



NEW AUBURN RIVERWAY AND GREENWAY Project Initiation Meeting



January 7, 2016



Meeting Agenda

Introductions & Meeting Purpose

Project Overview Presentation:

- Consultant Team
- Purpose & Need
- Project Scope
- Project Considerations

Breakout Session

- Vision, Issues and Opportunities

Wrap Up

Meeting Purpose

- Explain the scope of the project to the Public
- Provide the public an opportunity to share their concerns and ideas before design commences

Integrated Consulting Team:



- Project Management
- Roadway & Site Design
- Environmental and Cultural Resources Documentation
- Utility Design and Coordination



- Landscape and Streetscape Design
- Urban Planning



- Land and Right-of-Way Survey

Draft Purpose & Need Statement

Purpose: Improve the roadway, utility, pedestrian, and streetscape infrastructure and enhance and connect the public open spaces along the Little Androscoggin River to improve the quality of place, attract investment, increase property values and create an attractive urban walkable village center.

Draft Purpose & Need Statement

Need: The existing project area lacks cohesiveness and is in a generally run down state. The streetscape is uninviting and the few remaining developed parcels face away from the river. The open spaces along the river are not connected and do not take advantage of the river's scenic and recreational opportunities.

Project Area



Approximate Project Limits



City Owned Parcels





GREENWAY

RIVER

ANDROS COSUM

STREET

SECOND

STREET

STREET

