



Agenda

Comprehensive Planning Committee

October 28, 2025, at 6:00 PM

Council Chambers, Second Floor, Auburn Hall

1. **ICE BREAKER**
2. **ROLL CALL:** Committee members and staff
3. **MINUTES:** Minutes from September 23, 2025
4. **PUBLIC COMMENT**
5. **FINALIZE VISION STATEMENT:** BerryDunn; Review community feedback, finalize vision statement
6. **FUTURE LAND USE MAP AND DEVELOPMENT OF GUIDING PRINCIPLES:** Committee discussion; land use categories and guiding principles for their application. Process for the development of a Future Land Use Map.
7. **FOUNDATIONAL PRINCIPLES OF GROWTH:** Committee discussion; determine foundational principles for growth areas and no growth areas to be delineated in Future Land Use map
8. **SUBCOMMITTEE ASSIGNMENTS FOR DEVELOPMENT OF POLICIES AND ACTIONS:** Committee discussion; finalize groups and meeting dates
9. **NEXT MEETING:** November 18, 2025
10. **ADJOURNMENT**



Minutes
Comprehensive Planning Committee
September 23, 2025

1. Ice Breaker

If you were a kitchen appliance, which one would you be and why?

2. ROLL CALL: Committee Members, City Staff, and Consultants

Denis Bergeron, Riley Bergeron, Kelly Butler, John Cleveland (Chair), Beckie Conrad (arrived at 6:30), Jane Costlow, Tim Cowan, Matt Duvall, Jeff Harmon, Paul Jacques, Virginia Keel, Adam Lee, Bruce Rioux, Rex Rhoades, and Dana Staples.

Absent: Heidi Bertels and Rick Whiting

Staff Members Present: David Hediger (Planning Director), Lauren Caffé (Long Range Planner), Phil Crowell (City Manager), and Denis D'Auteuil (Assistant City Manager)

Consultant Members Present from BerryDunn: Ali Tobey

3. MINUTES: Minutes from August 26, 2025

Motion made by Paul Jacques seconded by Denis Bergeron to approve the August 26, 2025, minutes as amended: Vote: 14-0 Motion Carries

4. PUBLIC COMMENT: None

5. COMMITTEE MEMBER RESIGNATION:

Due to no longer living in Auburn, Heidi Bertels has resigned.

6. DRAFT VISION STATEMENT:

Ali presented the Committee with two different draft vision statements to choose from. The Board agreed they preferred the opening statement/guiding principles from Version 2 and the goals from Version 1 but in the format of the goals from Version 2. Ali will combine the two, separate the 7th goal into two separate goals,



and refine some of the wording as suggested. She will share the updated draft with the community and bring it back to the Committee in October.

7. LAND USE: Presentation by BerryDunn;

Ali said over the next few months the Committee will be working on the future land use map and future land use plan as well as policies and actions. She gave an overview of the required components of a comprehensive plan, the definition and purpose of future land use, parts of a future land use map, what a growth area is and the types of growth areas, land use categories, and future land use examples. She also pointed out that she provided additional background information and resources.

8. COMPREHENSIVE PLAN SCHEDULE UPDATE:

John let the Committee know that he and Lauren will be giving the City Council an update on October 6th and the Planning Board an update on October 14. Ali reviewed the project schedule from now through July, 2026.

9. CHANGE IN MEETING DATES: November 18 and December 16

Due to the scheduled November meeting being Thanksgiving week and the scheduled December meeting being Christmas week, the meetings will be held November 18 and December 16.

10. NEXT MEETING: October 28, 2025

11. ADJOURNMENT

Motion made by Beckie Conrad seconded by Tim Cowan to adjourn at 7:21 p.m.:

Vote: 15-0 Motion Carries



Auburn Comprehensive Plan: Draft Vision

The following vision, guiding principles, and goals guide the comprehensive plan update and provide a lens to help ensure that the policies and actions of this plan are in line with how the Auburn community would like to grow over the next decade.

Vision: Auburn is a resilient, connected, welcoming, and intentional community where everyone can thrive. Abundant and healthy farms, forests, lakes, and rivers surround Auburn's vibrant neighborhoods and dynamic commercial, industrial, and mixed-use centers.

Guiding Principles:

Resilient: Auburn adapts quickly to new issues and trends, meeting residents' needs while enduring and evolving in the face of challenges.

Connected: Auburn fosters community connection, engagement, and belonging through a strong network of neighborhoods, businesses, organizations, service providers, civic institutions, and recreational areas.

Welcoming: Auburn is a friendly and hard-working city that is accessible and affordable to people at all phases of life. Residents know where they can go to connect with others, access services or businesses, and feel safe in the community.

Intentional: Auburn is a thoughtful, forward-thinking city that sets strategic goals and plans holistically for future growth and investments. Purposeful land use planning and community investment strengthen and solidify Auburn's position in the region and state and establish a clear identity for the City.

Goals:

- **Community:** Foster a friendly and welcoming community where all community members feel connected, safe, and engaged.
- **Housing:** Ensure access to a broad range of housing options that meet the needs of the community across income levels, ages, and life stages to support current and new residents and maintain a strong workforce.
- **Economy:** Support a resilient economy that provides quality jobs, fosters innovation, and strengthens local businesses and industries while providing quality education and training for people of all ages.
- **Transportation:** Develop a safe, efficient, and accessible multimodal transportation network and traffic management solutions that connect people to places throughout the City.

- **Natural Environment:** Preserve and enhance the City's natural environment and agricultural tradition to protect water quality, improve food access, promote public health, provide connected wildlife habitats, and respond to the impacts of climate change.
- **Parks and Recreation:** Maintain and expand access to parks, trails, and recreational facilities that support social connection and active lifestyles for people of all ages and abilities.
- **Infrastructure:** Maintain existing infrastructure and plan strategic investments that prepare the City to respond to changing community needs and future challenges.
- **Land Use:** Promote thoughtful land use planning that balances fiscally and environmentally sustainable growth with support for Auburn's existing commercial centers, neighborhoods, and rural areas.



Auburn Comprehensive Plan: Vision Statement Community Feedback

Following the development of a draft vision statement, facilitated at the Comprehensive Plan Committee's September meeting, the draft was shared online for public comment. Community members could provide feedback through an online survey, hosted on the project website. The survey was available for four weeks online, closing on Monday, October 20, 2025.

The draft vision and survey were shared with the Comprehensive Plan email distribution list (~1,500 people) and on the City's social media platforms. This led to 176 website visitors and 19 survey responses.

The raw data from the survey, along with email feedback provided by City staff, is outlined below. The Committee should reflect on this feedback and provide thoughts on any needed edits to the draft vision statement at the October committee meeting, or via email ahead of the meeting.

What is a vision statement?

A vision statement...

- Focuses on shared community values
- Illustrates a sense of identity
- Is aspirational and motivates the community to a desired outcome
- Depicts the desired future conditions and qualities of a community, including physical, environmental, and social attributes
- Sets the overall direction and structure for goals, policies, and actions of the plan
- Tells a story and paints a picture of an ideal future

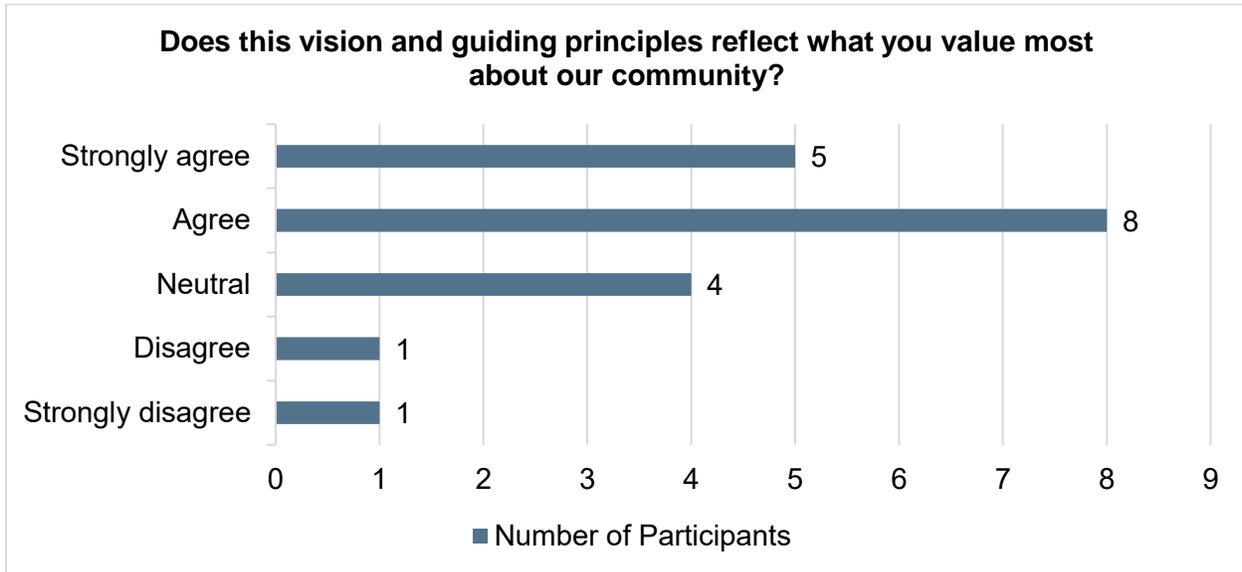
A vision statement should...

- Project a period of 10 to 20 years into the future
- Use positive, present tense language
- Have qualities that speak to the community's uniqueness
- Express inclusiveness of the community's population
- Be clear and concise
- Be general enough to capture the community's strategic direction rather than a specific achievement that can be met and then discarded

Raw Survey Responses and Summarized Staff Input

Vision and Guiding Principles Feedback

Figure 1.1: Does this vision and guiding principles reflect what you value most about our community?



What parts of the vision or guiding principles resonate most with you?

- Community, as well as the parks and recreation.
- The language is positive and embraces rural and urban.
- The vision statement is too long, too vague and mostly gobbledygook. It doesn't say clearly who we want to be, though I suppose it gives some direction of how we get there. Mostly, though, we need to make it obvious what we seek to be.
- I appreciate the vision for transportation. As a cyclist, I believe Auburn has taken good steps in active transport infrastructure but still has a long way to go. In areas around the new Edward Little, Bonney Park, New Auburn and Park Ave Elementary the infrastructure is stellar but fails have substantial connection with other high traffic thoroughways throughout Auburn (Center St. Minot Ave. Walmart Area etc).
- The affordable part. Taxes are becoming unaffordable for the elderly on fixed income.
- One part of the vision that resonates most with me is the commitment to integrity and putting people first. I strongly believe that success is built on trust and genuine care for both customers and team members. When a company prioritizes ethical practices and values collaboration, it creates a healthy, productive work environment — and that's exactly the kind of place where I thrive and do my best work.
- Abundant and healthy farms, forests, lakes, and rivers surround Auburn's vibrant neighborhoods

- Resiliency, community connection, investment in meeting people's needs for work, housing and sustainable environment awareness. Strong networking. Safety and affordability.
- Auburn is a forward-thinking City.
- land use, natural environment, community
- The welcoming paragraph is the most important one, but it isn't really accurate
- Welcoming and Connected strike me as most valuable.
- The holistic nature of it, while being clear.
- Being intentional - I see the following as clear indicators of a city being very deliberate in the process and progress.
 - Strategic Planning: Comprehensive Plan guiding land use and growth.
 - Housing Studies: HR&A; statewide and Auburn-specific studies shaping zoning reform.
 - Economic Development: TIF districts leveraging private investment.
 - Infrastructure Investments: Pump stations, broadband, transportation upgrades.
 - 121 Mill Street Redevelopment: Nonprofit hub and Drop-In Center aligning housing, workforce, and social services.
- I especially like the Intentional sections as it speaks to Auburn staying nimble in its planning and growth.
- All parts resonate with me but resilient and intentional the most
- welcoming & intentional
- This is copy paste nonsense. Auburn is not quick and won't be as long as it's intentional. That is code for slow and will not position the city to quickly capture trends.

Are there any aspects of the vision or guiding principles that feel out of place or missing?

- Yes, there was no reference to arts/culture or education.
- It isn't future looking, eg, Auburn WILL BE Maine's most resilient, connected..
- I would prefer that welcoming specifically encourages newcomers to Maine and America, that we take a stand against the xenophobia ransacking our country.
- There is no emphasis on open space, active modes of transportation (bike, walking, scooters which leads to healthy outcomes)
- See above...

- Overall, the vision and guiding principles feel strong and well-aligned with the organization's mission. However, one aspect that might be worth emphasizing more is [insert suggestion, e.g., 'a stronger focus on employee well-being,' 'clearer commitment to sustainability,' or 'more emphasis on innovation and adaptability']. Including this could help ensure the vision stays relevant and responsive to current and future challenges.
- Where are art and culture in this plan?
- I would love some vision of health and wellness which incorporate ideas of what keeps people healthy - blue zone community project. This is the study of communities where people live over 100 years. Principles include, Areas to exercise in nature, social community clubs and gathering spaces for all which have more a diverse focus and interest of the residents here, places to eat that promote healthy plant base diets, volunteering and places we can create purpose and giving back in our community and neighborhood. Wellness center for stress reduction and a place where the international committees can come together and share with each other.
- Nothing comes to mind.
- Education goals need more emphasis.
- I disagree with the "affordability" statement ... property taxes have increased significantly and it puts a strain on singles looking for housing, and retirees on limited budgets. Also the "know where to go" statement is inaccurate. I've lived here 65 years and don't know where those connections are.
- No
- Connected - I see the city making great strides in this area with increased integration; however, I feel this is an area where we continue to need to focus. Our world, country, state, and community will continue to struggle as technology continues to pull us apart and we become increasingly reliant on media feeds.
- I feel that there should be more about addressing ongoing issues like poverty, homelessness and litter. I understand that this vision is meant to be proactive and positive, but it feels a little hollow when it does admit that the city has challenges.
- No.
- no - these are great
- You need concrete goals and action plans that correspond with timelines. You're also not capturing anything concerning landowners and developers. How about encouraging landowners to develop additional housing units."

Please provide any suggested modifications.

- Push the need for top-quality schools. Without that, ain't nothing gonna get better.
- I would state "active transportation" within the transportation section of the vision as well as explicitly stating the stewardship and sustainability of Auburn's agricultural land use. Potentially swapping "promote public health" from Natural En to Transportation...

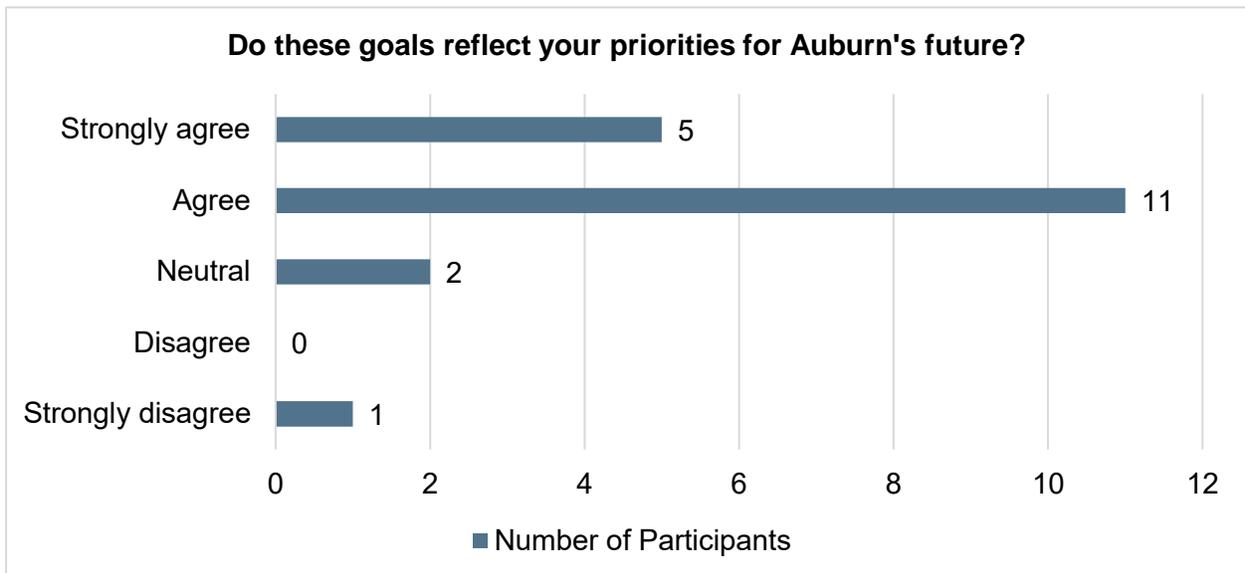
- Make takes affordable for the elderly.
- Yes
- "Arts and culture are not peripheral to economic development but essential to both stimulating and directing economic growth toward more creative, inclusive and sustainable societies and generating high economic multipliers and dynamic spillovers across the economy and society." -University of Illinois, Chicago
- I think the committee is doing a great job and reaching out in creative ways.
- Scrap this, and stop caring so much about feelings. Whether how others feel about you or how this will affect your legacy or resume.

