



City of Auburn, Maine

Office of Economic and Community Development

60 Court Street, Auburn, Maine 04210

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To: Interested Parties

From: Doug Greene, AICP, RLA; Urban Development Coordinator

Date: September 5, 2017

RE: Addendum- Updated Information for the Request for Proposals (RFP) to redevelop 186 Main Street

An RFP was posted by the City of Auburn seeking proposals from qualified developers for a city owned property located at 186 Main Street in downtown Auburn. The original RFP closed on July 30, 2017 and now the City would like to reopen and extend it by 60 days from the posting of this addendum to 4 p.m. Friday, November 3, 2017.

Utilities: Water and Sewer are both available on the property. Water is available only on the front of the parcel along Main Street. A sewer connection exists at both the front and rear of the property along Main Street and Miller Street respectively. Natural gas connection exists along Main Street and would support potentially 2 PSI. Project specific information related to natural gas could be obtained by contacting Scott Carpenter, Senior Business Development Representative for Unitil at 207-541-2543.

Property History: The property has been owned by the City since 1993 and has been vacant for quite some time when the original structures on the parcel were demolished one in 1994 and the other in 2005. Originally the parcel contained two structures. One was a wood framed three story structure while the other was a two story wooden framed structure. The lot has primarily been utilized as multifamily residential housing. The abutting properties are both multi-family units one built in 1829 while the other was constructed in 1879.

Parking: A nearby parking lot is City owned and controlled. The majority of lot however is already designated to Auburn Housing Authority (the Roak Block building) for tenant parking. The Housing Authority has 11 tenants that use that lot for parking. Those 11 spots are located along the Riverwalk itself and are posted as such. The City does have 4 or 5 spaces that run along the grassy island that separates the lot from the travel lane that runs parallel to the Riverwalk. Those spaces used to be designated as short term parking and there is one old "2 hr timed" Parking Sign located on the island. The Auburn Police, who oversee city parking lots, would consider allowing those spots as longer term permit parking spaces if there was interest in utilizing them.¹ There is street parking along Main Street, which in that area is not time limited. The next closest parking would be the Auburn City Hall parking garage, which has "2 Hour" timed spots as well as Permit Parking (Daily, monthly or quarterly)².

Zoning- The current zoning of the property is Traditional Downtown Neighborhood (T-4.2). The property to the north is zoned Traditional Downtown Center (T-5.1). The City would support a zone change to T-5.1, which would support a larger building and more density if desired by a proposer.

¹ The City would consider reconfiguration of City parcel lines along Miller Street if a specific proposal warranted it.

² Information provided by Officer Michael Chaine- Special Enforcement Officer (207.333.6650 ext. 2058).