

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Development

Memorandum

To: Auburn Planning Board
From: Alan S. Manoian, Economic Development Specialist
Date: 4/8/2015
Re: April Form-Based Code Planning Board Workshop

For the April Form-Based Code Workshop we have produced and delivered a DRAFT that integrates the proposed Downtown Auburn/New Auburn Form-Based Code into the existing Chapter 60 Zoning Ordinance so as to provide Planning Board members an opportunity to get a preliminary sense of how an integrated approach may "look" and function.

It is intended that this process may assist Board members in making a final determination as to the best method of code deployment for the City of Auburn. Once this determination is reached, staff shall proceed at an accelerated pace with the production of a fully detailed, designed and formulated regulatory code.

As a DRAFT, proposed new form/architectural-based definitions have been inserted into the existing Chapter 60-2 Definition section; the existing Division (14) Central Business I, II & III has been deleted; a proposed new Division (16) for the Downtown Form-Based Code District has been inserted. Diagrammatic Panels have been left blank, as original panel design production will be initiated within the next 2-weeks by a professional graphic illustrator. However, the Diagrammatic Panel pages are included to provide Board members an overall sense of the proposed document structure.

Staff believes that it will be most important for this April Workshop session to review and discuss the remaining detailed zone sections T4.2, T5.1, T5.2 & T6 in order to maintain the forward momentum of the production process into April & May.

In addition staff recommends scheduling and conducting a Downtown Auburn Form-Based Code Public Design & Review Charrette in mid-May so as to provide the Auburn community an opportunity to have input into and understanding of the code production process and final product.

We thank the members of the Auburn Planning Board for their ongoing guidance, expertise and insight.