Feedback from staff:

- Intentional: I'm not sure if the plan is to share this specific graphic with the community but, if so, I have one suggestion – you may want to change the order of the guiding principles so intentional isn't last. It reads as though Auburn is an "Intentional Community" i.e. a commune.
- Connected: How does this principle apply to transportation? Internal and external connectedness?
- Auburn's position in the state and local region are referenced in the document—which is more important? How can we best frame this?

Goals

Figure 1.2: Do these goals reflect your priorities for Auburn's future?



Are there aspects of the goals that feel out of place or missing?

- A SAFE environment is getting questionable these days.
- "One part of the vision that resonates most with me is the commitment to integrity and putting people first. I strongly believe that success is built on trust and genuine care for both customers and team members. When a company prioritizes ethical practices and values collaboration, it creates a healthy, productive work environment — and that's exactly the kind of place where I thrive and do my best work.
- More enhancement could happen with regards to equity.
- Land Use, Natural Environment, Community
- A focus on education about and removal of invasive species (Japanese knotweed) on a local and individual level.
- Our infrastructure needs more than to be maintained. I feel the wording should be more along the lines of improving and upgrading.
- No
- no - this is great.
- It's meaningless dribble ripped from the 2010 comp plan. And hundreds of others. It's also a lie. You want to tell landowners what they can and can't do and how to do it. Of course you'll make people mad. And that's ok. But who would you rather be upset? The person who has and will invest or the NIMBY next door.

Please provide any suggested modifications.

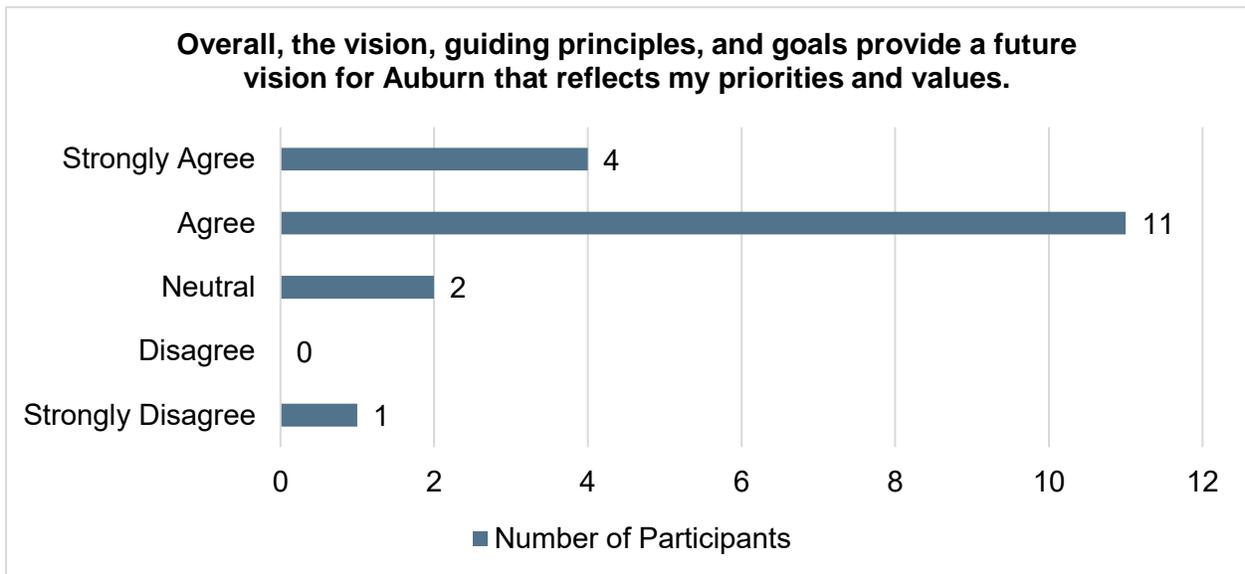
- They seems so broad and not specific to Auburn.
- The city should do anything in its power to aid our law enforcement and push our state government to hold criminals accountable for their actions. Too many repeat offenders are not held accountable for their actions and are released to continue their criminal activity.
- Yes
- Add "equity" to the language on transportation.
- There should be a separate goal for public education that reflects the value of education beyond support for the economy. It is at the heart of building connections throughout the community.
- Perhaps, find a way to mention our city services like police, fire and rescue and how they will be supported and strengthened.
- How long did this take and how much money was spent on the consultants? Chat GPT could have created this months ago.

Feedback from staff:

- Economy: How are local businesses and industries defined?
- Transportation: How can we address transportation into and out of Auburn?
- Land Use: Does the focus on Auburn's existing commercial centers mean that there are no planned new centers?

Overall Vision

Figure 1.3: Overall, the vision, guiding principles, and goals provide a future vision for Auburn that reflects my priorities and values.



Please provide an explanation for your choice.

- I think it is vague and I would have liked to to seem more specific to Auburn. It is is just okay.
- This is all nice but generic. I think you're trying not to offend anyone. But we need to stand out as a family-friendly alternative to Portland, mostly, while sending a message that we embrace everyone.
- Overall, the goals are great but, a safe and affordable environment is necessary to achieve them.
- Yes
- The vision statement is expressed in broad terms and reflects the ambitions of most communities. The implementation of the goals will likely reveal areas that need some revision.

- I feel that addressing housing for all members of the community is very important. Not only will it foster a healthier community, but also keep people safe and more likely to enjoy all aspects/places in our city.
- I like that the vision is warm, forward looking and seeks to improve the "greenness" of our community.
- I think all of these are how I would want to think of my community and they are positive. All communities
- The baby boomers have wrecked this city and after a decade of growth led by younger people they are coming back to ensure feelings are more important than people's future you can't have it all and when you do you get nothing. We need truth. For example you can't have a community that encourages public transport walkability and parking for all. It can't work. Pick two and focus on that.

State Label	State Definition	Current Comp Plan Label	Current Comp Plan Description	How We Might Think About This	Guiding Principles Examples
Growth Area	"Growth area" means an area that is designated in a municipality's comprehensive plan as suitable for orderly residential, commercial or industrial development, or any combinations of those types of development, and into which most development projected over 10 years is directed.	Growth Areas	Areas where the city wants growth and development to occur. The anticipation is that most residential and nonresidential development over the next ten years will occur in these growth areas.	High Growth - High Density	Existing utility services: water, sewer, power. Questions: How far beyond existing utility services and current extension plans
Transitional Area	"Transitional area" means an area that is designated in a municipality's comprehensive plan as suitable for a share of projected residential, commercial or industrial development but that is neither intended to accept the amount or density of development appropriate for a growth area nor intended to provide the level of protection for rural resources afforded in a rural area or critical rural area.	Limited Growth Areas	Areas that are either developed and therefore have limited development potential; or that have vacant or under-utilized land where the city desires a limited amount of growth and development over the next ten years.	Medium Growth - Medium Density	Not a high growth or a low growth area
Rural Area	"Rural area" means a geographic area that is identified and designated in a municipality's comprehensive plan as an area that is deserving of some level of regulatory protection from unrestricted development for purposes that may include, but are not limited to, supporting agriculture, forestry, mining, open space, erosion mitigation, water retention, wildlife habitat, fisheries habitat and scenic lands, and away from which most development projected over 10 years is diverted.	No Growth or Restricted Areas	Areas that are unsuitable or are otherwise undesirable for development; in these areas, the city desires to see little or no growth and development over the next ten years.	Low Growth - Low Density	Lake Auburn Watershed, Conserved lands, parks, cemeteries, flood plains, AGRP district, shoreland, utility corridors, etc.

Future Land Use Explanations and Initial Guiding Principles



City of Auburn Comprehensive Plan Update **Future Land Use Overview**



AUBURN

2026 Comprehensive Plan

MOVING AUBURN FORWARD: **TOGETHER.**

Upcoming Activities



Future land use and policy direction

October – November 2025



Review of future land use map and policies/actions

*November 2025 -
February 2026*



Final Plan Development

March – June 2026



Final Plan Adoption

June – July 2026

Required components of a comprehensive plan



Community Engagement



Vision Statement



Future Land Use Map and Future Land Use Plan



Policies and Actions



Regional Coordination Approach



Implementation Plan or Strategy

What is Future Land Use (FLU)?

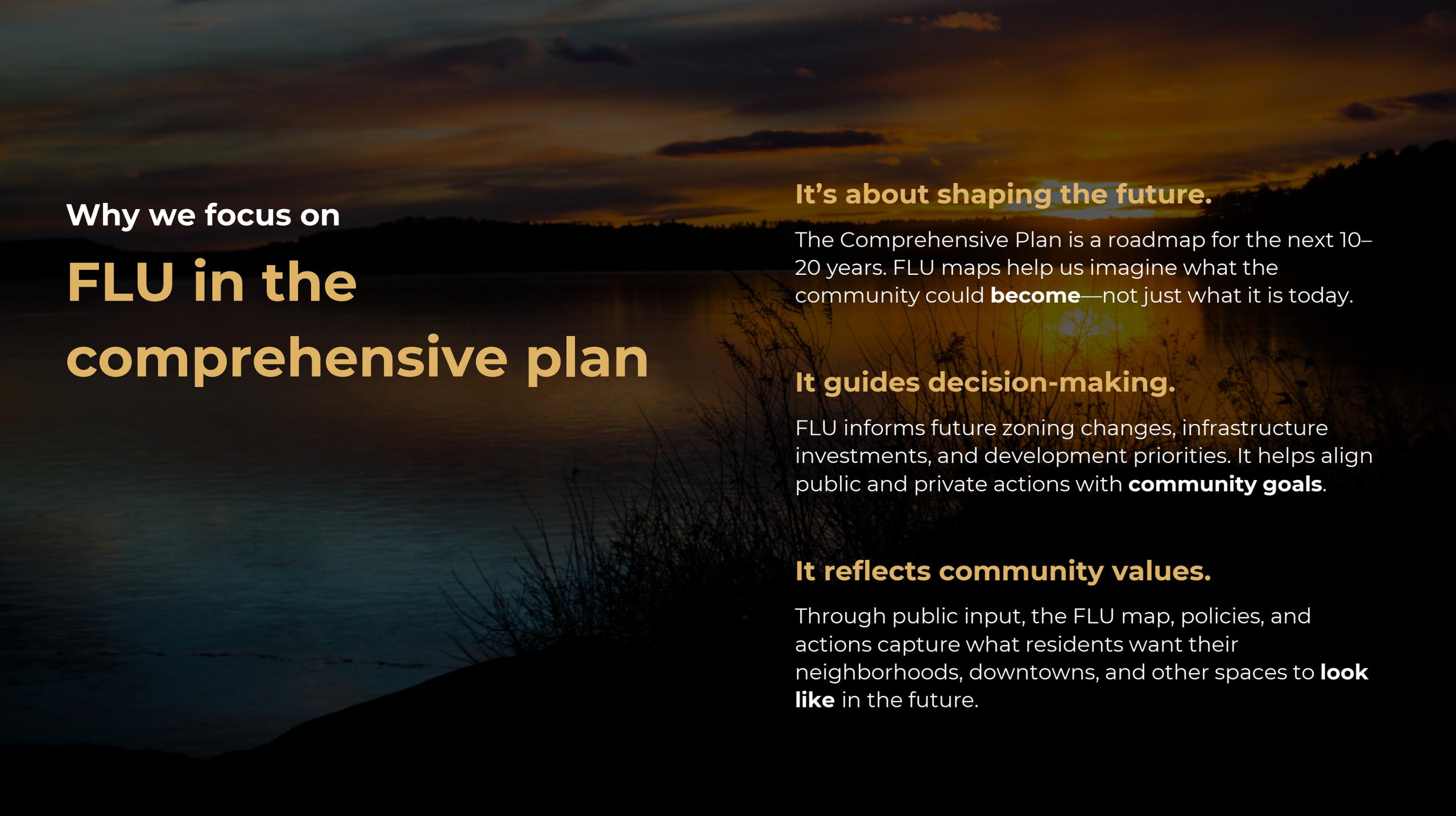
FLU is a Vision.

- Long-term vision for how land **should** be used
- Part of the Comprehensive Plan
- Guides growth, development, and infrastructure planning
- Flexible and aspirational
- Multiple zoning districts could fit into one land use category or place type

Zoning is a Tool.

- Legal regulations for how land **can** be used today
- Part of the City's Code of Ordinances
- Controls building types, densities, setbacks, and uses at the parcel level
- Specific and enforceable





Why we focus on
**FLU in the
comprehensive plan**

It's about shaping the future.

The Comprehensive Plan is a roadmap for the next 10–20 years. FLU maps help us imagine what the community could **become**—not just what it is today.

It guides decision-making.

FLU informs future zoning changes, infrastructure investments, and development priorities. It helps align public and private actions with **community goals**.

It reflects community values.

Through public input, the FLU map, policies, and actions capture what residents want their neighborhoods, downtowns, and other spaces to **look like** in the future.



What is part of a future land use map?

- Broad land use categories or place types (e.g., urban neighborhood, downtown, commercial center, industrial center, conservation land, rural neighborhood)
- Growth area boundary, transition areas (or limited-growth areas), and rural areas (or non-growth areas)
- Conservation areas or critical natural areas
- May add new land use categories or modify existing categories based on community goals

What is a growth area?

*These are areas that should see the **highest** amount of growth over the next decade*

- Maine's Growth Management Act requires municipalities to define growth areas in the future land use plan.
- A growth area refers to specific regions within a community that should see the highest amount of growth over the next decade. These areas are identified based on their potential to support new housing, businesses, and infrastructure.
- The goal is to direct growth to these areas in a way that maximizes the efficient use of land and financial resources while minimizing negative impacts on the environment and existing communities.
- Growth areas should avoid critical natural resources such as wetlands, vernal pools, and rare plant and animal habitats, and should try to limit the disturbance to large areas of undeveloped land.
- Growth areas are typically chosen because they have the necessary infrastructure or can be easily upgraded to support new development. By focusing development in these areas, communities can better manage growth, reduce sprawl, and promote new development that is fiscally and environmentally sustainable and beneficial for all residents.

What is a transition or limited-growth area?

*These are areas that should see a **moderate** amount of growth over the next decade*

- Maine's Growth Management Act does not require municipalities to define limited-growth areas in the future land use plan, but communities can define them if applicable.
- Transition areas are regions in a community where some growth could be directed but are not envisioned to receive the level of investment or to be a focus of growth and activity the way a Growth area would be.
- Transition areas are often buffer zones between urban and rural areas (e.g., moderate density neighborhoods or commercial areas) or as transitions between industrial areas and other land uses.

What is a rural or non- growth area?

*These are areas that should see the **lowest** amount of growth over the next decade*

- Maine's Growth Management Act requires municipalities to define non-growth areas in the future land use plan.
- Rural areas are regions in a community that are identified to be protected from most of the impacts of development and are places where the least amount of development should occur. Future development in these areas should match the rural nature of the area and promote the preservation of undeveloped or natural areas.
- Natural areas, like wetlands, vernal pools, rare plant and animal habitat, and undeveloped habitat blocks, should have an even greater level of protection, and are places where resource protections should be maximized and conservations efforts should be targeted.

What are land use categories or place types?

Place types or land use categories describe the different kinds of places that exist—or could exist—in a community, based on how land is used, the types of buildings, and how people live, work, and get around in those areas.

These land use categories are reflected on the land use map, and content in the plan can describe characteristics within each category.

Each place type includes a mix of characteristics like:

- The types of homes (like single-family houses, apartments, or town homes)
- Whether there are businesses, shops, offices, or industry.
- How dense or spread out the buildings are.
- What transportation options exist (like sidewalks, roads, or transit)
- Whether there are parks, open spaces, or community facilities.

Instead of focusing just on categories like "residential" or "commercial," different categories should describe the look and feel of an area—including the broad scale, design, and mix of uses.



Fiscal and Environmental
Impacts of Development

How can new development serve communities?



