

CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, June 22, 2015 – 5:30 P.M.
City Council Chambers – First Floor
Lewiston City Building
27 Pine Street, Lewiston, ME

AGENDA

I. ROLL CALL

II. ADJUSTMENTS TO THE AGENDA

III. CORRESPONDENCE

IV. PUBLIC HEARINGS:

A request by Robert Faunce on behalf of Lionel and Dianne Rodrigue to amend the Zoning and Land Use Code, Article II. Definitions and Article XI. District Regulations to allow dormitories affiliated with an educational institution or a sports organization as a permitted use in the Highway Business (HB) district.

V. OTHER BUSINESS:

- a) Parking Presentation by Katie Polio, student at Bates College in collaboration with DNAC.
- b) Land acquisition: 2 and 26 Oxford Street.
- c) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VI. READING OF THE MINUTES: Motion to adopt the April 27, 2015 draft minutes

VII. ADJOURNMENT



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: June 18, 2015
RE: June 22, 2015 Planning Board Agenda Item IV(a)

A request by Robert Faunce on behalf of Lionel and Dianne Rodrigue to amend the Zoning and Land Use Code, Article II. Definitions and Article XI. District Regulations to allow dormitories affiliated with an educational institution or a sports organization as a permitted use in the Highway Business (HB) district.

Robert Faunce on behalf of Lionel and Dianne Rodrigue has submitted a petition pursuant to Article XVII, Section 5 of the Zoning and Land Use Code to amend the zoning and land use code to allow dormitories affiliated with an educational institution or a sports organization as a permitted use in the Highway Business (HB) district. This amendment will assist the petitioner in providing living quarters for the Lewiston-Auburn Fighting Spirit minor league hockey team on the second floor of an existing commercial building at 25 Westminster Street.

Dormitories are currently allowed as either a permitted or conditional use in 13 zoning districts including the HB district; however, they must be associated and accessory to an academic use on the same property. If an academic institution wants to operate a dormitory off campus with no other academic related uses, it is currently not allowed. The proposed amendment will permit dormitories as an individual permitted use limited to the HB district. This district currently permits similar uses like mixed use structures, hotels, motels and inns. It does not allow lodging houses.

The petitioner is specifically requesting the amendment to allow dormitories as an independent use to be limited to the HB district. Staff supports this request and believes the Planning Board may want to consider a future amendment allowing dormitories in other zoning districts where similar uses are currently permitted (i.e. multifamily dwellings, hotels, motels inns in districts like the Riverfront, Mill, and Centreville).

The proposed amendment also adds the following definition for "dormitories":

"a residence hall providing sleeping rooms, bathrooms, study and recreation rooms and a common kitchen for individuals or for groups affiliated with an educational institution or a sports organization by contract or otherwise owned and operated by a sponsoring institution with full-time live-in resident supervisor assistant to provide support services and oversight of occupants."

Staff worked with the petitioner in drafting the definition in effort to make a clear distinction that a dormitory cannot be operated as lodging house, that the dormitory must be affiliated with an educational institution or a sports organization (this prohibits a developer from operating a

dormitory independently with no affiliation or contract), and that a full-time live-in resident supervisor assistant must be on-site to provide support services and oversight of occupants (a clear distinction from that of lodging house).

ACTION NECESSARY

Make a motion pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration a petition submitted by Robert Faunce on behalf of Lionel and Dianne Rodrigue to amend the Zoning and Land Use Code, Article II. Definitions and Article XI. District Regulations to allow dormitories affiliated with an educational institution or a sports organization as a permitted use in the Highway Business (HB) district (subject to any concerns raised by the Planning Board or staff).

June 10, 2015

David Hediger
City Planner/Deputy Director Planning and Code Enforcement
City of Lewiston
27 Pine Street
Lewiston, ME 04240-7201

Re: Dormitories in the HB District

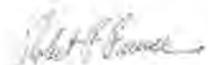
Dear Mr. Hediger:

Lionel and Dianne Rodrigue have submitted a petition to amend the Lewiston Zoning and Land Use Code to allow dormitories as a permitted use in the Highway Business District and create a definition for dormitories. Dormitories are now allowed in a wide variety of zoning districts, including the Highway Business District, as accessory uses to academic institutions. The proposed amendments would allow dormitories as a principal use in the HB District if they satisfy the additional restrictions presented in the proposed definition. These restrictions require dormitories to be affiliated with an educational institution or a sports organization by contract or otherwise owned and operated by a sponsoring institution and to maintain a full-time live-in resident supervisor assistant to provide support services and oversight of occupants.

