



NEW AUBURN RIVERWAY AND GREENWAY Implementation and Phasing Presentation



May 19, 2016



Meeting Agenda

Introductions & Meeting Purpose

Project Background and Considerations

Presentation of Conceptual Design

- Phased Project Development Plans

Discussion Period

Meeting Purpose

- **Present the Conceptual
New Auburn Plans**
- **Receive Public Feedback**

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 a safe, attractive walkable urban 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 and Approximate Project Limits



City Owned Parcels



New Auburn Village Center Study | 7.28.14



2014 Master Plan



Figure 54: Riverway – Existing Conditions

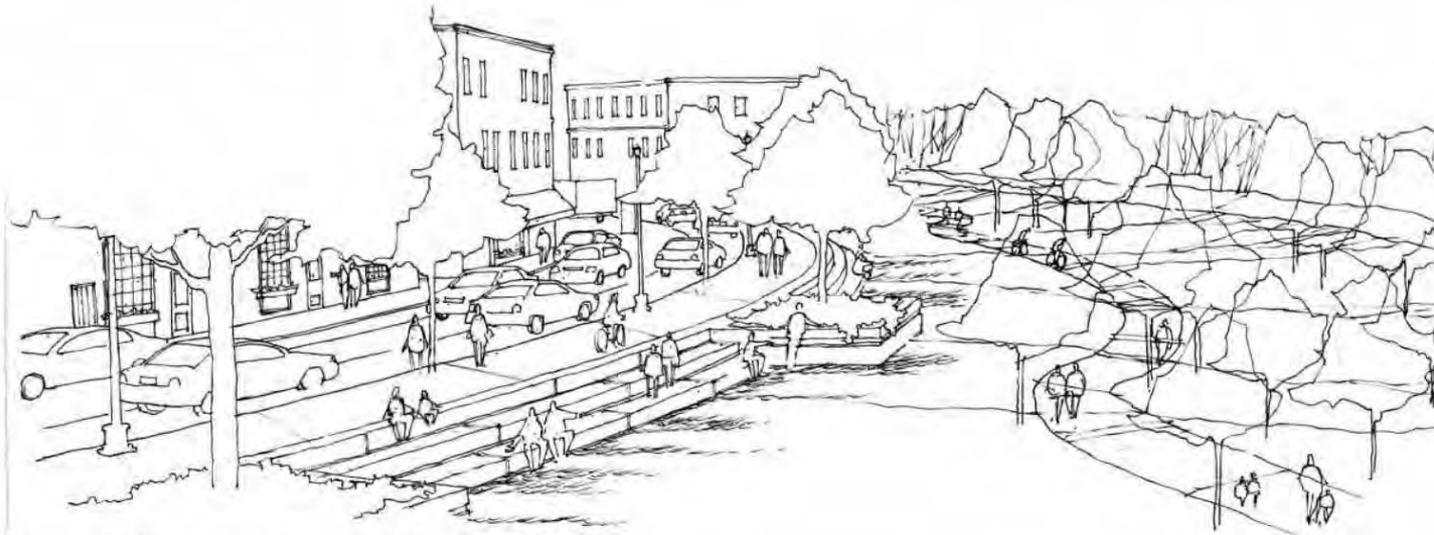
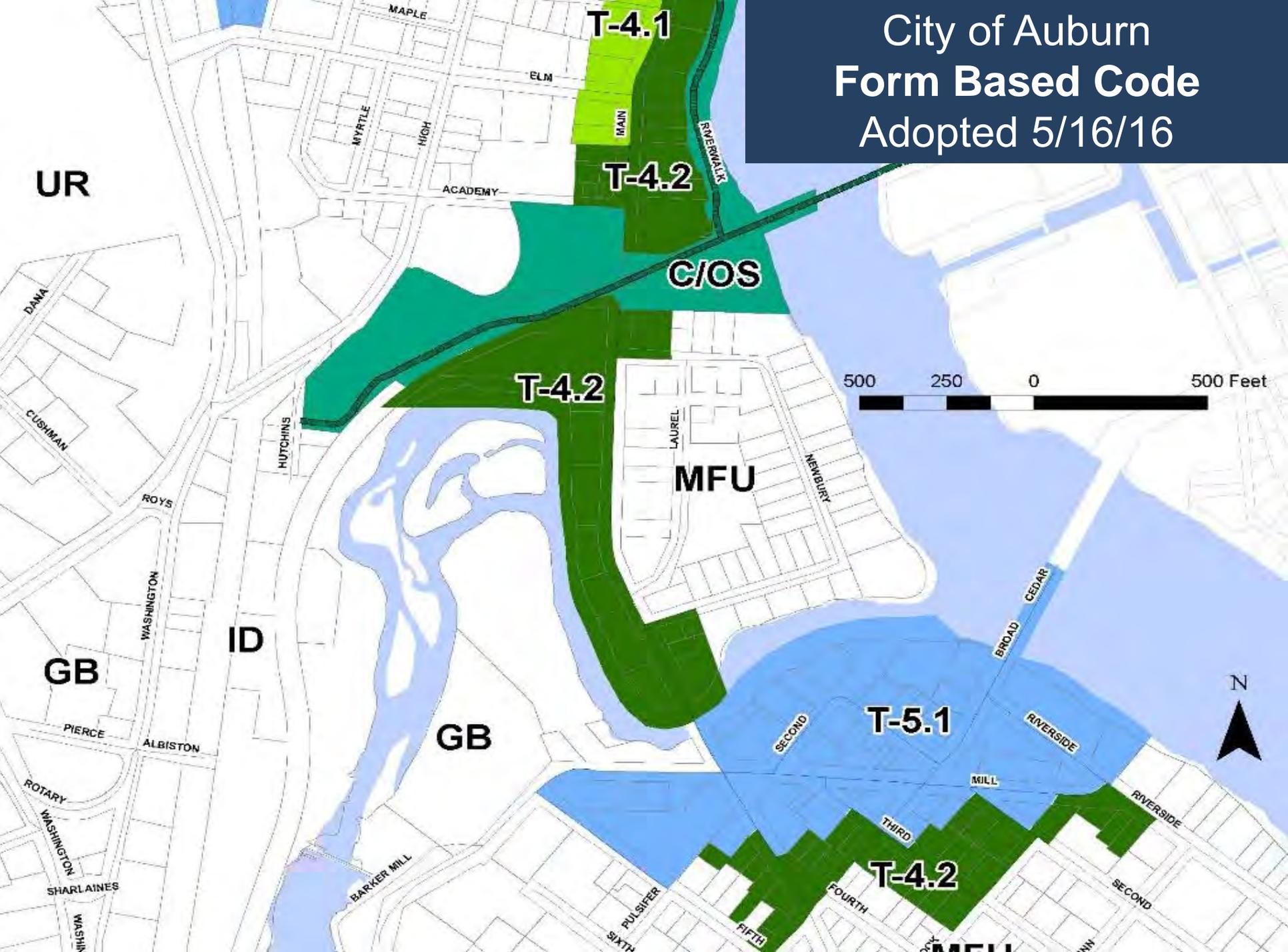


