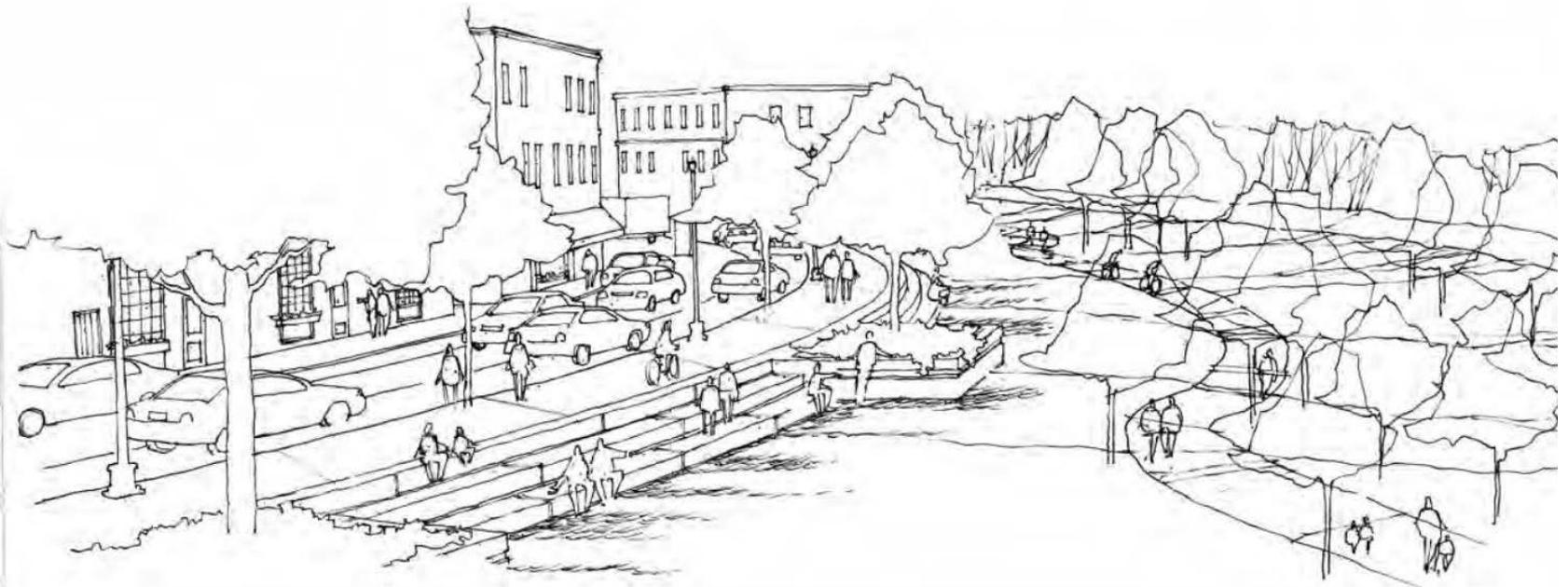


# New Auburn Riverway and Greenway Public Meeting # 2



**When: Thursday, May 19, 2016 6:00 pm**  
**Where: St. Louis Church**  
**32 Dunn Street, New Auburn**



**You're invited to the St. Louis Church to see the latest plan for New Auburn's future Greenway and Village Center, based on the ideas from meeting # 1. The update will include information on phasing, project funding and other New Auburn Projects.**

**WE WANT TO SEE YOU THERE!!!**

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 Implementation and Phasing Presentation



May 19, 2016



# Meeting Agenda

Introductions & Meeting Purpose

Project Background and Considerations

Presentation of Conceptual Design

- Phased Project Development Plans

Discussion Period

# Meeting Purpose

- **Present the Conceptual  
New Auburn Plans**
- **Receive Public Feedback**

# 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 a safe, attractive walkable urban 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 and Approximate Project Limits



# City Owned Parcels



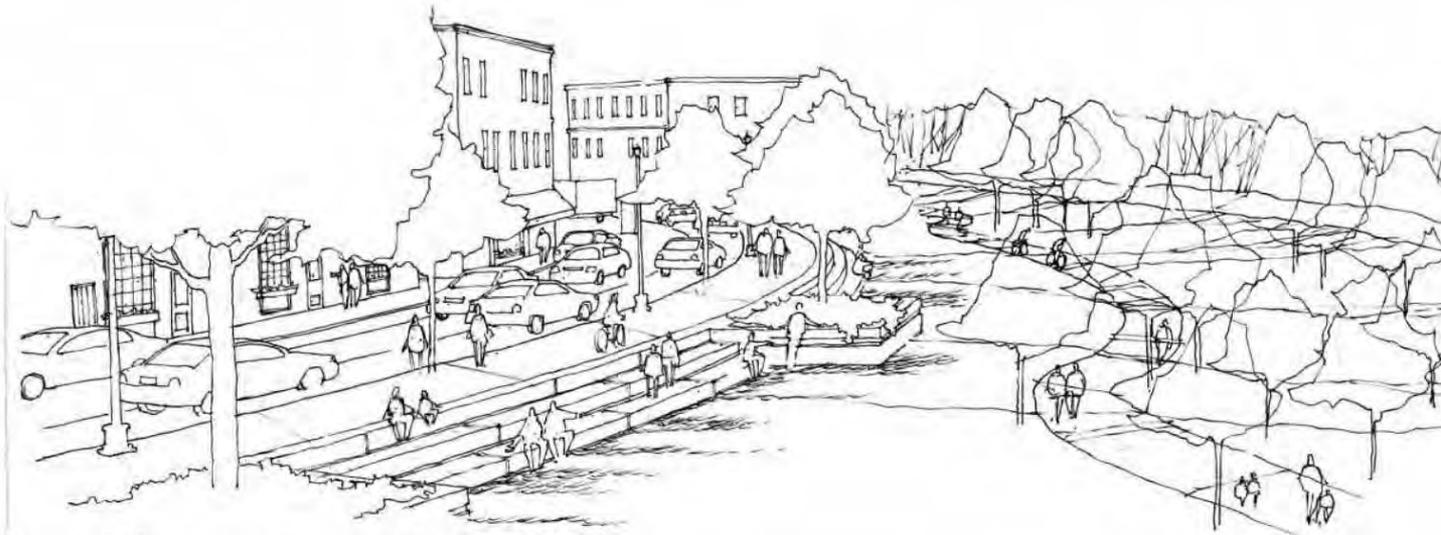
# New Auburn Village Center Study | 7.28.14



