

**City Council Workshop
April 12, 2021
Agenda**

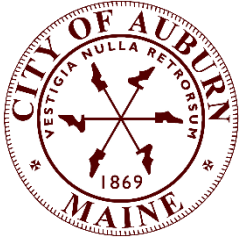
This City Council workshop will be conducted in Council Chambers. The meeting will be broadcast as usual on Great Falls TV (cable channel 11) and on the City of Auburn [YouTube](#) channel. Members of the public may watch in the Community Room, across from Council Chambers. There will be no public comment during the workshop.

4:00 P.M. City Council Workshop

- A. Executive Session – Economic development, pursuant to 1 M.R.S.A. Sec. 405 (6)(C)
- B. CIP (Capital Improvement Projects) Discussion

5:30 P.M.

- C. Joint Planning Board/City Council Comprehensive Plan Update



City of Auburn City Council Information Sheet

Council Workshop or Meeting Date: April 12, 2021

Subject: Executive Session

Information: Economic Development, pursuant to 1 M.R.S.A. Section 405(6) (C).

Executive Session: On occasion, the City Council discusses matters which are required or allowed by State law to be considered in executive session. Executive sessions are not open to the public. The matters that are discussed in executive session are required to be kept confidential until they become a matter of public discussion. In order to go into executive session, a Councilor must make a motion in public. The motion must be recorded, and 3/5 of the members of the Council must vote to go into executive session. An executive session is not required to be scheduled in advance as an agenda item, although when it is known at the time that the agenda is finalized, it will be listed on the agenda. The only topics which may be discussed in executive session are those that fall within one of the categories set forth in Title 1 M.R.S.A. Section 405(6). Those applicable to municipal government are:

A. Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person or persons subject to the following conditions:

- (1) An executive session may be held only if public discussion could be reasonably expected to cause damage to the individual's reputation or the individual's right to privacy would be violated;
- (2) Any person charged or investigated must be permitted to be present at an executive session if that person so desires;
- (3) Any person charged or investigated may request in writing that the investigation or hearing of charges or complaints against that person be conducted in open session. A request, if made to the agency, must be honored; and
- (4) Any person bringing charges, complaints or allegations of misconduct against the individual under discussion must be permitted to be present. This paragraph does not apply to discussion of a budget or budget proposal;

B. Discussion or consideration by a school board of suspension or expulsion of a public school student or a student at a private school, the cost of whose education is paid from public funds, as long as:

- (1) The student and legal counsel and, if the student is a minor, the student's parents or legal guardians are permitted to be present at an executive session if the student, parents or guardians so desire;

C. Discussion or consideration of the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency;

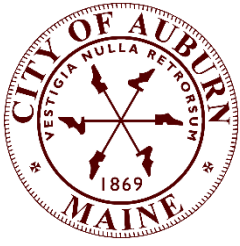
D. Discussion of labor contracts and proposals and meetings between a public agency and its negotiators. The parties must be named before the body or agency may go into executive session. Negotiations between the representatives of a public employer and public employees may be open to the public if both parties agree to conduct negotiations in open sessions;

E. Consultations between a body or agency and its attorney concerning the legal rights and duties of the body or agency, pending or contemplated litigation, settlement offers and matters where the duties of the public body's or agency's counsel to the attorney's client pursuant to the code of professional responsibility clearly conflict with this subchapter or where premature general public knowledge would clearly place the State, municipality or other public agency or person at a substantial disadvantage;

F. Discussions of information contained in records made, maintained or received by a body or agency when access by the general public to those records is prohibited by statute;

G. Discussion or approval of the content of examinations administered by a body or agency for licensing, permitting or employment purposes; consultation between a body or agency and any entity that provides examination services to that body or agency regarding the content of an examination; and review of examinations with the person examined; and

H. Consultations between municipal officers and a code enforcement officer representing the municipality pursuant to Title 30-A, section 4452, subsection 1, paragraph C in the prosecution of an enforcement matter pending in District Court when the consultation relates to that pending enforcement matter.



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: April 12, 2021

Author: Sue Clements-Dallaire, City Clerk

Subject: FY22 CIP (Capital Improvement Projects)

Information: The City Manager will present an overview of the FY22 Proposed Capital Improvement Projects.

City Budgetary Impacts: To be determined.

Staff Recommended Action: Discussion

Previous Meetings and History: A Joint (School Committee & City Council) CIP presentation was held on March 15, 2021.

City Manager Comments:

I concur with the recommendation. Signature:

Attachments: FY22 CIP summary sheets

**CAPITAL IMPROVEMENT PLAN
FY 22 BONDS**

Description		TOTAL	Page Detail
Airport	Snow Removal Equipment	\$ 125,000	31
Airport	Reconstruct East Side Airport Parking Apron and Helipad	\$ 78,750	32-33
Econ Dev & Planning	Inspection Vehicle	\$ 24,000	34
Facilities	Public Safety Facility	\$ 200,000	35
Facilities	Festival Plaza Rehabilitation Project	\$ 100,000	36
Facilities	Hasty HVAC/Efficiency Upgrade	\$ 375,000	37
Fire	Apparatus Replacement	\$ 45,000	38
Fire	Air Pack Replacement	\$ 280,000	39
Fire	UTV/Rescue Equipment	\$ 30,000	40
IT	Eagle-View Oblique GIS/Assessing	\$ 50,000	
IT	Fiber Rollout	\$ 43,000	
Police	Vehicle Replacement	\$ 159,000	41
Police	Body Worn Cameras	\$ 170,000	42
Police	Police Motorcycle Purchase	\$ 18,000	43
Engineering	Reclamation	\$ 1,275,000	44
Engineering	Reconstruction	\$ 1,000,000	45
Engineering	Major Drainage	\$ 725,000	46
Engineering	MDOT Match	\$ 900,000	47
Engineering	Resurfacing	\$ 1,000,000	48
Public Works	Replace 12 yard plow trucks	\$ 232,000	49
Public Works	Replace Tracked Excavator	\$ 260,000	50
Public Works	Replace Multi Use Tractor	\$ 160,000	51
Recreation	Union St. Park/Chestnut Park Upgrades (Futsal Court)	\$ 90,000	52
Recreation	Park Upgrades (Signage, Parking, Fencing Amenities)	\$ 50,000	53
Recreation	Pettengill Field Renovation (Lights and Press Box)	\$ 350,000	54
NSB Arena	Dehumidification System	\$ 20,000	55
NSB Arena	RO Water Treatment System	\$ 35,000	56
School Departments	School Projects	\$ 1,250,000	
Administration	Contingency	\$ 5,250	
TOTAL BOND CIP		\$ 9,050,000	

CAPITAL IMPROVEMENT PLAN

FY 22 Unallocated

Description			Unallocated Bond Proceeds	Page Detail
Airport	Snow Removal Equipment		\$ 50,000	31
Airport	Reconstruct East Side Airport Parking Apron and Helipad		\$ 150,000	32
City Clerk	Record Restoration		\$ 50,000	
Recreation	Public Art		\$ 25,000	57
Recreation	Trail Upgrade, Development, Signage and Connectivity		\$ 60,000	53
TOTAL UNALLOCATED CIP			\$ 335,000	

FY 22 Other Funds

Description		Funds	Total	Page Detail
Economic Development	New Auburn Village Center Revitalization	TIF	\$ 100,000	
Economic Development	Great Falls Plaza Vision	TIF	\$ 100,000	58
Fire/EMS	Cardiac Monitors	EMS Capital Reserve	\$ 30,000	59
Fire/EMS	Chest Compression Systems	EMS Capital Reserve	\$ 55,000	60
Ingersoll Turf Facility	Central Air Conditioning	Ingersoll Fund Bal	\$ 140,000	61
TOTAL OTHER CIP			\$ 425,000	

TOTAL FY 22 CAPITAL IMPROVEMENT PLAN			\$ 9,810,000	
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**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: April 12, 2021

Author: Eric Cousens, Director of Planning and Permitting and Megan Norwood, City Planner

Subject: Comprehensive Plan Updates: Initial recommendations from the Comprehensive Plan Committee

Information: From August to December of 2020 the City Council, with input from the Planning Board, solicited volunteers, formed a Comprehensive Plan Committee, and directed staff to work with the Committee to consider 10 areas of the Comprehensive Plan for updates. Updates are to be informed by the 2019 Strategic Plan Goals, a goal to attract new residents and any changes are to be contemplated with consideration for Equity and Inclusion. The Committee made up of residents volunteering their time has broken into three subgroups and formed draft edits for three topics: Chapter 1, Section E: Recreation (and Open Space), Chapter 1, Section G: Transportation (New Turnpike Interchange/Washington Street) strategies and Chapter 2, Future Land Use Plan/Map (Draft Mapping & future Zoning Updates).