Figure 55: Riverway – Proposed Conditions

City of Auburn Form Based Code Adopted 5/16/16



New Auburn Future Economic Development Potential

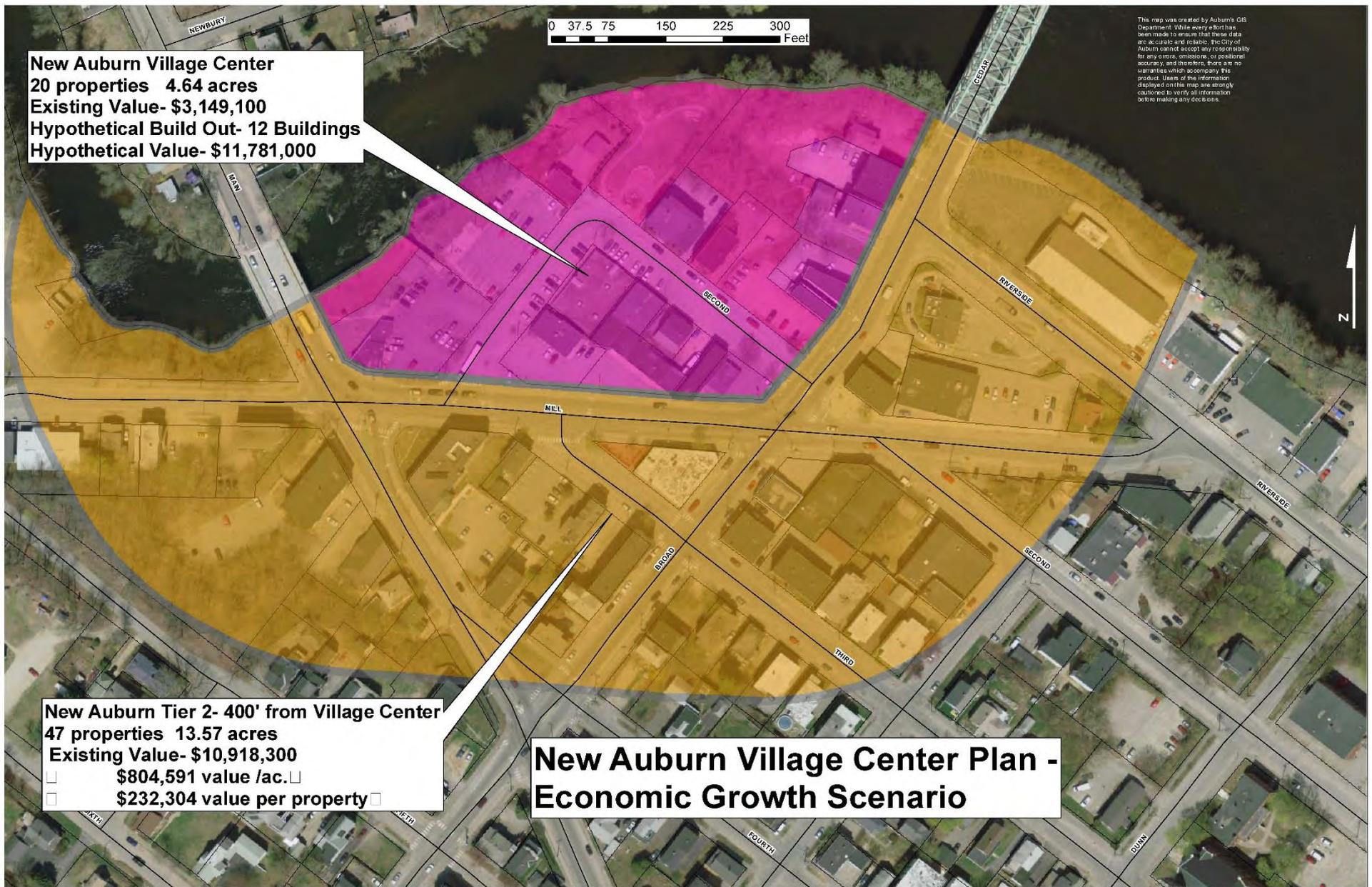
New Auburn Village Center
 20 properties 4.64 acres
 Existing Value- \$3,149,100
 Hypothetical Build Out- 12 Buildings
 Hypothetical Value- \$11,781,000