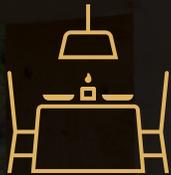
Increasing the
community's tax base



Creating housing
opportunities



Providing business
opportunities



Providing access to amenities
(retail, services, restaurants, etc.)



Attracting new residents

- Supporting community
- Filling jobs and supporting local businesses
- Increasing density/population to support services (transit, trails, parks, etc.)

How can new development impact communities?

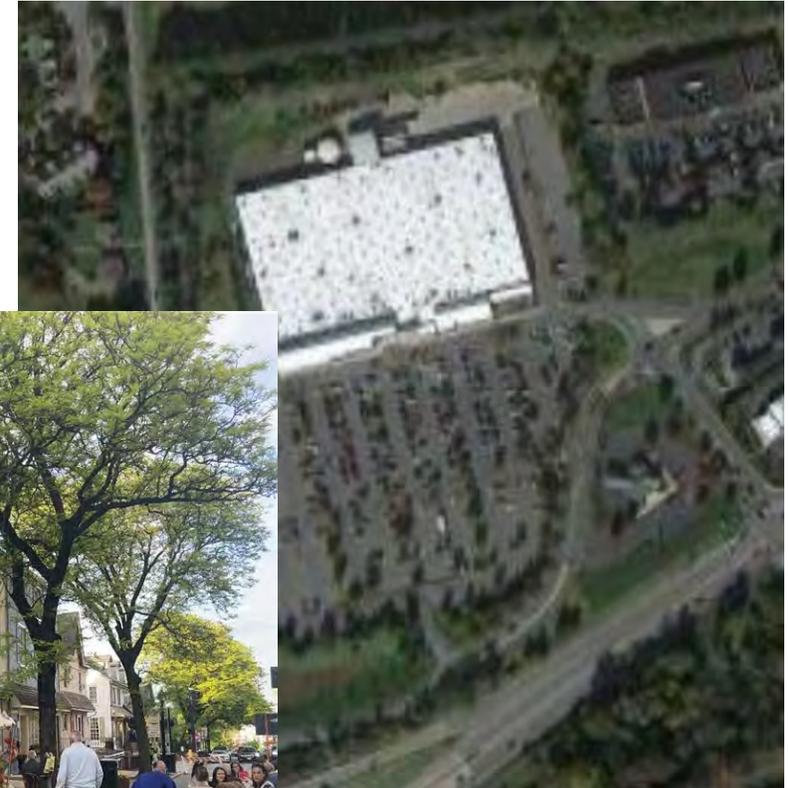
- Loss of open space and habitat areas
- Impacting natural resources and systems
- Increasing traffic congestion (new residents and traffic generated from new commercial development)
- Changing the rural nature of certain areas
- Increasing costs to provide public services (schools, public safety, emergency services, etc.)
- Increasing costs to maintain infrastructure (water, wastewater, roads, sidewalks, etc.)



How does development impact municipal finances?

Case study: Kennett Square, PA

- Taxable value of Kennett Square Walmart – \$460,000
- Taxable value of East State Street (100 block) – \$2,000,000 (excluding medical office building)

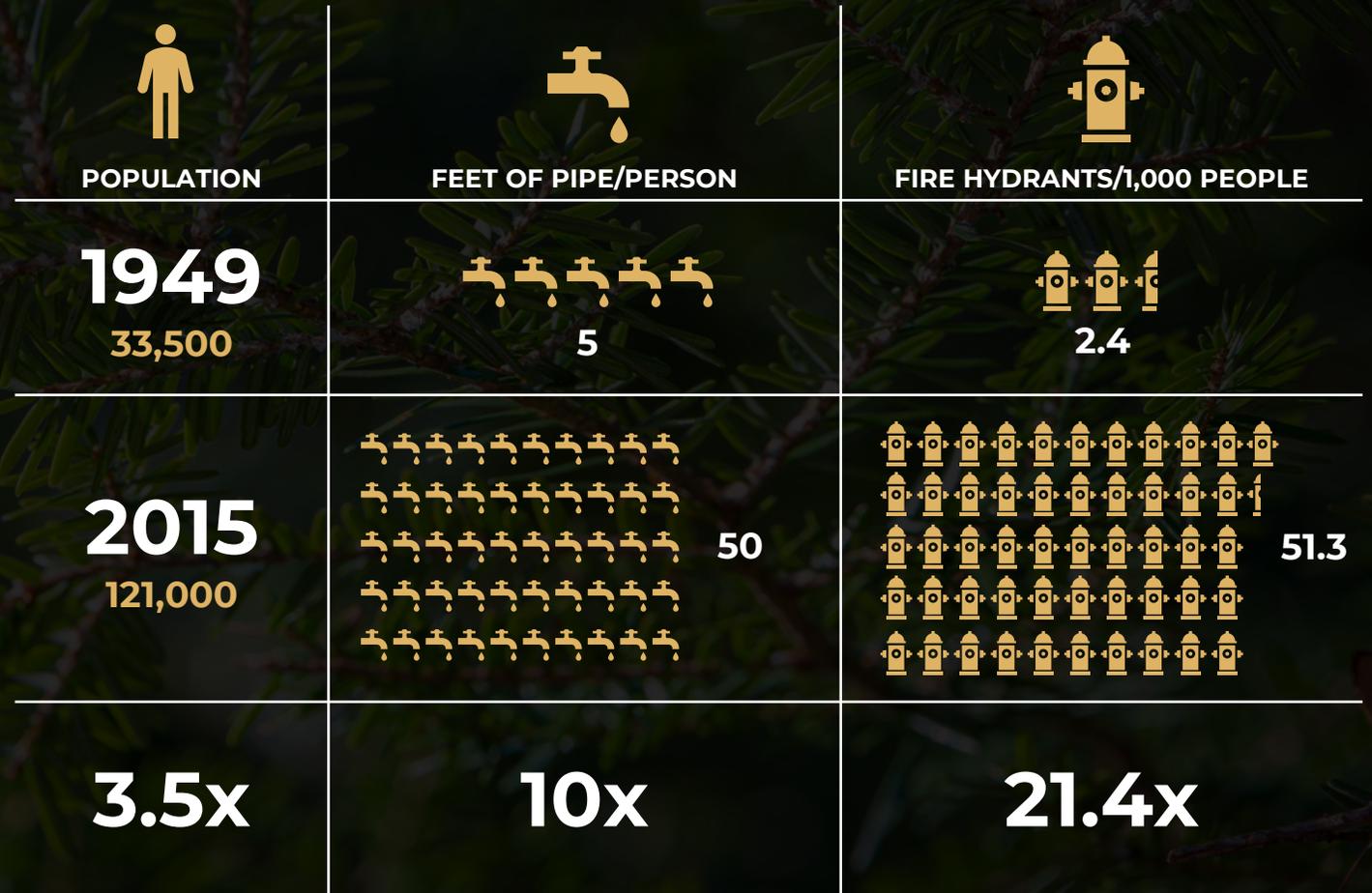


How does development impact municipal finances?

Case study: Lafayette, LA

“ It has been estimated that decisions about where to build will have implications for one-third of a typical municipality’s budget. ”

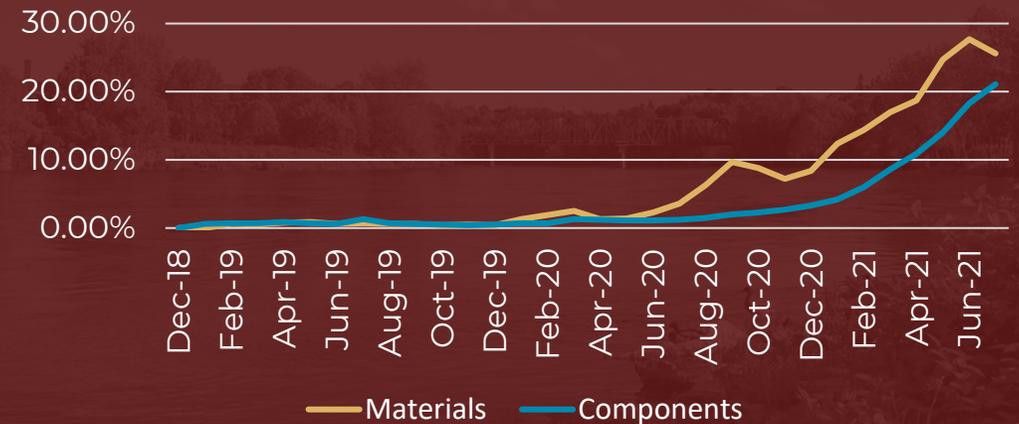
– Smart Growth America, “Building Better Budgets”



Other fiscal impact considerations

- Increasing development costs
- Challenges in developing on existing developed lots
- Service needs for future residents (e.g., needs of residents of senior housing vs. single-family homes)
- Impacts of different land uses
- Diversification of commercial areas
- Increasing infrastructure maintenance and repair costs

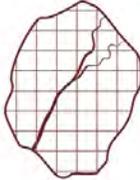
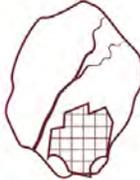
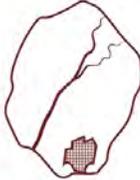
Change in producer prices for materials and components for construction (%)



Impervious surfaces impacts on watershed

- Increase flow and quantities of stormwater that can carry pollutants, erode stream channels, harm ecological areas, stress water treatment plants and cause flooding
- Lead to increased temperatures (heat island effect) which impact people and ecosystems
- At the community scale, density does not equal more impervious surfaces

EXHIBIT 5: 10,000-Acre Watershed Accommodating 10,000 Houses

Scenario A	Scenario B	Scenario C
		
<p>10,000 houses built on 10,000 acres produce: 10,000 acres x 1 house x 18,700 ft³/yr of runoff =</p> <p>187 million ft³/yr of stormwater runoff</p> <p>Site: 20% impervious cover</p> <p>Watershed: 20% impervious cover</p>	<p>10,000 houses built on 2,500 acres produce: 2,500 acres x 4 houses x 6,200 ft³/yr of runoff =</p> <p>62 million ft³/yr of stormwater runoff</p> <p>Site: 38% impervious cover</p> <p>Watershed: 9.5% impervious cover</p>	<p>10,000 houses built on 1,250 acres produce: 1,250 acres x 8 houses x 4,950 ft³/yr of runoff =</p> <p>49.5 million ft³/yr of stormwater runoff</p> <p>Site: 65% impervious cover</p> <p>Watershed: 8.1% impervious cover</p>

Source: Environmental Protection Agency-
Protecting Water Resources with Higher-Density Development

Challenging conventional wisdom of **low-density housing**



Lawns contribute to runoff

- They are compacted and disturbed from natural systems
- They also carry nutrients and chemicals that can harm water quality



Impervious areas add up at a community scale

- Three-story condominium with 10 units on an acre can have less impervious surface than four single-family homes on the same acreage



More cars per household

- Low density: two or more
- High-density: one



Lead to larger combined community burdens

- Traffic, travel distance, road maintenance
- Pipe length and maintenance

Benefits of compact or infill development

Shorter Pipes

- More cost-effective to install, maintain, and repair
- Improved delivery efficiency and reduced potential waste (leaks, etc.)

Concentrated Disturbance

- Natural systems better preserved throughout the community
- Disturbance mitigation with green infrastructure and ecological restoration on site

Lower Carbon Emissions

- Green Building Design and sustainable transportation

Community Services (road maintenance, waste collection, etc.)

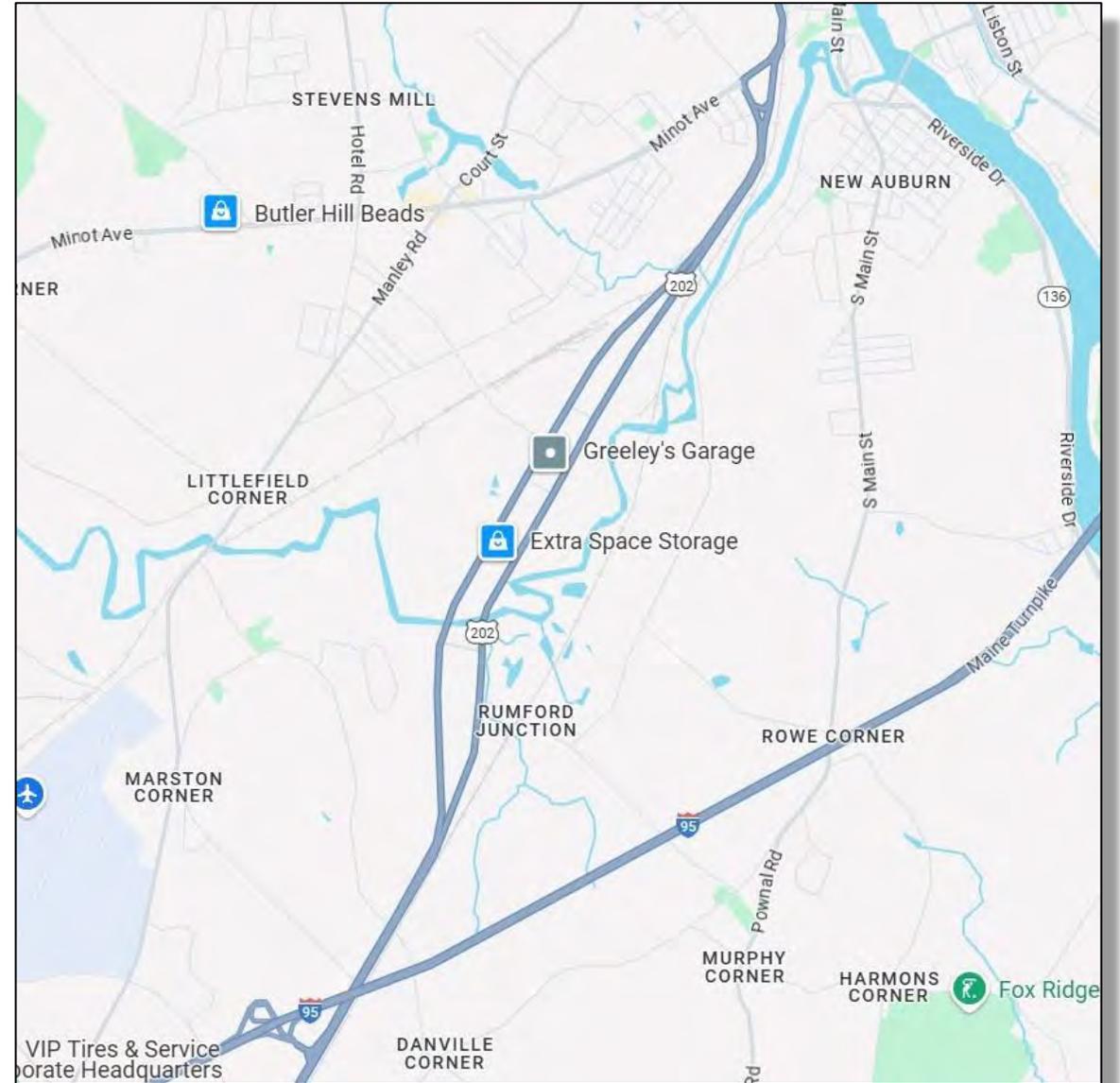
- Personnel and resources serve the population more effectively
- Leverages existing capacity and infrastructure to support growth
- Allows for denser development in already developed areas and preserves natural and rural areas

Auburn

Washington Street Feasibility Study

City Council Workshop

October 6, 2025



Study Team

(Transportation Study)

