



City of Auburn, Maine

Economic Development Department

Jay Brenchick, Director

60 Court Street | Auburn, Maine 04210

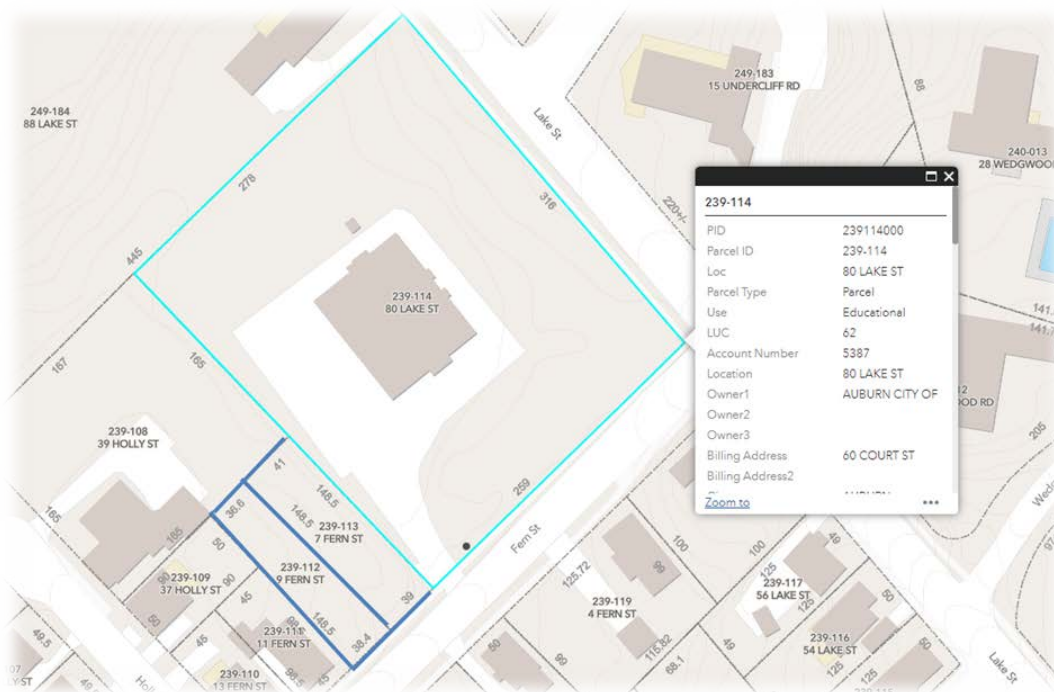
www.goauburn.me | 207.333.6601

REQUEST FOR PROPOSALS

The City Council of the City of Auburn is accepting sealed development proposals for the acquisition and development of 80 Lake St. Parcel ID 239-114.

Each bid must be in writing and in a sealed envelope marked "2023-024 80 Lake St." on the outside. Bid packages will be available beginning on Thursday, April 27, 2023. Documents can be obtained from the City of Auburn's website: www.auburnmaine.gov/business/bid-notices. There will be a **mandatory** pre-bid conference on site (80 Lake St.) at **9:00 am on Tuesday June 20, 2023** followed by a tour of the property. City staff will provide a brief overview of the property and goals. Question and answer period will remain open until **June 27, 2023 at 2:00 pm**. Addenda will be ready on June 28, 2023. All bids must be received at the Office of the Facilities Manager/ Purchasing Agent **by 2:00 p.m. on Thursday, July 20, 2023**. Late bids will not be opened or considered. The City reserves the right to reject any or all bids.

Each bid must include the bidder's name, mailing address and phone number and must be accompanied by a deposit in the form of a certified check or money order, in an amount equal to or greater than 10% of the bid price. Each successful bidder's deposit will be credited to the total purchase price for that parcel. Deposits will be returned to the unsuccessful bidders. Any bid which does not contain the proper deposit will be rejected.



INTRODUCTION:

The City of Auburn, Maine is seeking proposals for the acquisition and development of 80 Lake Street. This property, built in 1923, is known as the Lake Street School. The property is currently utilized as a school but will be vacated and available for development in June 2023. The site is identified as tax map parcel number 239-114. The school building is 14,820 sf and sits on 1.88 acres. Adjacent to this parcel are two more city-owned lots. They are 7 Fern Street (Property ID 239-113) and 9 Fern Street (Property ID 239-112). Proposals that incorporate 7 and 9 Fern Street will be considered. Submissions that include additions to the school and/or additional buildings will be considered.

See the Deeds for 80 Lake, 7 Fern Street, and 9 Fern Street in the attachments.

The Lake Street Park, identified in the attachments, is to remain in the ownership of the City in compliance with the use of Land and Water Conservation funds requirements. See map in the attachments.

DEVELOPMENT GOALS:

The City of Auburn is seeking a developer with the proven skills, resources and commitment needed to renovate the school into residential, daycare, or other use in conformance with zoning. A neighborhood citizens group will also give feedback on the proposals selected by the City. In pursuing this project, the City is seeking a developer who will assemble a team that is capable of planning, designing, financing, negotiating and managing the proposed project in a timely manner.

The development of the parcel and facility should be in conformance with the City's Traditional Neighborhood Development District Zoning (T-4.2B) and should be consistent with surrounding and/or existing uses. See the T-4.B Zoning Ordinance Text and Map Amendments in the attachments.

The City has identified the following criteria for the development of the property and the surrounding area:

1. The school structure should maintain the current historic high-quality façade.
2. The development should provide for thoughtful pedestrian connectivity.
3. Proposals must complement the character of the surrounding neighborhood and the existing

infrastructure resources of the area.

4. Proposals should incorporate facets of the area's historic character in the design concept.
5. Proposals should identify anticipated assessed value created by the development and any financial assistance required to complete the development.
6. The proposal should emphasize the immediate usefulness of the subject parcels as part of a development plan that will be a tangible asset to the City and its residents and demonstrate the proposed use will provide the highest and best value to the area and meet the development goals of the developer and City.

PROPOSAL REQUIREMENTS:

The following information must be included in all proposal submissions unless otherwise provided:

- **Detailed description** of the proposed development, a concept site plan showing orientation of all buildings, parking areas, vehicle and pedestrian access and circulation patterns, other site improvements, size of buildings and square footage of specific components, exterior building elevations and anticipated materials and design style. Provide a list of all approvals necessary, including any variances, zone change requests, subdivision approvals or special use permits required. Staff can help with this based on a specific project proposal.

The developer must also clearly identify any additional land acquisition that may be necessary to support the development and provide a clear explanation for how this land will be acquired.

If the development is proposed to be phased, the narrative should clearly define the components, timing and contingencies for each phase of development. However, the developer shall demonstrate that the project will have immediate utility for its intended purposes, rather than simply as a real property holding with no usefulness to the area or added value.

- An **identification of the entities** that will be involved in the project, a description of the roles each will play (e.g. developer, architect, details of ownership and operation, property manager, tenant, professional consultant) and a summary of the team's past experience in working together. A description of each of the entities' experience in developing similar projects should be included.

Provide information on past development activities and/or projects completed for other public and/or private sector clients that shows the competency of the respondent in acting as the lead development entity, being sure to specify size, capacity and experience relevant to similar type developments. Provide references related to projects that are similar in size and scope to this project that may be contacted by the City with phone numbers and email addresses, if available.

- A preliminary **capital pro forma** showing the detailed sources (amounts and names of banks or financial institutions) and uses of funds (debt, equity and other) to acquire the parcel(s) and construct the development (including any tenant improvements). Information as to the status of securing those funds should be included and inclusion of a conditional financing commitment is strongly encouraged.
- A **description of the public benefits** that will result from the development, *e.g.* the number and types of housing units, the creation or retention of jobs (including the estimated number, type and wage levels), tax base enhancement, the provision of services, etc. This should include an estimate of the taxable value upon completion and annual real estate taxes.
- A **proposed schedule** for the development, including identification of any conditions that must be met. The schedule should include the time needed to obtain financing, complete design and secure permits and approvals, prepare the site, start and complete construction, and state and complete lease-up and operations.
- Provide a detailed explanation of any **public assistance** that will be required to support this development, including any property tax credits, credit enhancement agreements, loans or capital grants.

