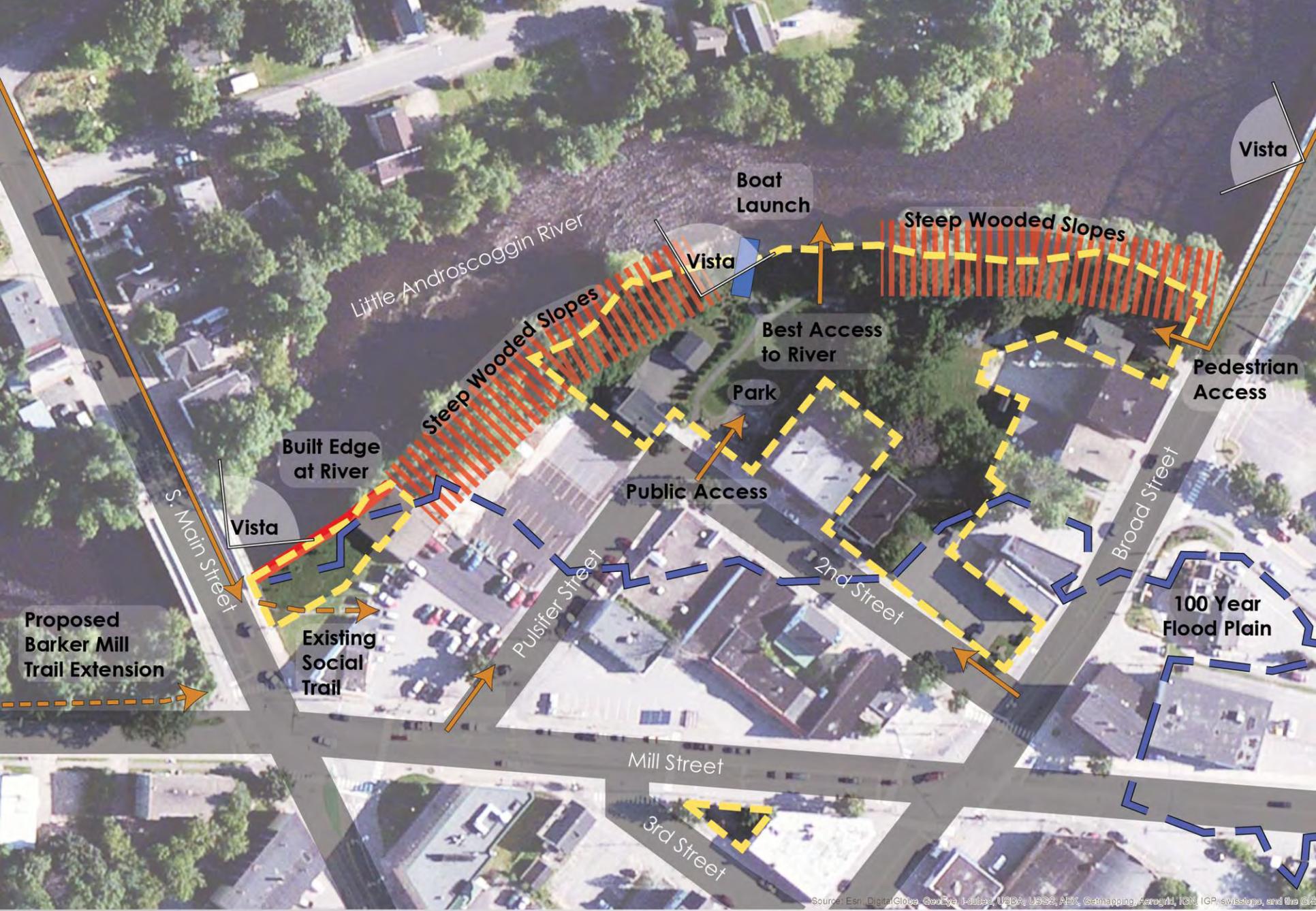


**7** Existing Open Space Near River and Park  
There exists a large open space with much potential near the River and close to parking as well as the existing children's park.