Consultant

- Gorrill Palmer
- North Star Planning
- Aceto Landscape Architects

MPO

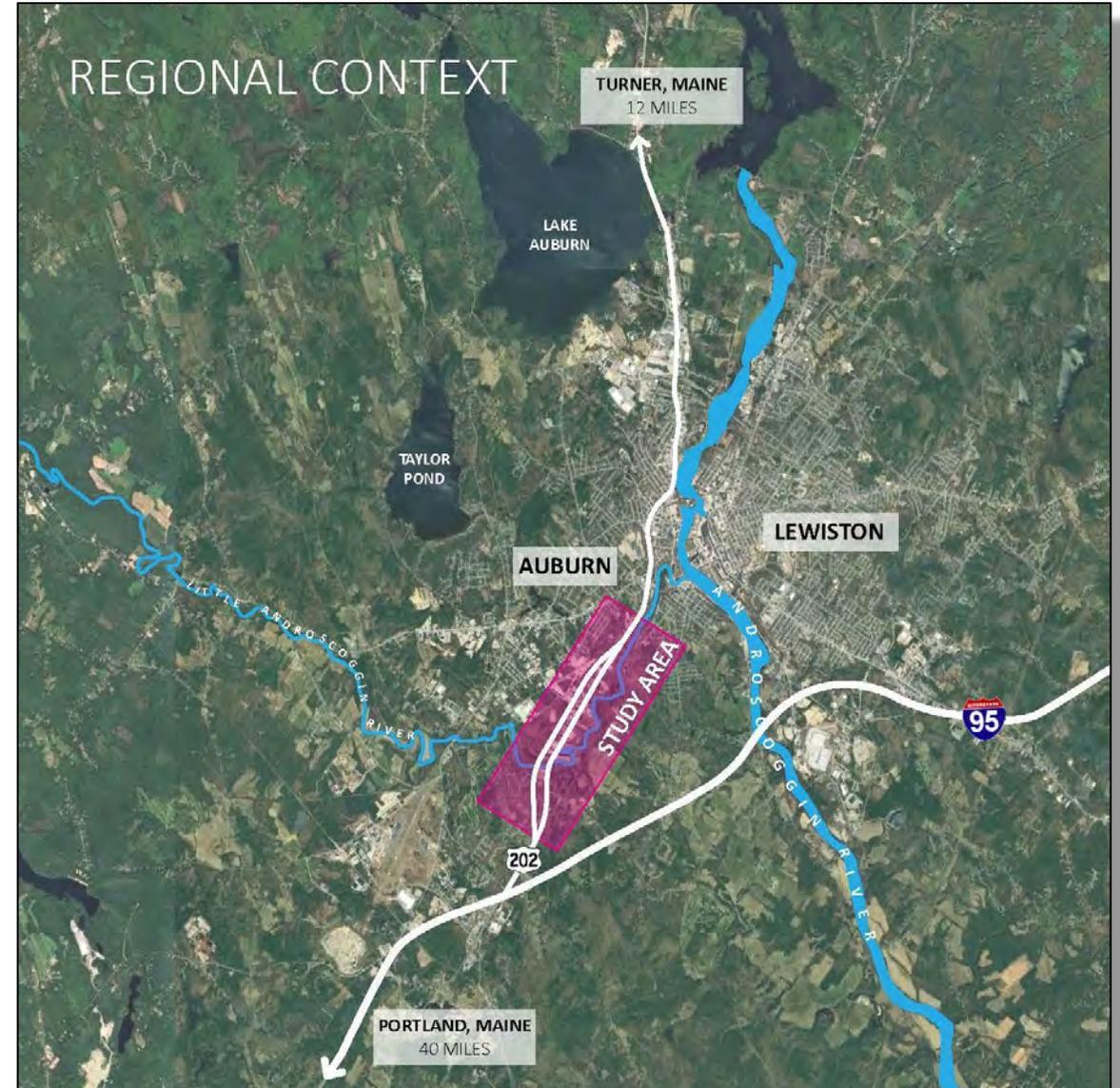
- ATRC (Larry Allen)

Municipality

- Auburn (Eric Cousens)

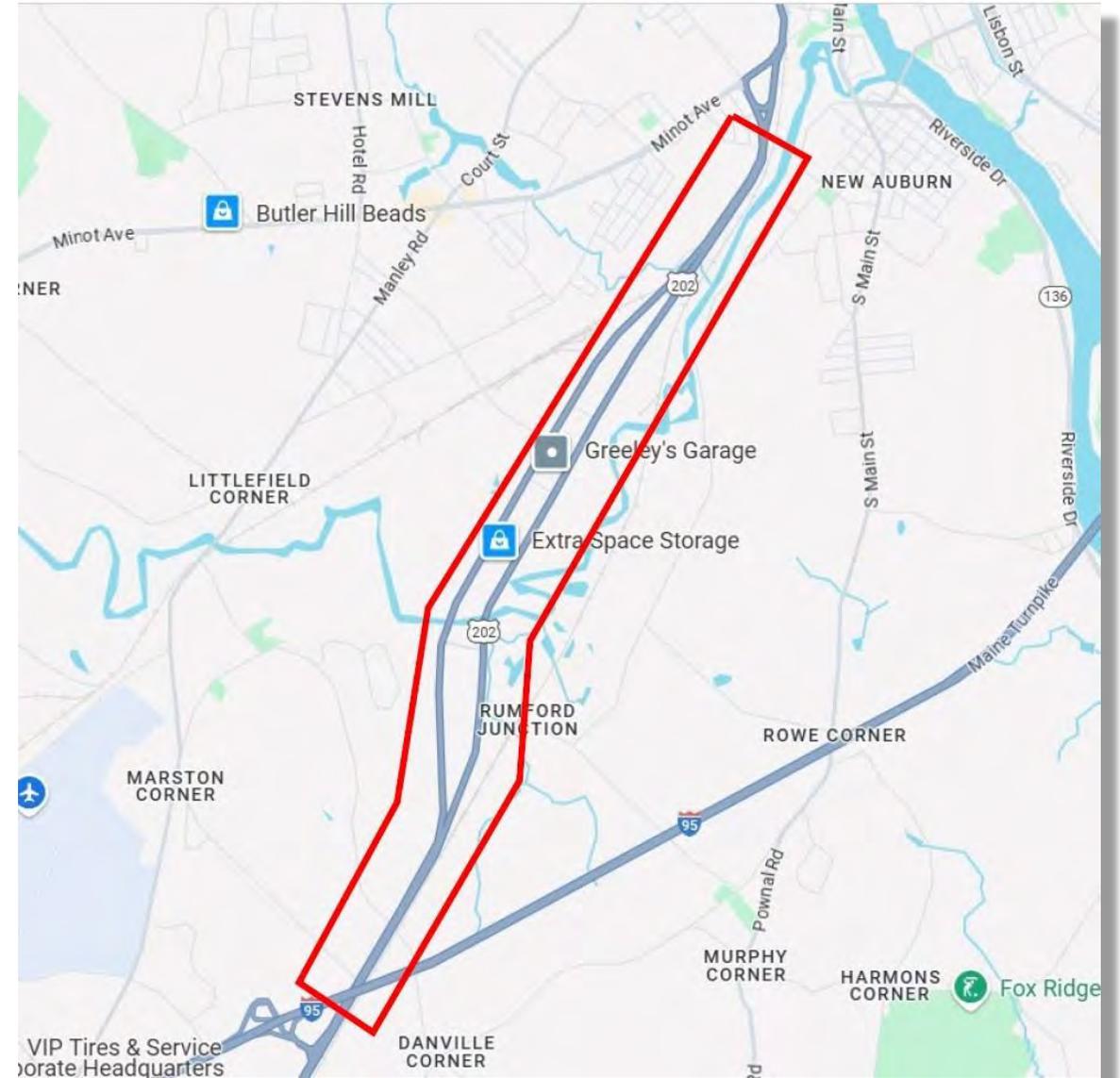
MaineDOT

- Claire Winter



Study Limits

- Washington St (Rte 202)
- NB & SB Corridors
- Allied Rd (near MTA Exit 75)
- Rotary (Minot Ave)
- Length = 3.8 Miles



Study Goals

(Transportation Planning Study)

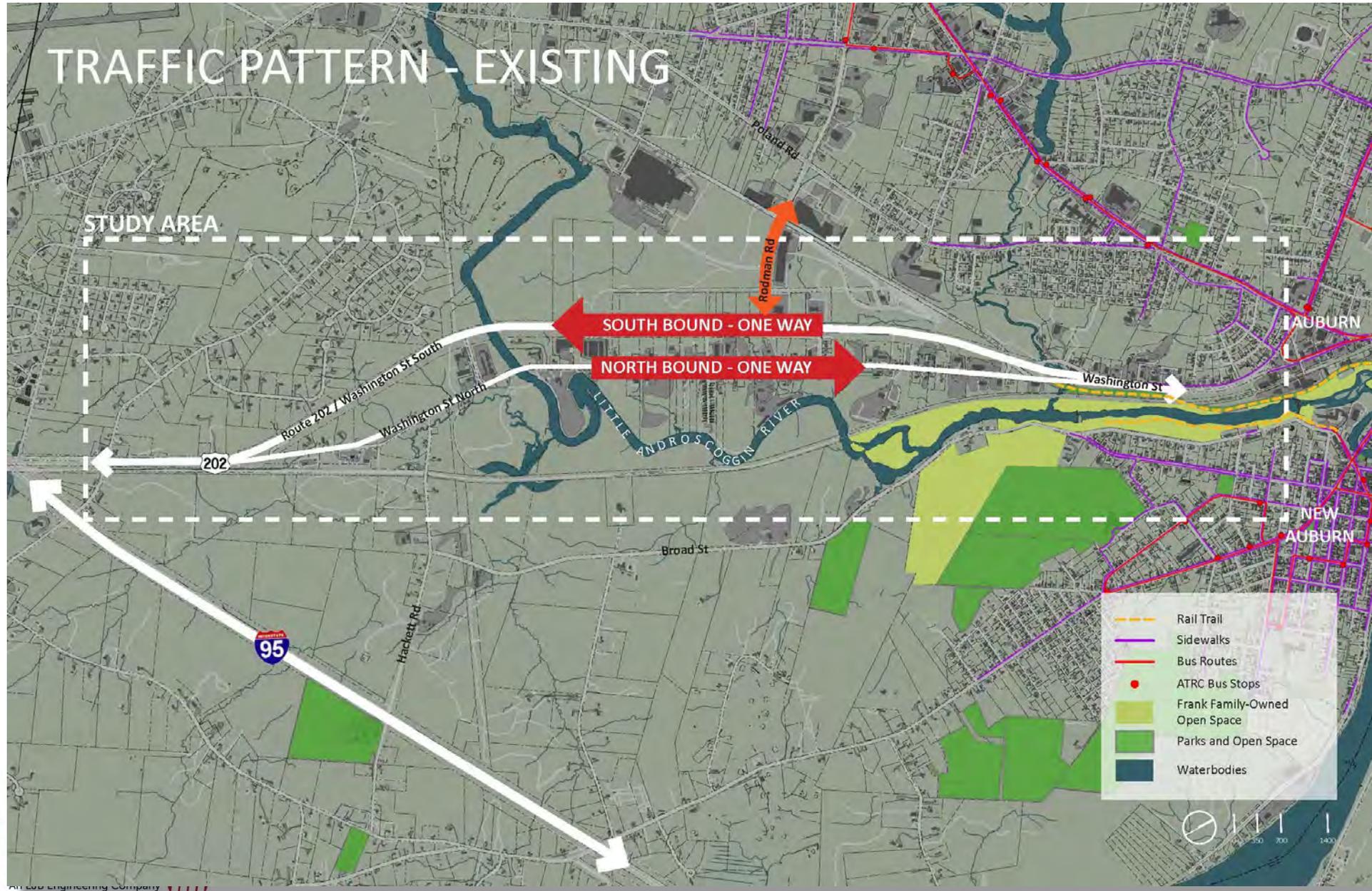
- Maintain mobility between downtown Auburn and Interstate 95 (Maine Turnpike).
- Provide for improved safety and accessibility for properties and businesses along the original northbound section of Washington Street.
- Provide accommodations for all transportation modes, including pedestrians, bicycles, and transit along the northbound section of Washington Street.
- Provide a limited-access facility focused on vehicles and trucks for the southbound section of Washington Street.
- Safety, access, and mobility will be considered on both corridors.

Study Scope

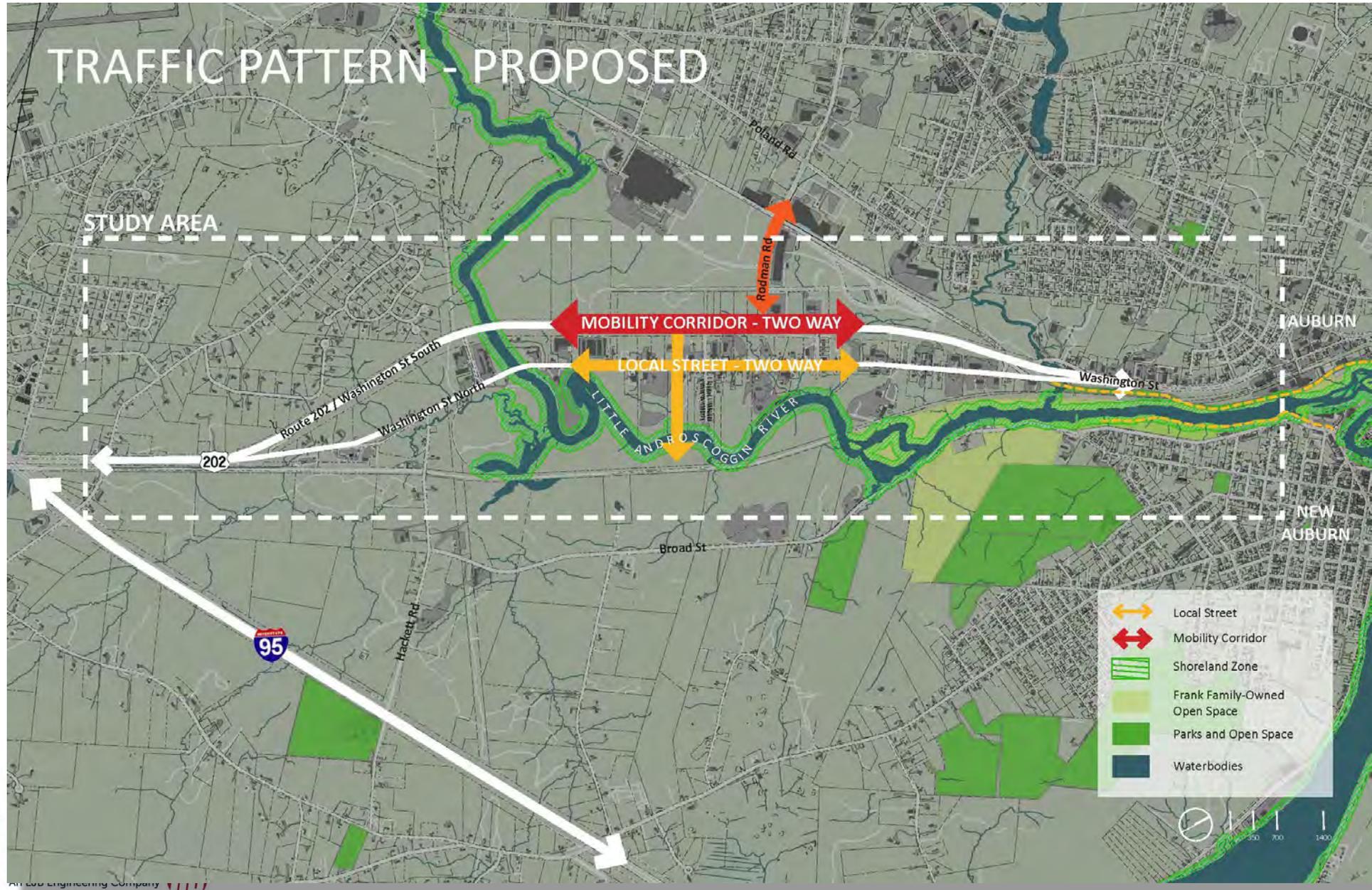
(Transportation Planning Study)

- Identify improvements necessary to convert the northbound and southbound roadway sections into two-lane, two-way roadways.
- Keep the current southbound portion of Washington Street as a controlled access highway but convert it to two-way traffic.
- Convert the current northbound portion of Washington Street back to a two-way local road with lower speeds, better access to adjacent parcels, and accommodations for pedestrians, bicycles, and transit.
- Determine the length of time the new controlled access highway will operate at an acceptable level of service as a two-lane, two-way roadway, considering current traffic volumes and future growth trends.
- Provided connections between northbound and southbound roadway sections at the southern split, northern split, and Rodman Road.
- Provide Rodman Rd connection to Broad St, crossing the Little Androscoggin River and the railroad corridor.