BROAD

MILL

THIRD

STREET

SECOND

STREET



GREENWAY

RIVERWAY

ANDROS COSUM RIVER

RIVER

STREET

BROAD

STREET

SECOND

MILL

THIRD

STREET

COND

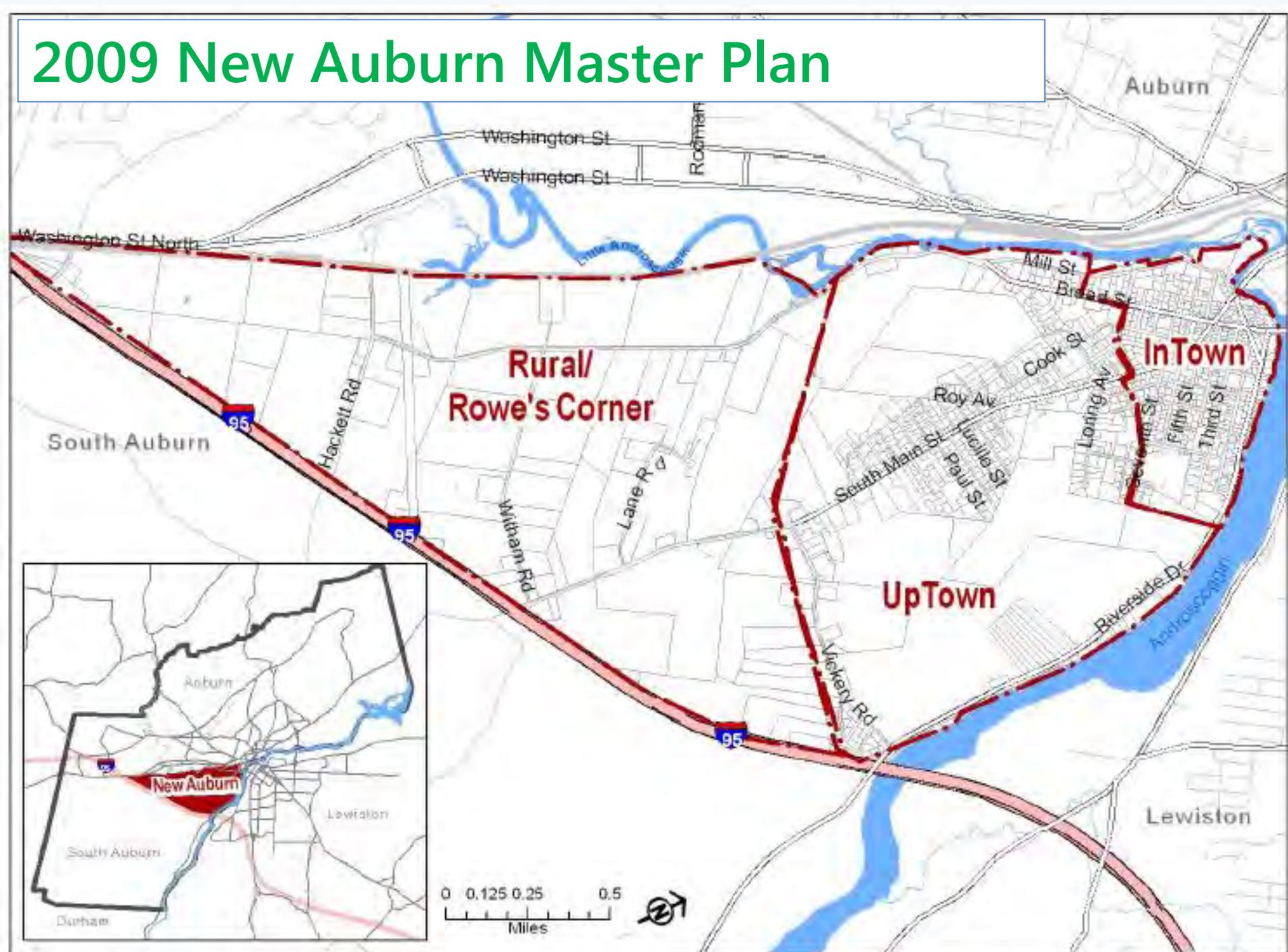
STREET

STREET

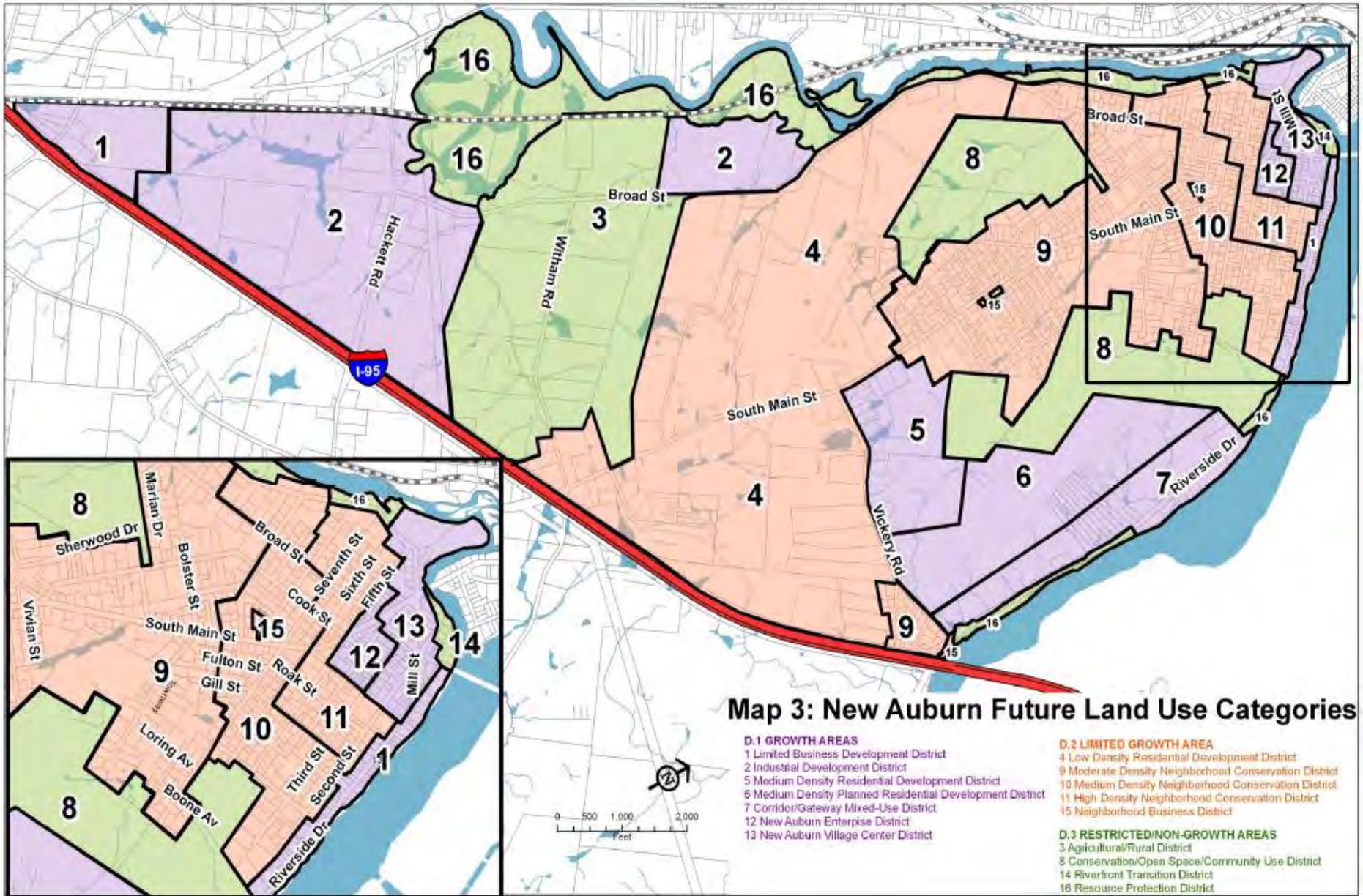
Previous Studies

- 2009 New Auburn Master Plan
- 2014 New Auburn Village Center (NAVC) Study

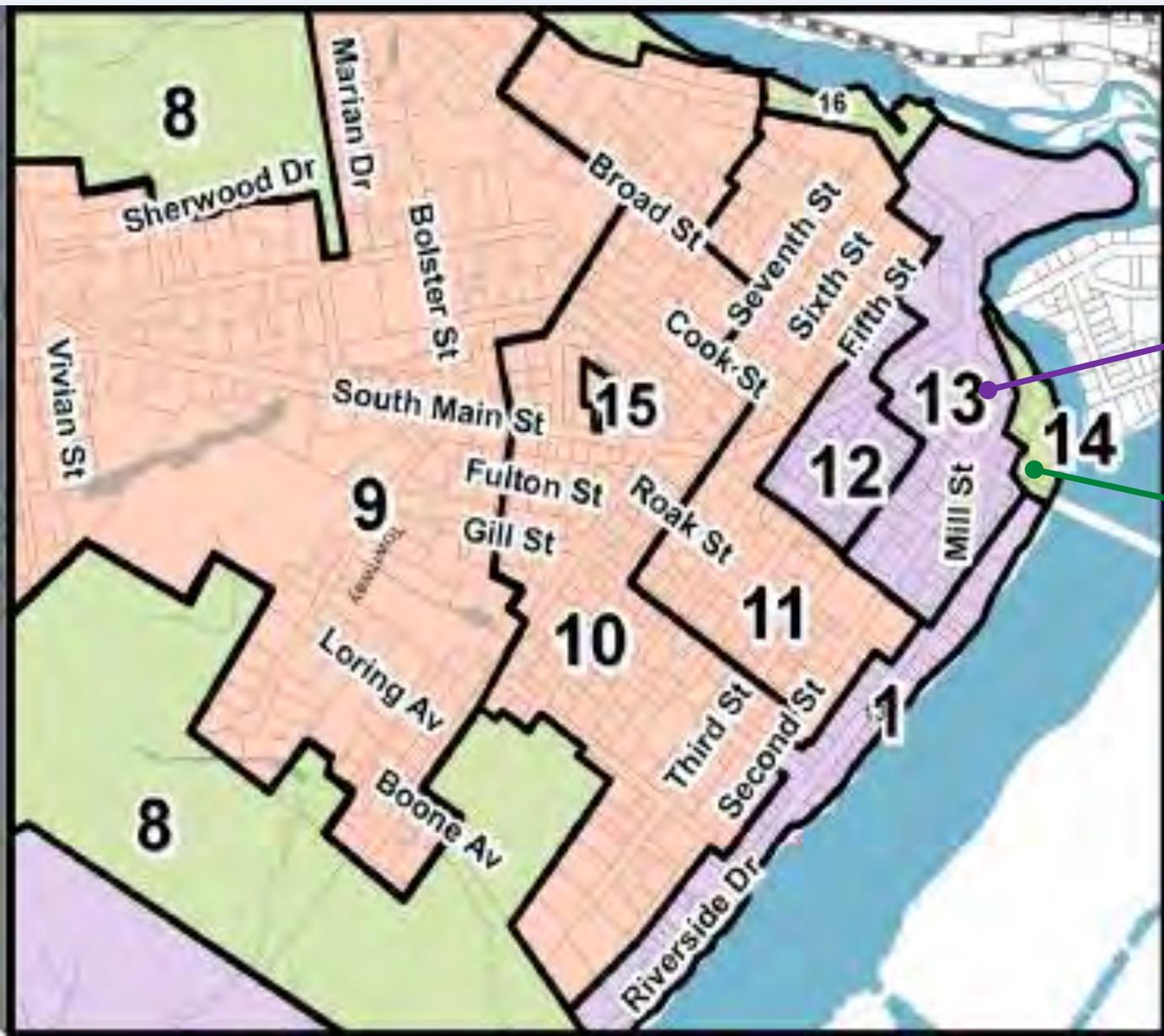
2009 New Auburn Master Plan



New Auburn Future Land Use



New Auburn Future Land Use



New Auburn Village Center District

Riverfront Transition District

New Auburn Village Center Study | 7.28.14



2014 Master Plan

CURRENT PROJECT LIMITS





Figure 54: Riverway – Existing Conditions

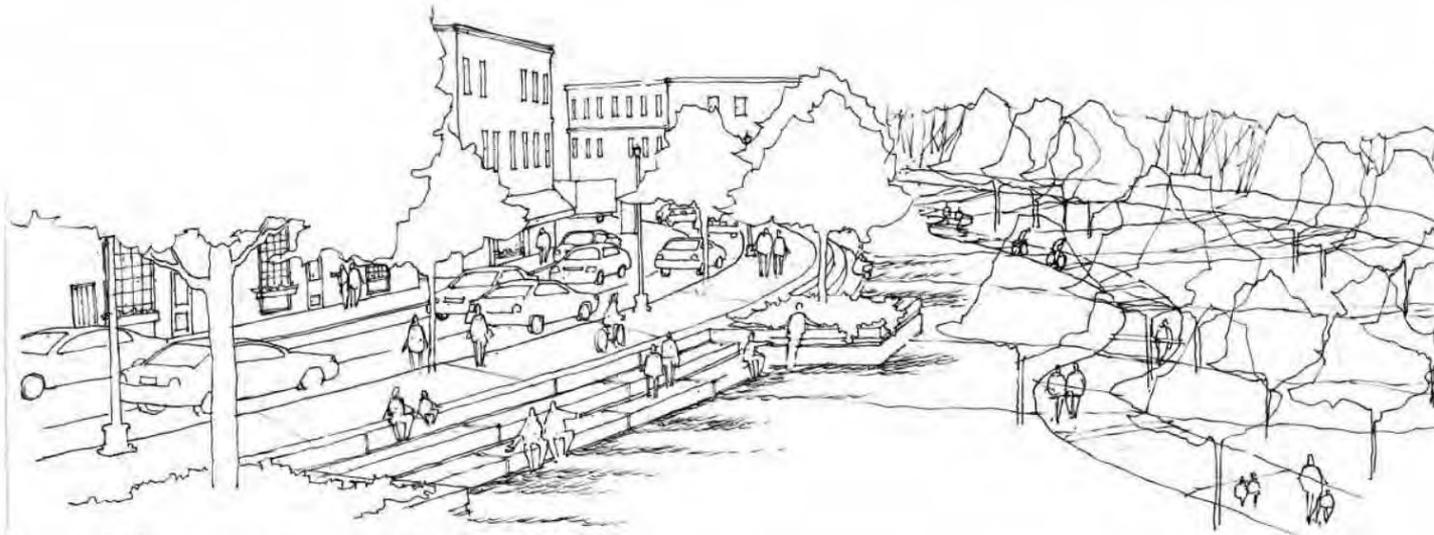
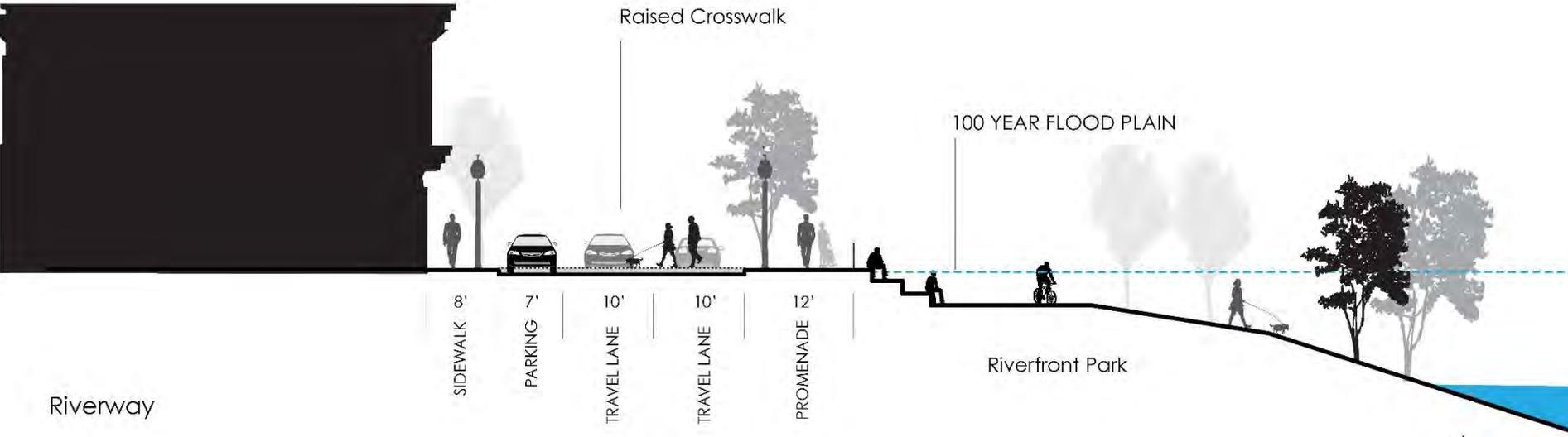


