



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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Item #3

To: Auburn Planning Board
From: John Blais, Urban Development Specialist
Re: AR Building Company, 128-Unit Multifamily Project on Mt. Auburn Avenue.
Date: September 14, 2021

UPDATE:

Staff recommends tabling approval/review until October 12 Planning Board Meeting: *AR Building Company and traffic engineering consultant are looking at the traffic numbers. They do have retail space built-in the current traffic movement permit for each of the proposed lots. They are looking at comparing two separate retail developments of 30,375 SF and 23,000 SF retail establishments, using the 2005 version of the ITE, trip generation to see what those peak hour uses are and compare those to the proposed project using the current ITE numbers.*

- I. PROPOSAL:** The parcel is in the General Business Zoning District (GB) and is shown on the City GIS system as Parcel ID 279-004, 006-001, 007 and 008) with an address of Mount Auburn Avenue.

The property is currently owned by Affordable Mid Coast Housing (AMCH), LLC and, by survey, currently contains 28+/- acres on three distinct lots. AR Building Company, Inc. (ARB) is planning to purchase the 28 acres from AMCH for this project. The proposed parcels will have about 746' of frontage on Mount Auburn Avenue. The parcels are shown on the survey prepared by Andrews Survey & Engineering, Inc. (Andrews). Since the AMCH parcels will simply be combined, subdivision approvals will not be required.

The proposed improvements are shown on the attached full plan set prepared by DiPrete Engineering, building design and construction of the project will be completed by AR Builders. Today, ARB is a real estate development company with over 50 years of experience. They focus on creating Class "A" apartment communities with the utmost regard to quality and resident satisfaction. They currently own over 9,000 units across 10 states. Since they started expanding to New England in 2014, ARB has created a construction division based out of Westerly, Rhode Islands. They also employ all the onsite staff in every community they occupy buildings in. The company builds and holds property, and pride themselves on being in these projects for the long term.

This project consists of 128-unit multifamily project. To include two, 4 story apartment buildings connected by a clubhouse with a leasing office, gym and pool. Each building includes 64 Units with a mix of one- and two-bedroom apartments. The buildings will be defined by high quality durable materials, such as brick facades and granite countertops in kitchens. The units will also feature maximizing natural light, large porches, spacious interiors, elevators in each building, individual laundries, and walk-in closets. Construction is expected to start once State and Municipal required permits and approvals are acquired. Construction is expected to take 24-36 months in total.

The project will include building 1-20,500 square feet, building 2-18,500 square feet with a 1 story clubhouse of 3,568 square feet with 203 parking spaces that exceeds the parking requirement of 192 spaces. It is expected that the total developed area will be 7.5 acres with stormwater treatment on site and under the parking lot. The site grading, parking, sidewalks, buffers, utilities, and stormwater control systems have all been sized to support full development of both multifamily buildings.

II. DEPARTMENT REVIEW:

- Police - No Comments
- Auburn Water and Sewer – No Comments
- Fire Department/Code Enforcement – No Comments
- Engineering – 1.) Stormwater plan is acceptable for the current site layout.
 2.) Towards the south of the project where slopes range 30-40% I would just note for construction there may be a need to use riprap if grass growth becomes an issue.
 3.) In-lieu of a traffic movement permit, the developer at a minimum should provide and review information related to current traffic volumes, site distance, and crash data for the surrounding area.
 4.) Our recommendation is the two entrances be reduced to one and to locate it as far as practicable from the BJ's / Home Depot intersection. A turning lane analysis should be complete for the new entrance and the developer should be responsible for its construction or provide the City with the cost associated with it to be included in the City's reconstruction project of Mt. Auburn Avenue.
 5.) Sidewalks will be required at the project frontage or provide the money to be included in the City's project.
 6.) Bonding and Inspection fees are required for this project.
- Public Services - No Comments
- Airport – No Comments
- 911 - No Comments

PLANNING BOARD ACTION/STAFF SUGGESTIONS: Staff suggests the Planning Board approve the Site Plan for the 128-unit multifamily housing project consisting of building 1-20,500 square feet, building 2-18,500 square feet with a 1 story clubhouse of 3,568 square feet with 203 parking spaces, which meets the requirements of Sec. 60-1277, and further that the application meets the requirements of Special Exception Ordinance, Sec. 60-1336 with the following conditions:

- a. *No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.*
- b. Minimum of 750' of sidewalk tie-in to cities current sidewalk standard detail.

Suggested Motion: I make a motion to approve the Site Plan for the construction of the 128-unit multifamily housing project consisting of building 1-20,500 square feet, building 2-18,500 square feet with a 1 story clubhouse of 3,568 square feet with 203 parking spaces, which meets the requirements of Sec. 60-1277, and further that the application meets the requirements of Special Exception Ordinance, Sec. 60-1336 with the following conditions:

- a. *No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.*
- b. *Minimum of 750' of sidewalk tie-in to cities current sidewalk standard detail.*