The contents of the proposal and any clarification to the contents submitted by the successful respondent may be incorporated by reference into an agreement between the developer and the City.

The City reserves the right to waive any of the above submission requirements.

EVALUATION CRITERIA:

All proposals submitted will be evaluated based upon the qualifications and financial strength of the developer, the technical, financial and market feasibility of the proposal, and the degree to which the development goals outlined above are addressed.

REVIEW/SELECTION PROCESS:

Review of proposals will proceed in the following steps:

1. The City will review all proposals.
2. Selected respondents may be requested to make a formal presentation of their proposal to the City Council.
3. Following the presentations, the City Council will meet to select a developer and will initiate negotiations regarding a preferred developer agreement and/or land disposition agreement.

The City shall not be responsible for any costs incurred by any submitting individual or firm in the preparation of any response to this Request for Proposals. The City reserves the right to reject any and all proposals for any reason, and to waive any irregularities or noncompliance with the Request for Proposals in the selection of any firm or individual to participate in the redevelopment of the subject property. Submissions will not be returned.

PRICE:

The City shall consider which proposal will result in an overall higher benefit than comparable proposals; Net tax revenues, overall compatibility with the neighborhood and purchase price will be considered. The City reserves the right to reject all proposals. The proposed purchase price must be included in the submitted proposal.

PROPOSAL TIMING, SUBMISSION, AND DEADLINE:

There will be a **mandatory** pre-bid conference on site (80 Lake St..) at **9:00 am on Tuesday June 20, 2023** followed by a tour of the property. City staff will provide a brief overview of the property and goals. Question and answer period will remain open until **June 27, 2023 at 2:00 pm**. Addenda will be ready on June 28, 2023. Please submit your proposal to the City of Auburn by **2:00 p.m. Thursday, July 20, 2023.** Proposals must be delivered to Derek Boulanger, Facilities Manager/Purchasing Agent, 60 Court Street, Auburn, Maine 04210 on or before the date and time appointed. No proposals will be accepted after the time and date listed above. Proposals will be opened at 2:00 p.m. on that date in the Community Room (206), Auburn City Hall.

Submission of a proposal shall constitute the consent of the submitting firm, its principals and

employees to the making of inquiries and investigations by the City into the qualifications of the submitting firm, its principals and employees, including the contacting of references.

Questions regarding this Request for Proposals should be directed to Derek Boulanger, Facilities Manager/ Purchasing Agent, 60 Court Street, Auburn, Maine at dboulanger@auburnmaine.gov

Attachments begin on the following page.

Attachments

Lake Street School Deed

303-381

Know all Men by these Presents,

That I, Merritt L. Hackett, of Auburn, County of Androscoggin, State of Maine

In consideration of ~~the sum of~~ one dollar and other valuable considerations paid by City of Auburn, a municipal corporation existing in the County of Androscoggin, State of Maine

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit claim unto the said City of Auburn, its successors ~~and assigns~~

forever ~~the sum of~~ A CERTAIN lot or parcel of land situated in the city of Auburn (on Auburn Heights) in Androscoggin County and State of Maine, and bounded and described as follows: viz:- Beginning on the westerly line of Fern Street at a point one hundred sixty-seven and thirty-two hundredths (167.32) feet northerly from its intersection with Holly Street; thence northerly on said Fern Street one hundred and ninety-eight hundredths (100.98) feet to a stake thence westerly at right angles with Fern Street one hundred forty-eight and one half (148½) feet to a stake; thence southerly and parallel with Fern Street one hundred and ninety-eight hundredths (100.98) feet to a stake; thence at right angles easterly one hundred forty-eight and one-half (148½) feet to the place of beginning.

Being the same premises this day conveyed to me by Arthur E. Drake by deed of warranty to be recorded in Androscoggin Registry of Deeds.

Grantor reserves the right to enter and harvest this year's crops.

To have and to hold the same, together with all the privileges and appurtenances thereto belonging, to the said City of Auburn its successors ~~and assigns~~ forever.

And I do covenant with the said Grantee, its successors ~~and assigns~~ and assigns, that I will warrant and forever defend the premises to it the said Grantee ~~its successors~~

~~and assigns~~ forever, against the lawful claims and demands of all persons claiming by, through or under me.

In Witness Whereof, I the said Merritt L. Hackett and Edith M. Hackett ~~this deed as Grantor,~~ wife of the said Merritt L. Hackett, joining in and conveying her rights by descent and all her other rights ~~and relinquishing and conveying her rights by descent and all her other rights~~ in the above described premises, have hereunto set our hand and seal this eleventh day of July in the year of our Lord one thousand nine hundred and twenty two.

Signed Sealed and Delivered in presence of
Forrest E. Ludden
Geo. E. Hayshins

Merritt L. Hackett (seal)
Edith M. Hackett (seal)

State of Maine,
 Androscoggin, ss. July 11, 1922

Personally appeared the above-named Merritt L. Hackett and acknowledged the above instrument to be his free act and deed. Before me,
 (seal) Forrest E. Ludden, Notary Public, Androscoggin

Received July 25th 1922 at 12 o'clock 30 M. P. M. and recorded from the original.

\$1.50
 Dec. Rev.
 Stamps
 Cancelled

School Street Unofficial Property Record

4/7/23, 9:09 AM

Unofficial Property Record Card

Unofficial Property Record Card - Auburn, ME

General Property Data

Parcel ID	239-114	Account Number	239114000
Prior Parcel ID			
Property Owner	AUBURN CITY OF	Property Location	80 LAKE ST
		Property Use	EDUCATIONAL
Mailing Address	60 COURT ST	Most Recent Sale Date	
		Legal Reference	
City	AUBURN	Grantor	
Mailing State	ME	Sale Price	0
Zip	04210		
Parcel/Zoning	N/A	Land Area	1.880 acres

Current Property Assessment

Card 1 Value	Building Value	417,400	Xtra Features Value	26,500	Land Value	51,200	Total Value	495,100
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Building Description

Building Style	MULTI PURPOS	Foundation Type	CONCRETE	Flooring Type	CARPET
# of Living Units	0	Frame Type	MASONRY	Basement Floor	N/A
Year Built	1923	Roof Structure	FLAT	Heating Type	STEAM
Building Grade	FAIR	Roof Cover	TAR+GRAVEL	Heating Fuel	OIL
Building Condition	N/A	Siding	BRICK	Air Conditioning	0%
Finished Area (SF)	14820	Interior Walls	PLASTER	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

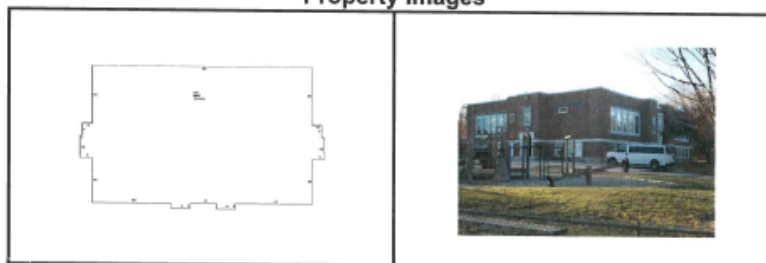
Legal Description

LAKE STREET

Narrative Description of Property

This property contains 1.880 acres of land mainly classified as EDUCATIONAL with a(n) MULTI PURPOS style building, built about 1923 , having BRICK exterior and TAR+GRAVEL roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Bk 4744 Pg248 #18888
08-14-2001 @ 08:30a

NOT A NOT
OFFICIAL Maine Short Form Warranty Deed OFFICIAL
COPY COPY

We, **ELIZABETH C. WOOTEN and LAWRENCE J. WOOTEN**, of Auburn, Androscoggin County, Maine, for consideration paid, grant to **THE INHABITANTS OF THE CITY OF AUBURN SCHOOL DEPARTMENT**, whose mailing address is 23 High Street, Auburn, Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

MAINE REAL ESTATE
TRANSFER TAX PAID

WITNESS our hands and seals this 10th day of August, 2001.