Figure 55: Riverway – Proposed Conditions

2014 Study Riverway & Greenway Cross Section

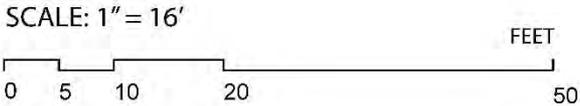


STREET / RIVER SECTION STUDIES

New Auburn Village Center Study

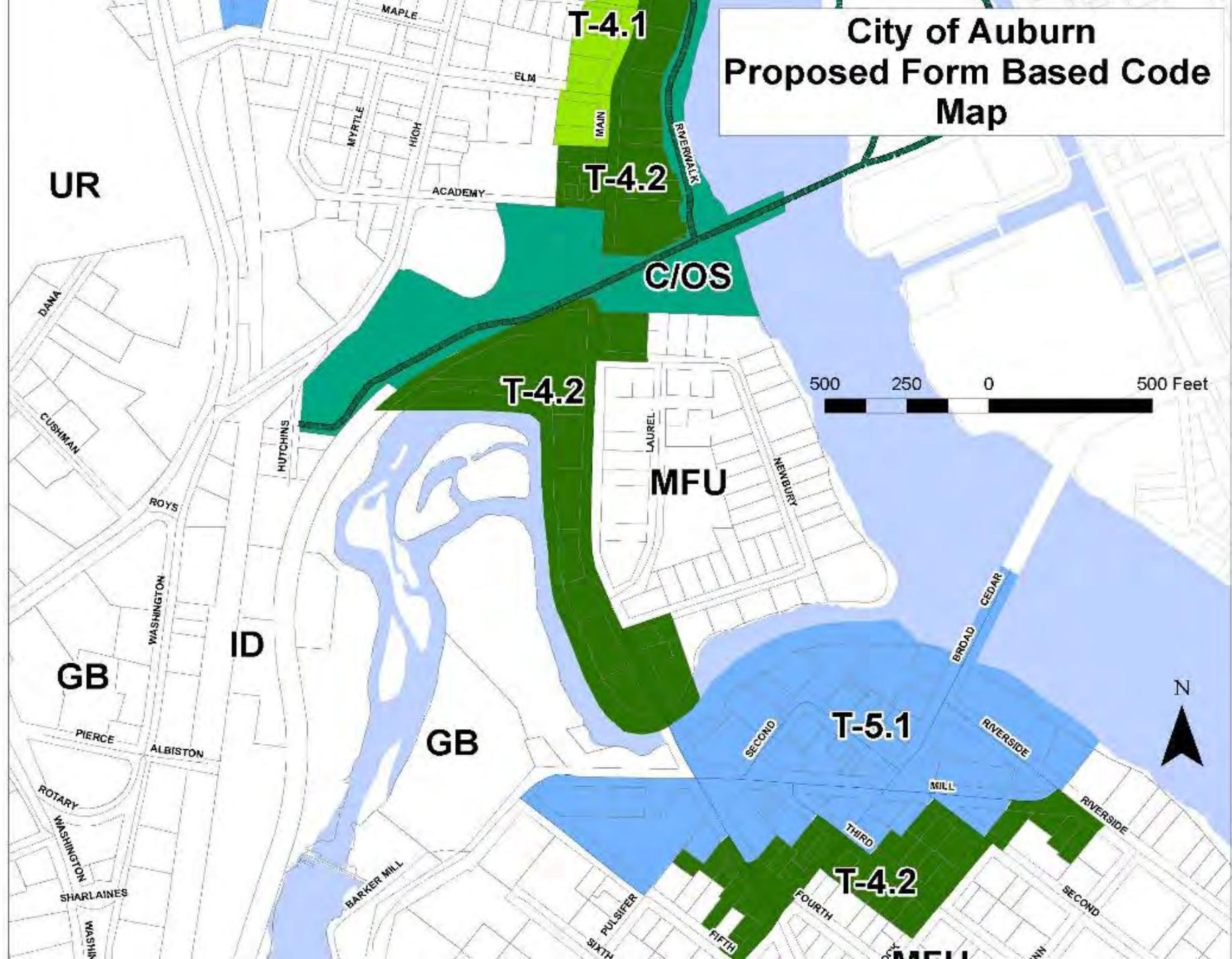
TYLIN INTERNATIONAL
engineers / planners / scientists