This is step 1 in a public process to consider amendments to the plan. The Comprehensive Plan does not change zoning, but it does set policy that guides decisions in the future and is used by City staff, Planning Board, residents, investors, and policy makers to set goals and direction for future zoning changes, short/long term investments and capital planning. At this meeting, Staff and Committee members will present current draft recommendations and ask for direction on the future process to consider these changes, including additional public input and engagement.

City Budgetary Impacts: None Currently, no action.

Staff Recommended Action: Review proposed changes, provide feedback and schedule for further direction at an upcoming Council meeting. Further direction could include changes to the draft, public hearing with the Planning Board or Council Meetings as venues or another process as desired by Council.

Previous Meetings and History: August 17, 2020, September 21, 202 and December 21, 2020 Council Meetings and Comprehensive Plan Committee Meetings to form current draft of recommendations.

City Manager Comments:

I concur with the recommendation. Signature:

Attachments:

E. RECREATION (AND OPEN SPACE)

POLICIES

PURPOSE

The purpose of the Recreation Policies section is to identify recreational and open space assets within the City of Auburn; and to set forth goals, objectives, and strategies for the preservation and development of facilities to meet the future needs of the community.

Recreation Goal:

Goal E.1: Provide for adequate recreation facilities and open space in Auburn.

VALUE STATEMENT

Auburn is a community that values accessible, diverse recreational opportunities for everyone.

VISION

Auburn maintains and enhances parks and recreational facilities to serve current and growing populations. By promoting tourism, the City welcomes visitors while balancing recreation with natural resource protection. The City emphasizes the cost-effective planning and management of facilities as well as communication about recreational opportunities; and the development of connections between parks, including neighborhoods, Complete Streets, sports fields, open spaces, and recreational centers. The City promotes a collaborative approach focused on local facilities and resources by how well its resources are situated in a regional context.

The City places a priority on developing equitable recreational access to open spaces and public waterways including boat launches, parks, cultural facilities and trails. Auburn will collaborate with nonprofit organizations, landowners, and recreational clubs to maintain safe access to rural open space for a variety of users including pedestrians/hikers, skiers, snowmobilers, boaters and cyclists.

POLICIES

E.1 RECREATION AND CULTURE

Goal E.1: Provide for exceptional recreation facilities and open space in Auburn.

Objective E.1.1:

Ensure that there are exceptional recreational facilities to meet the needs of residents throughout Auburn to include welcoming and attracting visitors from away.

Strategies to achieve this objective:

Strategy E.1.1.a:

Support ongoing funding that leverages the annual budget process, including State and Federal regulatory and funding programs and private/non-profit funding options that support and enhance the Capital Improvement Program (CIP) to improve and maintain existing park and recreation facilities.

Strategy E.1.1.b:

Develop ways to maximize and maintain strong community partnerships and recreation facility availability.

Objective E.1.2:

Improve access to, and awareness of, recreational amenities along the Androscoggin and Little Androscoggin Rivers.

Strategies to achieve this objective:

Strategy E.1.2.a:

Develop a riverfront access campaign to inform residents and visitors about the recreational opportunities available along both rivers and to collect feedback about recreation.

Strategy E.1.2.b:

Support the connection of local recreational facilities along the Androscoggin River with riverfront facilities in other communities, such as the Androscoggin Riverlands and Lewiston.

Strategy E.1.2.c:

Identify and develop new land and water access points that create connectivity with the Androscoggin and Little Androscoggin Rivers and surrounding recreational opportunities. Utilize public and private resources to mitigate financial, recreational, and cultural impacts.

Strategy E.1.2.d:

Improve existing recreational river access points through better trail and park maintenance, increased signage, adequate lighting, promotion and programming.

Strategy E.1.2.f:

Promote defunct dam removal for improved access, recreation, habitat, and fishing opportunities.

Objective E.1.3:

Support continued designated public access and recreational use in and around Lake Auburn, Taylor Pond, Gulf Island Pond, Royal River, Basin Pond, Androscoggin and Little Androscoggin Rivers.

Strategies to achieve this objective:

Strategy E.1.3.a (See Also Strategy A.1.1.b and A.1.1.c):

Support recreational efforts of the Lewiston & Auburn Pollution Control (LAWPC), including the linking of Lake Auburn trails to regional trail networks while addressing the lost MaineDOT rest area by creation of an essential trailhead, with picnic tables and general sightseeing opportunities of lake Auburn. Specifically, redeveloping the Southern Link Trail (SLT) gateway from the picnic area to west Auburn to link Lost Valley recreational areas.

Strategy E.1.3.b:

Evaluate the feasibility of creating a public boat launch on Taylor Pond.

Objective E.1.4:

Protect and expand open space and rural recreational activities within Auburn.

Strategies to achieve this objective:

Strategy E.1.4.a:

Review Recreation Area/Open Space Standards for residential developments.

Strategy E.1.4.b

Coordinate efforts among the City, public and non-profits for private-public recreation and open space to identify a network of trails and open space, along with consistent standards to ensure recreational users have continued access to land, ecologically sensitive land is protected, while impacted landowners are respected.

Strategy E.1.4.c:

Create a Complete Streets network from the downtown to Lake Auburn. Work with neighboring municipalities to create an interconnected system of routes for non-vehicular commuters.

Develop programs to connect urban residents with rural recreational opportunities, including the expansion of transit service between the downtown and areas such as Mt. Apatite and Lake Auburn.

Strategy E.1.4.d:

Continue to support rural landowner participation in the Farmland Open Space Tree Growth and the Volunteering Municipal Farm Support Program as a means to preserve open space and public access.

Strategy E.1.4.e:

Create a central website where people can find out where to recreate within the City. Tie-in existing public and private resources from all recreation user groups.

Objective E.1.5:

Ensure that community trails and water-bodies are well maintained, safe, and accessible and minimize environmental impact throughout Auburn.

Strategies to achieve this objective:

Strategy E.1.5.a:

Actively support the efforts of outdoor recreational clubs and organizations and educate residents on ways to support organizations that maintain trails, open space and boating access.

Develop trail “share” programs that maintain trails year-round by integrating different user groups by season, neighborhoods throughout Auburn.

Strategy E.1.5.b:

Develop a trail maintenance program to ensure that all City-owned trails are safe and accessible year round.

Work with and support the Cities three snowmobile clubs so they can continue their 100 plus miles of trail maintenance on public and private lands. Continue to return snowmobile registration monies to the snowmobile clubs to provide needed funding for bridge replacements, trail maintenance, signage and grooming while performing and promoting in-kind volunteerism for critical state match through grants.

Strategy E.1.5.c:

Develop a safety program including public awareness campaigns for trails and water-bodies to educate users of safety protocol and provide a brief history of the resource.

Strategy E.1.5.d:

Support the upgrading of the Androscoggin River from a Class C to a Class B Water Quality Standard.