Ruth E. Faut
Witness

Elizabeth C. Wooten
Elizabeth C. Wooten

Ruth E. Faut
Witness

Lawrence J. Wooten
Lawrence J. Wooten

STATE OF MAINE
Androscoggin, SS.

Then personally appeared the above named Elizabeth C. Wooten and Lawrence J. Wooten, known to me, this 10th day of August, 2001 and acknowledged before me the foregoing instrument to be their free act and deed.

Ruth E. Faut RUTH E. FAUT
Notary Public/Attorney at Law NOTARY PUBLIC, MAINE
Name: MY COMMISSION EXPIRES APRIL 8, 2004
My commission expires:

N:\WPDOCS\MICHELLE\01-1400\01-1474.WD

Androscoggin Title Company
95 Main Street
P.O. Box 867
Auburn, ME 04212-0867
Tel # 207-784-6413
Fax # 207-784-4361

9 Fern Street Deed

Bk04342 Pg181 24877
11-04-1999 @ 09:13a

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I, ERNEST A. HOULE of 9 Fern Street, Auburn, Maine, for consideration paid, grant to
THE INHABITANTS OF THE CITY OF AUBURN SCHOOL DEPARTMENT, whose
mailing address is 23 High Street, Auburn, Maine, with WARRANTY COVENANTS, a certain
lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin,
and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this
deed includes all rights, easements, privileges and appurtenances belonging to the premises
hereinabove described.

WITNESS my hand and seal this 2nd day of November, 1999.

Witness

Ernest A. Houle

STATE OF MAINE,
ANDROSCOGGIN, SS.

Then personally appeared the above named ERNEST A. HOULE, known to me,
this 2nd day of November, 1999 and acknowledged before me the foregoing instrument
to be his free act and deed.

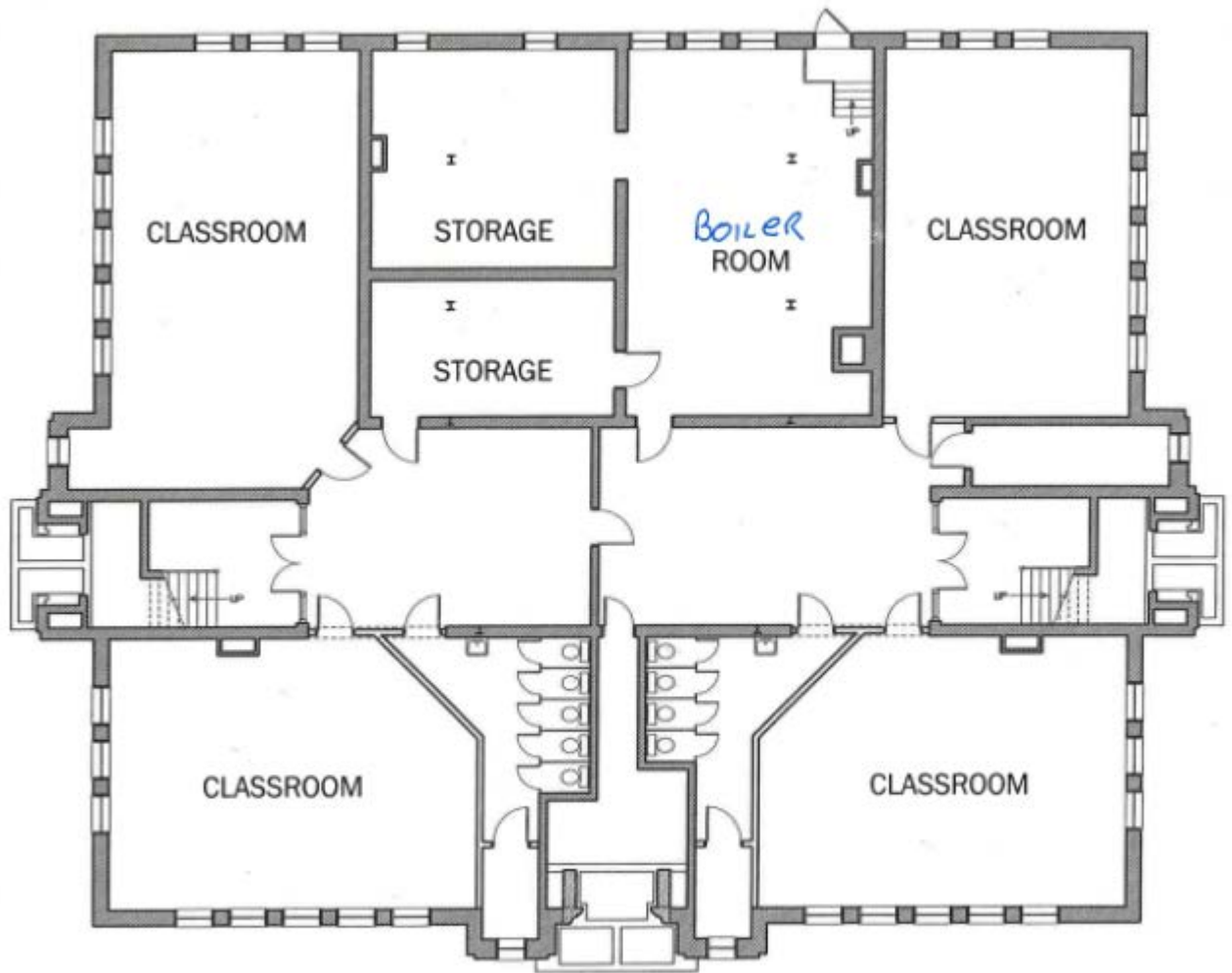
Notary Public
Name: Barton M. Kelsea
My commission expires: 8/28/2002