Study Scope



Study Scope



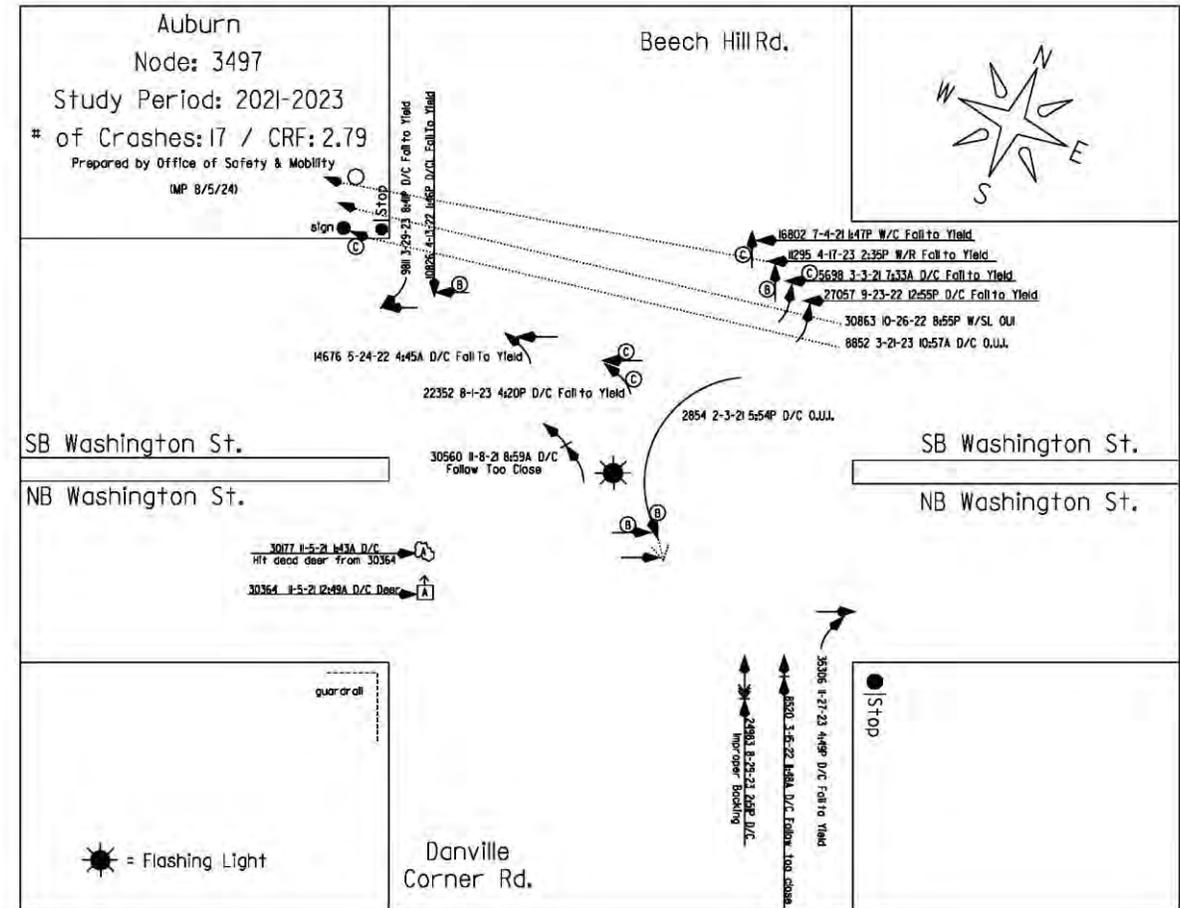
Roadway Conditions

- Divided Highway
- Two-Lanes each Direction
- Corridor Priority 1
- Principal Arterial
- 19,200 AADT
- 50 mph & 45 mph NB
- 45 mph & 55 mph SB
- Southbound Corridor is Limited Access

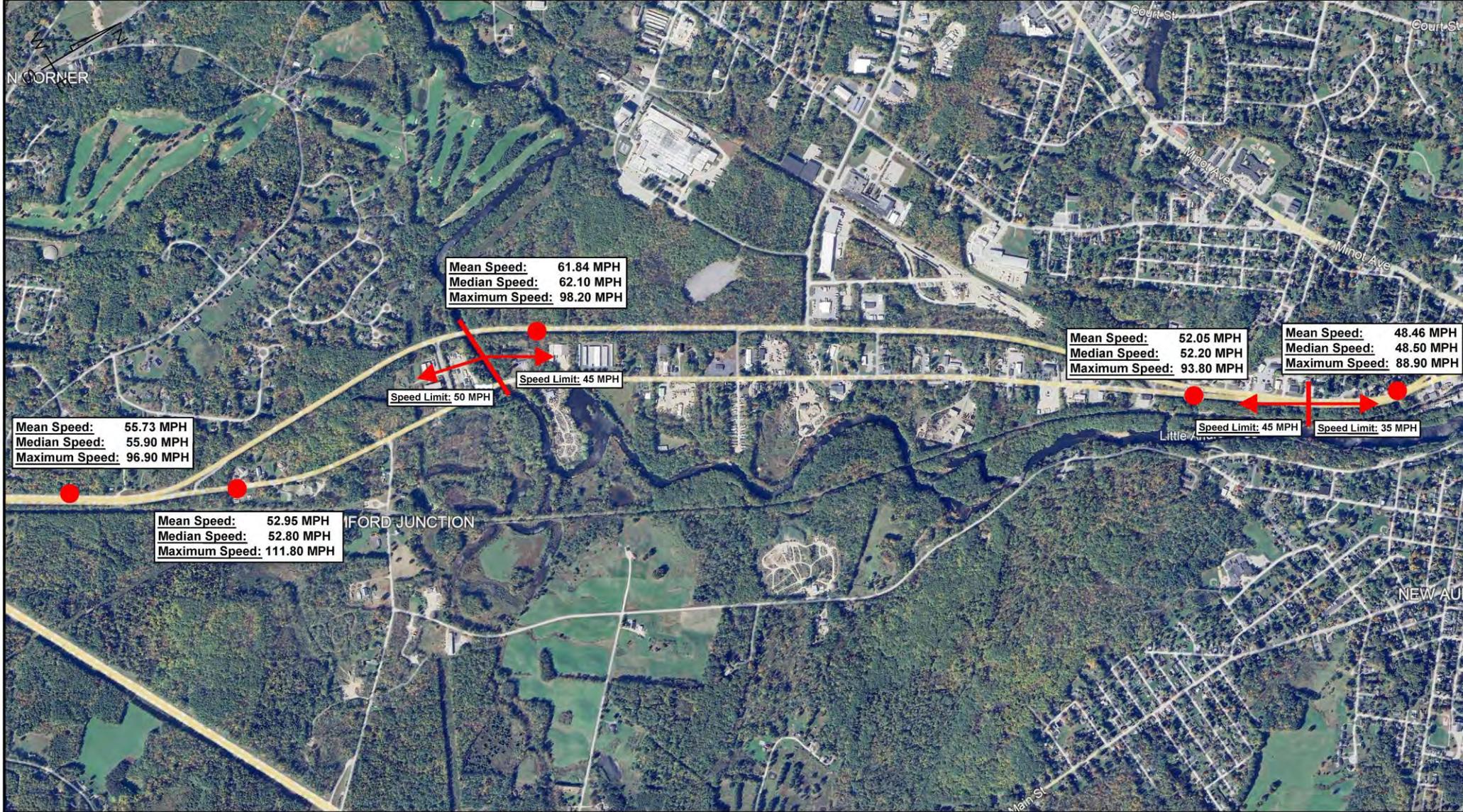


Safety Review

- High Crash Locations (HCL)
- 1 Location (in study area)
- Washington/Beech Hill/Danville Corner Rd
- 17 Crashes, 2.79 CRF (2021-2023)
- *Traffic Signal (in design)*
- Exit 75 and Kittyhawk intersections are both HCLs



WASHINGTON STREET SPEED DATA



Speed Review

Rev.	Date	Revision

Design: KJB	Date: 9/23/2025
Draft: KJB	Job No.: 4242
Checked: RED	Scale: N/A
File Name: Mobility Corridor Figures.dwg	



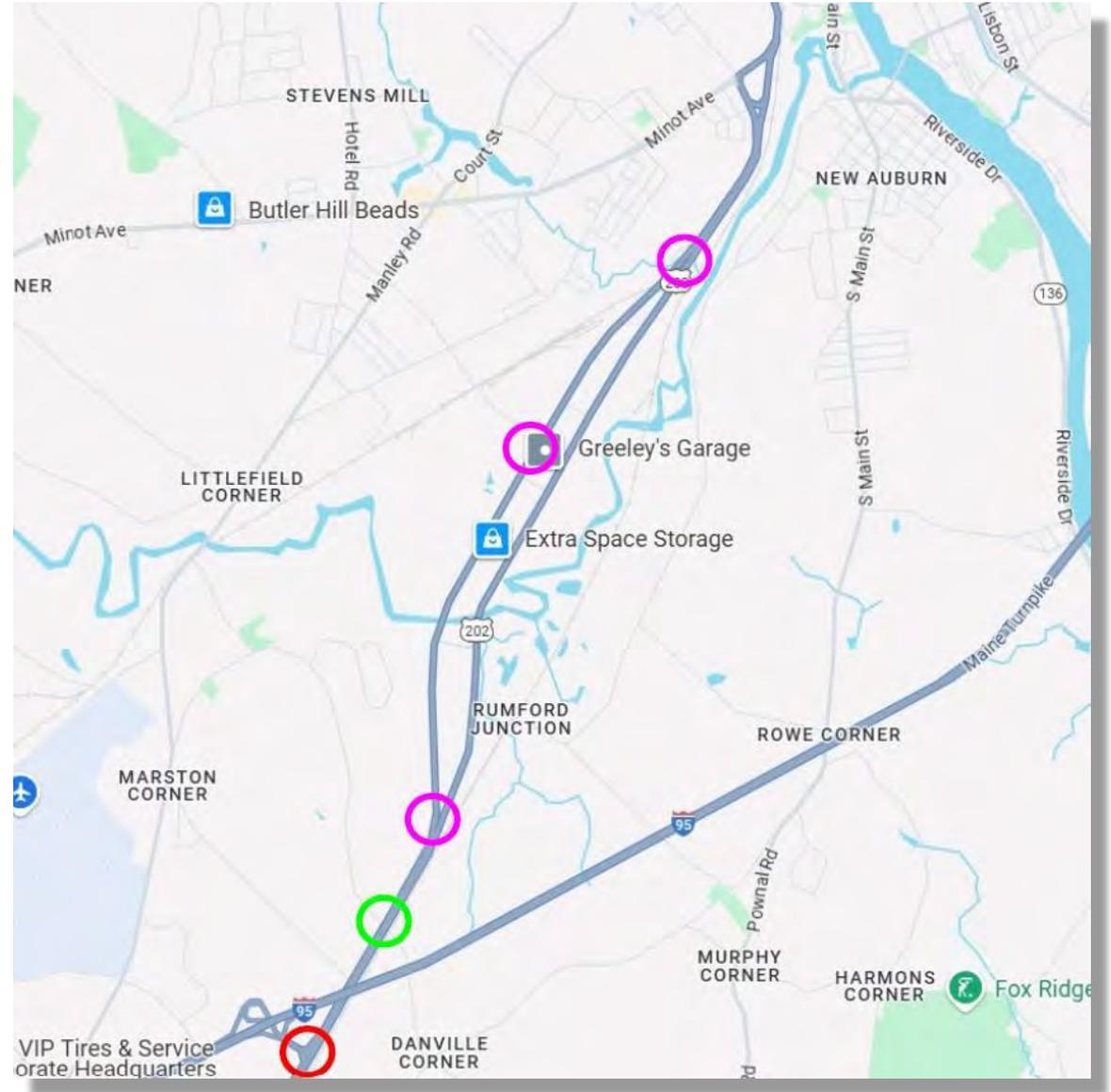
Relationships. Responsiveness. Results.
www.gorripalmer.com
207.772.2515

WASHINGTON STREET FEASIBILITY STUDY
AUBURN, MAINE

Figure No.
1

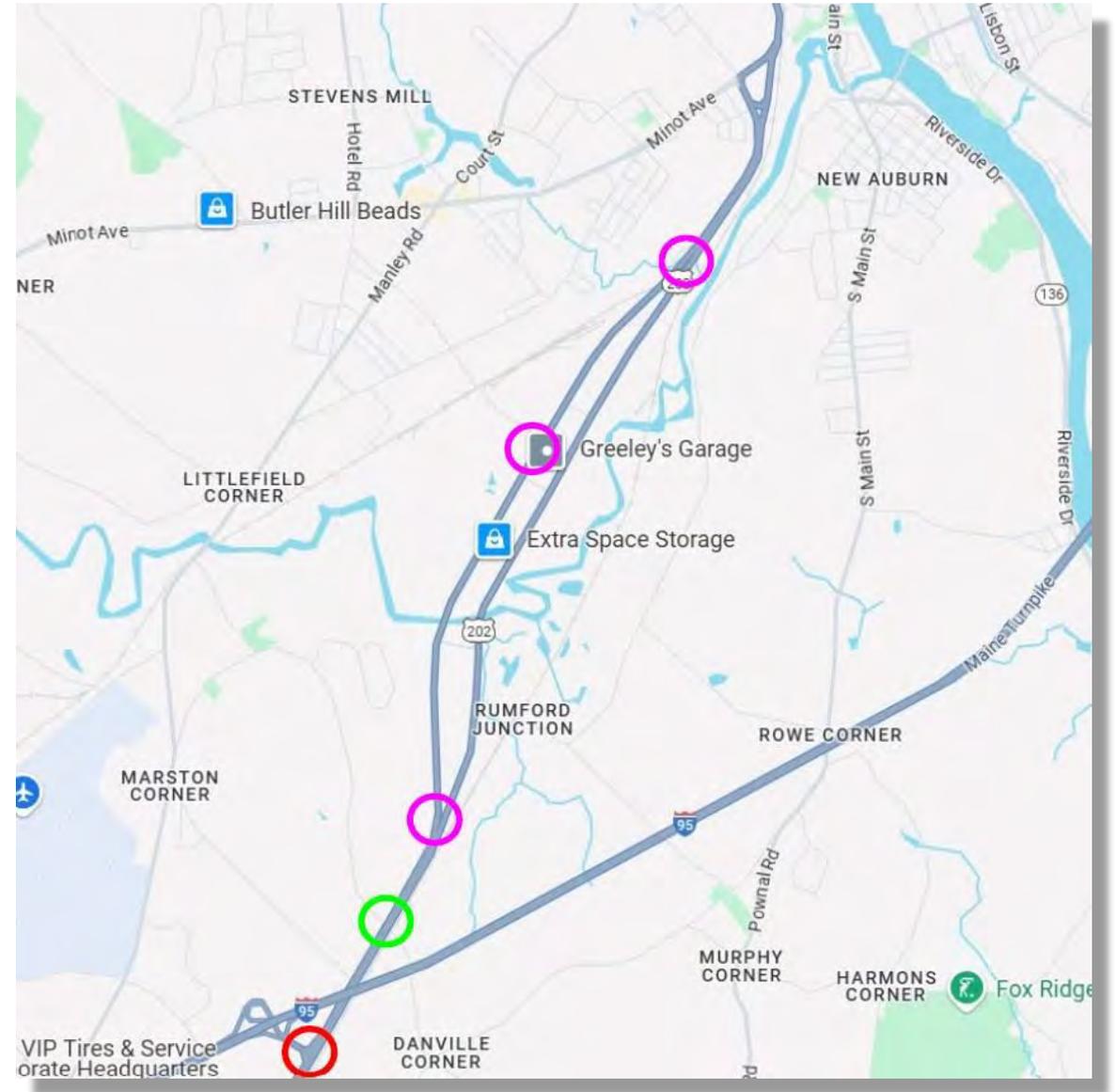
Traffic Evaluation

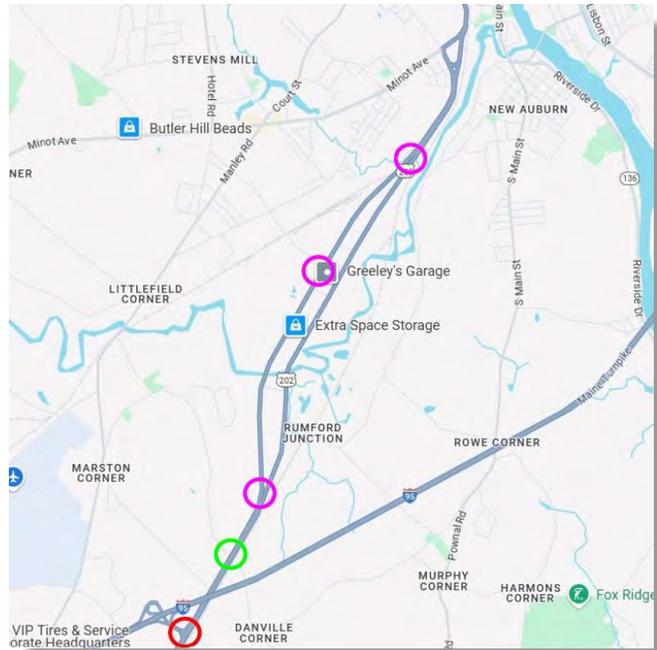
- Mobility Corridor
 - Capacity (LOS)
 - Travel Time (Mobility)
 - Safety
- 3 Options (2-lane & 3-lane)
- Local Street Corridor Connections (3)
 - Northern Split
 - Rodman Road
 - Southern Split