Strategy E.1.5.e:

Explore the idea of obtaining conservation and access easements to land to promote recreation and enhance connectivity.

Strategy E.1.5.f:

Develop a program to convert winter trails to year-round uses to include hiking, ATV and horseback where feasible.

Strategy E.1.5.g:

Create and integrate existing trail maps to create a trail app for all trail users.

Objective E.1.6:

Provide a wide range of cultural and arts amenities.

Strategies to achieve this objective:

Strategy E.1.6.a:

Continue to collaborate with Lewiston to expand and promote cultural venues within the two cities.

Strategy E.1.6.b:

Develop marketing materials to expand public awareness of local cultural amenities,

such as offerings at the Great Falls Community Center, Museum LA, LA Arts, Public Theater and at other museums throughout Auburn.

Strategy E.1.6.c:

Solicit input from the community for potential reuse or redevelopment of the Great Falls School site.

Strategy E.1.6.d:

Support funding investments in public art displays, cement the shared use of publically owned facilities.

Strategy E.1.6.e:

Use art as a mechanism to promote recreation and open spaces to gain attention from a broader stakeholder group for a deeper appreciation for the outdoors, recreation, natural resources, and open spaces.

Objective E.1.7:

Focus on a regional approach to new programs and facilities that are unique and would draw people in from the outside to come to the City of Auburn.

E.2 SPORT TOURISM

Goal E.2: Increase sport tourism in the City of Auburn as a legitimate way to boost the number of visitors, visitor spending, and evaluate the potential of being a significant driver. The City recognizes the health and strength of the sport tourism industry, making investments in sport tourism projects and initiatives to increase economic impact, promote the city, and encourage tourism activities. Sport tourism has been identified as a key initiative for ensuring a sustainable, prosperous, and diverse local economy.

Objective E.2.1:

Build on the community's capacity to deliver well-managed and sustainable events that maximize the community and economic benefits of sport tourism.

Strategies to achieve this objective:

Strategy E.2.1.a:

Develop strong support from the municipal and private leadership.

Strategy E.2.1.b:

Develop a multi-partner approach to encourage lasting sport tourism capacity.

Strategy E.2.1.c:

Create incentives for sports events to come to the City of Auburn.

Strategy E.2.1.d:

Create a brand to promote the community.

Strategy E.2.1.e:

Create anchor tenants to support the facility and its uses.

Strategy E.2.1.f:

Provide arts and entertainment tourism to support facilities and uses.

Objective E.2.2:

Assess and/or acquire land to further support the growth of Auburn's sport tourism infrastructure.

DRAFT

G. TRANSPORTATION POLICIES

PURPOSE

The Transportation section establishes objectives and strategies for the implementation of a safe, efficient, and effective multi-modal transportation network that supports the needs of all users and the goals of the City land use plan.

BACKGROUND

The heaviest demand on the transportation system is generated by commuters to work. Much of that demand occurs in peak travel hours in the morning and evening. Over the years the locations of employment centers in and around Auburn have changed. Jobs are no longer only located in the downtown core in mills, shops, offices, and retail stores. Instead, employment has been dispersed to the north around the north Auburn retail district, to the south in industrial parks near the Turnpike interchange, as well as some staying in downtown. Many Auburn residents work in Lewiston, where the largest employers in the region are located, or greater Portland, due to Auburn's housing affordability attracting households north. Many people employed in Auburn and Lewiston live in growing nearby suburban towns. Auburn is unavoidably part of a regional transportation network.

The transportation network is affected by the presence of two natural barriers, the Androscoggin River and Little Androscoggin River. The Androscoggin River separates the two largest employment centers, Lewiston and Auburn. Traffic between the two communities is channeled to four bridges that cross the River. The Little Androscoggin River creates significant gaps in access to land in New Auburn, with Washington Street (U.S. Route 202/Maine Route 4) running north and south to its west.

Connections to other cities in Maine and New England are limited. Access to the one nearby

Transportation Goals:

Goal G.1: Auburn supports real-estate growth patterns that fully utilize the capacity of all road networks in the city and making necessary additional connections between road networks to advance this goal. Transportation network expansions are supported by land use changes that result in economically sustainable outcomes.

Goal G.2: Auburn has a well-designed—and functioning road network that safely and efficiently moves all manner of users (cars, buses, bikes, and pedestrians) into and through the community while expanding traditional residential neighborhood growth patterns in Danville and New Auburn. Expansions in neighborhood growth are in keeping with traditional transportation network patterns, such as interconnected streets that provide multiple travel patterns, avoiding a rigid hierarchy of streets.

Goal G.3: Auburn remains a multi-modal hub providing access to rail, air, truck, and transit amenities, and seeks to continually improve these connections with economically sustainable expansions where feasible.

section of the regional expressway system, the Maine Turnpike, is five miles from downtown Auburn and seven miles from the commercial area north of downtown. With the exception of those employers located in the industrial parks near the Turnpike interchange, connections from the Turnpike to the employment and business centers of both cities are poor and need improvement. Given the open-barrier nature of the Turnpike between Exit 75 Auburn and Exit 86 Sabattus, the lack of access to this transportation capacity limits in-fill growth.

The goals set forth in the City's 2010 Comprehensive Plan, as well as previous planning efforts completed regionally and at a state level call for more direct connections to both Washington Street and the Maine Turnpike, which, in turn, would help leverage the goals of creating gateways along Washington Street (Route 202/100) and Riverside Drive (Route 136).

The ultimate vision would be an extension of Rodman Road through Washington Street northbound, Broad Street, South Main Street, possibly to Vickery Road or nearby, directly tied to a new Exit 77. Neighborhoods with bicycle and pedestrian provision would link to these connector roadways as well as an extension and integration into existing and future off-road and trail networks.

Much of the travel demand in the region takes place in automobiles and light trucks, often with only one occupant. One way to reduce congestion is to reduce the reliance on travel by single occupant vehicles.

One of the recurring themes in the Comprehensive Plan is the interaction between land use and transportation. This Plan seeks to maximize use of the existing transportation capacity in the road network that traverses Auburn and expand as needed to provide access in a way that mitigates unnecessary vehicle trips through residential neighborhoods, where complete streets give equal priority to pedestrians and cyclists. This is achieved in part by protecting the role of control of access highways that move east to west and north to south in Auburn, and through land use policies that prioritize development form.

VISION

Auburn's transportation network of roads, sidewalks, and bike lanes along with rail, air, and mass transit systems provide all users with safe and efficient movement throughout the community and beyond. **Better integration of the interstate system into Auburn's existing road network to promote smart growth infill development.**

The road network is safe and efficient and accommodates drivers, pedestrians, and cyclists. A hierarchy of roads ensures that traffic moves through the community on designated routes, providing appropriate access and suitable traffic flow. It also protects the integrity of established residential neighborhoods and gives priority to pedestrians, cyclists, and transit (bus, rail, etc.) in the densely built-up areas of the City, such as New Auburn and Downtown Auburn. Major roads efficiently move traffic through the community to significant local and regional destinations.

Collector roads provide links within Auburn that alleviate traffic congestion and serve the needs of additional traffic created by community and regional growth areas. Local roads provide safe and attractive neighborhood access for all users – drivers, pedestrians, and cyclists.

The community supports long-range transportation planning that is linked to land use planning to mitigate the potential for congestion and to provide for greater regional access. Such planning seeks to push through-traffic out of established neighborhoods and downtowns to make walking and biking and increased commercial activity more inviting. Such planning also involves the Maine Department of Transportation, the Maine Turnpike Authority, the Maine Port Authority, the Northern New England Passenger Rail Authority, the Lewiston/Auburn Complete Streets Committee and other local and regional transportation agencies. It seeks to ensure appropriate turnpike development, ready access, and road infrastructure redevelopment projects that meet the needs of the community and the region.