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over

Jeanine D. Baggett
REGISTER OF DEEDS

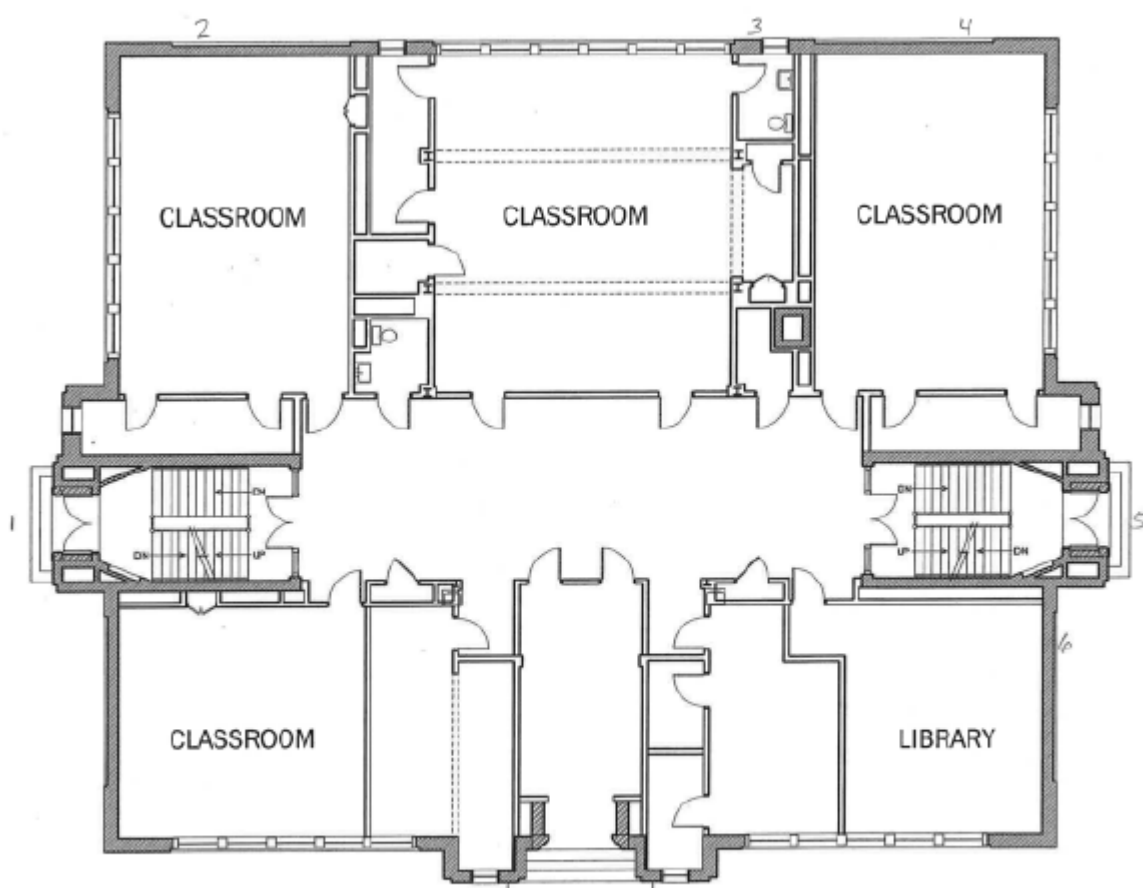
Lake Street School Basement Floor Plan



LAKE STREET ELEMENTARY SCHOOL - BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"

Lake Street School First Floor Plan



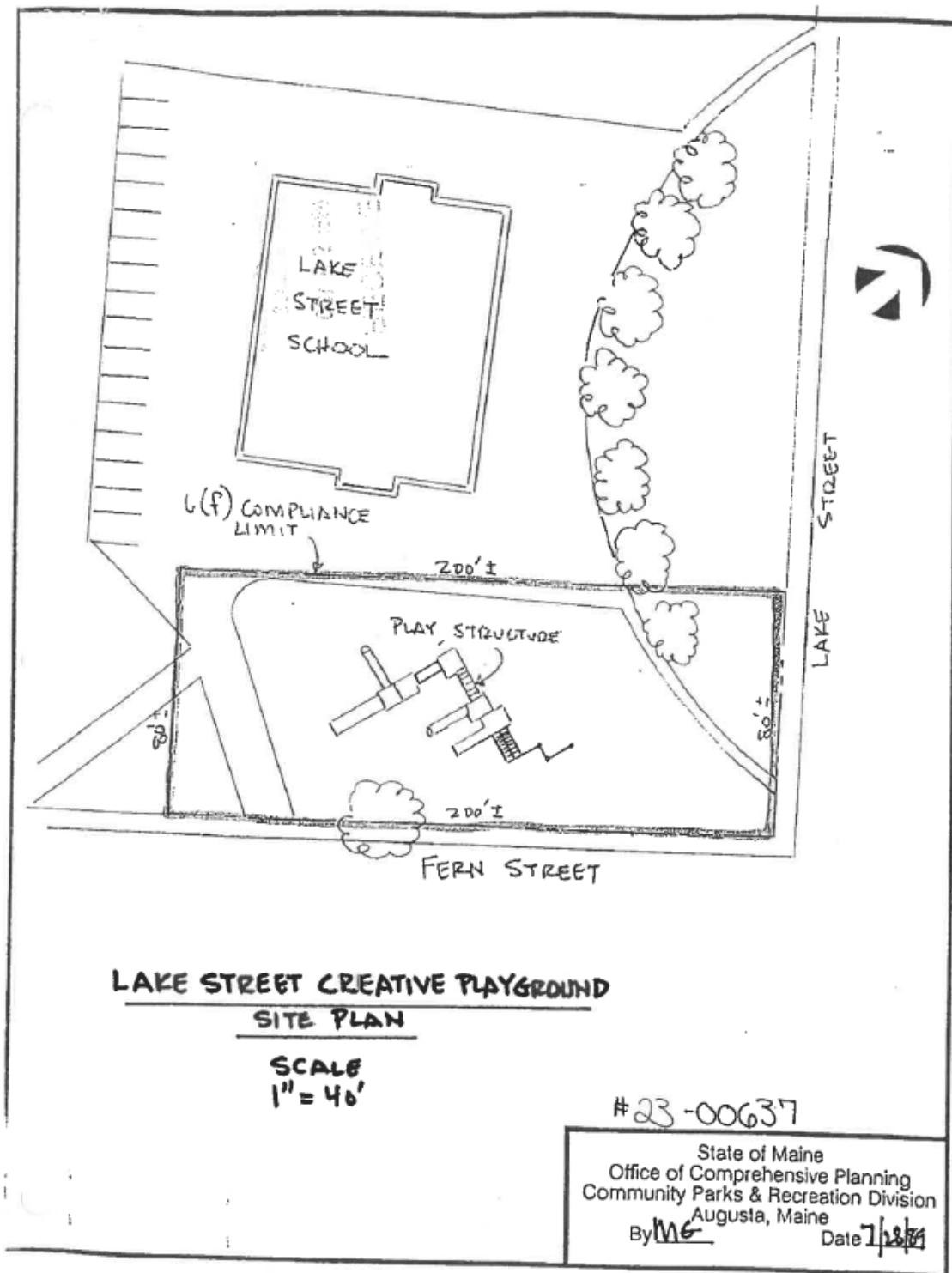
LAKE STREET ELEMENTARY SCHOOL - FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

Lake Street Park



Lake Street Park



Property Photos

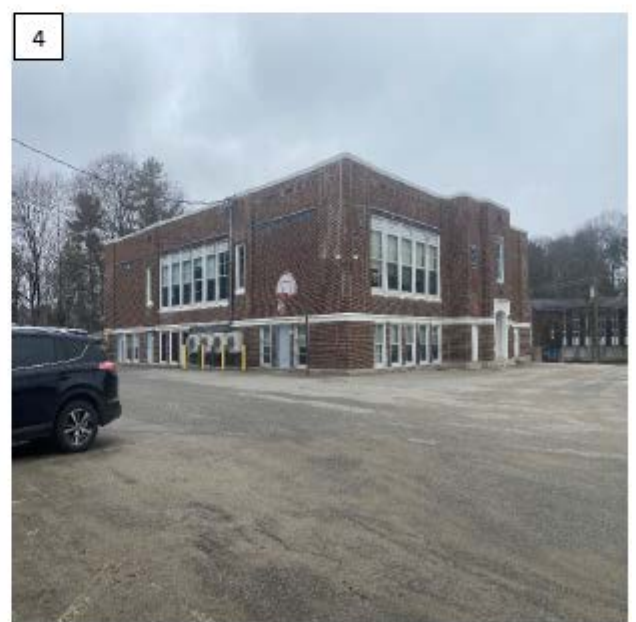
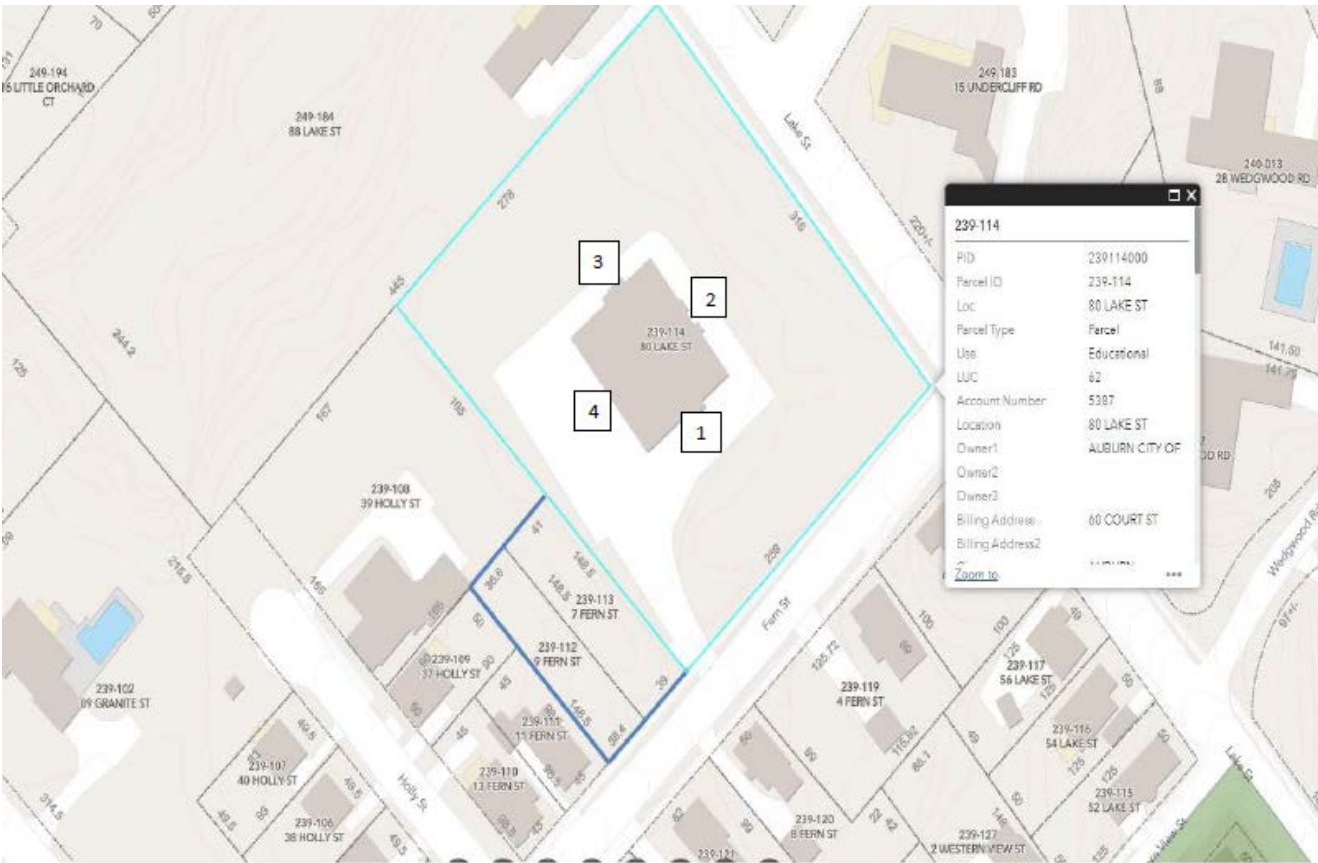