Traffic Evaluation

- Capacity (LOS)
 - Option 1 – LOS B/D/B
 - Option 2 – LOS B/C/B
 - Option 3 (AM) – LOS B/B/B
 - Option 3 (PM) – LOS A/B/B





Traffic Evaluation

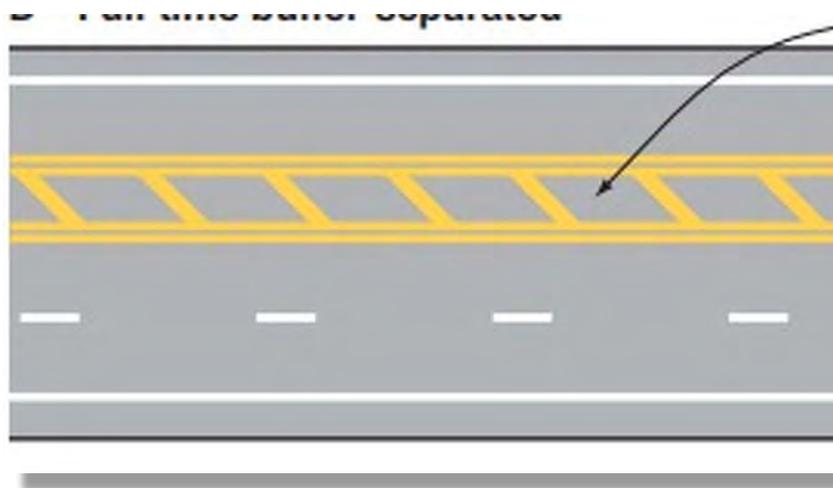
Travel Time (Mobility)

Table 5 – Travel Time – Year 2050

Scenario	Travel Time (Seconds / Minutes)			
	Northbound AM	Southbound AM	Northbound PM	Southbound PM
Existing Condition	211 / 3.5	206 / 3.4	211 / 3.5	206 / 3.4
Option 1	260 / 4.3	263 / 4.4	283 / 4.7	254 / 4.2
Option 2	266 / 4.4	257 / 4.3	281 / 4.7	247 / 4.1
Option 3	253 / 4.2	249 / 4.2	256 / 4.3	244 / 4.1

Traffic Evaluation

Safety (Striped Center Median with Rumble Strips)



- Study Limits
- Southern Boulevard
- Mobility Corridor
- Local Street Corridor
- Northern Boulevard
- Rodman Road Connector
- Broad Street Connector
- Allied Road

PLAN LEGEND	
Town, County, State	Catch Basins
Property Lines	Manholes
R/W Lines-Existing	Proposed Underdrains
R/W Lines-Proposed	Proposed Ditch
Culvert-Existing	Existing Ditch
Culvert Proposed	Utility Poles
Carbing Existing	Fire Hydrants
Type 1	Existing Water Line
Type 3	Existing San. Sewer
Type 5	Existing San. Sewer Manhole
Outline of Bodies of Water	Guardrail-Existing
Exposed Bedrock	Guardrail-Proposed
Buildings	Guardrail-Cable, Other
Trees	Centerline-Existing
Tree Line	Centerline-Proposed
Clearing Limit Line	Travelway-Existing
Railroad	Travelway-Proposed
Boring	Probe
Pavement Core	Test Pit

CITY OF AUBURN WASHINGTON STREET FEASIBILITY STUDY ANDROSCOGGIN COUNTY

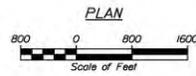
TOTAL PROJECT LENGTH: 6.86 MILES

INDEX OF SHEETS	
Description	Sheet No.
Title Sheet	1
Typical Sections	2-3
Sheet Layout Plan	4
Concept Plans	5-40

ANDROSCOGGIN
TRANSPORTATION
RESOURCE CENTER
125 MANLEY ROAD
AUBURN, MAINE 04210



CONCEPTS
SEPTEMBER 30, 2025



GORRILL PALMER
An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

PROJECT INFORMATION	
PROGRAM	CITY OF AUBURN
PROJECT MANAGER	E. JARVIN
DESIGNER	GORRILL PALMER
PROJECT RESIDENT	
CONTRACTOR	
PROJECT COMPLETION DATE	

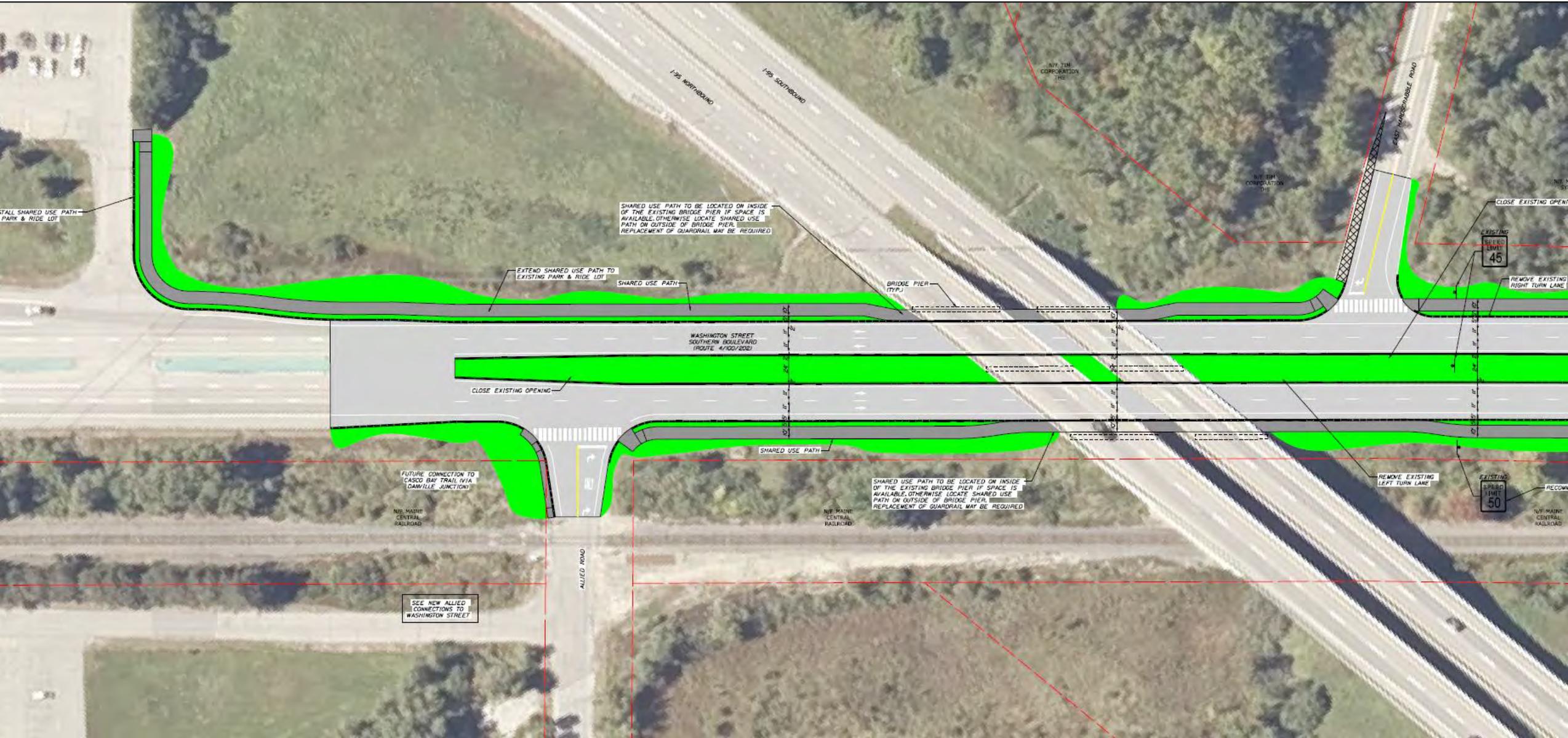
AUBURN
WASHINGTON STREET
FEASIBILITY STUDY
TITLE SHEET

SHEET NUMBER
1
OF 40

Date: 9/30/2025
 Username: Trey Warren
 Division: HIGHWAY
 Filename: ...\\00\\Highway\\001_Title.dgn
 User: androscoggin; Transportation Resource Center (ARC)\\4242; Washington St Feasibility Study\\2 - CAD\\00\\Highway\\001_Title.dgn

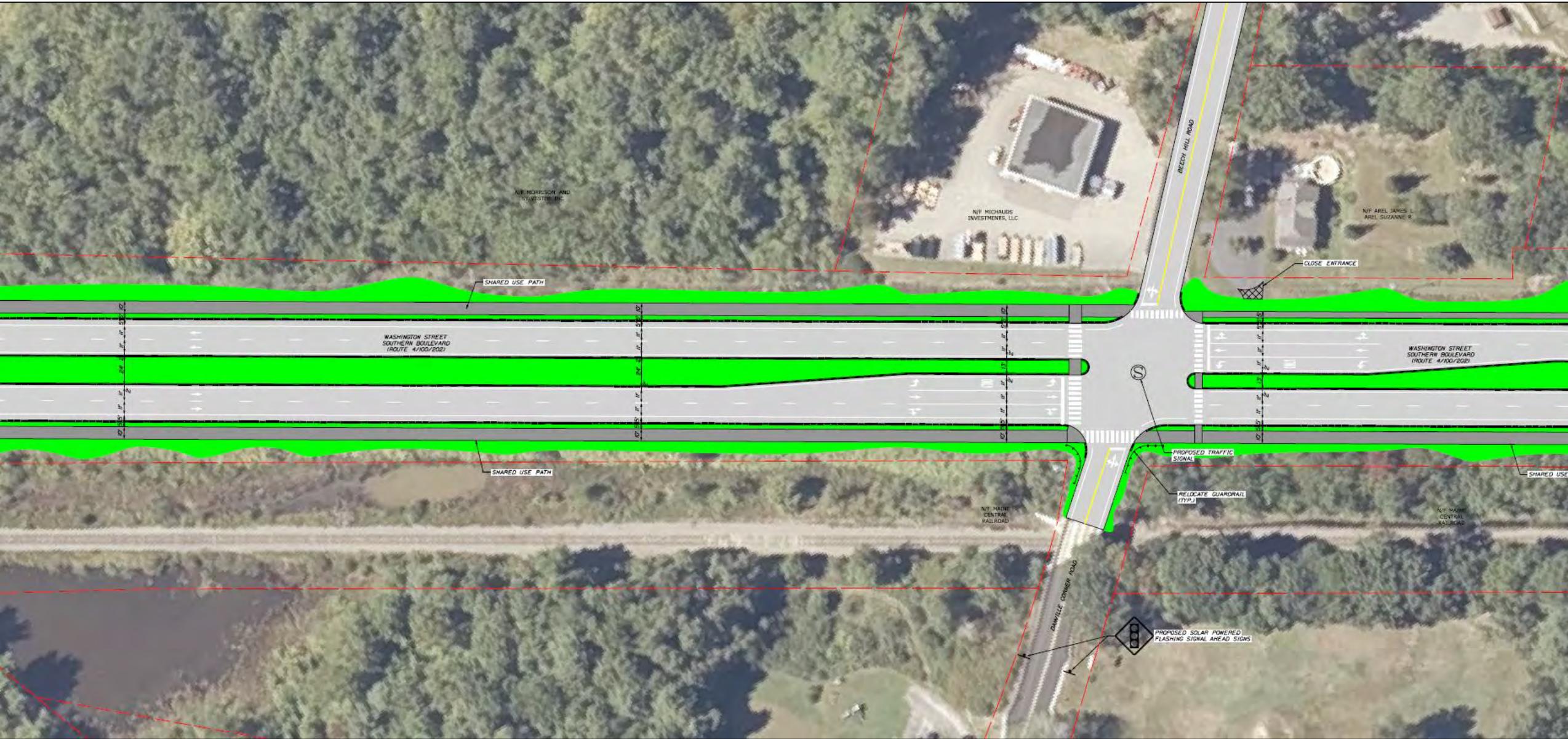
Concepts

- Southern Boulevard (Allied Rd, East Hardscrabble Rd)



Concepts

- Southern Boulevard (Danville Corner Rd, Beech Hill Rd)



Concepts

- Southern Boulevard (Southern Split, Mobility Corridor, Local Street Corridor)



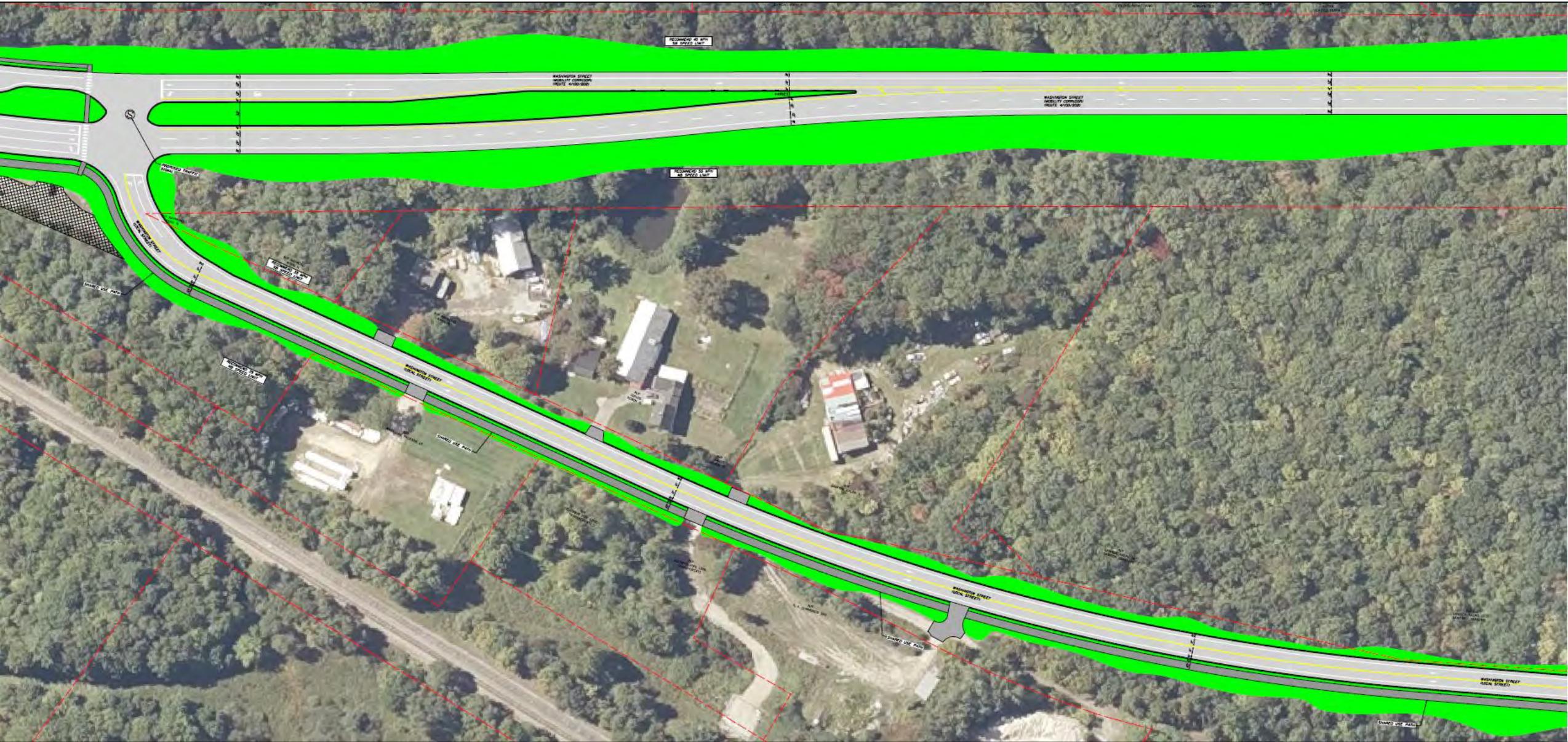
- (A)** NORTH TRAVEL LANES
- (B)** SOUTH TRAVEL LANE
- (C)** 10' SHARED USE PATH
- (D)** SIGNALIZED INTERSECTION
- (E)** LOCAL STREET
- (F)** PLANTED MEDIAN
- (G)** PEDESTRIAN SCALE LIGHTING