Auburn prides itself on its role as a regional intermodal hub that includes the potential for high- volume rail and airfreight service. Auburn seeks to implement regional passenger/commuter hub options to expand rail and air travel opportunities that connect Greater Lewiston-Auburn first to Portland and Boston and later to destinations such as Montreal, PQ.

POLICIES

G.1 TRANSPORTATION DEMAND MANAGEMENT

Goal G.1: Auburn supports real-estate growth patterns that fully utilize the capacity of all road networks in the city and making necessary additional connections between road networks to advance this goal. Transportation network expansions are supported by land use changes that result in economically sustainable outcomes.

An important mechanism for mitigating potential traffic congestion is integrating land-use objectives with existing transportation capacity and utilizing “transportation demand management,” a strategy to reduce traffic during peak travel hours. Without linking transportation capacity with future growth plans, transportation problems in Auburn could emerge from inadequate capacity to move traffic during the AM and PM peak hour periods. The efficiency of the road network can be improved by making strategic new connections, shifting vehicle trips from peak to off-peak periods, and by increasing car- and van-pooling and public transit, including intra and intercity commuter options (bus and rail).

Objective G.1.1:

Manage the share of new vehicle trips during the AM and PM peak hours generated by new nonresidential development.

Strategies to achieve this objective:

Strategy G.1.1.a:

Require that applicants for site plan review incorporate transportation demand management strategies into their traffic study, including the consideration of car- and van-pooling and transit use. Utilize these approaches to manage peak hour trips when possible.

Strategy G.1.1.b:

Require that new nonresidential developments which add a large number of employees include facilities that encourage transportation demand management, such as preferential parking for car and van pools, and transit stops where feasible.

Objective G.1.2:

Reduce the number of vehicle trips during the AM and PM peak hours generated by existing major employers (more than 50 employees).

Strategies to achieve this objective:

Strategy G.1.2.a:

Develop a program to work with major employers to explore the feasibility of implementing transportation demand measures such as car- and van pools, and/or shift of work hours.

Objective G.1.3:

Ensure that expansions in the transportation network are justified by economically viable and sustainable land use changes.

Strategy G.1.3.a:

Expansions of land use and associated transportation outcomes include a 25-year calculation of no net new cost to the overall City tax base, i.e. the community impact of the properties and the additional burden on utilities will be net zero due to increased assessments and utility fees.

G.2 ROAD NETWORK

Goal G.2: Auburn has a well-designed—and functioning road network that safely and efficiently moves all manner of users (cars, buses, bikes, and pedestrians) into and through the community while expanding traditional residential neighborhood growth patterns in Danville and New Auburn. Expansions in neighborhood growth are in keeping with traditional transportation network patterns, such as interconnected streets that provide multiple travel patterns, avoiding a rigid hierarchy of streets.

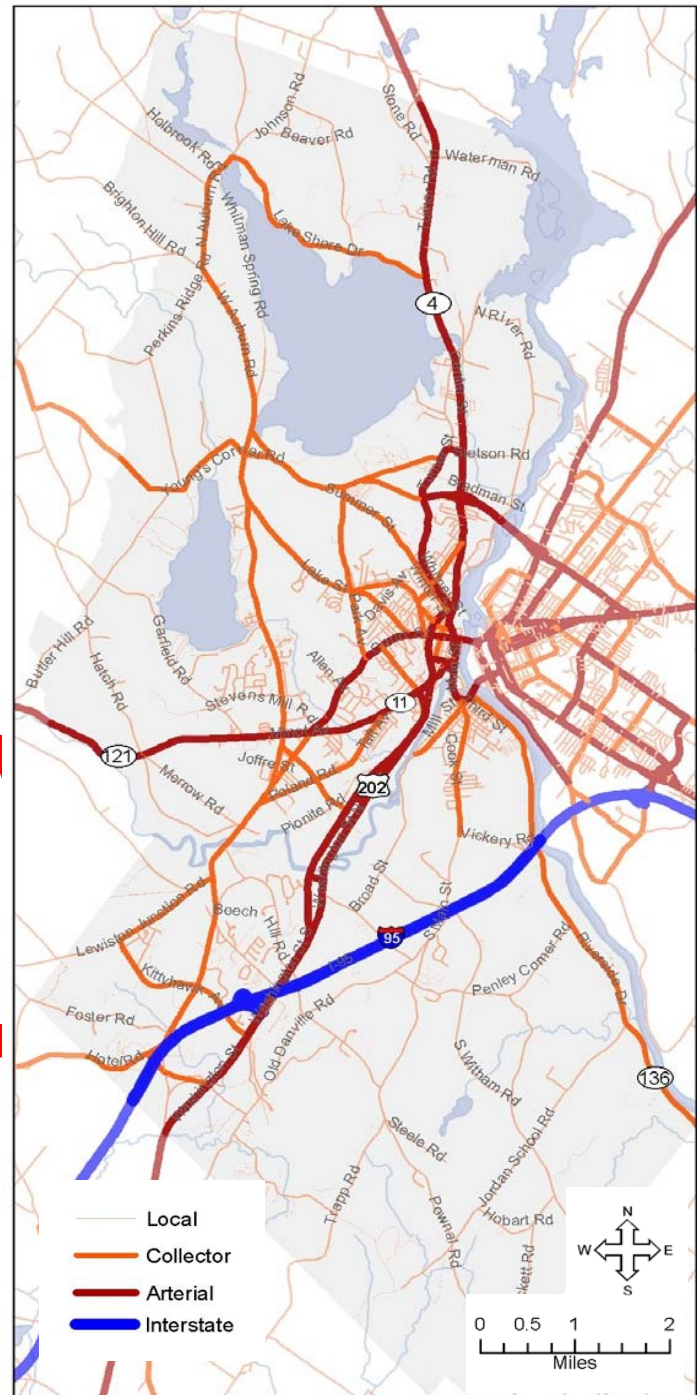
The road network in Auburn serves a variety of users including local residents, commuters, and visitors traveling to destinations in and around the City, and to communities to the north, south, east, and west. The network includes a series of *major arterial roads* that move traffic through the community and link people to the Turnpike, the Downtown, the North Auburn Retail District, as well as outlying communities. A *network of collector roads* connect local roads with arterials, and help to address the changing traffic pattern, particularly around the North Auburn Retail District area, that has developed since the year 2000. A series of *local public and private roads* connect neighborhoods to business, recreation, and educational destinations through automobile, pedestrian, and bicycle links.

MAJOR ROAD NETWORK

Major roads serve traffic moving in and out of Auburn, as well as traffic moving around the City. They provide efficient linkages between neighborhood, business, and community destinations; and the major employment centers near the Turnpike and Airport. Major roads include Route 4 (Center Street/Union Street), Minot Avenue, Washington Street, and Riverside Drive.

Objective G.2.1:

Ensure that the Route 4 corridor (Union Street/Center Street/Turner Road) allows for the effective movement of traffic, while continuing to provide safe access to area businesses and neighborhoods.



Strategies to achieve this objective:

Strategy G.2.1.a:

Address volume and congestion along Center Street/Turner Road.

- i. Conduct a study of lane configuration and utilization to determine if a road diet is a viable solution to enable better access to non-vehicular access of Center Street.
- ii. Support the short-term goal of the *2008 Center Street Traffic Management Study* to implement a signal coordination plan.
- iii. Support the continued review and appropriate implementation of the *2008 Center Street Traffic Management Study* to address on-going traffic management and safety issues.
- iv. Study the possibility of new road reconfiguration and/or additional signalization to alleviate congestion due to turning traffic at the intersection of Turner Street/Center Street by refining and further moving along the design from the *2008 Center Street Traffic Management Study*.