2014 Master Plan

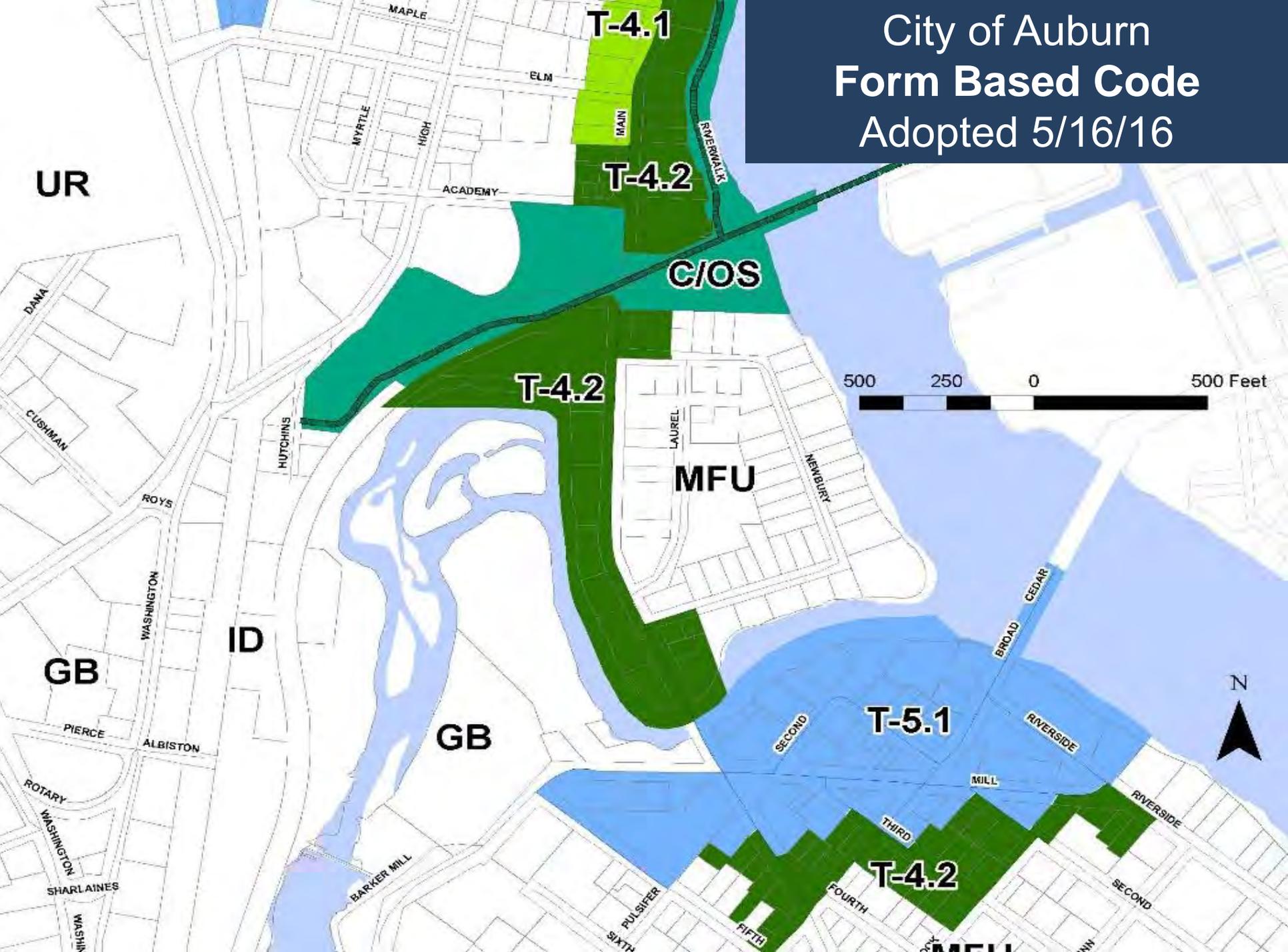


**Figure 54: Riverway – Existing Conditions**



**Figure 55: Riverway – Proposed Conditions**

# City of Auburn Form Based Code Adopted 5/16/16



# New Auburn Future Economic Development Potential

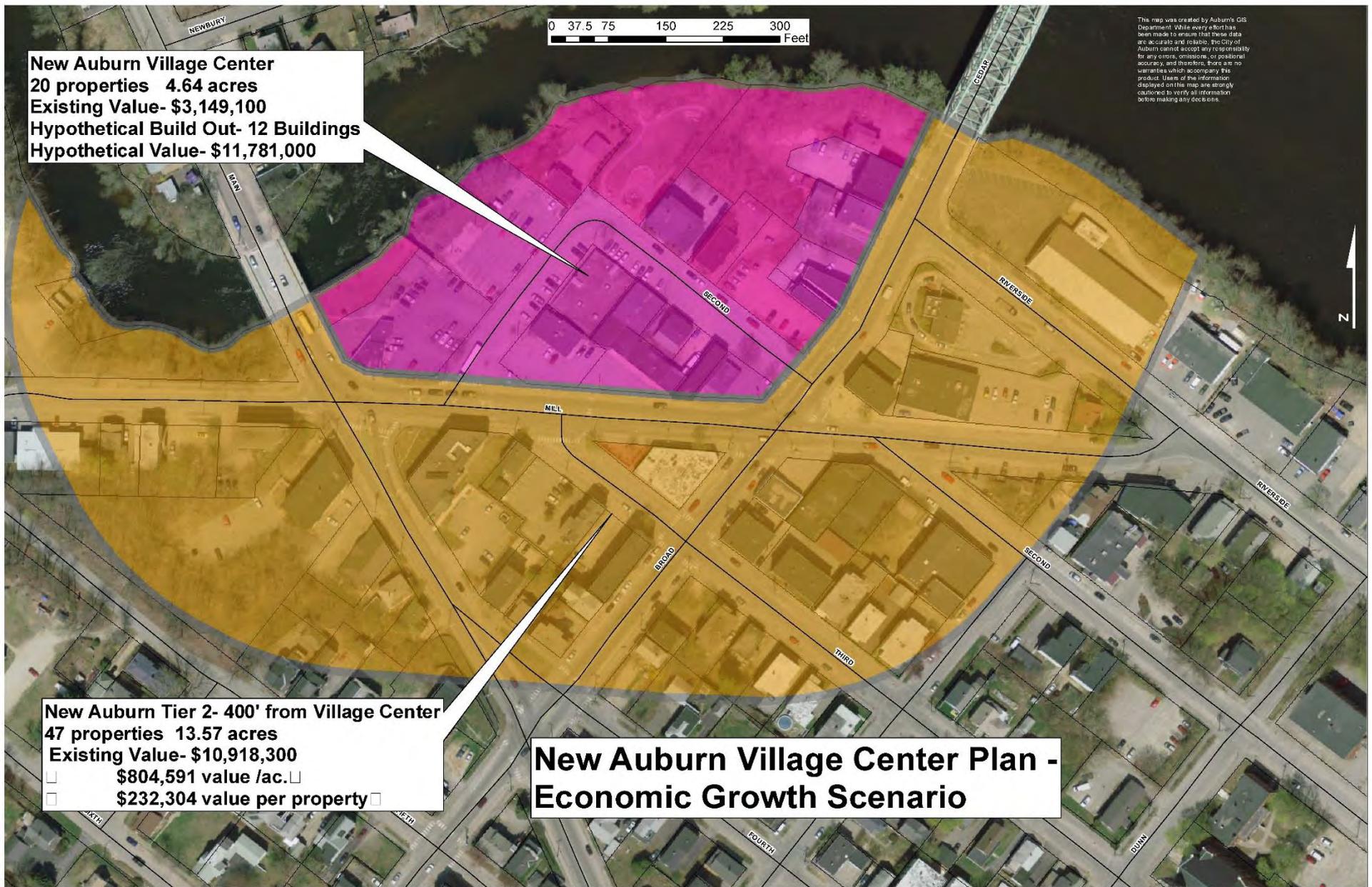
**New Auburn Village Center**  
20 properties 4.64 acres  
Existing Value- \$3,149,100  
Hypothetical Build Out- 12 Buildings  
Hypothetical Value- \$11,781,000