**New Auburn Village Center Site**

# New Auburn Villiage Center - Site Character



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

# New Auburn Village Center - Site Analysis

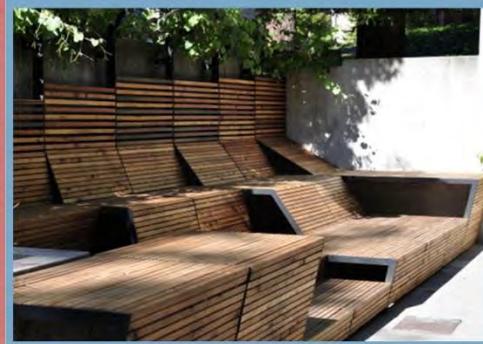
City Owned Parcels 



Kayaking and Canoeing



Kayak/Canoe Launch



Alternative Seating



Public Art



Wildlife Watching



Play Equipment/Picnic Area



Accessible Fishing Pier



Accessible Fishing Piers



Walking and Jogging



Hiking/Dog Walking



Outdoor Exercise Equipment

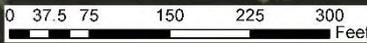


Group Activity Space

## New Auburn Villiage Center - Recreation Opportunities

# New Auburn Future Economic Development Potential

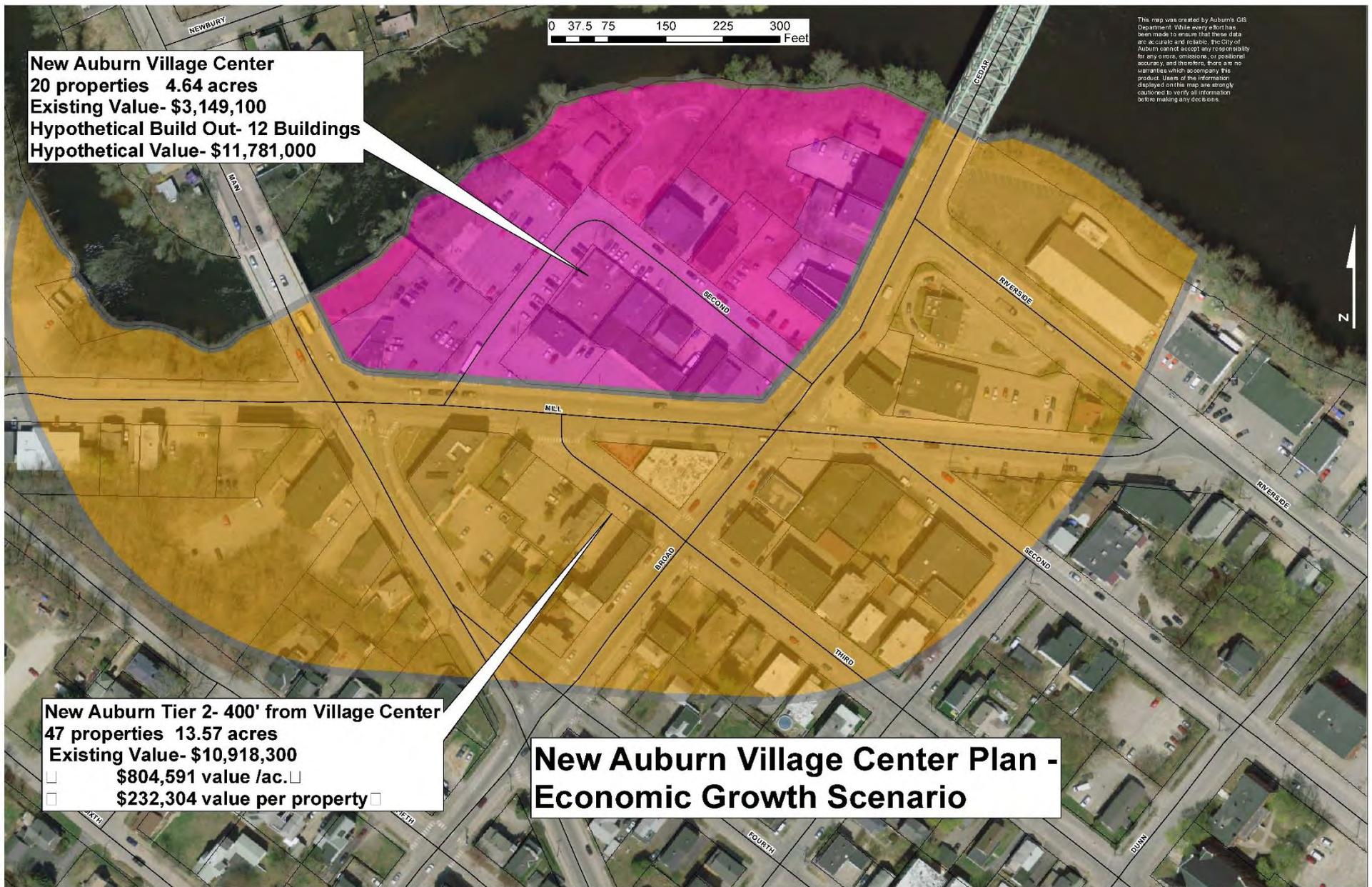
**New Auburn Village Center**  
 20 properties 4.64 acres  
 Existing Value- \$3,149,100  
 Hypothetical Build Out- 12 Buildings  
 Hypothetical Value- \$11,781,000



The 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 the product. Users of the information displayed on the map are strongly cautioned to verify all information before making any decisions.