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

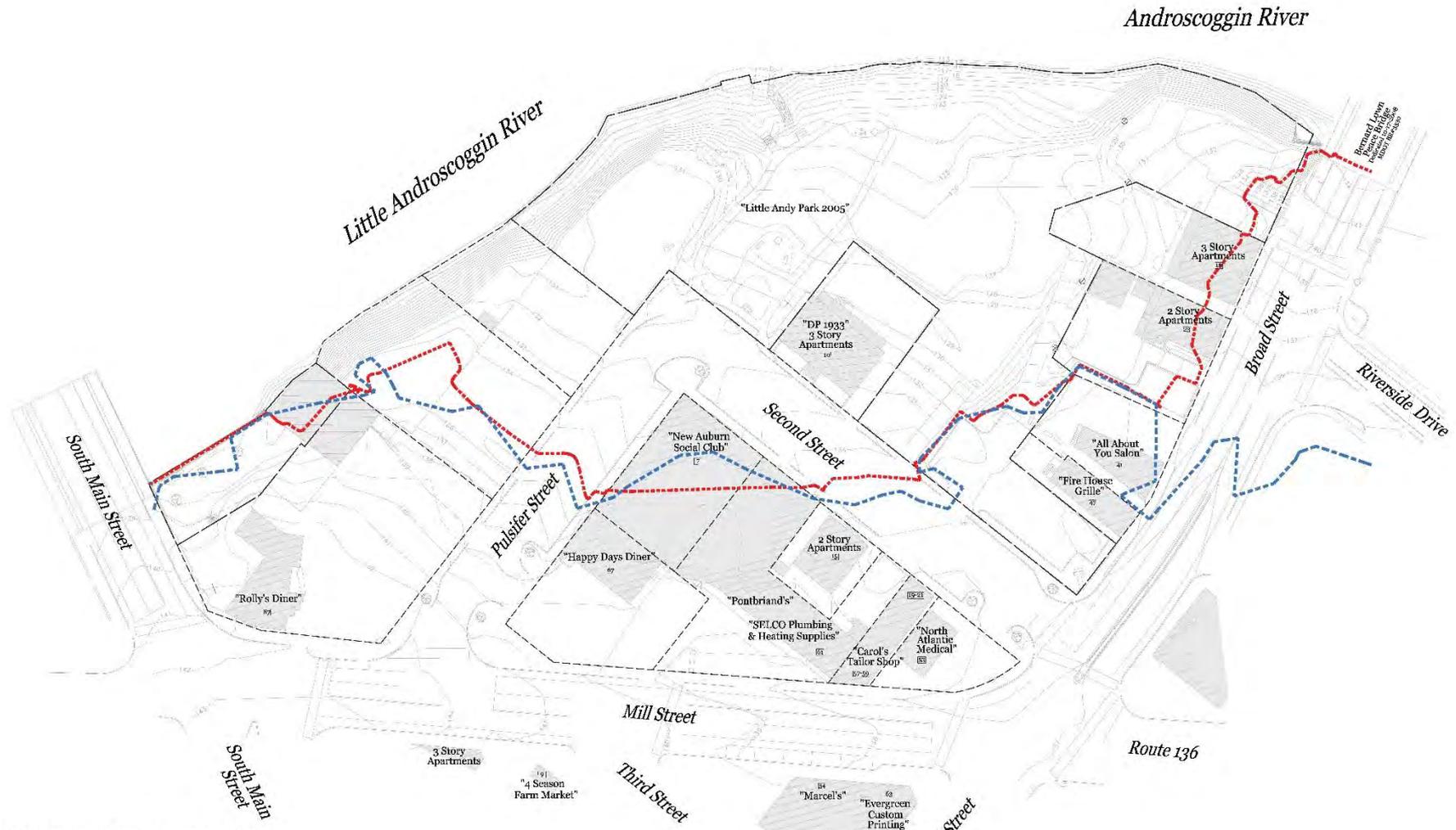
**New Auburn Village Center Plan -
 Economic Growth Scenario**



New Auburn Floodplain Considerations



New Auburn Floodplain Considerations



APPROX. CITY OWNED PROPERTY ————
 APPROX. PARCELS - - - - -
 SURVEYED 135' ELEV. - · - · - ·
 FEMA 100 YR LINE - · - · - ·



2016 –

- Build on past studies
- Confirm project vision through public input
- Develop an implementation program
- Confirm conceptual design through public process
- Complete final design(s)
- Provide Cost Estimates
- Complete construction Plans