MRLD
Landscape Architecture + Urbanism



6 February 2014 - DRAFT

City of Auburn Proposed Form Based Code Map



2016 –

- Build on Past Studies**
- Confirm Issues and Opportunities**
- Define the Vision in Detail**
- Commence and Complete Design**

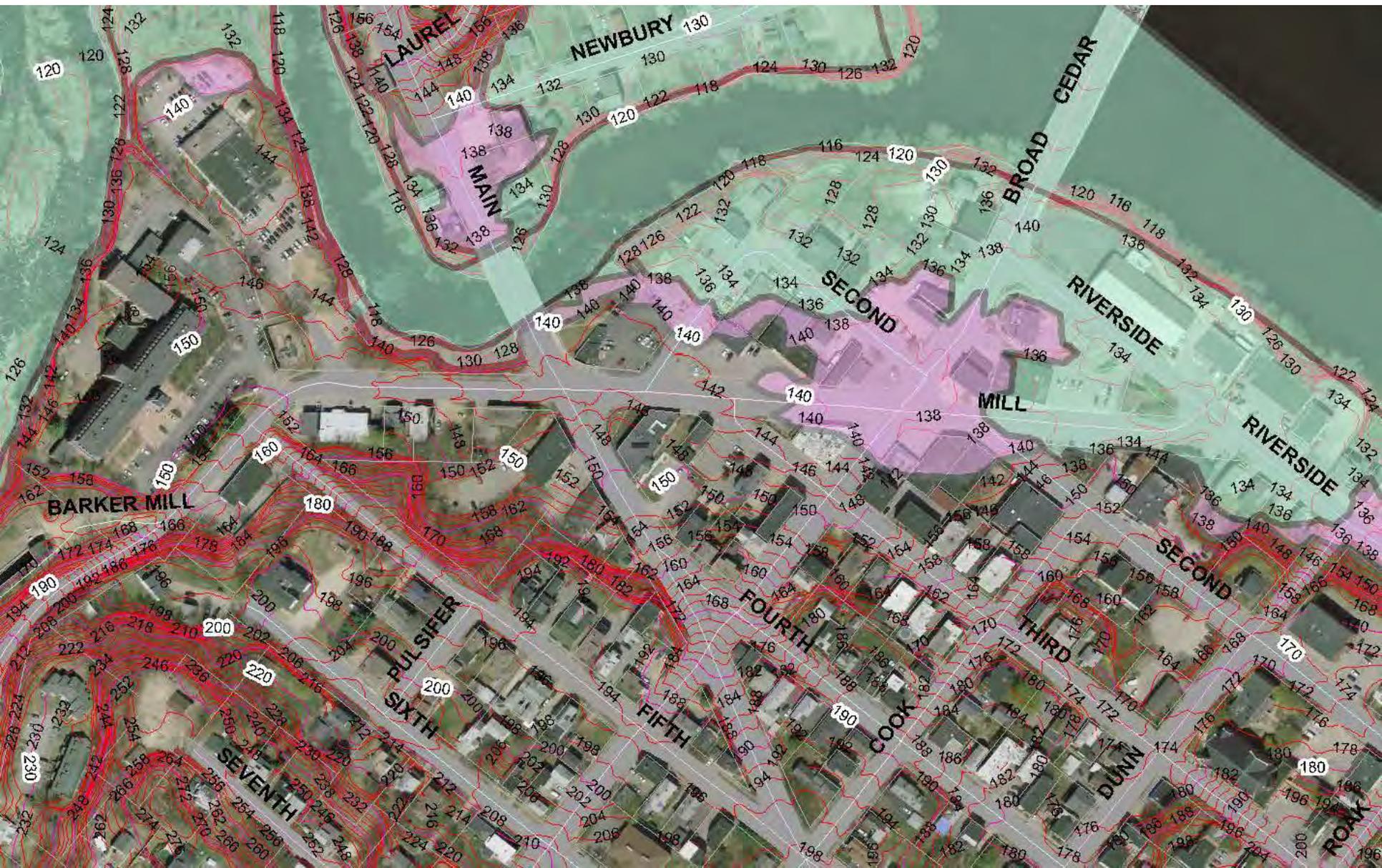
Project Scope: Riverway

- Assemble Developable Parcels and Maximize Value Added
- Horizontal and Vertical Roadway Modifications
- Attractive Streetscape Amenities and Lighting
- Bike / Pedestrian Accommodations
- Utility Upgrades to Support Development
- Intersection Modifications
- Parking