Strategy G.2.1.b:

Review and revise access management measures to limit the number of curb cuts along Center Street and Turner Road (Route 4) and promote the development of interconnected lots and shared parking areas using the *2008 Center Street Traffic Management Study* as a reference.

Strategy G.2.1.c:

Improve pedestrian and bicycle access along the Route 4 Corridor.

- i. Develop safe pedestrian crossings through the installation of relief medians and raised crosswalks at major intersections and the establishment of longer pedestrian crossing signals.
- ii. Require, as part of any road redevelopment project, that sidewalks, signaled crosswalks, and dedicated bike lanes be included and/or upgraded as needed.
- iii. Assess the feasibility of establishing a midblock pedestrian crossing to connect Pettengill Park and its surrounding neighborhoods to the downtown.

Strategy G.2.1.d:

Establish streetscape and site design criteria that promote the creation of an attractive gateway along the Route 4 Corridor. (See Chapter 2. Future Land Use Plan)

- i. Require, as part of any road redevelopment project, landscaped esplanades separating sidewalks from travel lanes, when feasible.
- ii. Establish site design standards that support appropriate access to new developments including:
 - Shared parking lots located at the side and rear of buildings.
 - Buffers separating commercial uses from residential areas ensuring that lighting, noise, and traffic do not negatively impact neighborhoods.
 - Well-landscaped pedestrian access amenities (sidewalks, lighting, and medians) within and between parking lots, buildings, and the street.

- Adequate bicycle parking facilities.

Objective G.2.2:

Encourage the use of Minot Avenue as a primary east-west travel corridor through the community.

Strategies to achieve this objective:

Strategy G.2.2.a:

Address volume and safety along Minot Avenue and adjoining streets.

- i. Examine the potential for reducing traffic lanes in each direction with a turning lane on Minot Avenue from the Minot town line to Academy Street as discussed in the *Route 4/Route 11 Feasibility Study dated October of 2011*.
- ii. Address access concerns at the intersection of Poland Road and Minot Avenue to improve function and safety.
- iii. Utilize a variety of design strategies to discourage excessive vehicular travel speeds on Court Street and Park Avenue to keep through traffic on Minot Avenue.
- iv. Adjust the movements and do signal warrant analyses, on street parking on Main Street prior to Academy Street.

Strategy G.2.2.b:

Review and revise access management measures to limit the number of curb cuts along Minot Avenue and to promote the development of interconnected lots and shared parking areas.

Strategy G.2.2.c:

Support initiatives to reconfigure the Minot Avenue Rotary with the purpose of simplifying the connection from Minot Avenue to the downtown to increase safety. (See also G.2.3.b.i and G.2.3.c.i)

Strategy G.2.2.d:

Establish streetscape and site design criteria that promote the creation of an attractive gateway along Minot Avenue (see Chapter 2. Future Land Use Plan).

- i. Require, as part of any road redevelopment project, that sidewalks, signaled crosswalks, and dedicated bike lanes are included and/or upgraded as needed.
- ii. Establish site design standards that support appropriate development along the corridor including:
 - Shared parking lots located at the side and rear of buildings.
 - Buffers separating commercial uses from residential areas ensuring that lighting, noise, and traffic do not negatively impact neighborhoods.
 - Well-landscaped pedestrian access amenities (sidewalks, lighting, and medians) among parking lots, buildings, and the street.
 - Adequate bicycle parking facilities and dedicated bike lanes throughout Minot Avenue.

Objective G.2.3:**Establish Washington Street as the gateway to Auburn.**

Strategies to achieve this objective:

Strategy G.2.3.a:

Work with MaineDOT and other agencies/entities to modify Washington Street southbound to accommodate through traffic in both directions in support of regional mobility, including a new intersection/interchange with Rodman Road. Reconstruct the existing Washington Street northbound to serve local land uses, accompanied by new zoning guidance. Implement recommended changes as appropriate and feasible.

Strategy G.2.3b:

Establish streetscape and site design criteria to promote attractive mixed-use development along Washington Street-northbound:

- i. Require, as part of any road redevelopment project, paved shoulders dedicated for pedestrian and bicycle travel.
- ii. Provide appropriate form-based code to support multi-modal development outcomes, resulting in street that is more local in use and accommodation.

Strategy G.2.3.c:

Review and revise access management measures to limit the number of curb cuts along Washington Street-Northbound and Outer Washington Street (from Beech Hill Road to the New Gloucester Town Line), and to promote the development of interconnected lots and shared parking areas.

Objective G.2.4:**Establish Riverside Drive as the southern gateway to Auburn.**

Strategies to achieve this objective:

Strategy G.2.4.a:

Promote appropriate development along Riverside Drive that meets current needs while allowing for changes in the development pattern consistent with the possible future development of additional turnpike access. (See *Chapter 2. Future Land Use Plan* and the *New Auburn Master Plan*)

- i. Require paved shoulders dedicated for pedestrian and bicycle travel as part of any road redevelopment project south of the turnpike bridge.
- ii. Require, as part of any road redevelopment project north of the turnpike bridge, that sidewalks, crosswalks, and dedicated bike lanes are included and/or upgraded where feasible.
- iii. Establish site design standards that support appropriate development along the corridor including:

- Shared parking lots located at the side and rear of buildings.
- Landscaped buffers between existing parking lots and the right-of-way

Strategy G.2.4.b:

Review and revise access management measures to limit the number of curb cuts along Riverside Drive and maintain significant frontage requirements, encourage shared access, and limit curb cut development.

Objective G.2.5:

Support long-term regional transportation and land use/zoning efforts to provide additional access to areas of the community that envision sustainable growth, such as Danville and New Auburn, north and west of the Maine Turnpike.

Strategies to achieve this objective:

Strategy G.2.5.a:

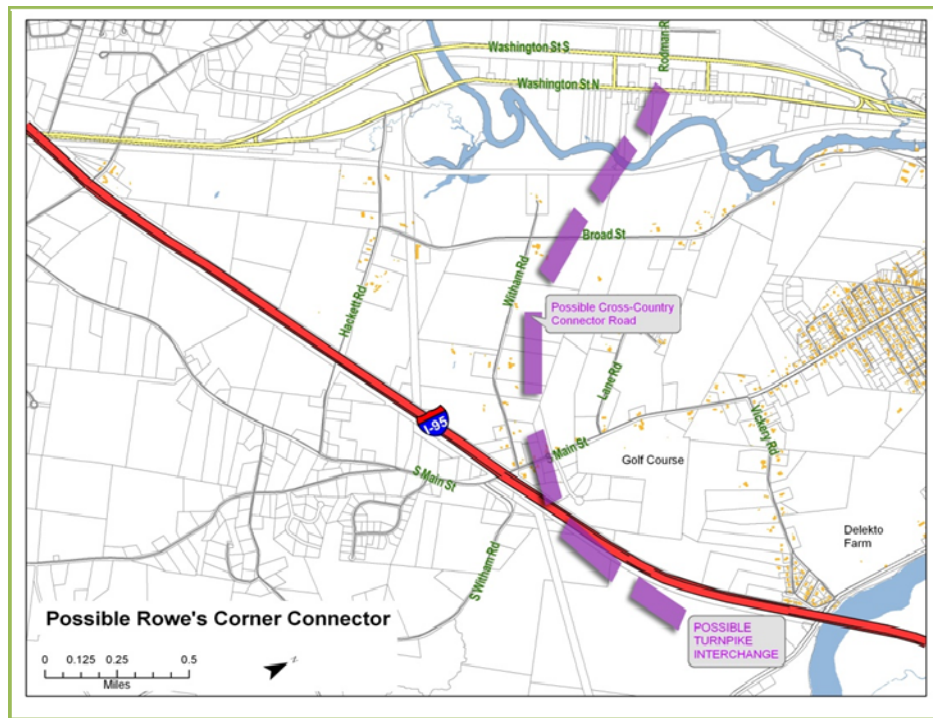
Continue to engage in dialogue with the Maine Department of Transportation, Maine Turnpike Authority (MTA), and regional transportation agencies to pursue the construction of a new turnpike interchange between South Main Street and Riverside Drive (State Route 136).