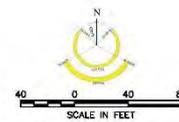
Implementation / Phasing Plans



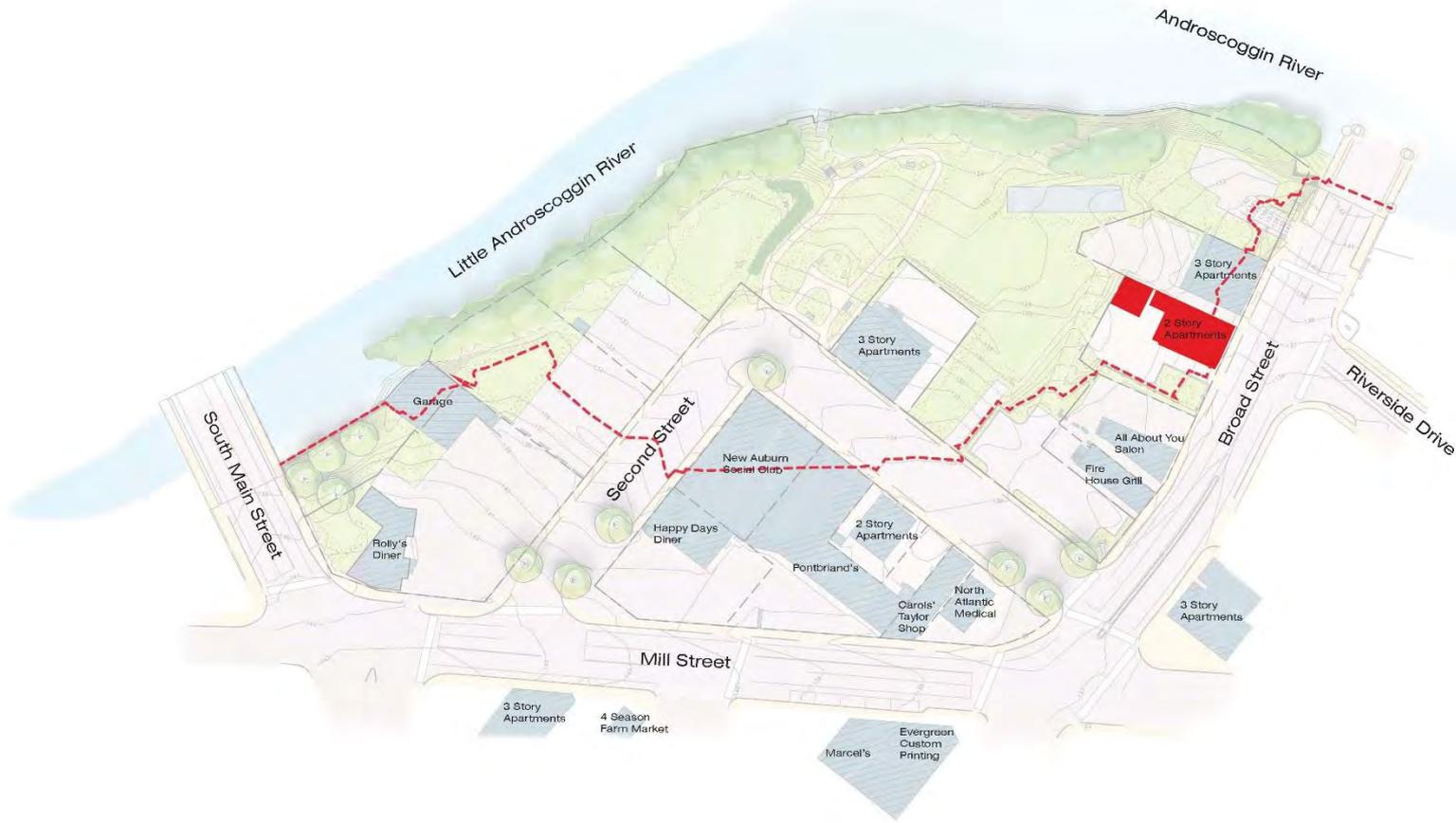
Existing Conditions

New Auburn Village Center
Phasing Strategy

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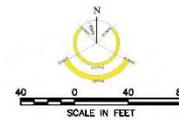


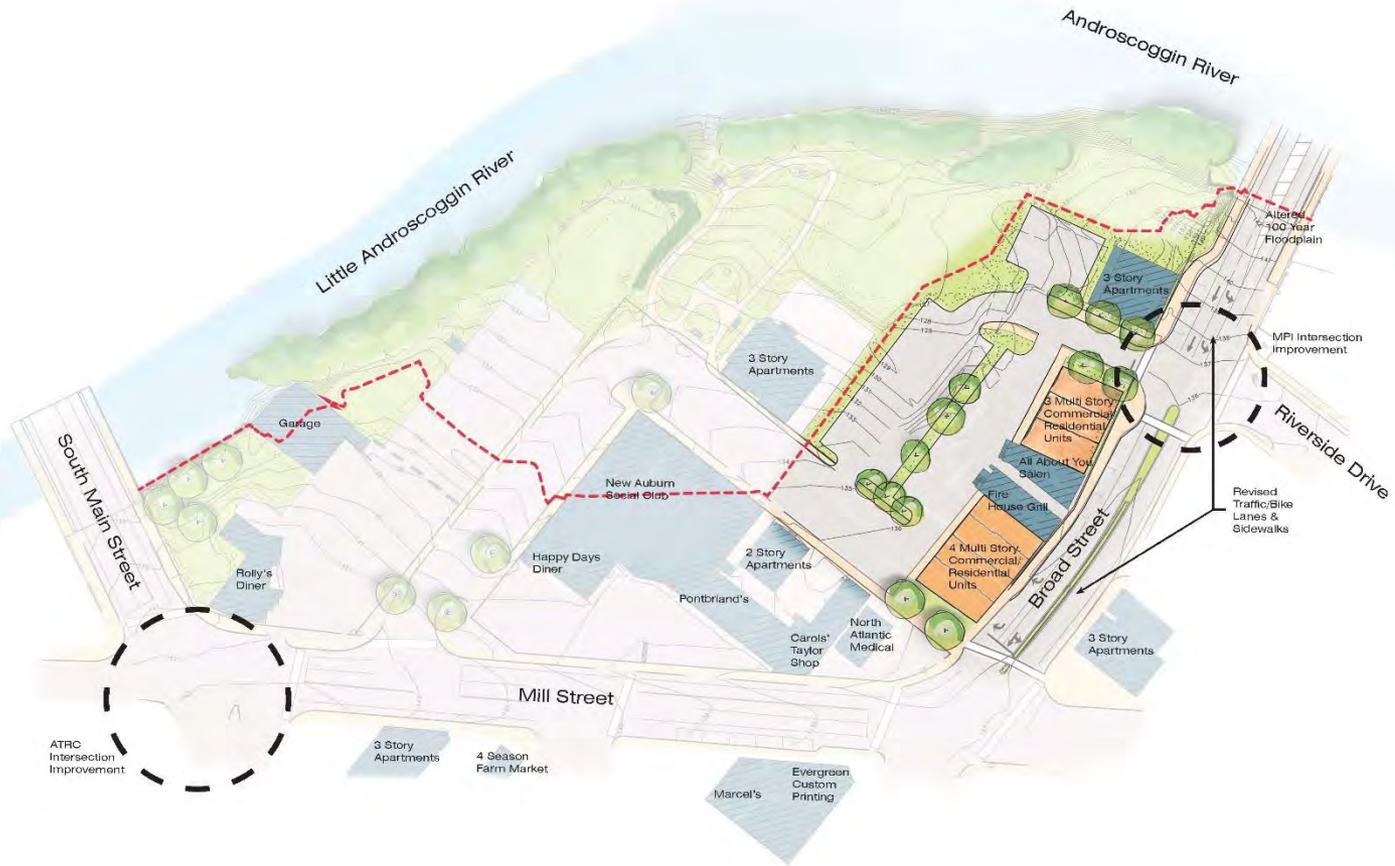
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Phase 1
Establish Broad St. Access - Acquisitions & Removals