Photo Locations



T-4.B Zoning Ordinance Text and Map Amendments



ORDINANCE 20-09062022

T-4.2B ZONING ORDINANCE TEXT AND MAP AMENDMENTS
Council First Reading & Public Hearing 9/6/22
Planning Board Public Hearing 9/13/22

Amend Sec. 60-547 of ARTICLE IV, DISTRICT REGULATIONS, DIVISION 14, FORM BASED CODE

BE IT ORDAINED, that the City Council hereby approves the amendment of the text and map of Chapter 60, Zoning, of the Code of Ordinances as follows:

1. Amend Sec. 60-547 of ARTICLE IV, DISTRICT REGULATIONS, DIVISION 14, FORM BASED CODE, as follows (additions underlined and in red):

Subdivision I. In General

• • •

Sec. 60-547. Transects.

Form based code uses transects as a way to describe the areas under the regulating plan. A transect is a system of ordering human habitats in a range from the most natural to the most urban. Auburn's transects are organized using five form based code districts, (Transect 4.1, Transect 4.2B, Transect 4.2, Transect 5.1, Transect 5.2 and Transect 6), which describe the physical character of a place at a certain scale, according to the density and intensity of land use and urbanism.

• • •

2. Amend ARTICLE IV, DISTRICT REGULATIONS, DIVISION 14, FORM BASED CODE, to add a new Secs. 60-548B, 60-548B.1, 60-548B.2 and 60-548B.3 as follows (text additions in **red text** and includes images and photographs):

Sec. 60-548. Traditional Main Street Neighborhood (T-4.1)

• • •

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager

Sec. 60-548B. Traditional Neighborhood T-4.2B.

Illustrative View of T-4.2B



**Intent and Purpose:
Traditional Neighborhood (T-4.2B)**

The Traditional Neighborhood district is characterized by a small to medium sized buildings with smaller front yards and stoops in a more compact urban environment, and includes and traditional neighborhood sized storefronts. The smaller minimum and maximum building set-backs form a moderately dense street-wall pattern, diverse architectural styles and pedestrian friendly streets and sidewalks.

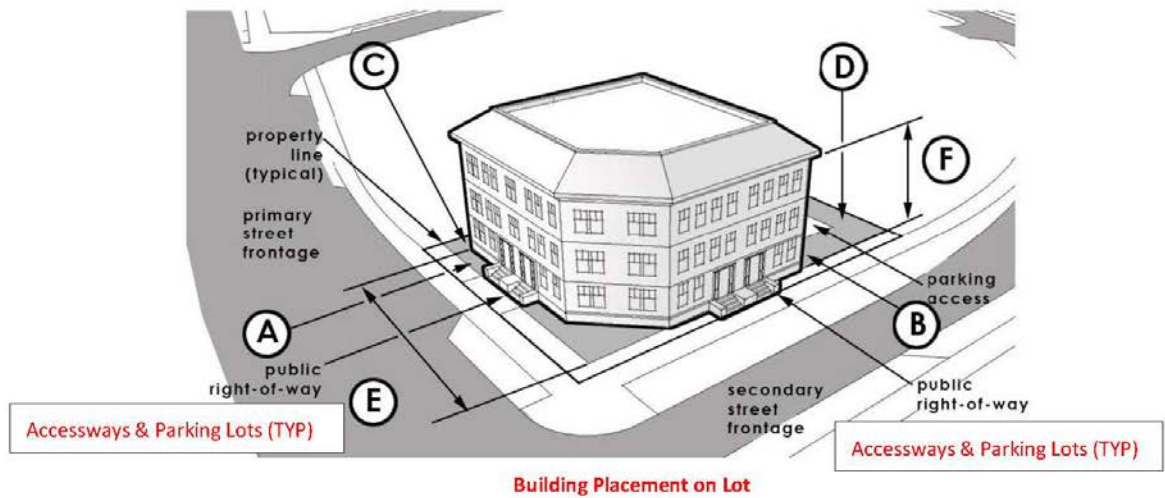
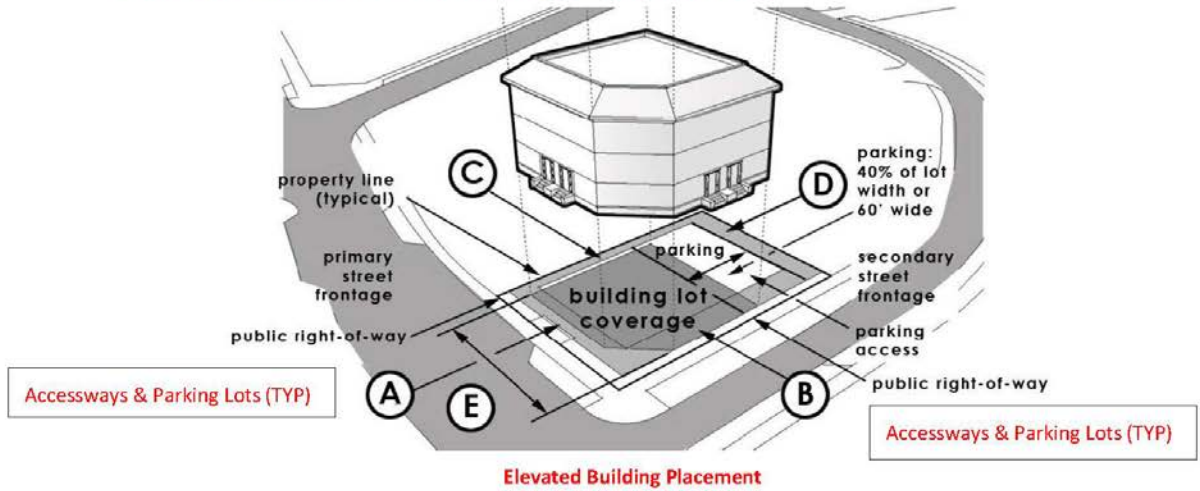