**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**



# Discussion Topics

## General

- Try to describe your ideal vision for the future New Auburn Village Riverway and Greenaway?
- How would you define an inviting “place” that would attract you to live, work and/or play there?
- In what ways can the Riverway and Greenaway design support that vision?
- What types of design features should be included to reflect the identity of New Auburn Village?

# Discussion Topics

## **Riverway**

What types of businesses or housing would you like to see?

Is on-street parking important? Both sides of the road or one side?

What types of Bike and Pedestrian accommodations should be added and where?

Would you prefer the Riverway to be one-way or two-way?

# Discussion Topics

## Riverway

What would you do to prevent cut-through traffic?

Are there any specific design features you would like to see included?

Would you like to see benches along the street?

Would you like to see street trees and ornamental lighting on the Riverway?



# Discussion Topics

## **Greenway**

What types of activities should the public spaces along the river support?

Would you like to see an improved hand carry boat ramp?

Would you like to see a prominent river overlook?



# Discussion Topics

## **Greenway**

What types of sidewalk materials do you think are appropriate and where?

Are there any specific design features you would like to see included?

Would you prefer a natural landscape or a more refined landscape along the river?



**Please Share Your Vision with Us**



Offices located throughout the East Coast



# Meeting Notes

Place: Boys & Girls Club Auburn, Maine

Meeting Date: January 7, 2016

Notes Taken by: Meghan Houdlette, VHB

Project #: 52402.00

Re: **New Auburn Riverway and Greenway**  
Initial Public Meeting

## ATTENDEES

<u>City of Auburn</u>	Mayor Jonathan P. LaBonté	<u>VHB</u>	<u>COPLON ASSOCIATES</u>	<u>General Public from New Auburn</u>
Doug Greene	City Councilors- Leroy Walker	Greg Bakos	Sam Coplon	
Eric Cousens	Andrew Titus	Meghan Houdlette	Chris Cannon	

## Introductions & Meeting Purpose,

### Project Overview Presentation:

- Doug Greene provided an introduction and described the meeting purpose, and Greg Bakos provided an overview of the project through a slide presentation which also referenced the previous studies. The presentation included a draft Purpose & Need Statement, and it discussed the scope of the project as well as the context, which includes the City’s proposed form based code.
- Sam Coplon described landscape architecture opportunities, including recreational examples.
- Eric Cousens provided an overview of the economic development goals and background. He presented the importance of tax revenues increasing with increasing property values to assist in redeveloping this village.

### Breakout Session – Vision, Issues and Opportunities

- Greg kicked off the public input session with the question: Try to describe your ideal vision for the future New Auburn Village Riverway and Greenaway. *Responses:*
  - Need to clean up Newbury Street area first (VHB response: not in this project scope)
  - Dee Chapman/All about you salon - Connect with Riverwalk activities like the balloon event. Would be good to be able to park and walk across a ped bridge to events, we need to connect it all. Could have events like the Dempsey challenge in that area of the Riverwalk. Connect business people with a place to eat lunch outside along the river. Difficult to park in New Auburn because the lighting is terrible to walk from parking to destination. Customers could park further away but it needs to be safer.
  - Jane Crosgrow - want access to river, use Barker Mill Trail. The area needs a place to eat and look over the water like Pats and Grittys or a concession café. A place to watch the balloon festival.
  - Tizz Crowley – lives in Auburn, enthusiast about New Auburn need more gathering places that are reasonably priced and fit 180 people. Doesn’t exist citywide. Thinks the process should engage all of

Auburn not just New Auburn. Need to incorporate and invite entire city. It's about quality of life in Auburn.