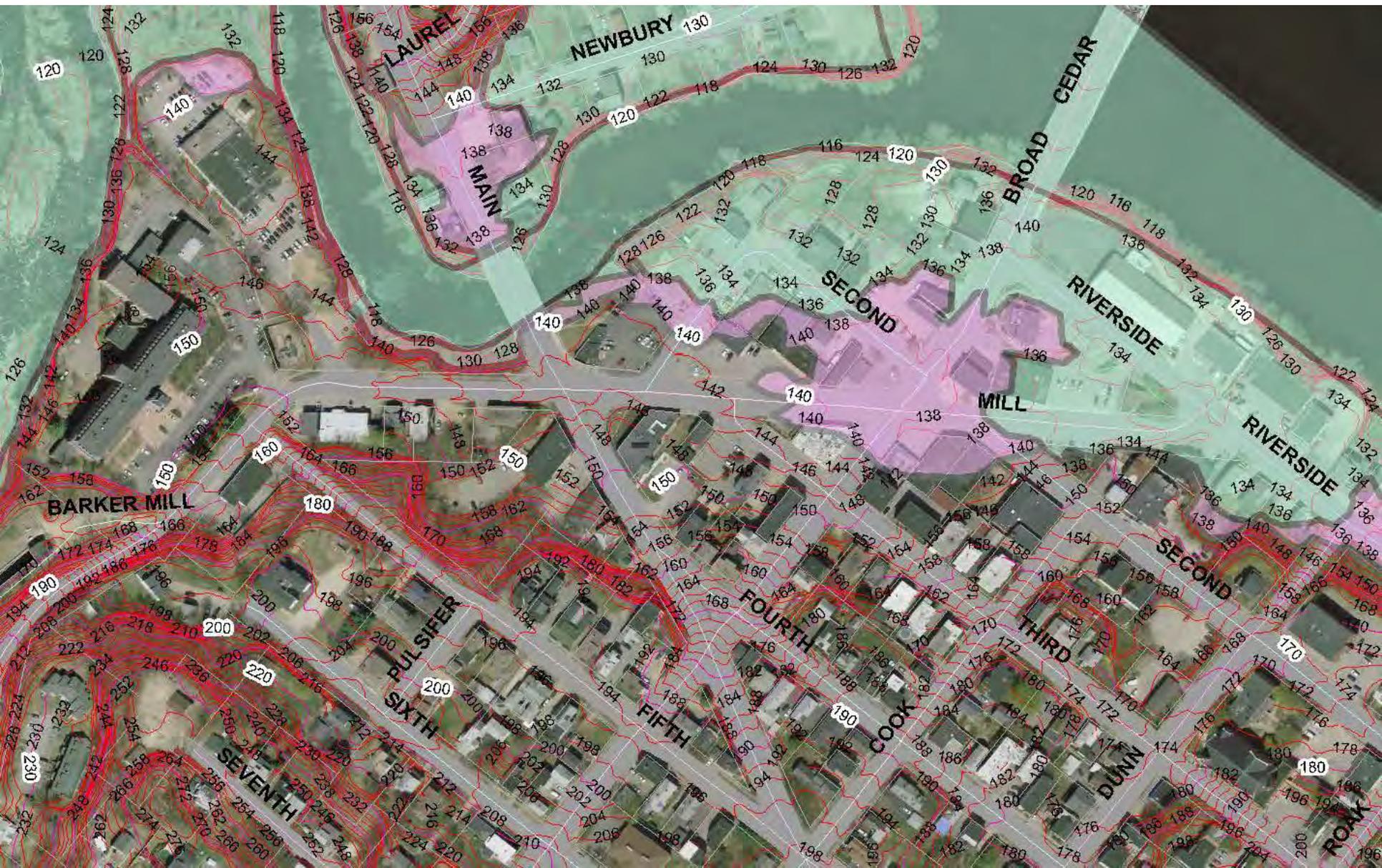
The map was created by Auburn's GIS Department. While every effort has been made to ensure that these data are accurate and reliable, the City of Auburn cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany the product. 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 □

