City of Auburn, Maine
Office of Economic and Community Development
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To: Michael Chammings, Director, Economic and Community Development
From: Douglas Greene, AICP, RLA Urban Development Coordinator
Date: January 12, 2018
RE: Preliminary Parking and Improvement Plan for the Auburn Public Library

As a result of the approval for the residential project at 48 Hampshire Street, the potential loss of overflow parking for the Auburn Public Library has triggered an evaluation of the existing parking available to the library and potential solutions to add parking for the library and the surrounding neighborhood. The staff is providing preliminary findings based on two initial approaches. 1.) Exploring different scenarios for the existing parking lot adjacent to the library and the City Electrician and 2.) Considering a reconstruction of Library Avenue between Union Street and Spring Street.

1.) Existing Library Parking Lot- the current space provides 12 parking spaces and is awkwardly laid out. The paved surface also extends into Pan Am railroad property and is striped for no parking and is utilized by the City Electrician. Staff has explored four scenarios as presented:

- Scenario 1- Reconfigure the existing parking layout and continue to reserve space for the City Electrician. Scenario 1 generates two new parking spaces.
- Scenario 2- Purchase adjacent Pan Am property and reconfigure the existing parking layout, continue to reserve a space for the City Electrician. Scenario 2 generates six new parking spaces.
- Scenario 3- Purchase adjacent Pan Am property, demolish City Electrician buildings and reconfigure and construct new parking lot. Scenario 3 generates 17 new parking spaces.
- Scenario 4-Purchase adjacent Pan Am property, continue to reserve space for City Electrician, create large new parking lot with one-way circulation in the rear yard of the Auburn Public Library. This scenario will have a significant impact that will create a maximum number of parking spaces on site but will also require new sidewalks and handicap ramp. Scenario 4 will generate 44 total on-site parking spaces with a net increase of 28 spaces over the existing parking.

Each scenario has a map depicting the proposed changes and a spreadsheet offers a comparison of the different options, their features and costs.

2.) Reconstruction of Library Avenue- During the review and approval process of 48 Hampshire Street, the condition of Library Avenue was discussed, especially in conjunction with the discontinuance of Troy Street. Reconstructing Library Avenue, would include the full reconstruction of 570 feet of Library Avenue, new sidewalks, new granite curbing, and any necessary storm drainage improvements. The City Engineer provided an estimate of $269,166
for the reconstruction project. The benefits this project will provide are: greatly improved neighborhood walkability, pedestrian safety, 13 new on street parking spaces and attracting new investment in this underutilized area through this public infrastructure investment.

In summary, consideration should be made as to the cost/benefit each project component provides and to the funding sources needed to accomplish these jobs. Some of these considerations are:

- The impacts of Library Avenue improvements
- The impacts of improved sidewalks and added on street parking to the Auburn Public Library and surrounding neighborhood
- The importance of replacing overflow parking for the Auburn Public Library
- The impacts of relocating the City Electrician to another facility and the cost effectiveness of demolishing the buildings used by the City Electrician
- The impacts of scenario 4 on the Library’s green space and rear yard
- Should the evaluation of parking for the Auburn Library be expanded beyond the area of this proposal?

Attachments:
1. Alternative parking plans, Scenarios 1-4
2. Auburn Library on-site parking scenario comparison chart
3. Auburn Library Parking and Library Avenue reconstruction proposal
space for City Electrician
14 spaces and reserves
existing parking lot
Scenario 1 - Reconfigure the
Auburn Library Parking Lot Scenarios
Scenario 2 - Purchase Pan Am Property and reconfigure the existing parking layout. The spaces and reserve space for City Fleet parking.

Auburn Library Parking Lot Scenarios
<table>
<thead>
<tr>
<th>Scenario</th>
<th>Cost/Square Foot</th>
<th>Total Cost</th>
<th>Impact on City</th>
<th>Net Impact</th>
<th>Number of New Spaces</th>
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</thead>
<tbody>
<tr>
<td>1. Auburn Parking Lot Scenarios</td>
<td>$20,000</td>
<td>$14 (+2)</td>
<td>12</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>2. Acquire Pan Am Parcel and Revise Existing Layout</td>
<td>$26,000</td>
<td>$50</td>
<td>No</td>
<td>$50</td>
<td>$50</td>
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<tr>
<td>3. Acquire Pan Am Parcel, Demo City</td>
<td>$30,000</td>
<td>$50</td>
<td>No</td>
<td>$50</td>
<td>$50</td>
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<tr>
<td>4. Acquire Pan Am Parcel, Create New Election Ball and Revise Parking Layout</td>
<td>$35,000</td>
<td>Yes</td>
<td>$35,000</td>
<td>No</td>
<td>$2 (+17)</td>
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<tr>
<td>5. Acquire Pan Am Parcel, Create New Parking Lot in Rear Yard</td>
<td>$75,000</td>
<td>No</td>
<td>$75,000</td>
<td>No</td>
<td>$2 (+17)</td>
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</tbody>
</table>

Additional note: Office and storage set-up included, but does not include the cost of relocating City Election Ball and new parking.