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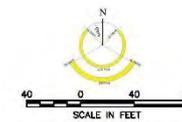




**Phase 1
Establish Broad St. Access - Highlighted**

New Auburn Village Center 3 of 15
Phasing Strategy

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**Timeline
1 - 5 Years**

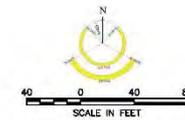


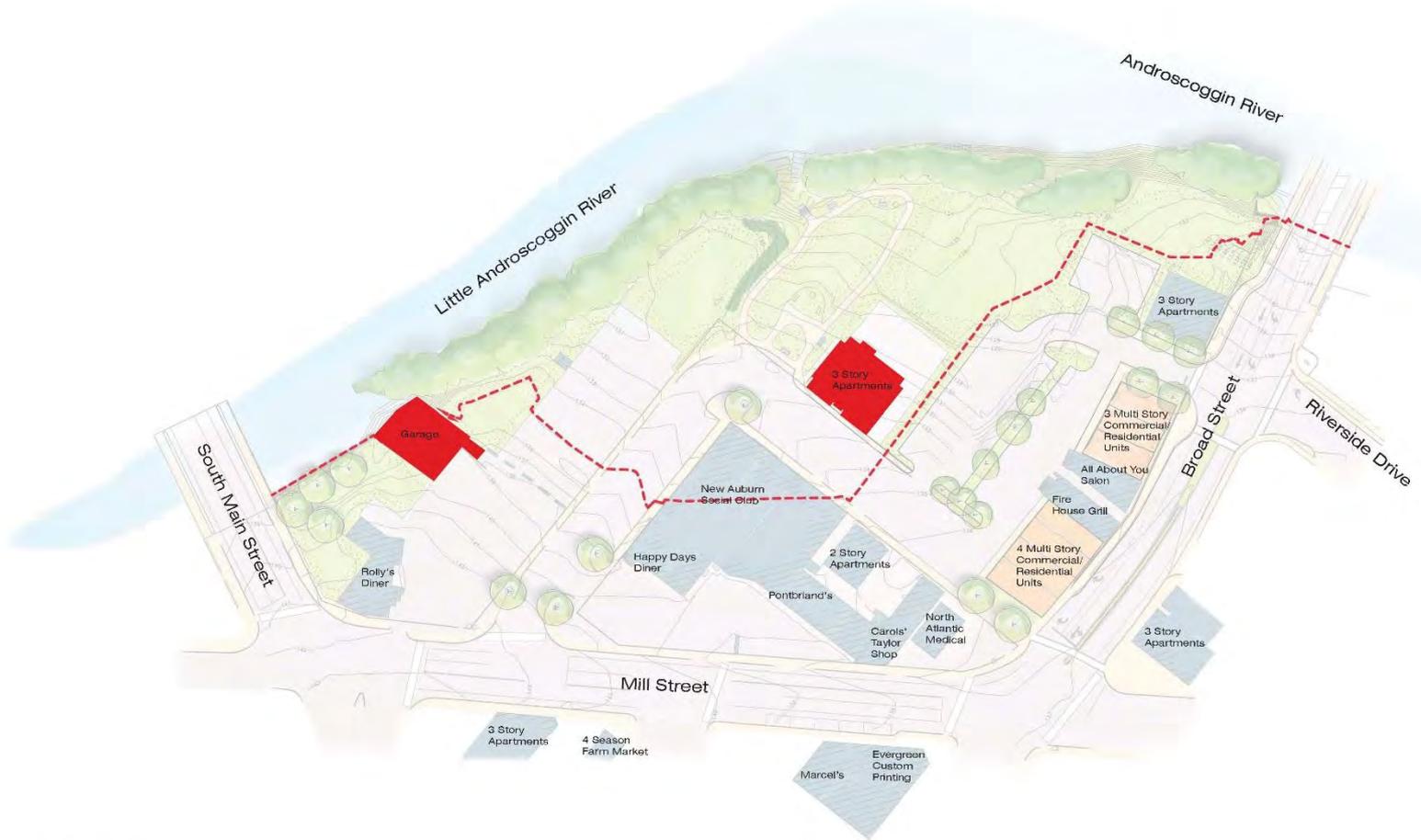
Phase 1 New Development
 7,650 Sq. Ft. Commercial (1st Floor)
 15,300 Sq. Ft. Residential (Floors 2-3)
 68 New Public Parking Spaces
 10 New Private Parking Spaces

Possible Funding Sources
 Northern Border Reg. Commission
 Land & Water Conservation Fund
 MPI Intersection Improvements
 BPI Intersection Improvements

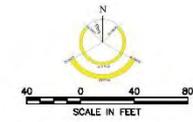
**Phase 1
Establish Broad St. Access - Overall Plan**

New Auburn Village Center 4 of 15
Phasing Strategy
 5.19.2016





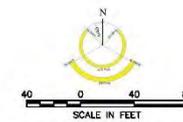
**Phase 2
Construction of Greenway
& Adjacent Riverway Segment - Acquisitions & Removals**