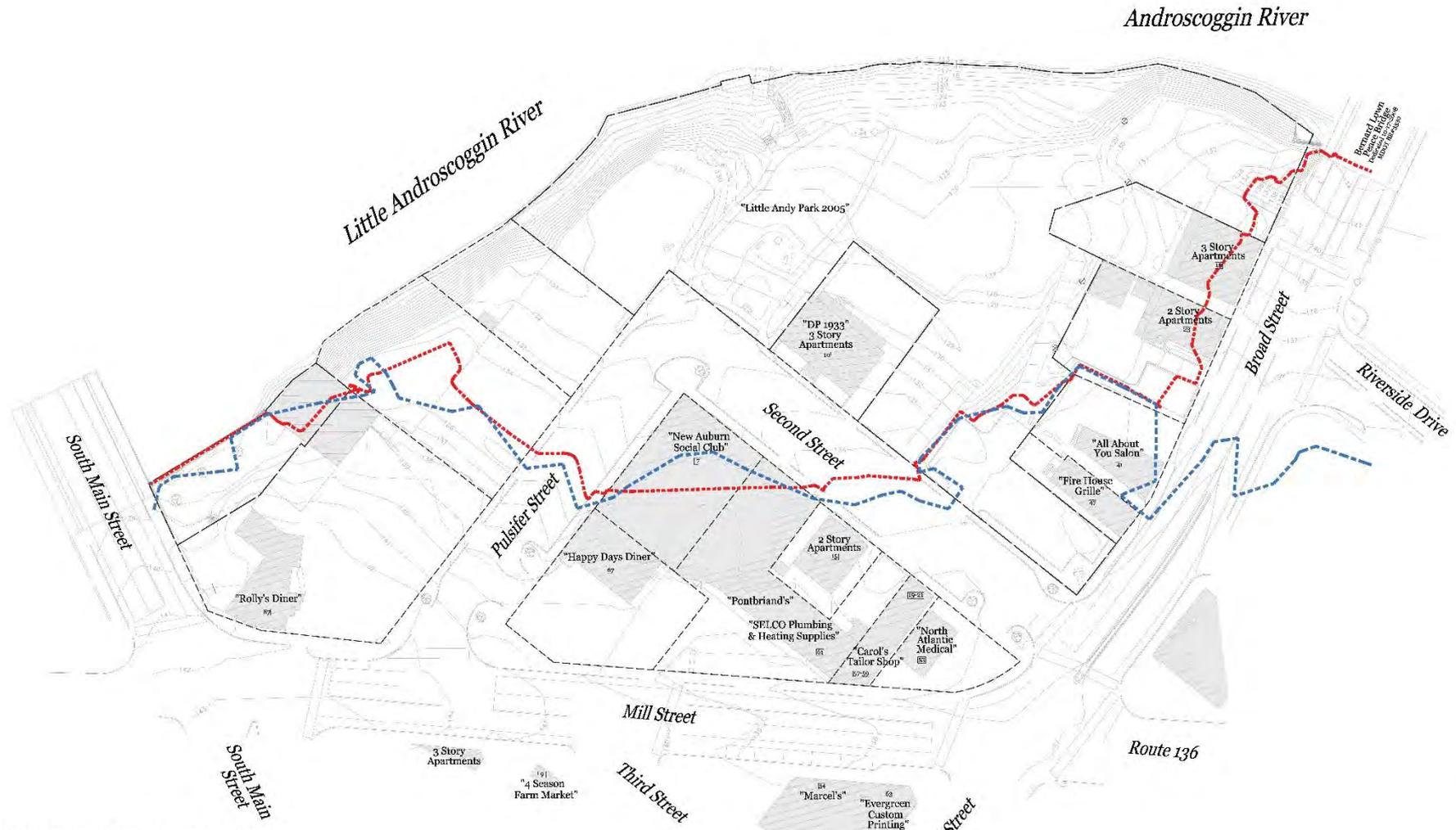
**New Auburn Village Center Plan -  
Economic Growth Scenario**



# New Auburn Floodplain Considerations



# New Auburn Floodplain Considerations



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



# 2016 –

- Build on past studies
- Confirm project vision through public input
- Develop an implementation program
- Confirm conceptual design through public process
- Complete final design(s)
- Provide Cost Estimates
- Complete construction Plans

# Implementation / Phasing Plans

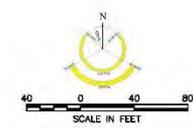


**Existing Conditions**

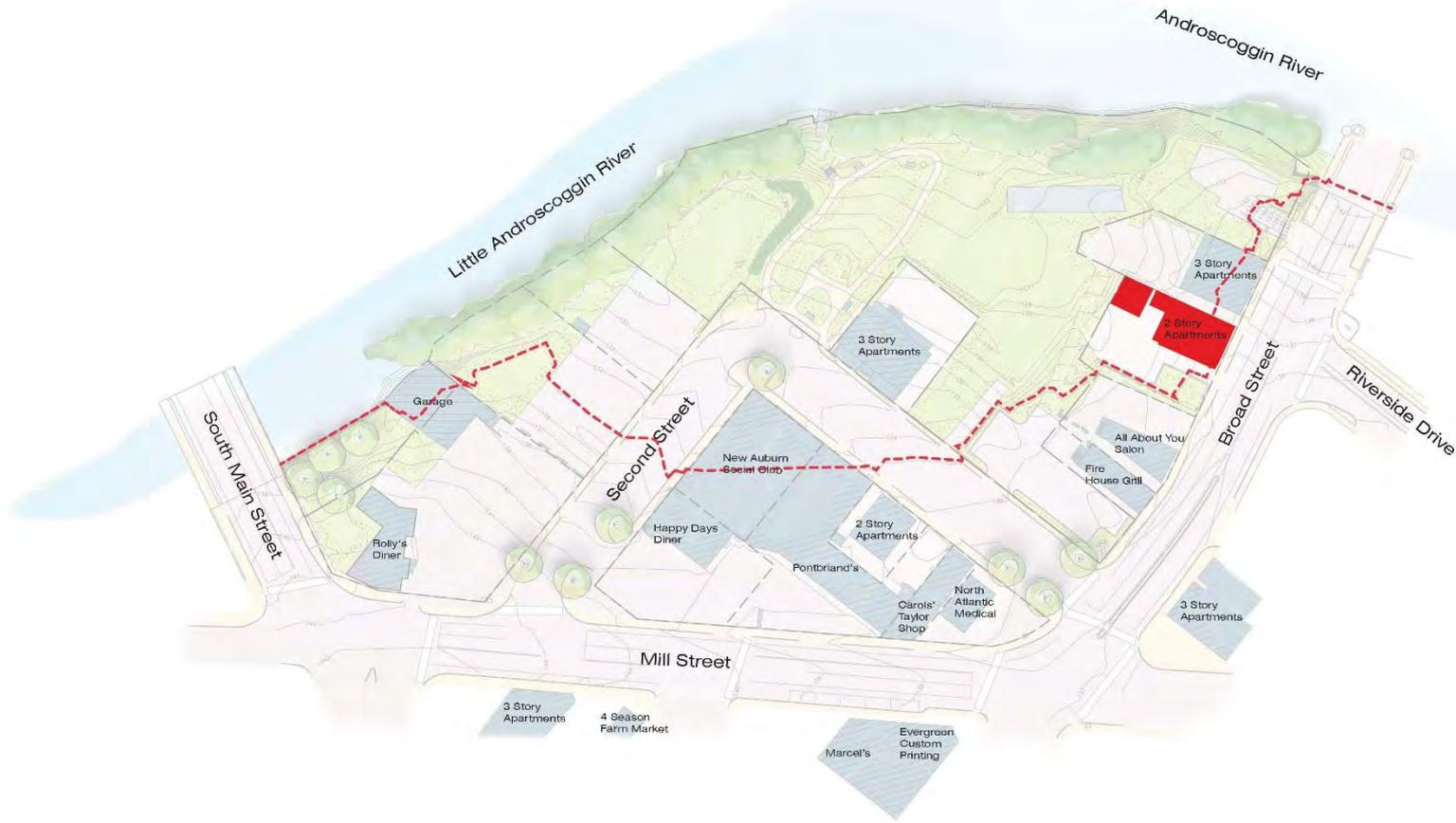
**New Auburn Village Center  
Phasing Strategy**