Characteristic Features

- More public and private realm interaction
- Front facade detailing
- Small front yards
- Bay windows
- Neighborhood scaled storefronts with large windows
- Frontage Fences
- Street Trees
- Moderate densities

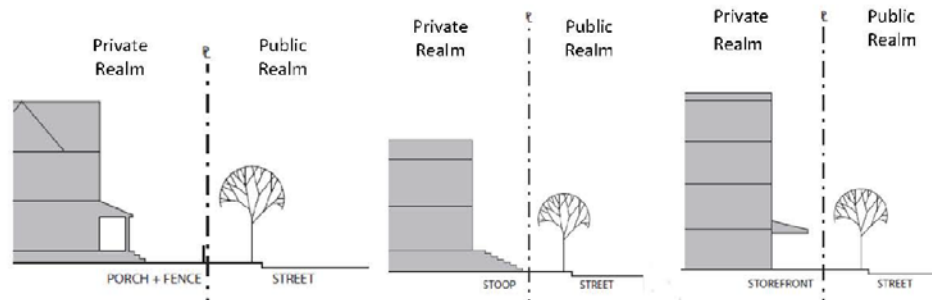
Sec. 60-548B.1. Building placement and configuration T-4.2B.



PRINCIPAL BUILDING PLACEMENT:		
Front Setback, Principal:	5 ft. Min/, 25 ft. Max*	(A)
(Corner Lot) Front Setback, Secondary:	5 ft. Min., 15 ft. Max.	(B)
Side Setback:	5 ft. Min.	(C)
Rear Setback:	10 ft. Min.	(D)
Building Lot Coverage:	70% Max.	
Useable Open Space:	10% Min.	
Frontage Build-Out:	60% Min (along Front Setback, Primary)	
Lot Width:	24 ft. Min, 120 ft. Max.	
PRINCIPAL BUILDING CONFIGURATION:		
Building Width:	14 ft. Min., 110 ft. Max.	(E)
Building Height Minimum:	1 Story Min.	(F)
Building Height Maximum:	3 Story Max.	(F) (excluding attic story)

*Where adjacent buildings exceed the maximum setback, the maximum setback may be calculated by the average setback of principal structures on adjacent lots. For undeveloped adjacent lots, a setback of 25 feet shall be used for the calculation.

Sec. 60-548B.2. Building frontages T-4.2B.



Common or Porch Yard Stoop Yard Frontage Storefront Type

BUILDING FRONTAGE TYPES:	Common Yard; Porch Yard, Stoop and Storefront
BUILDING ENTRIES:	Primary entry door is encouraged along ground story facade facing a primary street.
BUILDING ENVELOPE ARTICULATION:	
Ground Story Building Frontage Facade:	<u>Residential</u> - Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story frontage facade. <u>Commercial</u> - Windows and doors shall comprise a minimum of 40% and maximum of 90% coverage of the total ground story frontage facade.

Upper Story Building Frontage Facade:	Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story building frontage facade.
Ground Story Finished Floor Elevation:	<u>Residential</u> - The ground story elevation must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade). <u>Commercial</u> - The ground story elevation must be at a minimum of sidewalk grade to maximum of 2 feet.
Frontage Facade Wall:	Blank lengths of wall exceeding 10 linear feet are prohibited.

Sec. 60-548B.3. External elements T-4.2B.

Front Yard Fence:	<u>Residential</u> - A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. No chain link, vinyl, split rail, or barbed wire is allowed
Front Yard Fence/Wall Opening:	A vehicle entry way, as part of a front fence/wall, shall be a maximum width of 20 feet; a pedestrian entry way shall be a maximum width of 6 feet.
Building Projections:	No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops and other architectural features shall encroach beyond the minimum front setback line.
Porch & Stoop Encroachments:	Porches & Stoops may encroach upon the minimum front setback line by the following distances: Front Setback, Principal Frontage 5 ft. maximum. Front Setback, Secondary Frontage 5 ft. maximum.
Garages:	Detached garages shall be located a minimum of 20 feet from any street right-of-way.
Driveways:	Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide.
Parking:	<u>Residential</u> - Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk. <u>Commercial</u> - Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street.
Accessory Structures:	Accessory structures shall be located a minimum of 20 feet from any street right-of-way and 5 feet from either side or rear property line.
Landscaping:	Landscaping is encouraged but shall not extend into any street right-of-way or sidewalk. Street trees are encouraged.
Foundation Planting:	Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building facade to encourage air circulation.

Sec. 60-549. Traditional Downtown Neighborhood T-4.2.

Note: Page 7 is blank

3. Amend Sec. 60-554 of ARTICLE IV, DISTRICT REGULATIONS, DIVISION 14, FORM BASED CODE, as follows (text additions underlined and in red; deletions are ~~struck out~~):

Sec. 60-554. Form based code use and parking matrix.

Key:	
S =	Special exception
P =	Permitted
X =	Prohibited
sp =	Parking space
sf =	Square foot of gross floor space
DU	Dwelling unit
=	

USE(1)	T-4.1	<u>T-4.2B</u> <u>(4)</u>	T-4.2	T-5.1	T-5.2	T-6	PARKING REQUIREMENTS (2)
Residential Use Type							
Single Family	P	<u>P</u>	P	P			1 sp/DU
Duplex	P	<u>P</u>	P	P	P	P	1 sp/DU
Townhouse	P	<u>P</u>	P	P	P	P	1 sp/DU
Multi-Family	P	<u>P</u>	P	P	P	P	1 sp/DU plus 1 guest space/4 DU
Bed & Breakfast < 4 Rooms	S	<u>S</u>	P	P	P	P	1 sp/employee plus 1 sp/guest
Bed & Breakfast > 4 Rooms	S	<u>S</u>	S	P	P	P	1 sp/employee plus 1 sp/guest
Hotel	X	<u>X</u>	X	S	S	P	½ sp/employee plus 1 sp/room
Elderly/Child Care Facility	S	<u>S</u>	S	S	S	P	½ sp/employee plus 1 sp/ 8 users
Home Occupation	P	<u>P</u>	P	P	P	P	Based on Use Type (Ch. 60, Art. IX)
Community Based Residential Facilities	P	<u>S</u>	P	P	P	P	1 sp/employee plus 1 sp/client
Boarding House/Lodginghouse	P	<u>S</u>	P	P	S	X	1 sp/guestroom plus
							1 sp/employee
Office/Service							
Professional Offices	S	<u>S</u>	S	P	P	P	None
Medical and Dental Clinics	S	<u>S</u>	S	P	P	P	None
Personal Services	S	<u>S</u>		P	P	P	None
Retail Type Use							
General Retail	S	<u>S</u>	S	P	P	P	None
Age Restricted Retail (3)	S	<u>X</u>	S	S	S	S	None
Specialty Shops	S	<u>P</u>	P	P	P	P	None

Restaurant up to 30 seats w/16 outdoor	X	<u>S</u>	S	P	P	P	None
Restaurant over 30 seats w/16 outdoor		<u>X</u>	S	S	P	P	None
Halls, Private Clubs, Indoor Amusement	S	<u>S</u>	S	S	P	P	None
Artist Studios, Performing Art Center	S	<u>S</u>	S	P	P	P	None
Civic							
Church or Places of Worship	S	<u>S</u>	S	P	P	P	None
Government Offices	X	<u>S</u>	X	P	P	P	None
Art Galleries	S	<u>P</u>	P	P	P	P	None
Transportation Facilities	X	<u>X</u>	X	S	S	S	None
Adaptive Reuse of Structures of Community Significance	S	<u>S</u>	S	S	S	S	None

Notes:

- (1) Uses not listed are considered prohibited unless deemed similar by the director of planning or by the planning board through a special exception approval.
- (2) *Parking requirements in T-4.1, T-4.2B, T-4.2, T-5.1, T-5.2 and T-6 may be provided by the municipality or private parking resources within ~~1,000~~ 500 feet of the principal building, subject to planning board approval.
- (3) Where more than 50 percent of floor space is devoted to age restricted goods. This may include licensed adult use or medical marijuana stores.
- (4) Office, Service and Retail uses limited to 1,500 SF footprint and must include a residential unit; no drive through businesses allowed.