**Phase 2
Construction of Greenway & Adjacent Riverway Segment - Highlighted**

5.19.2016





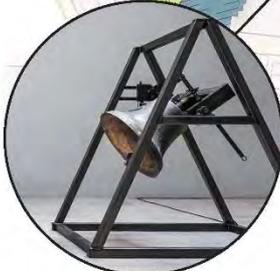
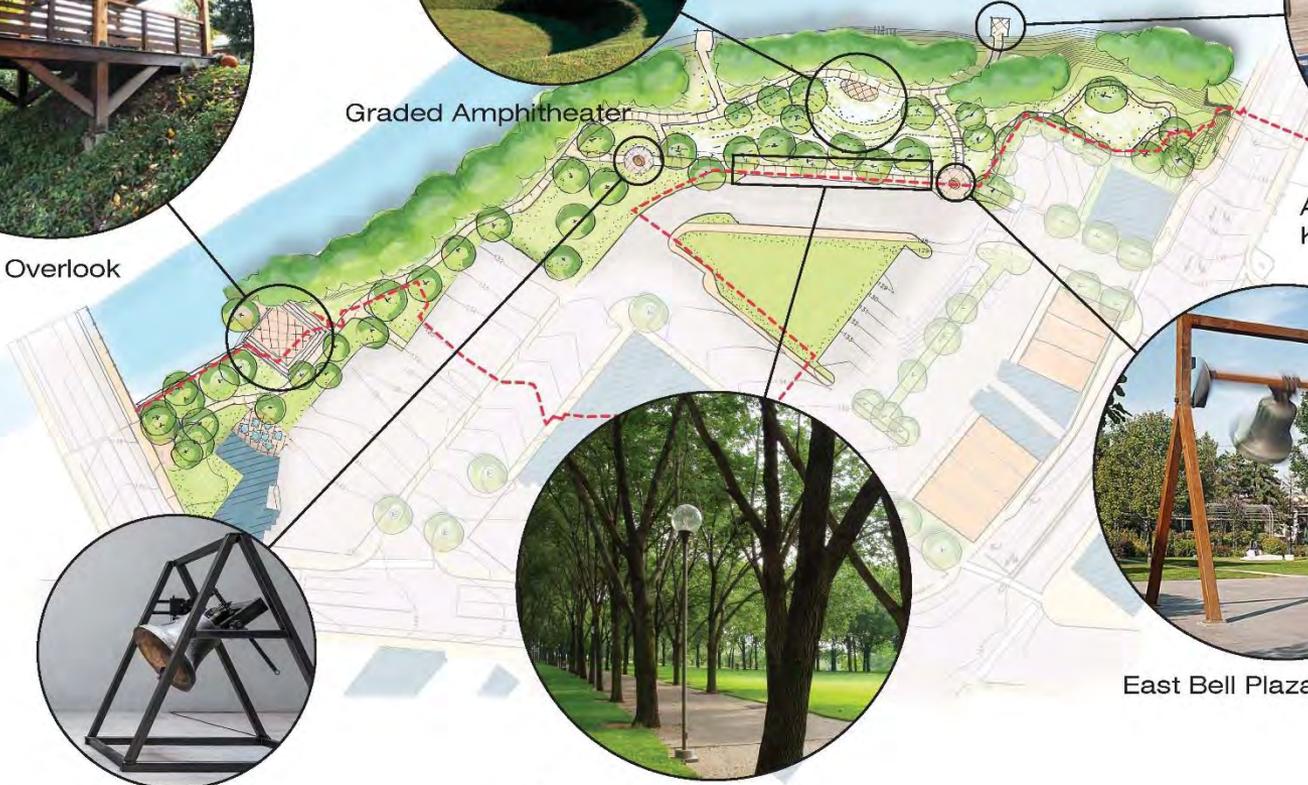
Cantilevered Overlook