1 of 15

5.19.2016



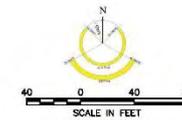
**COPLON ASSOCIATES**  
Landscape Architecture and Planning  
111 College Street, 3rd Floor, New Haven, CT 06510  
Tel: 203.333.3333 Fax: 203.333.3334



**Phase 1**  
**Establish Broad St. Access - Acquisitions & Removals**

New Auburn Village Center 2 of 15  
**Phasing Strategy**

5.19.2016



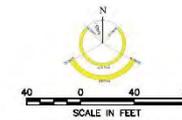
**COPLON ASSOCIATES**  
 Landscape Architecture and Planning  
 11 College Street, 3rd Floor, Newburyport, MA 01950  
 Tel: 978.352.2200 Fax: 978.352.2201  
 www.coplon.com



**Phase 1**  
**Establish Broad St. Access - Highlighted**

New Auburn Village Center 3 of 15  
**Phasing Strategy**

5.19.2016



**COPLON ASSOCIATES**  
 Landscape Architecture and Planning  
11 College Street, 3rd Floor, Newburyport, MA 01950  
 Telephone: 978.366.4100

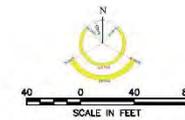
**Timeline  
1 - 5 Years**

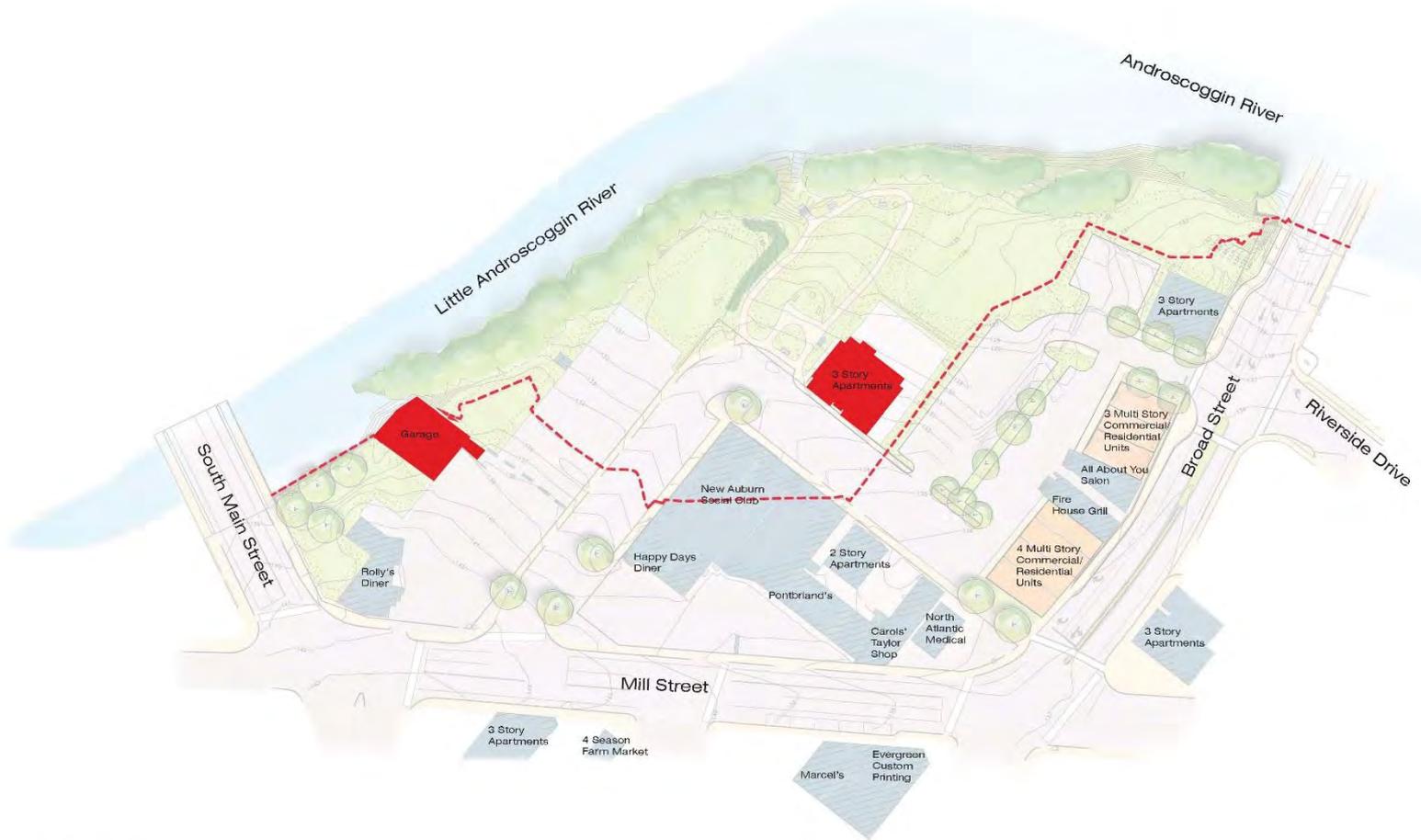


**Phase 1 New Development**  
 7,650 Sq. Ft. Commercial (1st Floor)  
 15,300 Sq. Ft. Residential (Floors 2-3)  
 68 New Public Parking Spaces  
 10 New Private Parking Spaces