Strategy G.2.5.b:

Study the feasibility of creating a connector road between the new turnpike interchange and Washington Street-northbound/Rodman Road that would efficiently connect to a controlled access Washington Street-southbound. This would increase access to the proposed Rowe's Corner business/ industrial development area, and connect the Washington Street corridor to Riverside Drive.

Strategy G.2.5.c:

Define the need for new connectivity from a perspective of supporting enhanced access to sustainable land use changes, as identified in Goal G.2., as opposed to resolving existing transportation deficiencies.



CONNECTOR ROAD NETWORK

To accommodate growth in traffic, a designated connector road network should be established. Two areas of particular concern are the North Auburn Retail District, and traffic flowing east and west to and from Oxford County. The increase in the North Auburn Retail District traffic has led to congestion in the Route 4 corridor. This has caused motorists to seek alternative routes to and from the North Auburn Retail District, the Veteran's Bridge, and the I-95 interchange. This *Plan* proposes the use of Mt Auburn Avenue and Hotel Road as a means of connecting the two areas. Increased development in outlying towns, including Turner and Minot, has also led to additional traffic pressures and the establishment of two emerging connector routes – Turner Street and the Young's Corner/Mt Auburn crossing to the west. This *Plan* seeks to address traffic in these areas by establishing road and land use standards that support appropriate traffic flow along the designated connector road network.

In addition to outlying connector roads, the *Plan* also considers the reconfiguration of in-town traffic as a means of providing safe and efficient movement into and out of the downtown. To this end, proposed below are a realignment of traffic along Elm Street and High Street, and the reconfiguration of downtown New Auburn's road network.

Objective G.2.6:

Ensure that Turner Street, adjoining the Route 4 Corridor, is well maintained and provides for appropriate access to neighborhoods and businesses.

Strategies to achieve this objective:

Strategy G.2.6.a:

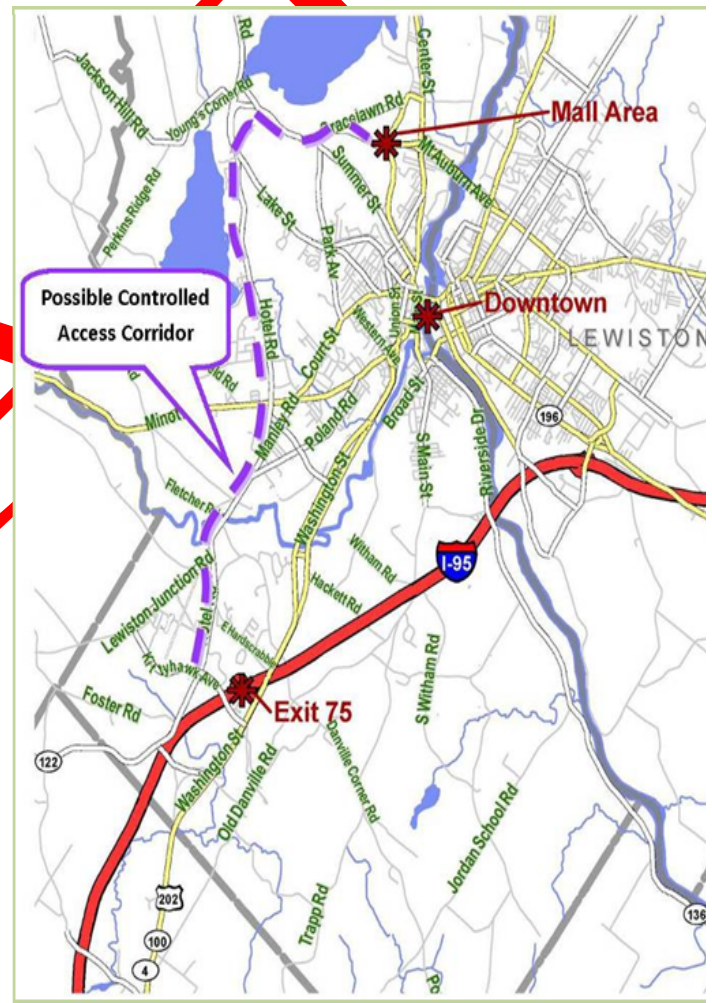
Establish Turner Street, between Mt. Auburn Avenue and Center Street, as an “access management corridor” that promotes efficient movement of local traffic and provides bicycle, pedestrian, and transit access to the Community College and Lake Auburn.

- i. As part of any road redevelopment project, require that sidewalks, crosswalks, dedicated bike lanes, and landscaped esplanades (separating sidewalks from travel lanes), be included and/or upgraded where feasible.

Strategy G.2.6.b:

Establish Turner Street, between Union Street and Mt. Auburn Ave, as a local corridor providing local vehicle, bicycle, pedestrian, and transit access to the downtown and the North Auburn Retail District area.

- i. Develop a comprehensive plan for upgrading the Turner Street corridor to make it a more livable, “complete” street including complete connections of sidewalks.
- ii. Identify appropriate improvements at the intersection of Dennison Street and Turner Street to slow traffic and discourage the use of Dennison as an alternative to the Union Street Bypass.
- iii. Consider moving the left turn movement to access Turner Street at the intersection of Turner, Union, and Center from Turner Street to Union Street, in order to discourage the use of Dennison Street, as discussed in the 2008 Center Street TSM Study.
- iv. Establish additional appropriately designed connections from Broadview Avenue to Turner Street as a means of diverting residential traffic from Center Street to Turner Street, while discouraging “cut-through” commuter and truck traffic.
- v. Require, as part of any road redevelopment project, sidewalks, crosswalks, and dedicated bike lanes to be included and/or upgraded where feasible.



Strategy G.2.7.b:

Study the impacts of increased traffic from western communities along Jackson Hill Road, Holbrook Road, Marston Hill Road, Hatfield Road, Hersey Hill Road and at the Young's Corner/ Mt Auburn/ Summer Street crossing, and implement appropriate traffic control and intersection configuration to maintain and improve function of the roads.

Objective G.2.8:

Work to ensure that through traffic primarily uses designated travel routes.

Strategies to achieve this objective:

Strategy G.2.8.a:

Install signage to direct traffic to appropriate through travel routes, including to and from the turnpike and the North Auburn Retail District via either Washington Street/Route 4 or Hotel Road/Mt Auburn Avenue.

Strategy G.2.8.b:

Enforce City truck routes to ensure that truck traffic remains on roads designated to accommodate it.

Strategy G.2.8.c:

Enable a road diet on Court Street from Minot Avenue to Lewiston, divert commuter traffic to Route 4.

Objective G.2.9:

Encourage a safe, vibrant downtown road network that accommodates all users.

Strategies to achieve this objective:

Strategy G.2.9.a:

Establish Elm Street as a primary route from Main Street and the downtown neighborhoods to Minot Ave, developing an attractive, well-designed streetscape:

- i. Streetscape improvements should include landscaped esplanade, designated on-street parking, bike lanes, and well-maintained sidewalks and crosswalks.
- ii. Consider eliminating the ability to make left turns onto or from High Street, and removing the signal at the intersection of High Street and Minot Avenue, in order to encourage traffic to use Elm Street.
- iii. Consider eliminating the Academy Street connection between High Street and Main Street if necessary for the Great Falls School site redevelopment.

Strategy G.2.9.b:

Extend the Main Street streetscape improvements along all of Main Street and, continuing along Mill Street, into New Auburn.

- i. Support the establishment of a green gateway along underdeveloped portions of Main Street to re-establish views of the Little Androscoggin River.

