



Agenda

Comprehensive Planning Committee

November 18, 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 October 28, 2025
4. **PUBLIC COMMENT**
5. **VISION STATEMENT:** BerryDunn; confirm changes and finalize vision statement.
6. **SUBCOMMITTEE REPORTS:** Committee discussion; subcommittee progress on policies and actions.
7. **FUTURE LAND USE MAP:** BerryDunn; discuss boundaries of the 3 growth areas (high density/high growth, medium density/medium growth, low density/low growth) for the draft future land use map.
8. **LAND USE CATEGORIES:** BerryDunn; introduce and discuss potential land use categories for the draft future land use map.
9. **NEXT MEETING:** December 16, 2025
10. **ADJOURNMENT**

CITY OF AUBURN

Comprehensive Plan: Draft 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 its 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, hard-working city that is accessible and affordable to people at all phases of life. Residents feel safe in the community, know where they can go to connect with others, and know how to access services and businesses.

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, establishing a clear identity for the City.

GOALS



COMMUNITY

Foster a friendly and welcoming environment where all community members feel safe, engaged, and connected and are supported through strong schools, a thriving arts and culture scene, and a network of local organizations and partners.



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 and region.



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

The following vision, guiding principles, and goals guide the comprehensive plan update and provide a lens to help ensure [the plan's](#) policies and actions [align](#) with how the Auburn community would like to grow over the next decade.

This vision statement depicts a desired future for Auburn that is aspirational in nature. Some conditions in this vision may exist in Auburn today, and some conditions may not exist yet. The vision statement builds on the work that the Auburn community has been doing well and considers community input on opportunities for future improvements that could be addressed in the comprehensive plan.

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 [its](#) 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 feel safe in the community, know where they can go to connect with others, and know how to access services and businesses.
- **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. establishing and establish a clear identity for the City.

Goals:

- **Community:** Foster a friendly and welcoming environment where all community members feel safe, engaged, and connected and are supported through thriving schools, the arts and culture scene, and a network of local organizations and partners.
- **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.

Commented [AT1]: Language to be included on social pinpoint and in final document

- **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 [and region](#).
- **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.

CPC Future Land Use Guiding Questions

Please provide any answers or thoughts for each of the questions below. If needed, please also include any questions or considerations.

Guiding Questions	Comments and questions
Growth-Related Questions	
<ul style="list-style-type: none">• Based on the draft high-growth area and vision statement, are there modifications or changes that should be made to the boundary?• Are there places within the high-growth area that should see less dense development than other places within the high-growth area?	
<ul style="list-style-type: none">• Based on the draft low-growth area and vision statement, are there modifications or changes that should be made to the boundary?	
<ul style="list-style-type: none">• Based on the draft moderate-growth area and vision statement, are there modifications or changes that should be made to the boundary?	

Draft Land Use Categories

Draft Category	Growth Area	Summary	Proposed Change
Downtown	High-growth area	Downtown Auburn has a mix of uses that support the creation and expansion of local small businesses and increase social activity. Expanded transportation options, trails, and paths enhance connectivity and increase access to downtown. The mix of housing types, services, retail, and entertainment businesses support livability.	Maintain existing form and context. Infill development matching the context and scale of downtown is proposed.
High-density residential	High-growth area	High-density neighborhoods retain their existing development patterns and form and grow primarily through infill development. There is some expansion of neighborhood-scale retail options that provide residents access to small cafes, corner stores, personal services, and in-home businesses. Parks and playgrounds provide access to recreation and allow for open space within dense areas of development.	Maintain existing form and context. Infill development matching the context and scale of neighborhoods is proposed.
Industrial	High-growth area	Moderate-density areas continue to provide a transition between urban areas and rural areas. These areas encourage infill development in and around existing neighborhoods. Cluster and cottage court development is encouraged to preserve existing open spaces and allow for recreation options.	Maintain existing form and context. Infill development matching the context and scale of neighborhoods is proposed.
Mixed-Use	High-growth and moderate-growth area	Mixed-use corridors provide commercial amenities, including offices, restaurants, retail, and personal services. These areas have a mix of residential uses surrounding commercial development. Open spaces are strategically conserved through shared parking and infill of underutilized buildings and parking lots. Public transportation and sidewalk and bike networks allow for access to jobs, homes, and recreation amenities. Site design standards create an attractive entrance into the downtown.	Changes proposed to accommodate residential development and redevelopment of commercial corridors.
Moderate-density residential	High-growth and moderate-growth area	This area is characterized by larger lots with large, low-rise buildings, ample exterior storage and	Maintain existing form and context. Infill development