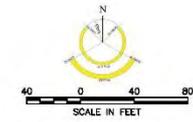
**Possible Funding Sources**  
 Northern Border Reg. Commission  
 Land & Water Conservation Fund  
 MPI Intersection Improvements  
 BPI Intersection Improvements

**Phase 1  
Establish Broad St. Access - Overall Plan**



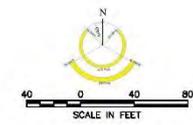


**Phase 2  
Construction of Greenway  
& Adjacent Riverway Segment - Acquisitions & Removals**





**Phase 2  
Construction of Greenway & Adjacent Riverway Segment - Highlighted**





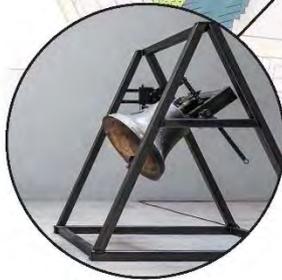
Cantilevered Overlook



Graded Amphitheater



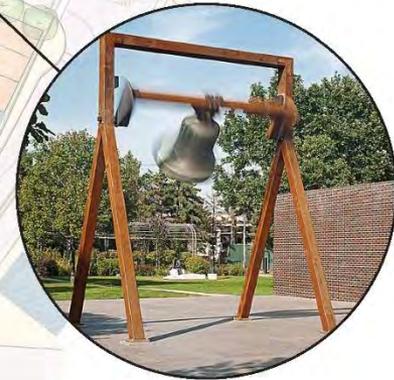
Accessible Floating Kayak Launch



West Bell Plaza



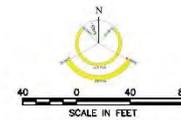
Hilltop Promenade



East Bell Plaza



**Phase 2**  
**Construction of Greenway & Adjacent Riverway Segment - Features**





History + Education



Wildlife Watching



Accessible Fishing



Hiking + Cycling



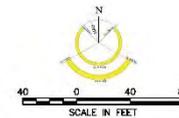
Outdoor Markets + Events



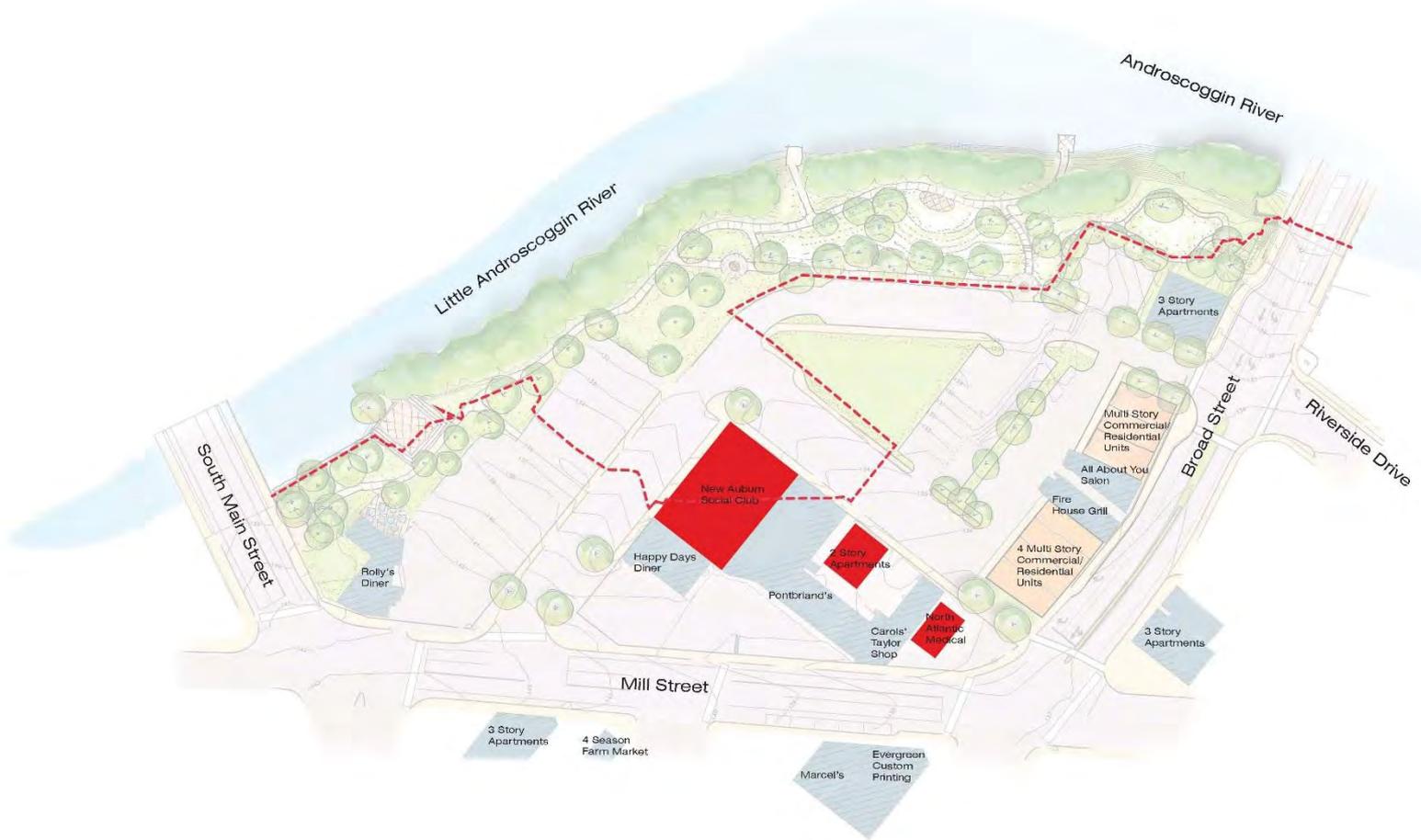
kayaking + Canoeing



**Phase 2**  
**Construction of Greenway & Adjacent Riverway Segment - Activities**



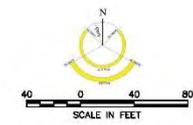




**Phase 3  
Residential + Commercial Construction - Acquisitions & Removals**

New Auburn Village Center 10 of 15  
**Phasing Strategy**

5.19.2016

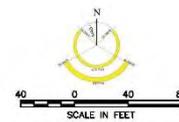




**Phase 3  
Residential + Commercial Construction - Highlighted**

New Auburn Village Center 11 of 15  
**Phasing Strategy**

5.19.2016



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11 College Street, 3rd Floor, Newburyport, MA 01950  
 Telephone: 978.366.4100