Strategy G.2.9.c:

Redesign the Pleasant Street/Turner Street connection to discourage high speed through traffic bound for Center Street.

- i. Limit Pleasant Street to one way heading south.
- ii. Provide on-street parking and landscaping to narrow the roadway.

Strategy G.2.9.d:

Provide creative parking solutions to meet the need of downtown neighborhoods and businesses.

- i. Eliminate parking minimums for all commercial properties, including multifamily developments.
- ii. Encourage on street parking, install meters to increase turnover in highly desirable locations. Use some revenue from the meters to fund enforcement of on street parking time limits.
- iii. Strategically allow off-street parking in the rear of new buildings, where it makes sense to do so.
- iv. Allow for tandem parking spaces where feasible.
- v. Allow for the development of communal off-street lots within reasonable distance of new residential and nonresidential developments.
- vi. Encourage the landscaping and lighting of parking lots; and provide pedestrian access from parking lots to traditional downtown businesses, the riverfront, and the street.
- vii. Consider the development of satellite parking areas connected to the downtown by shuttles or other transit services to alleviate the need for parking downtown, and free up space for more valuable commercial development. Work with other communities to establish ideal locations for park and ride.

Strategy G.2.9.e:

Develop a greenbelt bicycle/pedestrian connection between Pettengill Park and West Pitch Park that includes a safe, feasible pedestrian railroad crossing.

Strategy G.2.9.f:

Develop a greenbelt bicycle/pedestrian connection from West Pitch Park into Moulton Field and New Auburn via the Little Androscoggin River/Barker Mill Trail.

Strategy G.2.9.g: Look at possible elimination of infrequently used turning lanes for conversion of downtown Court to on-street parking.

LOCAL STREET NETWORK

Local streets primarily serve residential areas, and connect neighborhoods to the larger road

network. Local streets should not be used for through traffic or as short-cuts. The plan recommends that all streets be built to City standards and provide appropriate pedestrian and bicycle connections.

Objective G.2.10:

Encourage appropriate local road development that minimizes the impact of such development on City services.

Strategies to achieve this objective:

Strategy G.2.10.a:

Require all new and renovated private roads to meet appropriate City standards for roads.

Strategy G.2.10.b:

Explore revising road standards to require that new rural and suburban style developments establish and maintain private roads, while also prohibiting the conversion of private roads to public roads.

- i. Notify homebuyers of the legal and monetary ramifications of purchasing property on a private road.
- ii. Ensure that deeds preclude the conversion of private roads to public roads, clearly define ownership and maintenance responsibilities for private road ownership, and provide legal remedies for property owners who do not contribute to private road upkeep.

Strategy G.2.10.c:

Limit the need for new roads by encouraging infill development within the identified growth areas. (See Chapter 2. Future Land Use Plan)

Objective G.2.11:

Provide a network of safe, interconnected pedestrian and bicycle amenities.

Strategies to achieve this objective:

Strategy G.2.11.a:

Undertake a comprehensive review of pedestrian and bicycle access within Auburn addressing location, need, and maintenance. *(Also see M.3.4 in Public Facilities)*

- i. Develop a cost-effective and appropriate pedestrian and bicycle plan to meet the needs of urban and rural residents.
- ii. Ensure that the local plan is compatible with the long-term goal of the 2008 ATRC *Regional Bicycle and Pedestrian Plan* to create a regional network of sidewalks, bike lanes, and trails.
- iii. Share information on bicycle and pedestrian facilities, and desired improvements, with the Maine Department of Transportation, L/A Trails, and the Bicycle Coalition of Maine. This will assure that planning and funding are done on a comprehensive basis.

Strategy G.2.11.b:

Require, where appropriate within designated residential and mixed use growth areas, that all local roads include at least a 6-foot wide sidewalk.

- i. Encourage, where right-of-way widths allow, the establishment of landscaped esplanades between travel lanes and the sidewalk.

Strategy G.2.11.c:

Establish neighborhood bicycle routes to link riders to major destinations via safe streets.

Strategy G.2.11.d:

Outside of the designated growth areas, require all local roads to include a paved shoulder of at least 4-feet in width. This will provide pedestrian and bicycle connections to local and connector roads, to community destinations, and to existing/proposed trails.

Objective G.2.12:

Discourage the use of local streets by through traffic or as short-cuts.

Strategies to achieve this objective:

Strategy G.2.12.a:

When residential streets are improved or reconstructed, incorporate design elements that slow traffic and discourage through traffic.

Strategy G.2.12.b:

Implement a sign program to discourage the use of local streets by through traffic and to direct motorists to appropriate collector or arterial streets.

Strategy G.2.12.c:

Make enforcement of speed limits on local streets a priority.

G.3 TRANSPORTATION NETWORK

Goal G.3: Auburn remains a multi-modal hub providing access to rail, air, truck, and transit amenities, and seeks to continually improve these connections with economically sustainable expansions where feasible.

As a transportation service center, the City plays an important role in regional and state efforts to expand and improve rail, air, and truck services. The *Comprehensive Plan* supports continued City, regional, and state efforts to expand and enhance freight and passenger intermodal facilities. This includes continued support for existing rail and air facilities, and the promotion

of passenger service. The *Plan* also acknowledges the City's strong ties to the turnpike, and seeks to ensure that Auburn is well positioned to benefit from local and regional turnpike development projects.

Auburn plays an integral role in regional traffic and transit services that goes beyond the services of its intermodal facility, The *Plan* encourages the City to work closely with Androscoggin Transportation Resource Center (ATRC) to promote regional and long-range traffic studies, ensure that Auburn streets can continue to adequately support local and commuter traffic, and provide feasible options for regional mass transit (including bus and rideshare programs).

Objective G.3.1:

Support the development of additional transportation infrastructure to promote continued growth in and around the Auburn freight intermodal facility, and support the construction of a passenger intermodal facility at the Auburn/Lewiston Airport.

Strategies to achieve this objective:

Strategy G.3.1.a: (Jonathan to help with language)

Support the expansion of passenger rail between Portland and Auburn. Recommendations of the ATRC Long Range Transportation Plan to promote rail industry growth including:

- i. Expanding the high-speed passenger rail designation from Auburn to the western Maine border.
- ii. Upgrading the lines to support heavier loads to keep up with the demand of the Foreign Trade Zone.

Strategy G.3.1.b:

Support Maine Turnpike Authority (MTA) and ATRC studies to determine the feasibility and desirability of realigning the I-95 interchange (Exit 75), for the purpose of better accommodating truck traffic into and out of the industrial park area.

Strategy G.3.1.c:

Discuss full acquisition of the Auburn/Lewiston Airport by the City of Auburn to maximize the economic benefits of the land and operations to Auburn and the region.

Strategy G.3.1.d:

Support the implementation of the 2006 Airport Master Plan Update to ensure appropriate development of airline freight services.

Objective G.3.2:

Promote appropriate local and regional mass transit opportunities.

Strategies to achieve this objective:

Strategy G.3.2.a:

Continue to study the establishment of passenger rail and air service at a passenger intermodal facility at the airport, paying particular attention to determining the market need for such a facility, and how such a facility would be accessed.

- i. If passenger service is viable at this location, ensure that the development of a passenger facility includes adequate parking to meet projected demand and that the facility provides adequate public transit connections to the downtown and other significant community destinations.

Strategy G.3.2.b:

Work with regional and state agencies to assess the potential for the expansion of passenger rail service from Portland to Auburn, and at some future time from Brunswick to Auburn via Lewiston. Also, encourage the state to work with SLA to upgrade rail lines and expand the current high-speed line designation from Auburn to Canada, as a step towards establishing passenger rail service from Auburn to western Maine and into New Hampshire and the Canadian provinces.

Strategy G.3.2.c:

Expand, as necessary, the local fixed-route bus service.