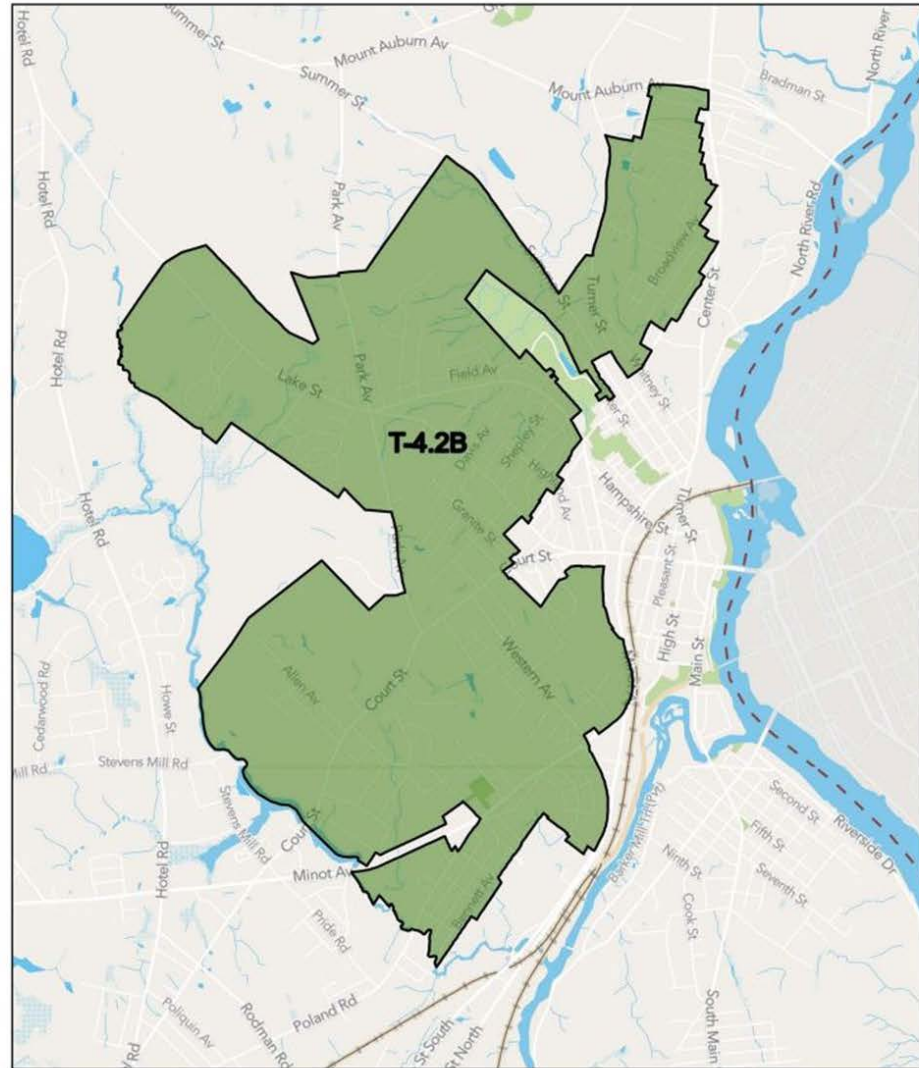
• • •

4. Amend the official zoning map of the City of Auburn entitled "City of Auburn, Zoning Map, dated May 16, 2016," revised through its current date and revisions, as provided under Sec. 60-5 of the Zoning Ordinance, to rezone certain land area from the Urban Residence zoning district to the Traditional Neighborhood Form Based Code T-4.2B zoning district, all as more particularly shown on the attached sketch map. (The attached sketch map is for general reference purposes only. The official zoning map amendment is available for review and inspection at the City Clerk's Office and the Planning & Permitting Department.)

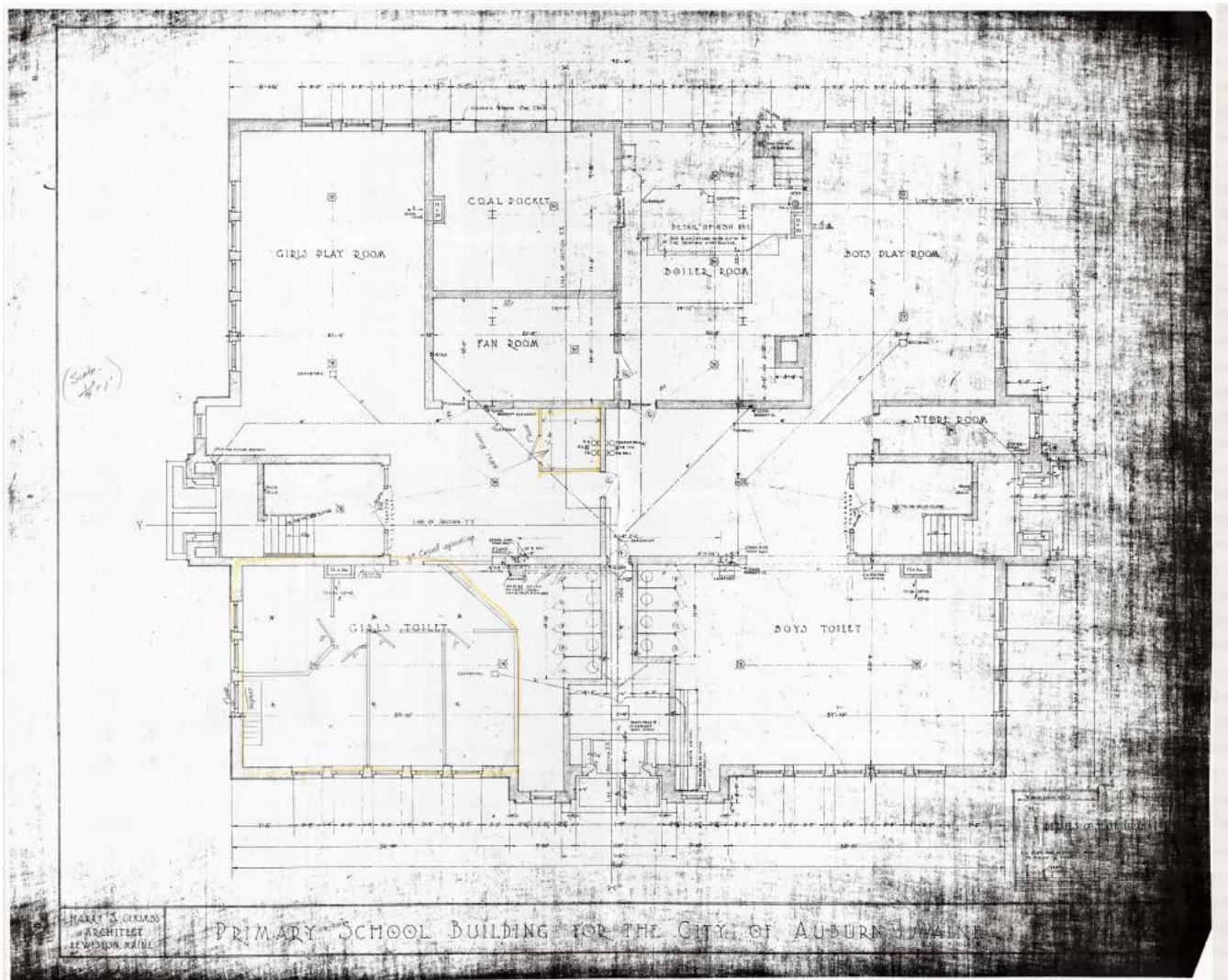
**SKETCH MAP OF COURT STREET AREA TO BE REZONED FROM URBAN RESIDENCE TO
TRADITIONAL NEIGHBORHOOD FORM BASED CODE T-4.2B**