- Andie Hanson – Boys and Girls Club Director, would be great to have education incorporated to show history of river and working mills preservation of rivers. Plaques describing history for schools and visitors use as education.
  - Chris C. – There are two competing interests: high end housing vs. people hanging out using the space recreationally. Everything happens in Lewiston now, balloon festival, ice sculptures, etc. concerned the green space isn't large enough. Would love space outside for theater and other events to happen.
  - Greg – offered up the idea of closing off the roadway during events, make it shared / flexible space since space is at a premium.
  - Theater enthusiast – that's good but parking lot is like a prison where it is located. Need a venue for outdoor theater, Lewiston has one.
  - Mike C. – steep slope to river space is more linear, river is backyard. Want as much open usable space as possible, it's quite a small space, intimate village setting.
  - Greg – previous plan boundaries can shift, most everything is still on the table.
  - Defeats purpose if you put housing there.
  - Joe Crowley – New Auburn Social Club – Lewiston has all the mills. The river current is on the Auburn side very strong; we're going to need to dredge for boat ramp since water is very shallow in summer.
  - Fill slope in, put boardwalk along shore like it is by the falls.
  - Greg – mentioned the potential for river overlooks
- *How would you define an inviting "place" that would attract you to live, work and/or play there? Responses:*
    - Kathy Shaw– lots of interesting architecture, slow down of traffic, different lighting and colors in the street, where people don't drive fast, local food
    - Mayor LaBonté – There is tons of parking but there is a need for better lighting and safer access to and from it. New Auburn is looked at as a pass-thru, but it's also a gateway.
    - Belinda G- New Auburn – walkway promenade, overlooks water, music, lunch spots, walk, sit out there, kids fishing, people doing things, inviting place, summer activities, ice sculptures, theater, and singing.
    - Larry Pelletier – 2<sup>nd</sup> street business that we had that we lost include pharmacy, bank, etc. moved away or closed; only beauty shops are left.

- Apartment Owner – owns a few apartment buildings in the area, some people come from Portland to rent. He bought a parcel to sell back to the City (Not to profit on). Wouldn't discourage market development. Parking has to be walkable, area should be bike able. Need to slow down traffic redevelopment of road. Take ownership of the bridge. Use bridge as part of open space. Numbers will work as bridge as pedestrian space infilling parking behind buildings.
- Neat if we kept bridge connecting part of Riverwalk. Vehicles come so quickly from Lewiston; mirrors hit poles and fall in roadway all the time; too narrow and too fast. Sidewalk is very narrow and traffic is loud.
- John Roy – firehouse grill - complex, need identity in New Auburn. Step child, traffic problems and high speeds, beautiful architecture. Open up river for boating. It's a gateway but people will also be using side streets. Need a way around village. New Auburn has been neglected; need to put investment into it. The theater doesn't have to be big. Concerned about what we are going to do with traffic. People will walk if access is safer.
- Mayor LaBonté – Lewiston has made the decision to reduce lanes and traffic flow on their side. Want to prioritize the New Auburn Village side and reduce the number of lanes of traffic even if it impacts traffic flow in Lewiston. Not concerned about peak 15 minutes of traffic during rush hour, concern is safety of the village. Tighten up Broad Street.
- Andy's baked beans – continue businesses; not sell out and be forced to Minot or Rangeley; don't want to sell businesses to people from Portland. City should support local businesses with special loans to keep them.
- Question –what's happening to little Androscoggin pedestrian bridge of old mills walk, from New Auburn to falls?
  - Connectivity is important, timing and funds permitting.
  - 2000 Trails feasibility study of bridge across Little Androscoggin
- Need to stop segmenting funding into small amounts. Waste of money, should pool it all together to make a bigger impact; do bigger projects. City has enough parks already, need to maintain the ones they have. Think bigger long-term vision. Scale of project. Raising value, consider other areas in Auburn. Increase tax base. Redevelop this area; urban development in dribs and drabs won't raise tax value or have a return on investment.
- Design being one-way vs. two-way; Greg talked about the proposed roadway was most recently assumed to be two-way through a public process; but it's a starting point and we can reexamine assumptions like that based on sound engineering. Team will come back with ideas and drawings for people to weigh in on.

- They want benches but not if traffic is 45 mph, traffic needs to slow down.
- Traffic calming on Mill and Broad / necking down (this is outside of current project scope, but DOT will participate in projects on Mill and Broad that might include such features).
- Discussed the new bridge, should coordinate with MaineDOT; have them at the table. Replacement is more \$ than maintaining. Lewiston is not interested right now. Riverway plan needs to accommodate both options. Don't preclude bridge moving. There could be many benefits.
- Design the improvements for all 4 seasons.
- Community would like to see examples of other successful riverfront redevelopment projects in similar settings. What has and hasn't worked?
- Next public meeting will likely be in a couple of months.