

Auburn Planning Board Comments on The Draft Form Code Map and Development Guidelines

Mapping:

1. The PB wants a more developed, graphically improved map.
 - Color scheme doesn't read well
 - Streets not labeled
 - Would like to see existing buildings, existing streets (transparent)
 - Will the form code be phased in? How will the plan be implemented?
 - How will the new street plan be implemented.
2. Why is the intersection of Court and Minot part of the plan? What is the justification?
3. The intersection of Court and Minot is an important point in the driving public's perception of Auburn and Downtown.
4. Court and Minot Ave. is not the best place for form code.
5. Concerned about market absorption (Minot and Court taking away from Great Falls area.
6. Hard to picture Court and Minot as a pedestrian friendly area.
7. The southern area of Minot Ave. is hemmed in by the RR tracks and limits new development.
8. Consider design guidelines in the Minot Ave. area as opposed to Form Code.
9. Initiate Form Code in targeted areas that have the greatest development potential.
10. Where is the New Auburn map?
11. Where is the T-4 description in the Development Guidelines?
12. Lot of concern about the "transition areas" where the proposed transects stop and the neighborhood starts.
13. Concern about the "transition areas" and how you go from urban (Form Code) to the neighborhood.
14. Why isn't the uptown neighborhood covered by the form code?
15. Discussed the greater detail needed to inventory and categorize existing housing stock.
16. Discuss other pressures on that neighborhood. (property maintenance, rental properties)
17. What happens to teardowns in the "transition areas"?
18. New Auburn just had a Master Plan done and it seemed like that plan is very dependent on form code for the redevelopment to be done appropriately.
19. Discussed the need to connect Downtown to New Auburn (us vs. them) through the greenway, trails and street. Can Form Code be used to help achieve that?
20. Concerned how the proposed switch of the vehicular focus on Academy Street to Elm Street will be handled and can the Form Code be used to guide that change?
21. How can Elm Street function with that change? Can the Elm Street neighborhood area handle the traffic and still accommodate bike, pedestrians and on street parking?
22. The Newberry Street "neighborhood" need attention with the planning going on around it.

Design Guidelines:

1. Allow restaurants on the second floor. Durgin Park (?) in Boston was used as an example of that.
2. Concern on how the different first floor treatments of residential and commercial uses (3 foot elevation difference) accommodate the use flexibility that Form Code offers.

From the October 14, 2014 PB Meeting

3. Discussed first floor building setback being further back from ROW with second floor cantilevered over that space.
4. Discussed the importance of wide sidewalk in an urban setting. Will there be adjustments in the build to line if more sidewalk space is needed?
5. Look at preserving and/or protecting existing historic building line frontages.