Graded Amphitheater



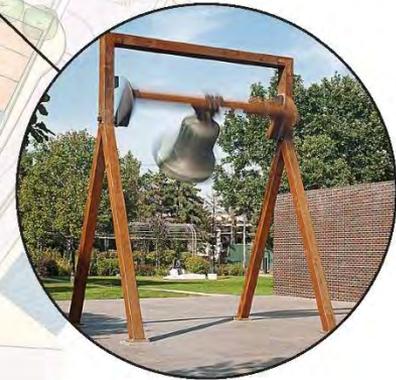
Accessible Floating Kayak Launch



West Bell Plaza

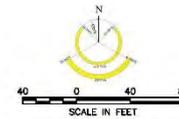


Hilltop Promenade



East Bell Plaza

Phase 2
Construction of Greenway & Adjacent Riverway Segment - Features





History + Education



Wildlife Watching



Accessible Fishing



Hiking + Cycling

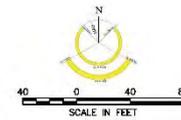


Outdoor Markets + Events



kayaking + Canoeing

Phase 2 Construction of Greenway & Adjacent Riverway Segment - Activities



**Timeline
2 - 10 Years**

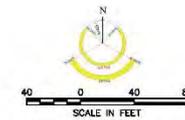


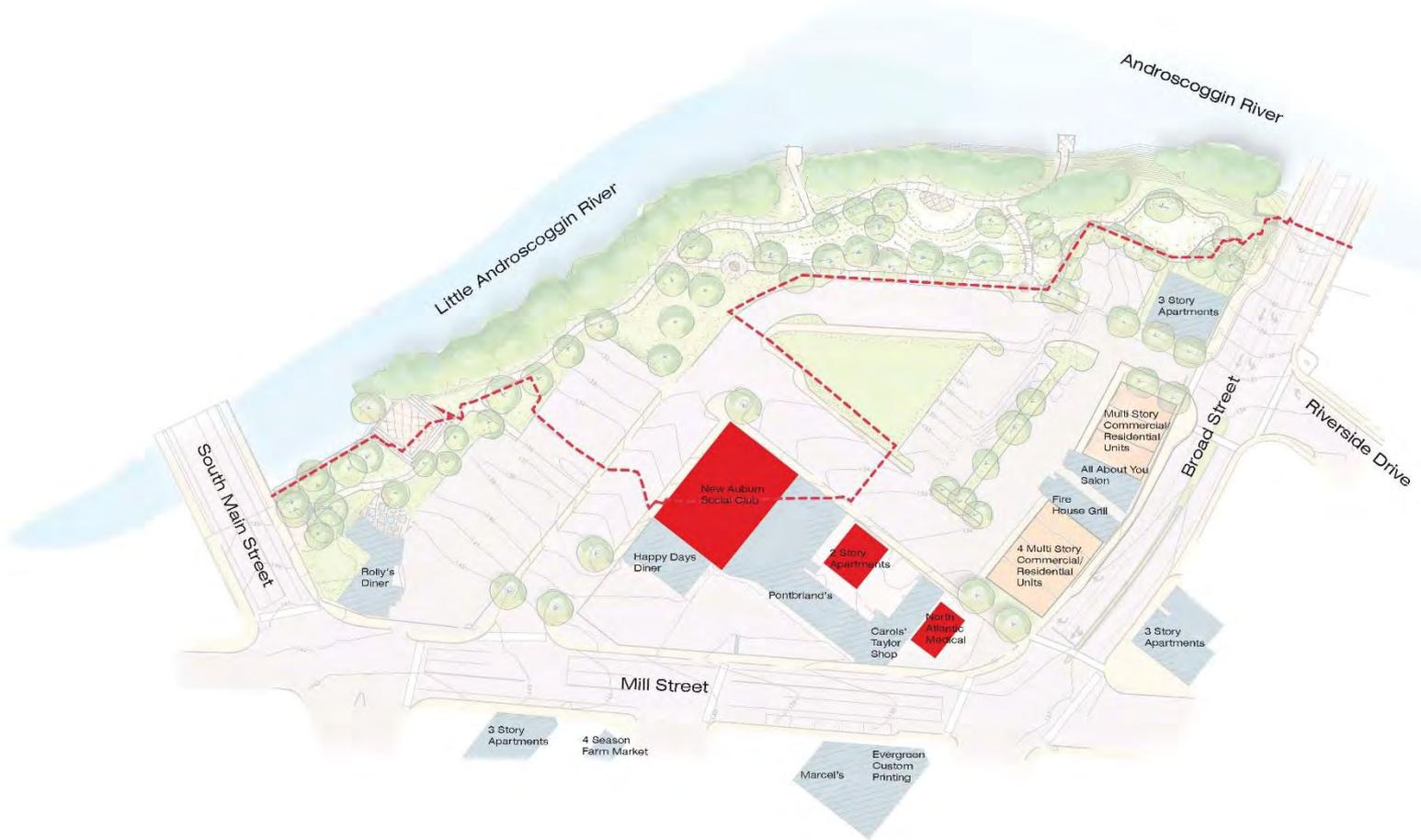
Phase 2 New Development
Construction of Greenway:
 Terraced Seating Area/Overlook
 Eastern and Western Bell Plazas
 Graded Amphitheater
 Increased Water Access

13 New Public Parking Spaces

Possible Funding Sources
 Northern Border Reg. Commission
 FHWA Transportation Alternatives
 Land & Water Conservation Funds

**Phase 2
Construction of Greenway & Adjacent Riverway Segment - Overall Plan**

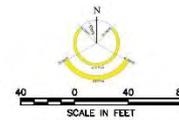




**Phase 3
Residential + Commercial Construction - Acquisitions & Removals**

New Auburn Village Center 10 of 15
Phasing Strategy

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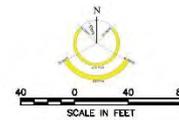




**Phase 3
Residential + Commercial Construction - Highlighted**

New Auburn Village Center 11 of 15
Phasing Strategy

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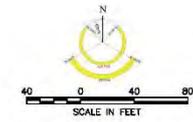
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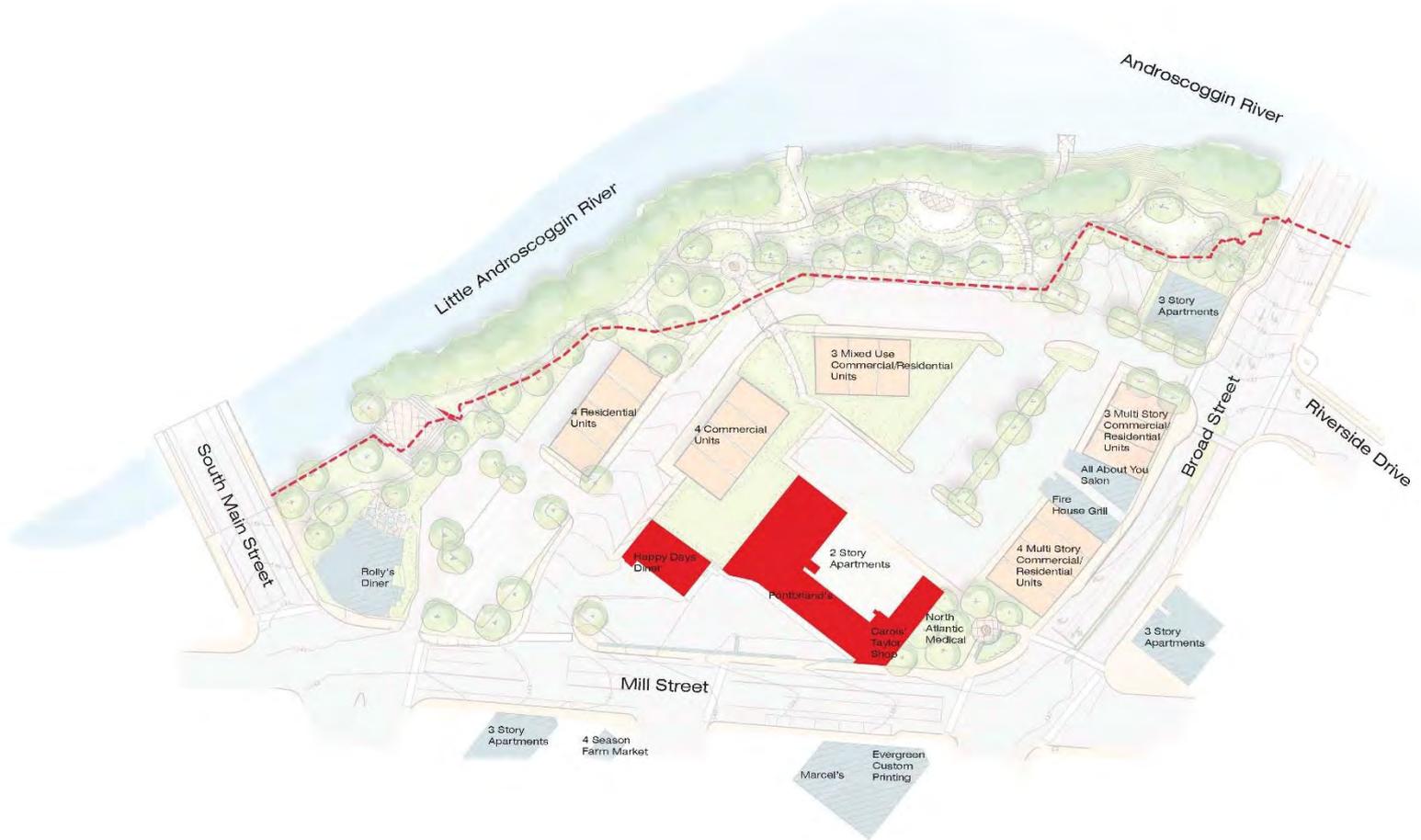
**Timeline
4 - 10 Years**