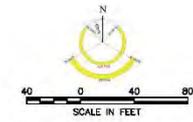
**Timeline  
4 - 10 Years**

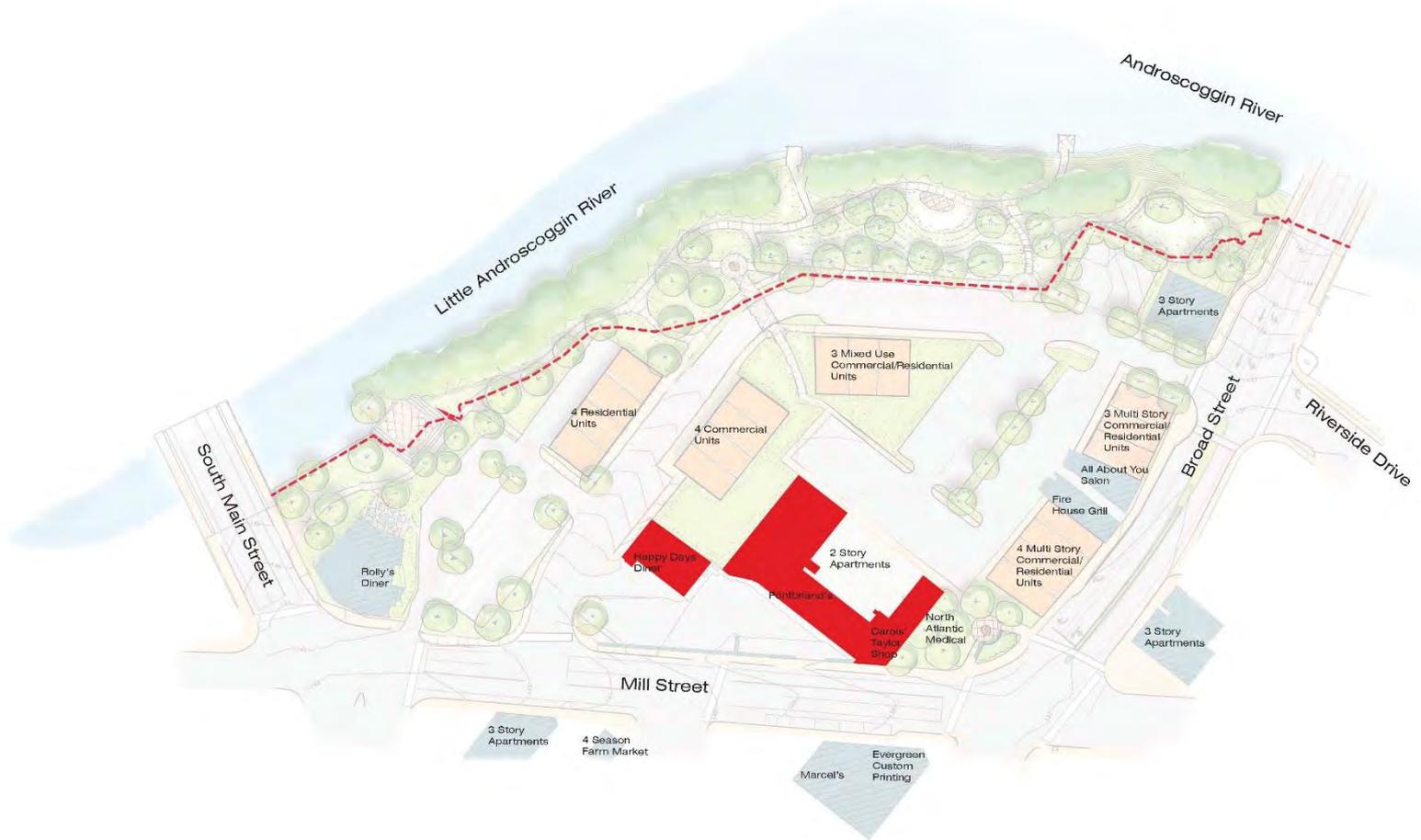


**Phase 3 New Development**  
 12,500 Sq. Ft. Commercial (1st Floor)  
 25,000 Sq. Ft. Residential (Floors 2-3)  
 28 New Private/Public Parking Spaces  
 10 New Private Parking Spaces

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

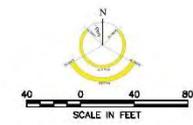
**Phase 3  
Residential + Commercial Construction - Overall Plan**