ATRC WASHINGTON ST STUDY - SOUTHERN SPLIT INTERSECTION

Concepts

- Southern Split, Mobility Corridor, Local Street Corridor



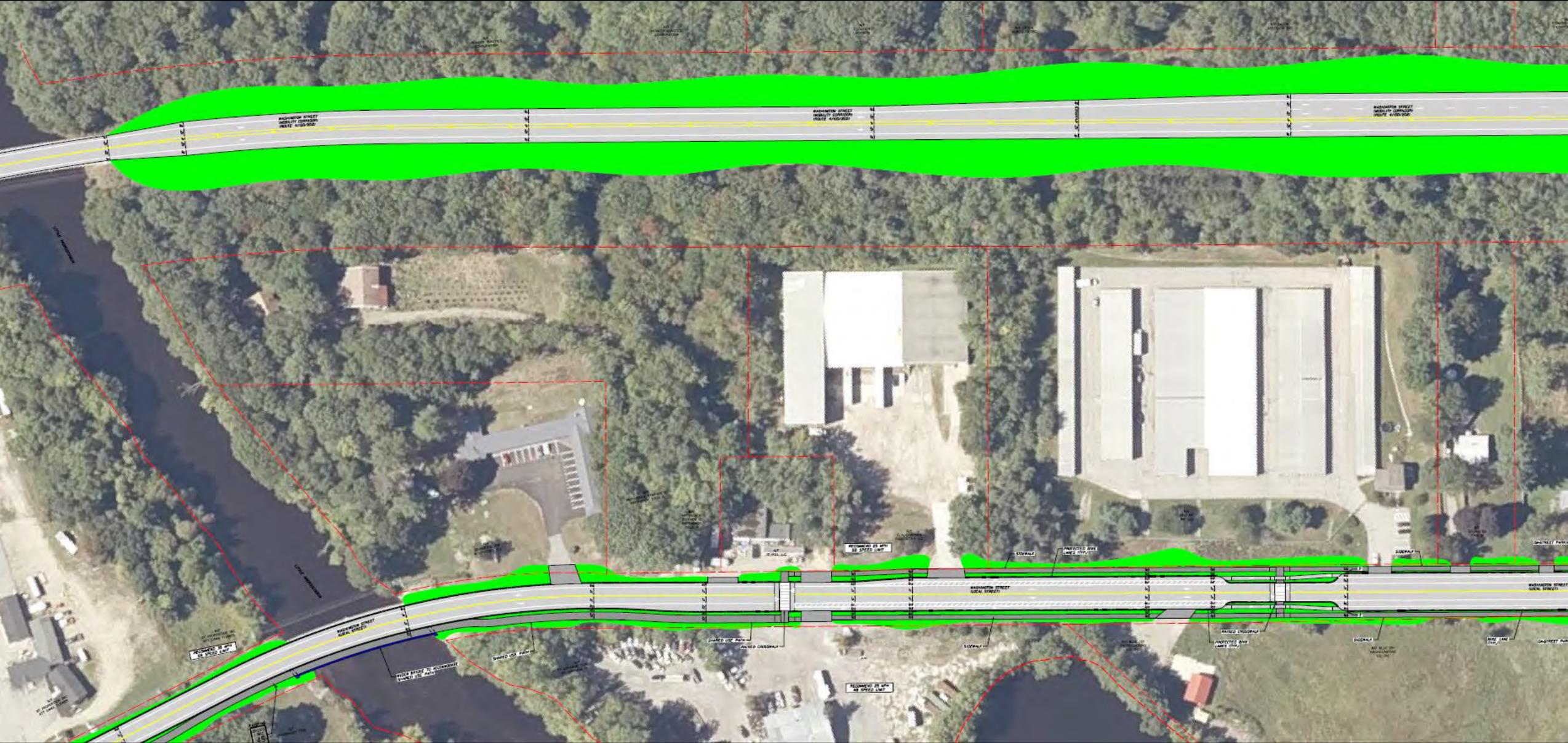
Concepts

- Mobility Corridor, Local Street Corridor, Chasse St



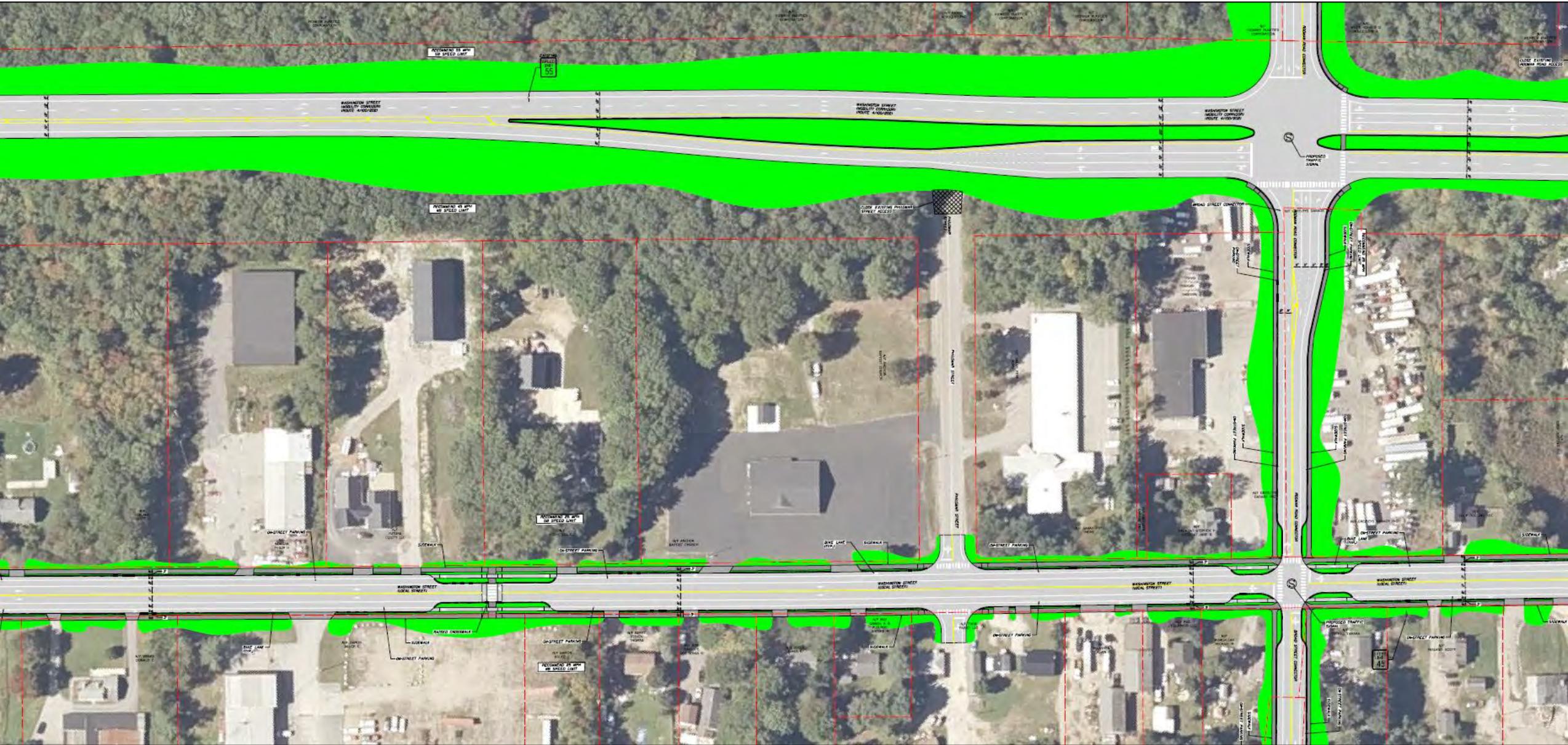
Concepts

- Mobility Corridor, Local Street Corridor, Little Androskoggin River



Concepts

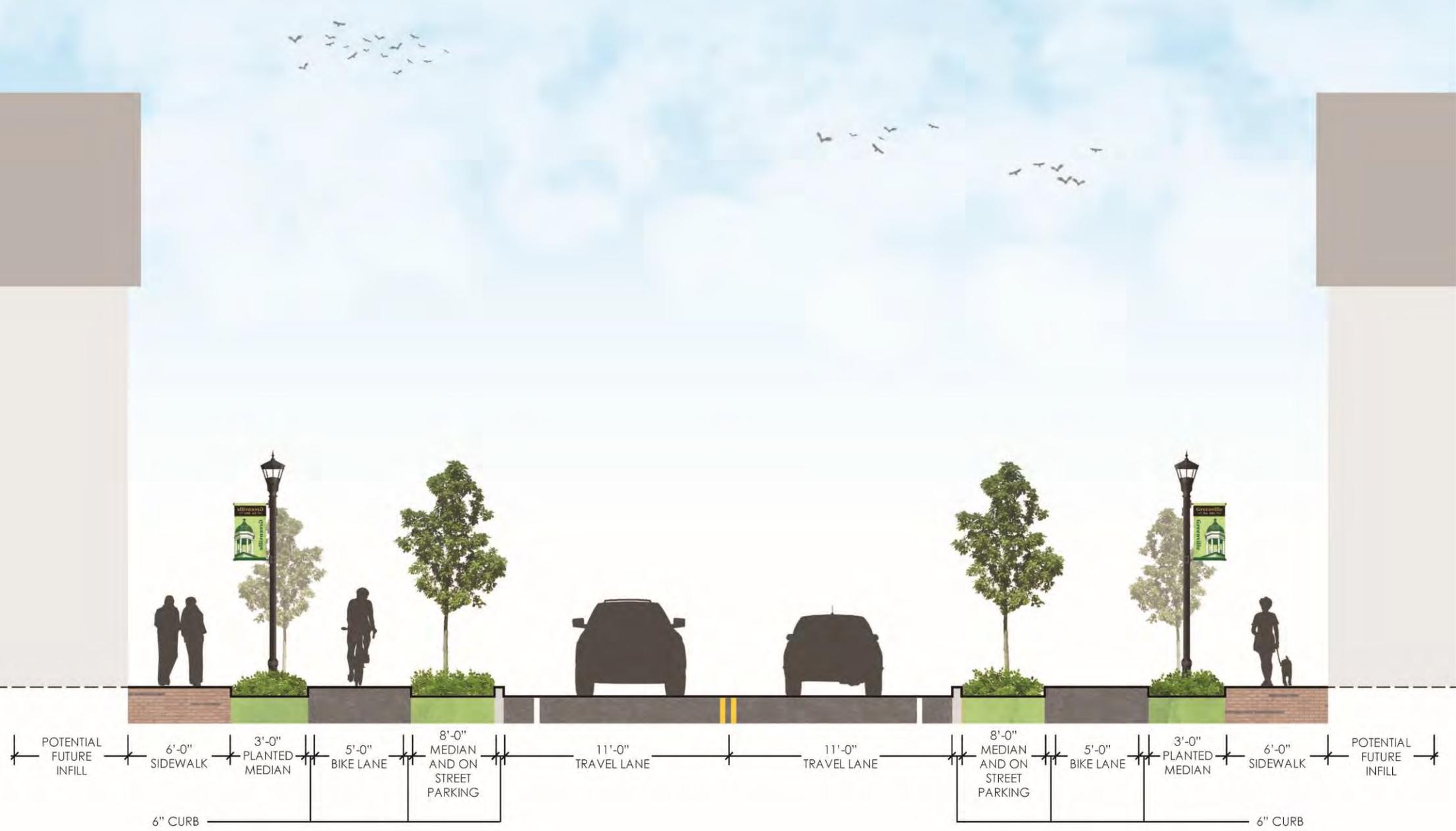
- Mobility Corridor, Local Street Corridor, Philomar St, Rodman Connector



- (A)** SIDEWALK
- (B)** 3' PLANTED MEDIAN
- (C)** BIKE LANE
- (D)** 8' PLANTED MEDIAN
- (E)** STREET PARKING
- (F)** POTENTIAL FUTURE INFILL
- (G)** PEDESTRIAN SCALE LIGHTING
- (H)** RAISED CROSSWALK



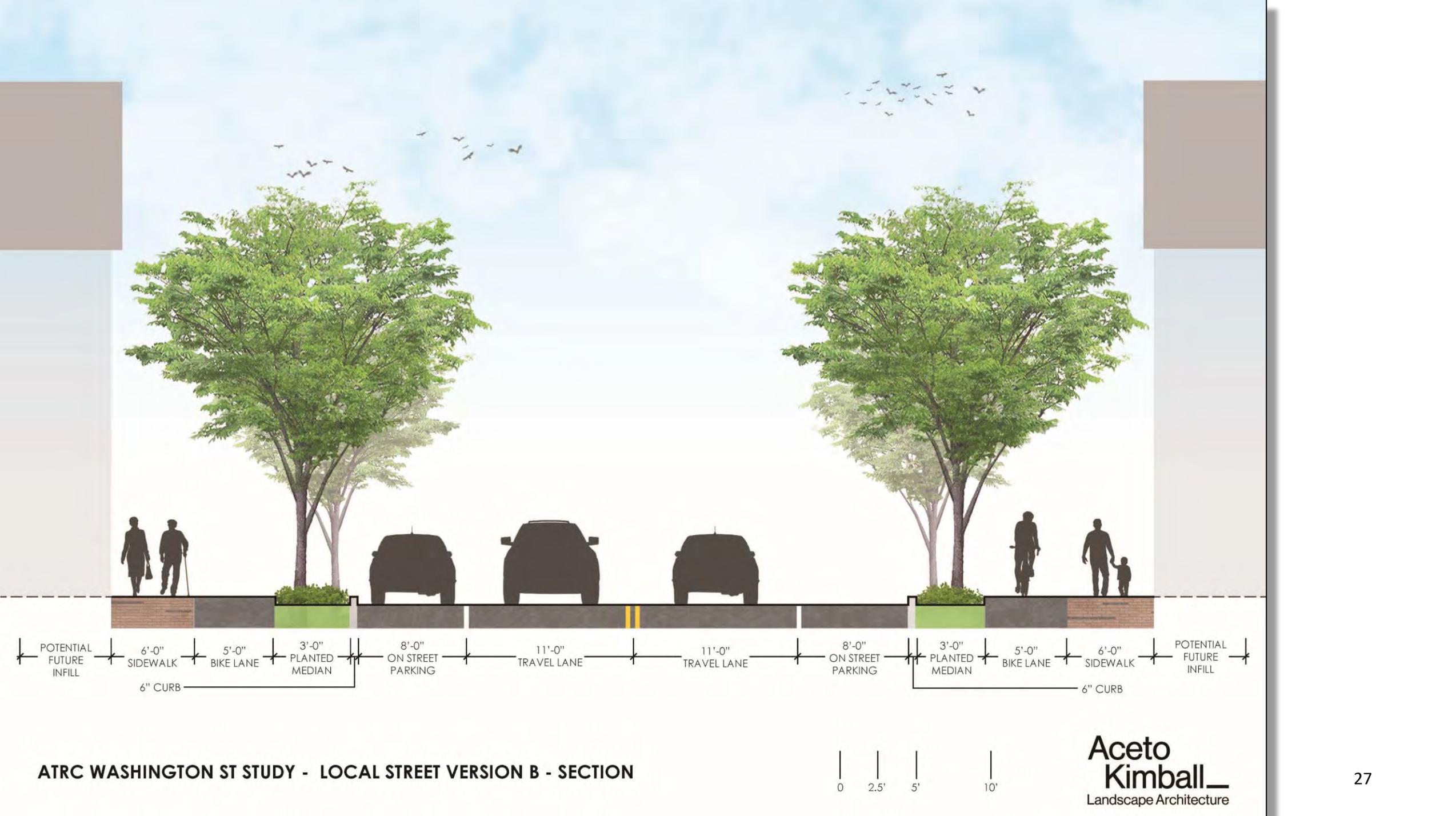
ATRC WASHINGTON ST STUDY - LOCAL STREET VERSION A