Phase 3 New Development
 12,500 Sq. Ft. Commercial (1st Floor)
 25,000 Sq. Ft. Residential (Floors 2-3)
 28 New Private/Public Parking Spaces
 10 New Private Parking Spaces
Possible Funding Sources
 Primarily Private Investments
 Tax Credits, TIF, Etc.

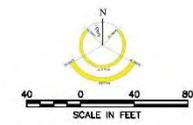
**Phase 3
Residential + Commercial Construction - Overall Plan**





**Phase 4
Completed Master Plan - Acquisitions & Removals**

New Auburn Village Center
Phasing Strategy
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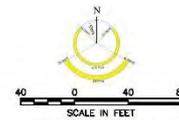




**Phase 4
Completed Master Plan - Highlighted**

New Auburn Village Center 14 of 15
Phasing Strategy

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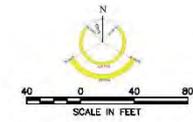
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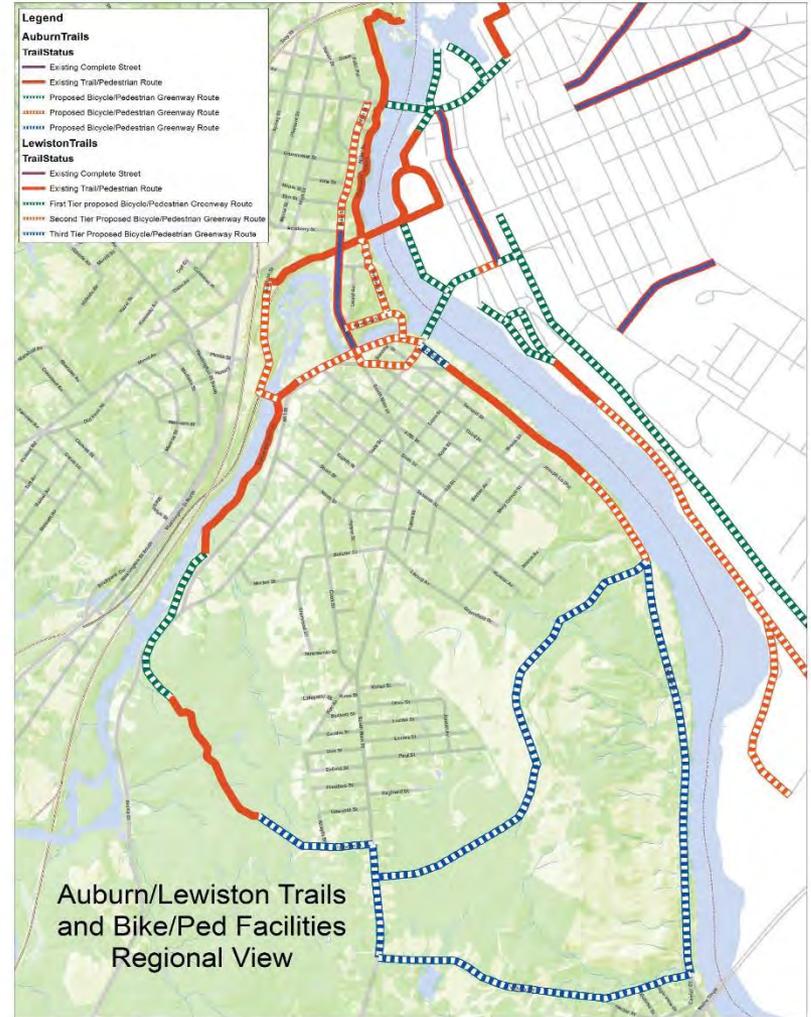
Timeline
15 - 20 Years



Phase 4 New Development
 14,000 Sq. Ft. Commercial (1st Floor)
 28,000 Sq. Ft. Residential (Floors 2-3)
 95 New Public Parking Spaces (186 Total)
Possible Funding Sources
 Primarily Private Investments
 Tax Credits, TIF, Etc.

Phase 4
Completed Master Plan - Overall Plan

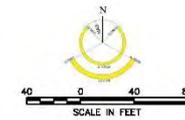




Local and Regional Trail System - Proposed

**New Auburn Village Center
Phasing Strategy**

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