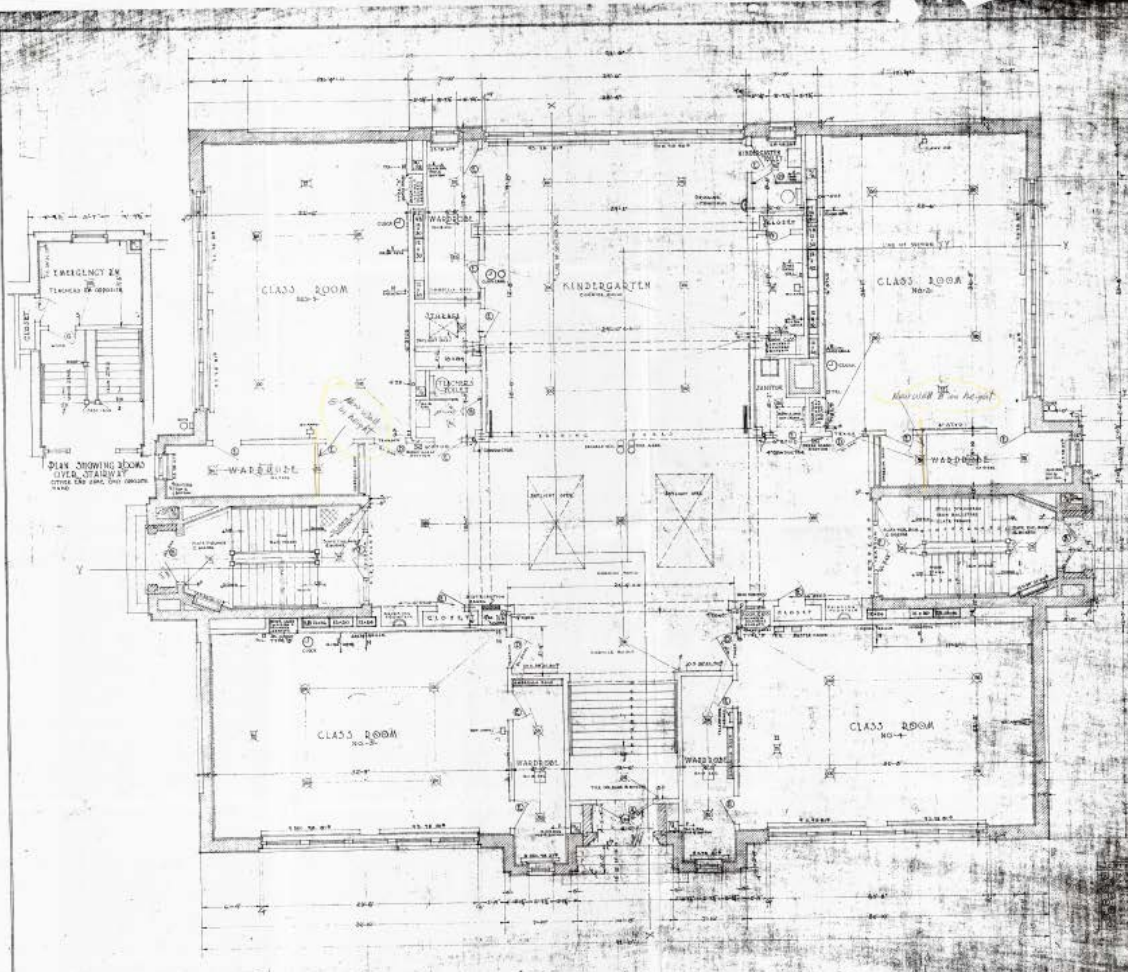
The green area outlined in black below is 1,687.41 acres of land area that is currently zoned Urban Residence and is proposed to be rezoned Traditional Neighborhood Form Based Code District T-4.2B. Streets/roads included in the new district are parts of Lake, Court, Turner and Summer Streets and parts of Park, Western, Gamage Avenues.

Court St Area T-4.2B



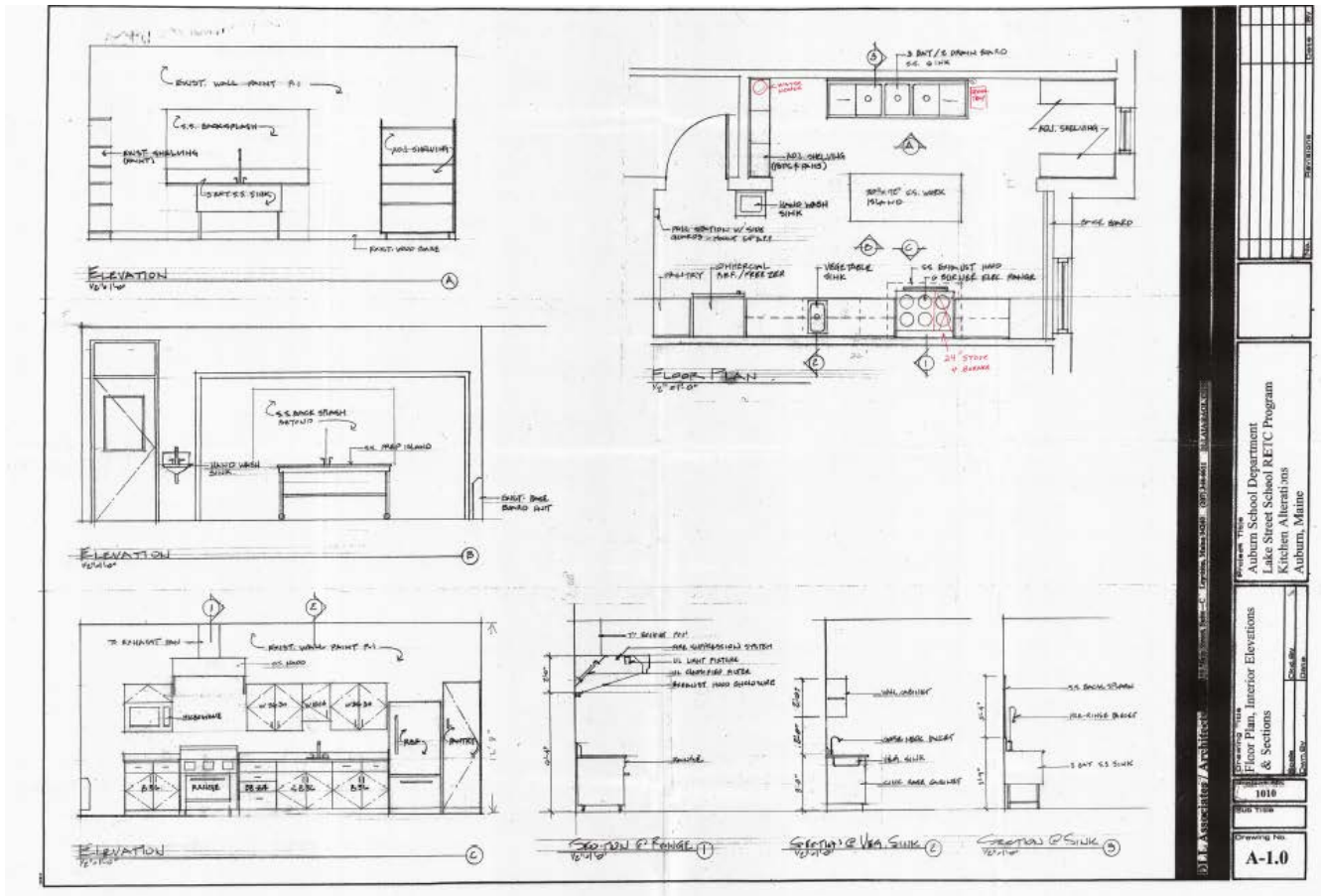
Architectural Drawings





HARRY S. COOMBS
ARCHITECT
LEWISTON, MAINE

PRIMARY SCHOOL BUILDING FOR THE CITY OF AUBURN, MAINE



End