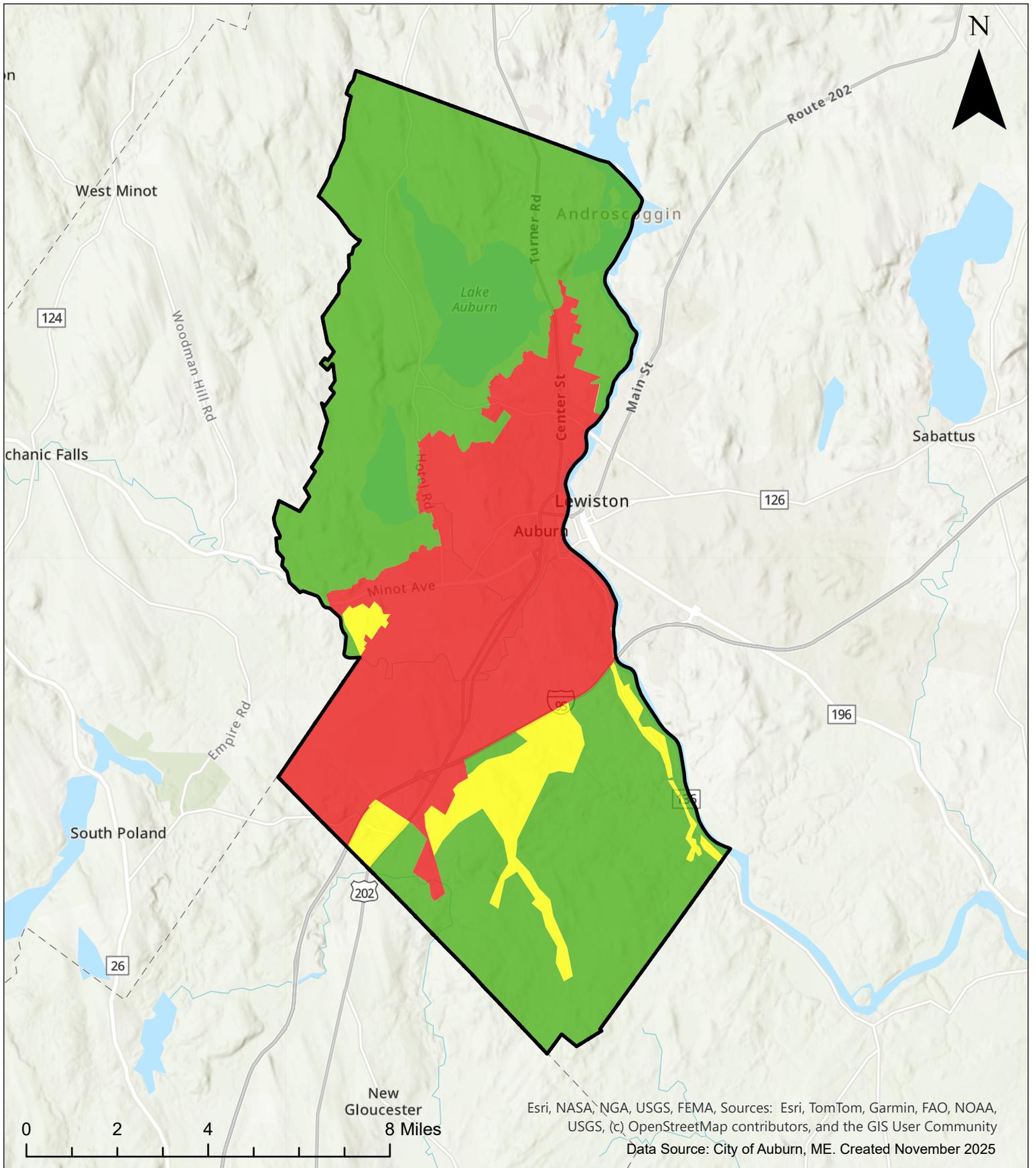
Draft Category	Growth Area	Summary	Proposed Change
		parking, and significant landscaping or open space buffer to adjacent uses. Special site design and consideration is given to protect environmental resources. Industrial land uses are accessed from the main arterial road with minimal impact on neighborhoods.	matching the context and scale of existing industrial development with consideration given for neighborhood and environmental impacts.
Agriculture and Resource Protection	Low-growth area	Much of the City's land area is considered rural. Agriculture and resource protection areas allow a place for low-density residential development, consisting of primarily single-family homes. These areas are predominantly accessed by automobile via arterial road corridors. These areas accommodate farming, forestry, and recreation uses. Areas in and around waterbodies are conserved, and development is heavily restricted. Some limited home-based businesses and other uses may be allowed to provide support to farmers, foresters, or recreation businesses.	Maintain existing form and context. Limited new development matching rural form and scale of existing rural areas proposed.

CPC Future Land Use Category Guiding Questions

Please provide any answers or thoughts for each of the questions below. If needed, please also include any questions or considerations.

Guiding Questions	Comments and questions
<ul style="list-style-type: none"> Do these categories cover all the major land uses expected in Auburn over the next decade? 	
<ul style="list-style-type: none"> Are there any gaps (e.g., mixed-use, industrial, rural areas)? 	
<ul style="list-style-type: none"> Should any categories be combined or split for clarity? 	

Guiding Questions	Comments and questions
<ul style="list-style-type: none">• Are these categories flexible enough to accommodate potential trends or changes (e.g., remote work hubs, workforce changes, housing needs)?	
<ul style="list-style-type: none">• Do these categories reflect guiding principles and community priorities? Are they consistent with housing, environmental, and economic goals?	



Future Land Use

-  City Boundary
-  High Growth Area
-  Moderate Growth Area
-  Low Growth Area



AUBURN
 2026 Comprehensive Plan
 MOVING AUBURN FORWARD: TOGETHER.



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
 Data Source: City of Auburn, ME. Created November 2025