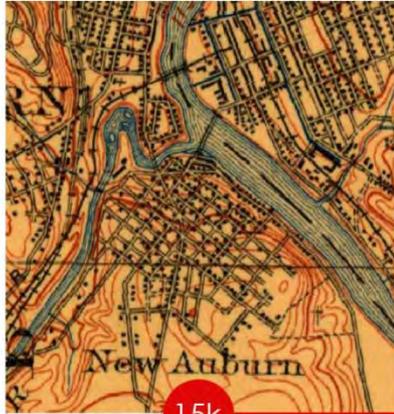
Project Scope: Greenway

- Cohesive and Enhanced Greenway that Adds Value to Surrounding Properties
- Pathways and Connections
- Landscaping and Site Lighting
- Gathering Spaces
- Focal Points (St Louis Church Bells, Whitewater Opportunities, Dock, Etc.)
- Boat Launch and ADA Accessible Fishing
- River Overlook(s)
- Parking

New Auburn Floodplain Considerations

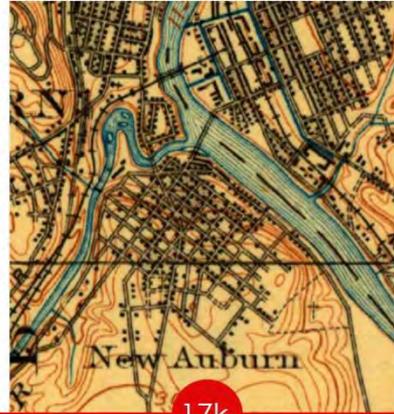


1910's



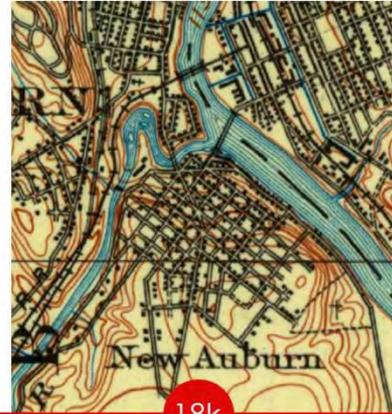
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1920's



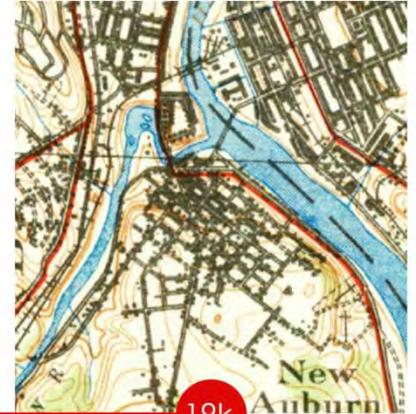
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1930's



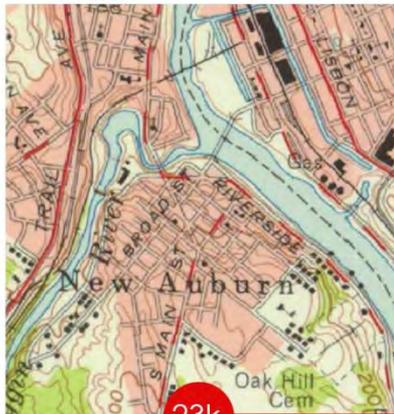
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1940's



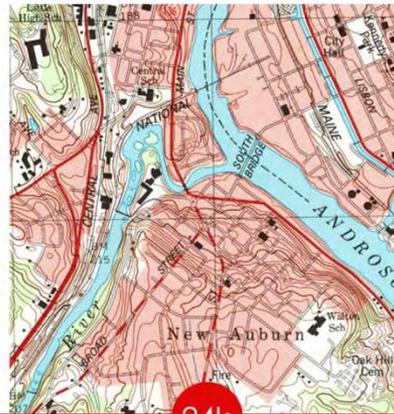
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1950's



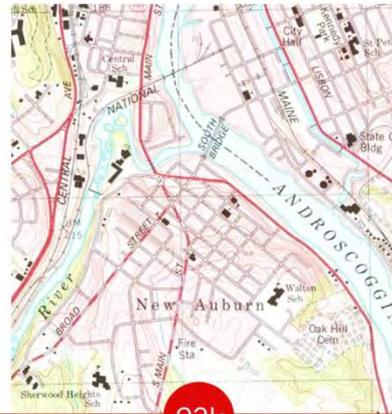
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1970's



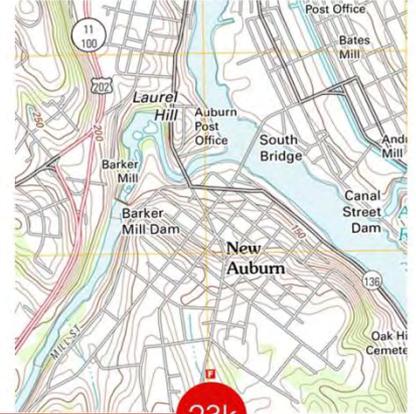
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1980's