ATRC WASHINGTON ST STUDY - LOCAL STREET VERSION A - SECTION

- A SIDEWALK
- B BIKE LANE
- C 8' PLANTED MEDIAN
- D STREET PARKING
- E POTENTIAL FUTURE INFILL
- F PEDESTRIAN SCALE LIGHTING
- G RAISED CROSSWALK





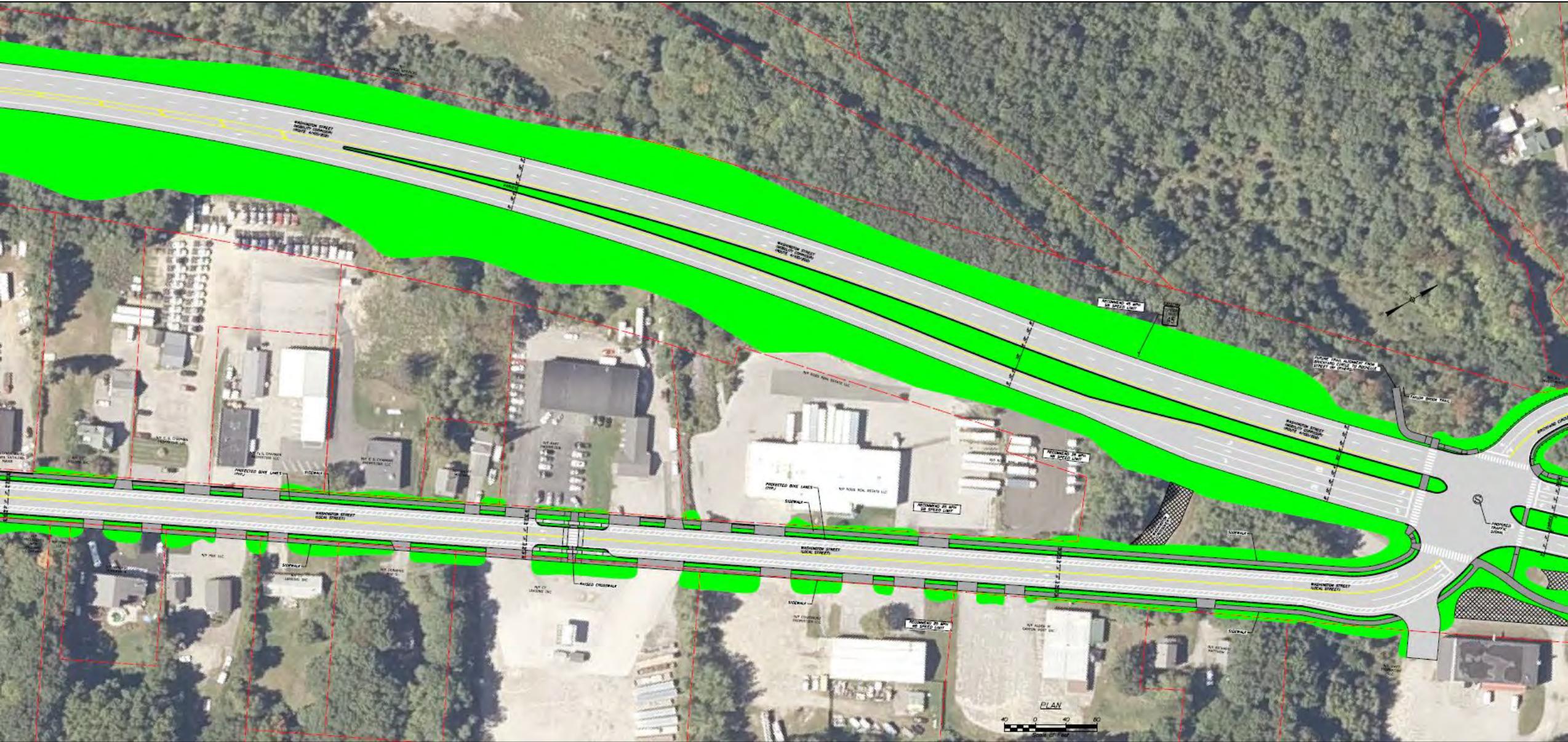
ATRC WASHINGTON ST STUDY - LOCAL STREET VERSION B - SECTION



**Aceto
Kimball**
Landscape Architecture

Concepts

- Mobility Corridor, Local Street Corridor, Brickyard Circle

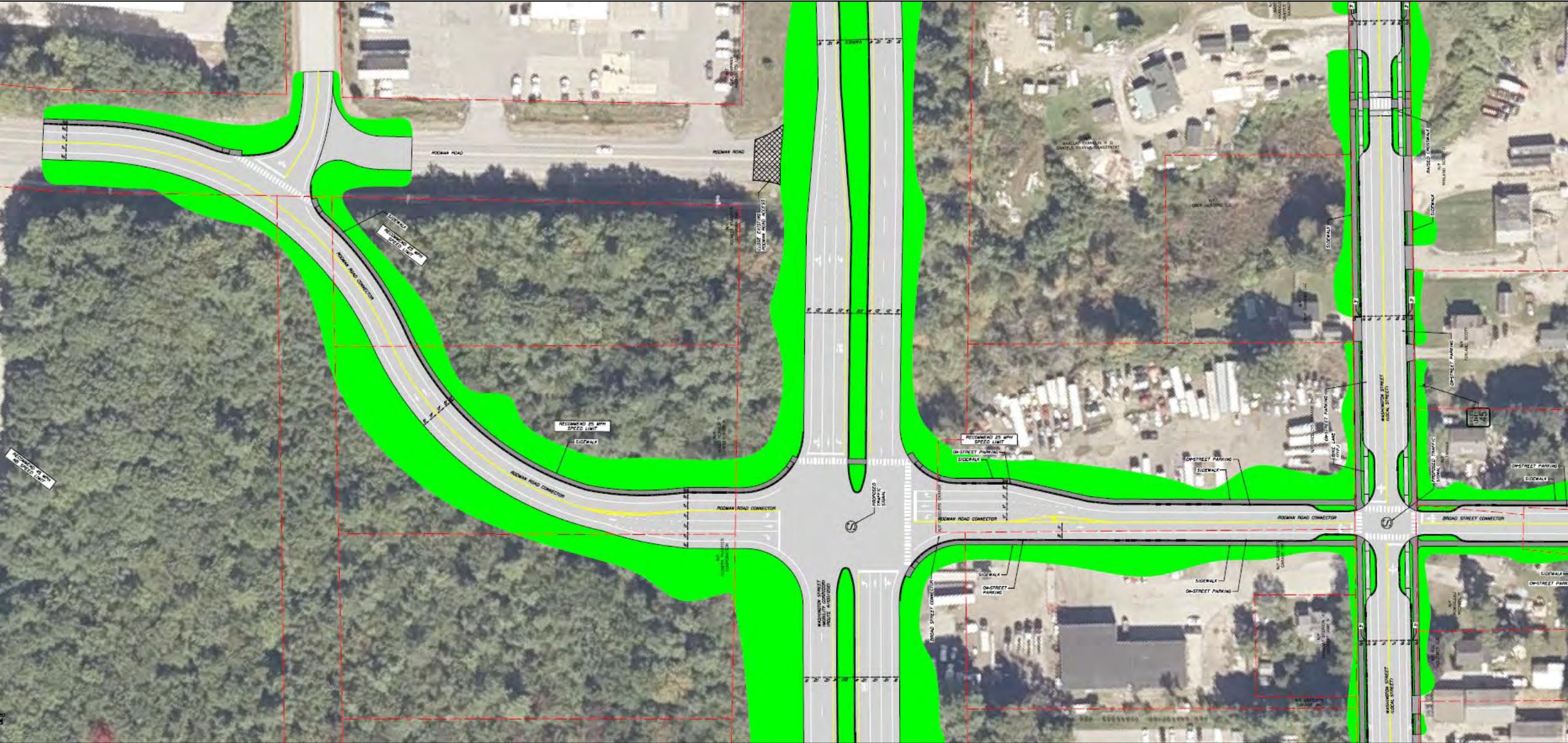


- A NORTH TRAVEL LANES
- B SOUTH TRAVEL LANES
- C 10' SHARED USE PATH
- D PEDESTRIAN SCALE LIGHTING
- E PLANTED MEDIAN



Concepts

- Rodman Rd, Rodman Rd Connector



Concepts

- Broad St, Broad St Connector, Bridge over Little Andro & Railroad



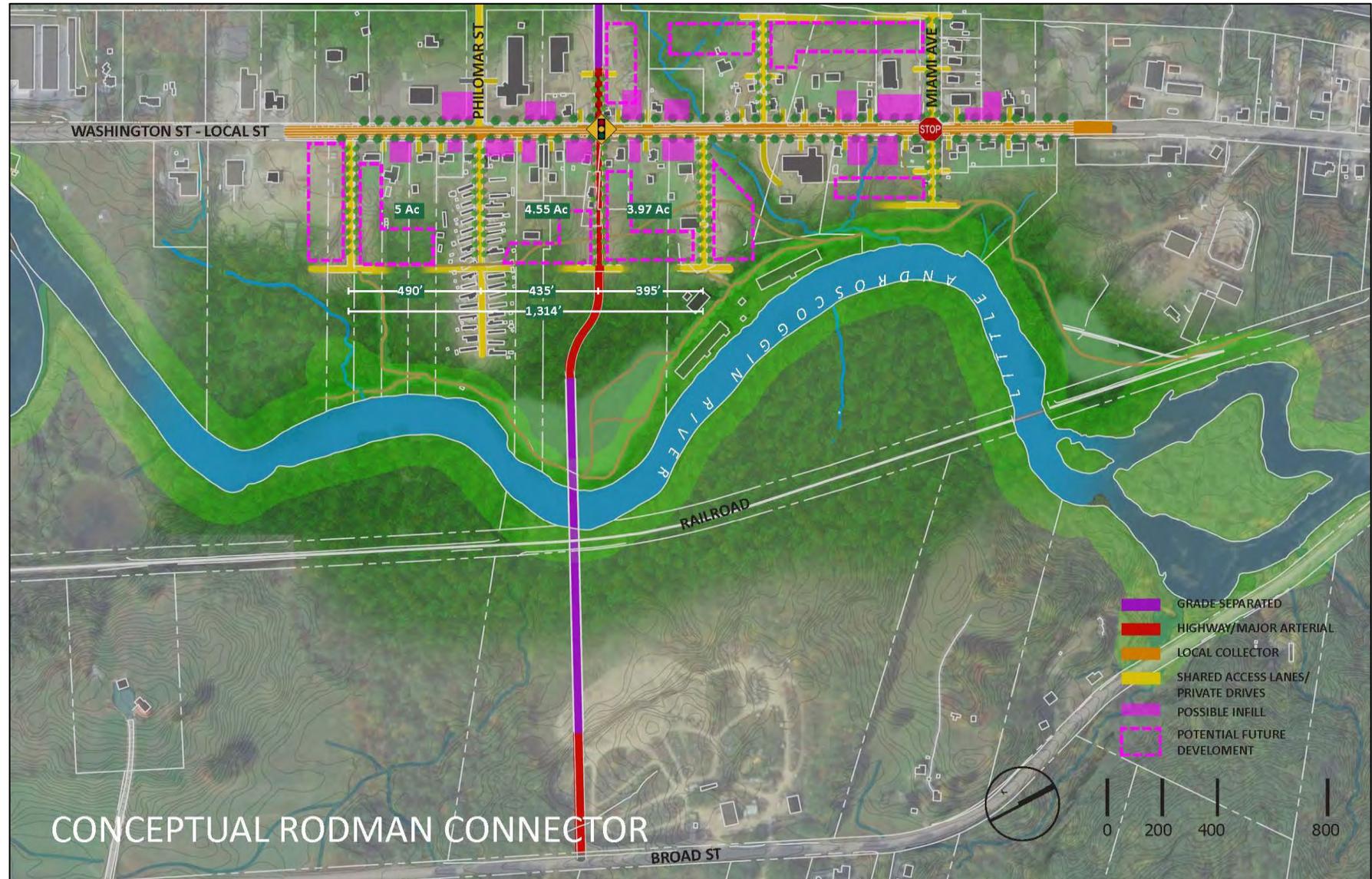
Concepts

- Allied Road Options



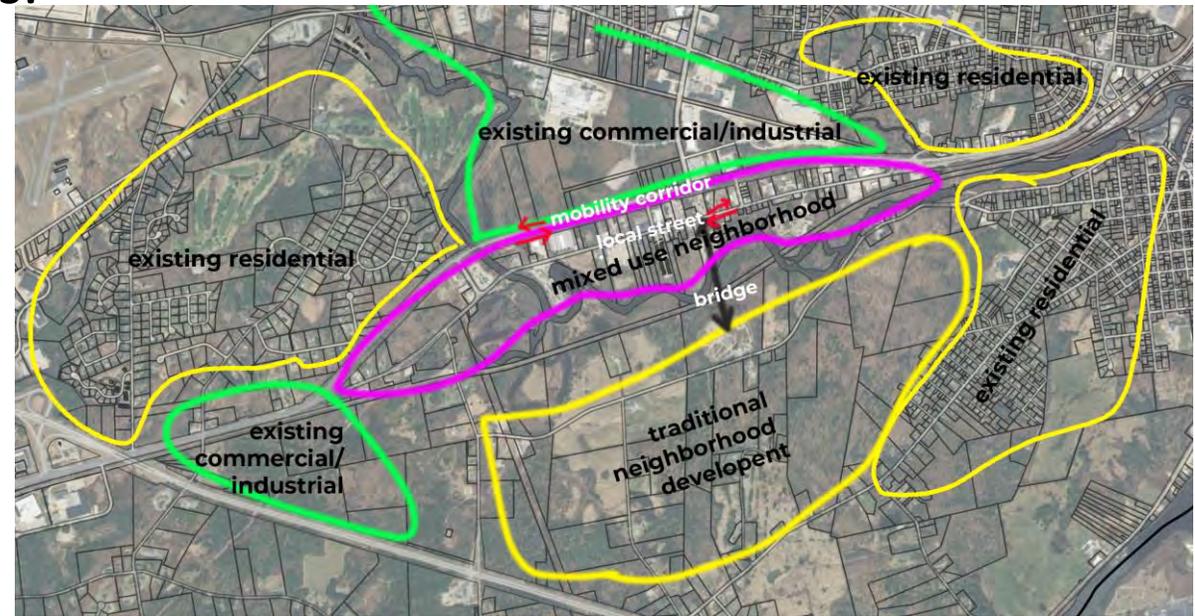
Local Street Corridor

- Land Use Planning Study
- Future Development
- Zoning
- Transportation Infrastructure



Connectivity as a Catalyst

- Unlock new development potential with improved transportation and trail connections.
- Safer, walkable streets support housing and small businesses
- Access across Little Androscoggin River reconnects neighborhoods
- Stronger links between jobs, housing, and recreation reinforce Auburn's economic core

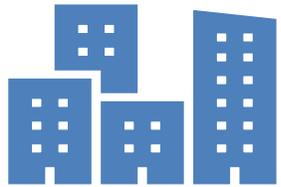


Mixed-Use Redevelopment and Land Use

- Redevelop underutilized sites into walkable, mixed-use neighborhoods.
- Blend housing, local businesses, and public spaces to create vibrant activity centers.
- Preserve and modernize industrial uses in appropriate areas to sustain jobs.
- Integrate parks, trails, and riverfront access into new development.



Land Use Tools



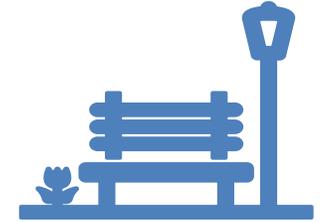
Zoning updates to allow mixed-use and higher-density development where appropriate.



Form-based code to ensure attractive, pedestrian-oriented design.



Infrastructure planning: utilities, sidewalks, and stormwater to support growth.



Placemaking requirements: open space, landscaping, and community amenities.

Financing and Investment

- Tax Increment Financing (TIF) districts to pre-fund infrastructure and public improvements.
- Credit Enhancement Agreements (CEAs) to reduce developer risk and attract private investment.
- Public-private partnership approach: city + developers share responsibility.
- Outcome: Long-term tax base growth, housing supply, and job creation.

Schedule

- Public Mtg #1 – Apr 1, 2025
- Traffic, Land Use, Concepts – Summer 2025
- Council & DOT Meetings – Oct 2025
- Recommendations, Costs, Phasing – Nov 2025
- Public Mtg #2 – Nov 2025
- Revisions, Draft Report – Dec 2025
- Final Report – Jan 2026