**Phase 4  
Completed Master Plan - Acquisitions & Removals**

New Auburn Village Center  
Phasing Strategy  
5.19.2016

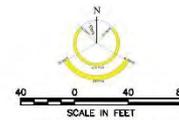




**Phase 4**  
**Completed Master Plan - Highlighted**

New Auburn Village Center 14 of 15  
**Phasing Strategy**

5.19.2016



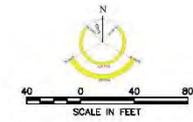
**COPLON ASSOCIATES**  
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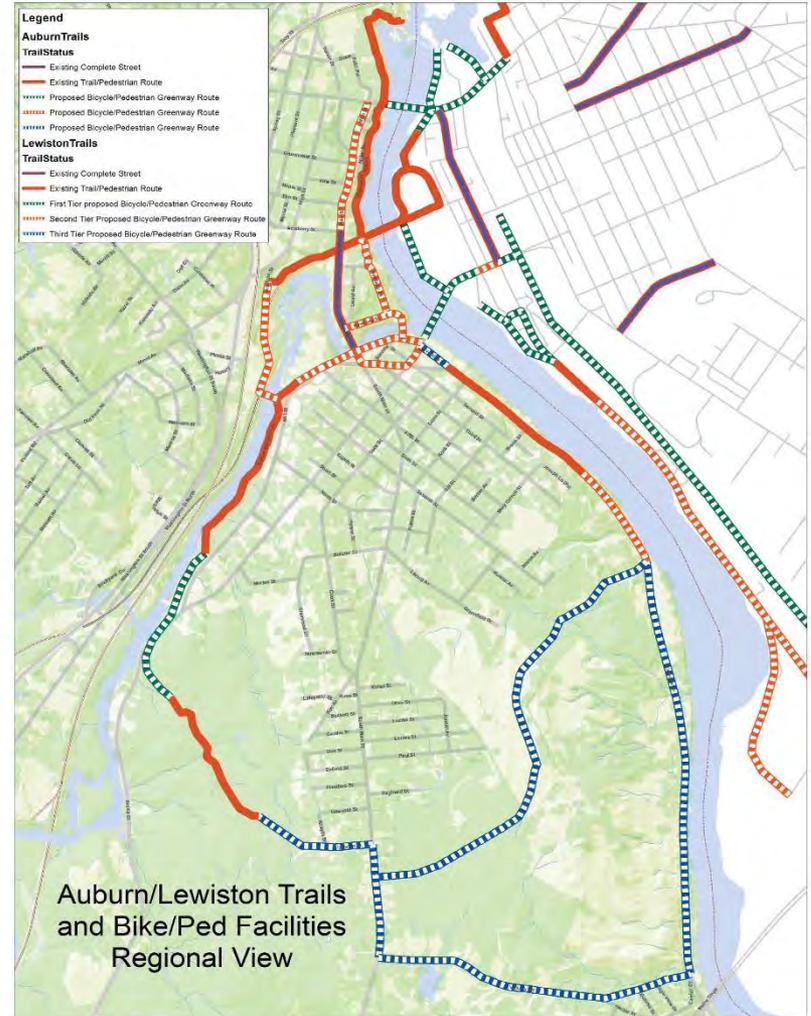
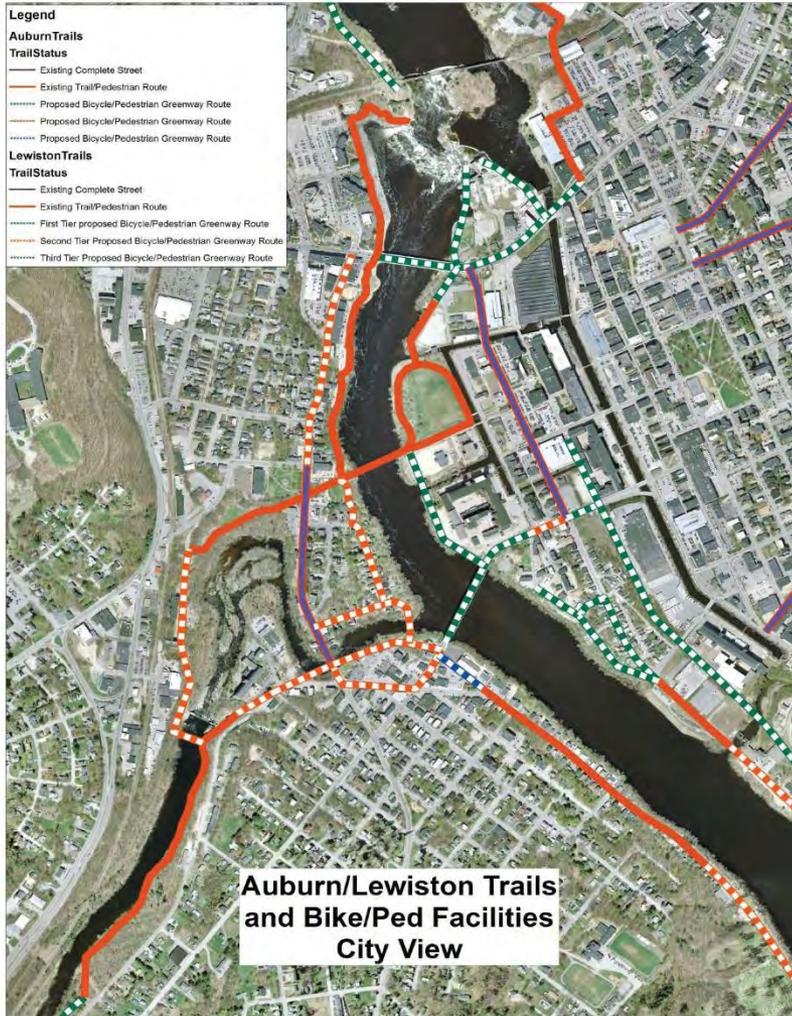
**Timeline**  
**15 - 20 Years**



**Phase 4 New Development**  
 14,000 Sq. Ft. Commercial (1st Floor)  
 28,000 Sq. Ft. Residential (Floors 2-3)  
 95 New Public Parking Spaces (186 Total)  
**Possible Funding Sources**  
 Primarily Private Investments  
 Tax Credits, TIF, Etc.

**Phase 4**  
**Completed Master Plan - Overall Plan**

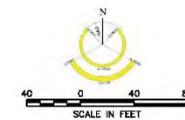




**Local and Regional Trail System - Proposed**

**New Auburn Village Center Phasing Strategy**

5.19.2016



Please Share Your Thoughts with Us



## **New Auburn Village Center Plan- Public Meeting # 2 May 19, 2016**

### **Inter-Connected-**

- Walkability? – is it really?
- Litter/Dog Waste
- Code enforcement
- Traffic
- Lighting!
- Parking – If lighting was better parking would be more accessible

### **IMMEDIATE PROBLEMS!!**

- Sidewalks
- Rollerdomes

### **MARKETING**

- Lown Perse Bridge
- Nice Design

### **Flood Plain-Impact? Down stream?**

- Must be permitted
- K. Shaw's Email
- Elderly-Kids
- Other areas of N. Auburn
- Mill Street to the south
- No lines from 2<sup>nd</sup> Street into Mill

### **Trash Clean-Up**

- Wider sidewalks
- River cleanup
- Timing of pedestrian crossing
- Halloween celebration exemplifies the traffic problem - Children in Danger
- Laundry mat near Rolly's, Rollerdomes
- Coordinate with Lewiston

### **Police Enforcement**

- Check on plans for bridge repairs
- Get landlords to clean up

### **Trash**

- Trash-cigarette

NA Social Club – Certification