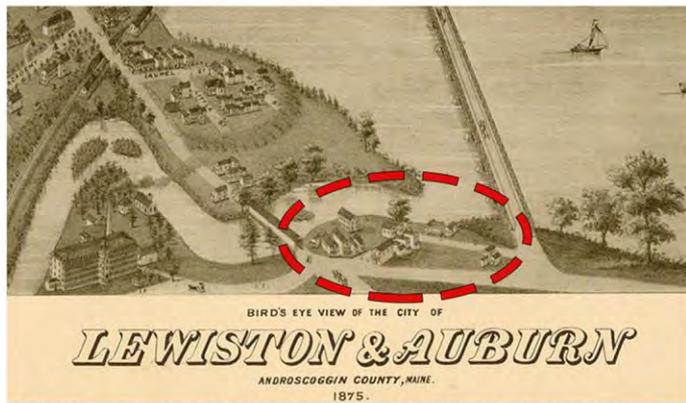
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2000's

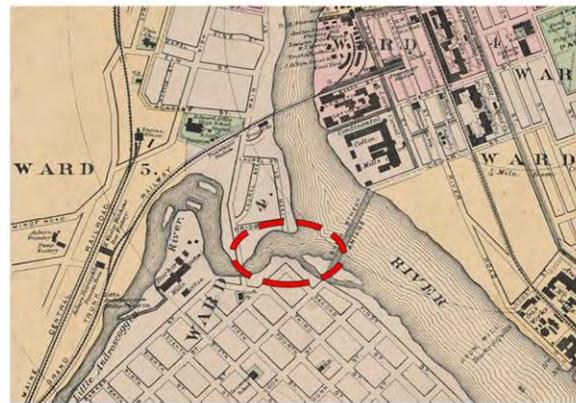


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New Auburn Villiage Center - Historic Development and Population



1875 - Early Homesteads of New Auburn



1887 - Integration to street grid



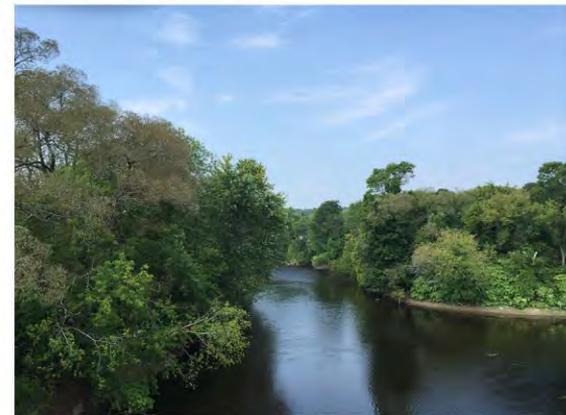
1914 - Nearby Taylor Brook



1933 - Fire Devestates New Auburn



1933 - Days after the fire



Present day New Auburn

New Auburn Villiage Center - Historic Moments



2 Field near Main St. Bridge
Existing open space with potential to create pedestrian connection to center of the site.



3 Existing Public Park
Functioning children's park. Improvements, comments or recommendations?



1 Main Street Bridge Connection
Great opportunity to connect the site with existing pedestrian connections to other parts of Auburn and Lewiston.



New Auburn Village Center Site



- 5** Best Access to the River
The central portion of the site contains the most accessible area with shallow slopes and less vegetation.



- 6** Existing Boat Launch
Functioning boat launch. Improvements, comments or recommendations?



- 4** Steep Slopes at River's Edge
The slopes East and West of the boat launch are steep and filled with large swaths of invasive species. Access, erosion and ecological health are major issues.



New Auburn Village Center Site

New Auburn Village Center - Site Character



8 Large Trees
There are many large and attractive trees in this area.



9 Eastern Access to Site
There exists a relatively open space with graded access to the site.



10 B.L.P. Bridge Connection
Great opportunity to connect the site with existing pedestrian connections to Lewiston.



7 Existing Open Space Near River and Park
There exists a large open space with much potential near the River and close to parking as well as the existing children's park.



New Auburn Village Center Site

New Auburn Villiage Center - Site Character



New Auburn Villiage Center - Site Analysis

City Owned Parcels 

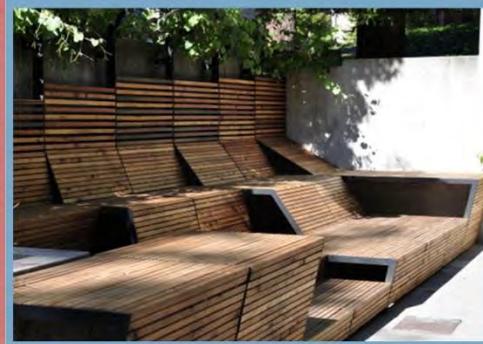
Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AeroX, Getmapping, Aerotri, IGN, IGP, swisstopo, and the GIS