- i. Encourage the expansion of night and weekend bus service to provide residents and visitors with increased mobility and access to community destinations.
- ii. Encourage efficient routes that link residents to major employment centers in and around Auburn, such as the industrial parks.
- iii. Work with ATRC, as well as Lewiston and surrounding communities, to support the Lewiston Auburn Transit Committee (LATC) in its efforts to establish public/private partnerships and other creative financing mechanisms to fund additional bus service.
- iv. Plan for the interconnection of rail service in downtown Lewiston-Auburn and at Exit 75/Airport with the local bus system to provide a seamless transit system that reduces reliance on single-occupancy vehicles to access major residential and commercial areas in Auburn.

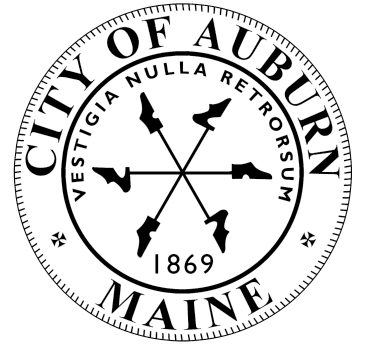
Strategy G.3.2.d:

Continue to participate in regional commuter transit programs.

- i. Support commuter transit programs.
- ii. Promote participation in GOMaine and other regional commuter service programs by maintaining adequate park and ride facilities, and by educating the residents on ride share services and programs.

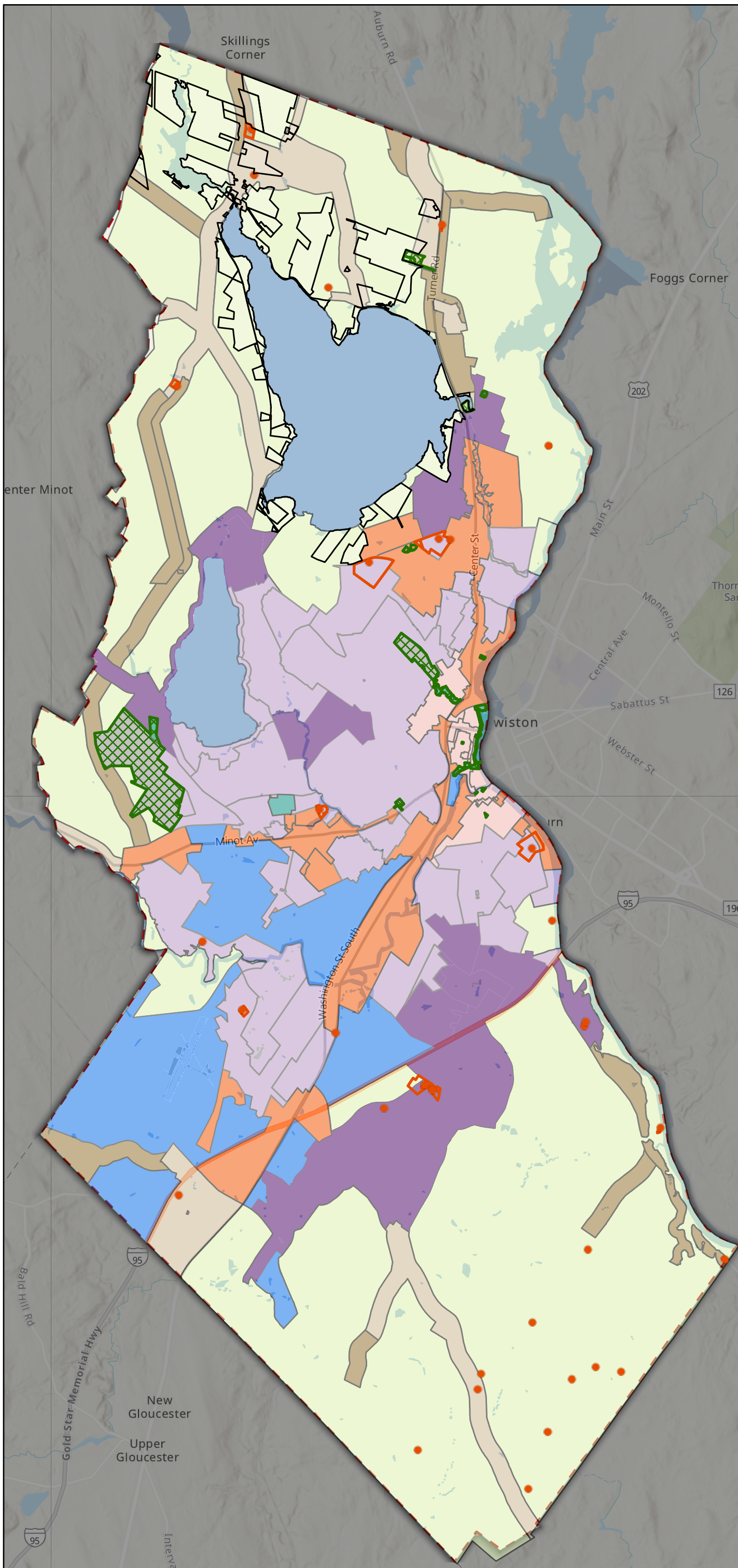
PROPOSED FUTURE LAND USE ZONING DISTRICTS

	Traditional Neighborhood (BOTH Water AND Sewer)	Suburban Residential (Water AND/OR Sewer)	Residential	Rural Residential	Business-General	Industrial	Agricultural	Form-Based Code
Road Frontage	N/A	N/A	100	200	100	150 (Industrial)	175	Current Requirements + Expand from Urban Core in Future/Historical Areas
Density or Net Lot Area per Family Unit?	16/acre	8/acre	2/acre	1 per 3 acres + additional dwelling unit	Mixed Use/NA	NA	.10/acre	
Set backs - Front, Sides, Rear (Minimum)	10;5;15 Current Character or 25% of the Avg. Depth of the Lot	10;5;20 or 25% of the Avg. Depth of the Lot	20;15;30 or 25% of the Avg. Depth of the Lot	25;15;25 (Keep Nonconforming Portion as is) or 25% of the Avg. Depth of the Lot	10;25;35 or 25% of the Avg. Depth of the Lot	35;35;35 - Staff level review of rear setback - 50FT? Or 25% of the Avg. Depth of the Lot	25;15;25 or 25% of the Avg. Depth of the Lot	
Shared Driveways	Yes - No bonus	Yes - No bonus	Y-20% reduction in lot size and road frontage allowable	Y-50' driveway frontage, maintain setbacks within lots.				
Height (Stories)	2.5 (35 Feet)	2.5 (35 Feet)	2.5 (35 Feet)	2.5 (35 Feet)	4 (45 Feet)	75 Feet	2.5 (35 Feet)	
Suggested Allowable Uses			Allows Small Stores/Fruit Stands (Examples: Slatterys, Sundrys, Specialty Shops). ID Village areas of the City to Incorporate these uses. Comp. Plan FLU Goal: City Council and Planning Board Should Discuss Creating a Petition Process by January of 2022 for Nonresidential uses.	Same as District 1: Allow Small Retail Shops (Less than 3,000SF) for homemade crafts/small standalone businesses. Prohibit age restricted retail to avoid incompatible uses in these neighborhoods? Again, ID Village Areas and Same FLU Goal of Creating a Petition Process for Nonresidential uses.				



60 Court St
 Auburn, ME 04210
www.auburnmaine.gov

Proposed Future Land Use



- LAWPC_Parcel
 - Cemetery Points
 - Cemeteries
 - Parks
- Proposed Zoning**
- AG
 - Form-Based Code
 - Industrial
 - Conservation/Open Space
 - Commercial
 - Rural Residential
 - Residential
 - Suburban Residential
 - Conservation
 - Traditional Neighborhood