Kayaking and Canoeing



Kayak/Canoe Launch



Alternative Seating



Public Art



Wildlife Watching



Play Equipment/Picnic Area



Accessible Fishing Pier



Accessible Fishing Piers



Walking and Jogging



Hiking/Dog Walking



Outdoor Exercise Equipment



Group Activity Space

New Auburn Villiage Center - Recreation Opportunities

New Auburn Future Economic Development Potential

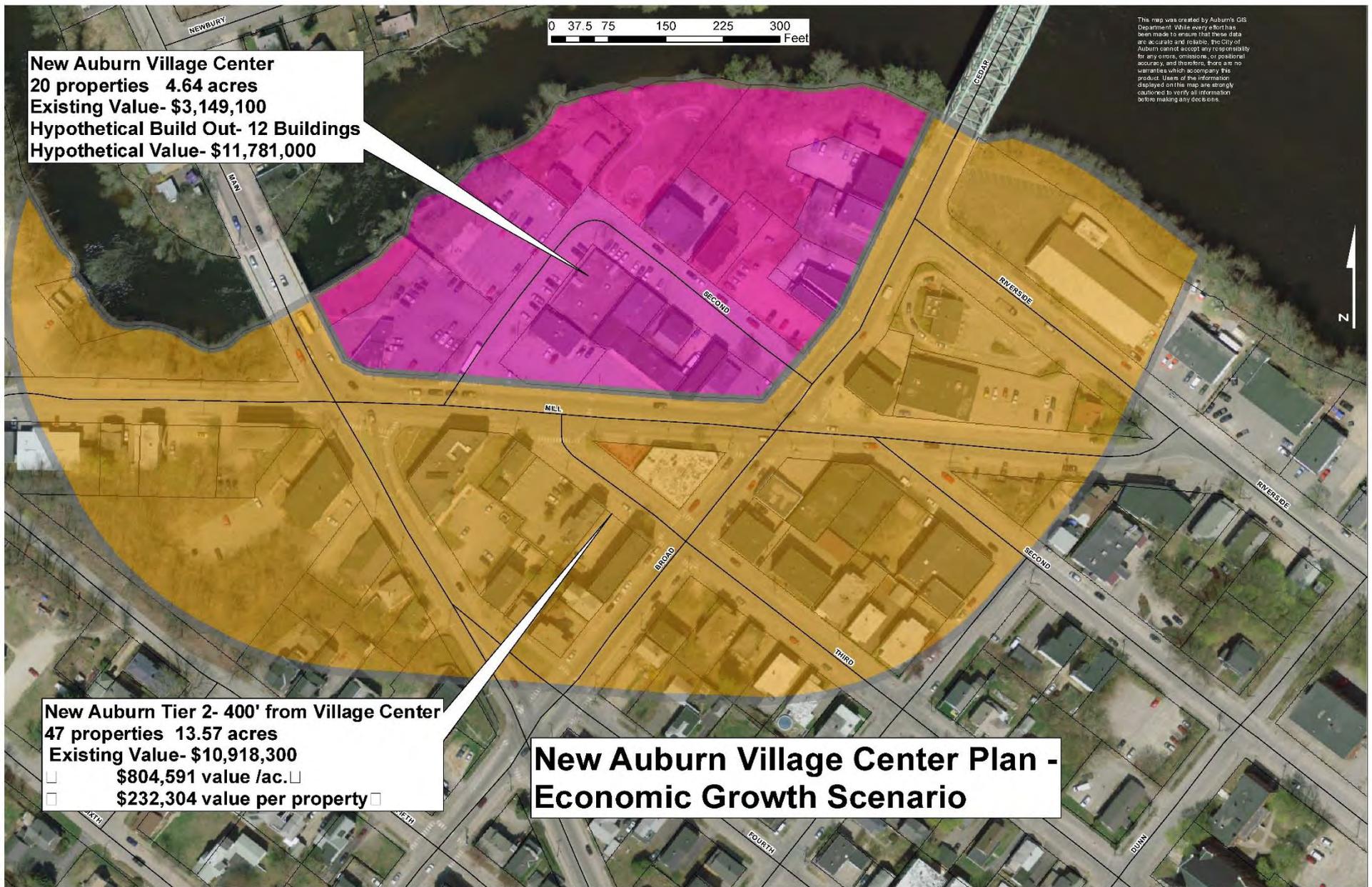
New Auburn Village Center
20 properties 4.64 acres
Existing Value- \$3,149,100
Hypothetical Build Out- 12 Buildings
Hypothetical Value- \$11,781,000



The map was created by Auburn's GIS Department. While every effort has been made to ensure that these data are accurate and reliable, the City of Auburn cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany the product. Users of the information displayed on the map are strongly cautioned to verify all information before making any decisions.

New Auburn Tier 2- 400' from Village Center
47 properties 13.57 acres
Existing Value- \$10,918,300
□ \$804,591 value /ac. □
□ \$232,304 value per property □

**New Auburn Village Center Plan -
Economic Growth Scenario**



Discussion Topics

General

- Try to describe your ideal vision for the future New Auburn Village Riverway and Greenaway?
- How would you define an inviting “place” that would attract you to live, work and/or play there?
- In what ways can the Riverway and Greenaway design support that vision?
- What types of design features should be included to reflect the identity of New Auburn Village?

Discussion Topics

Riverway

What types of businesses or housing would you like to see?

Is on-street parking important? Both sides of the road or one side?

What types of Bike and Pedestrian accommodations should be added and where?

Would you prefer the Riverway to be one-way or two-way?

Discussion Topics

Riverway

What would you do to prevent cut-through traffic?

Are there any specific design features you would like to see included?

Would you like to see benches along the street?

Would you like to see street trees and ornamental lighting on the Riverway?



Discussion Topics

Greenway

What types of activities should the public spaces along the river support?

Would you like to see an improved hand carry boat ramp?

Would you like to see a prominent river overlook?



Discussion Topics

Greenway

What types of sidewalk materials do you think are appropriate and where?

Are there any specific design features you would like to see included?

Would you prefer a natural landscape or a more refined landscape along the river?



Please Share Your Vision with Us



Offices located throughout the East Coast