It is well known within the community that the Lewiston-Auburn Fighting Spirit Hockey Team will begin play in the North American 3 Eastern Hockey League (NA3EHL) this year. The league requires that the team provide living quarters for its players, who generally range in age from 18 to 21, and this can best be accomplished with a dormitory. One of the main purposes of the league is to provide an opportunity for high school graduates to further develop their hockey skills in a competitive situation, thereby improving their chances for obtaining a Division 1 or 2 college scholarship. In addition, many players will also be taking classes at one of the local colleges in order to improve their academic records. The players will be living and working closely with their coaches, who will assume the live-in supervisor role referred to in the proposed definition.

We have reviewed the draft Comprehensive Plan and there is nothing in the document that contradicts the proposed amendments. I will attend the Planning Board's meeting on June 22, 2015 to answer any questions the Board or staff may have.

Best Regards,



Robert F. Faunce

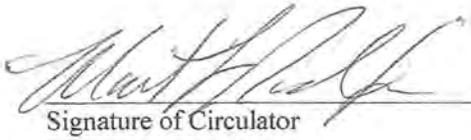
PETITION TO AMEND THE CITY OF LEWISTON
ZONING AND LAND USE CODE

Pursuant to Appendix A, Article XVII, Section 5, Amendments, of the City of Lewiston Zoning and Land Use Code, we the undersigned residents of the City of Lewiston, being eighteen (18) year of age or older, do hereby petition the City of Lewiston to amend the Land Use Table in Article XI to permit "dormitories" as a permitted use in the Highway Business (HB) zoning district and amend Article II, Definitions, to add the following definition for "dormitories": "A residence hall providing sleeping rooms, bathrooms, study and recreation rooms and a common kitchen for individuals or for groups affiliated with an educational institution or a sports organization by contract or otherwise owned and operated by a sponsoring institution with full-time live-in resident supervisor assistant to provide support services and oversight of occupants".

| | SIGNATURE | PRINTED NAME | PHYSICAL STREET ADDRESS (No PO Boxes) | DATE |
|----|---------------------------|--------------------|--|--------|
| 1 | <i>Wanda Doucette</i> | Wanda Doucette | 14 Furbus St Lew | 6/8/15 |
| 2 | <i>Lucille Fortin</i> | Lucille Fortin | 176 Lisbon St Lew | 6/8/15 |
| 3 | <i>Nancy Sutton</i> | Nancy Sutton | 48 RANDALL RD ²⁰⁰ | 6-8-15 |
| 4 | <i>Bernadette Edwards</i> | Bernadette Edwards | 39 Randall | 6-8-15 |
| 5 | <i>David A. Gagan</i> | DAVID A. GAGAN | 8 RESERVATION AV | 6/8/15 |
| 6 | <i>James B. Mercier</i> | James B. Mercier | 16 Orchard Cir | 6/8/15 |
| 7 | <i>Mike Cain</i> | Mike Cain | 17 Richmond Ave. | 6/8/15 |
| 8 | <i>Matthew Flaherty</i> | Matthew Flaherty | 350 Randall RD ^{2nd 4} Apt 7 | 6/8 |
| 9 | <i>Michael Moran</i> | Michael Moran | 426 Lisbon St | 6/8 |
| 10 | <i>George Simonas</i> | George Simonas | 115 Wellman St. | 06-08 |
| 11 | <i>Margaret C. Vachon</i> | Margaret C. Vachon | 10 Linda Circle | 6/8/15 |
| 12 | <i>Rachel Williams</i> | Rachel Williams | 162 Webster Ave | 6/8/15 |
| 13 | <i>Cindy Foss</i> | Cindy Foss | 52 Cottage St | 6/8/15 |
| 14 | <i>Jenny Berube</i> | Jenny Berube | 17 Webster St. | 6/8/15 |
| 15 | <i>Louise McClure</i> | Louise McClure | 25 McKinley Dr | 6-8-15 |
| 16 | <i>Matt McCarthy</i> | Matt McCarthy | 8 Lowell Ct. | 6-8-15 |
| 17 | <i>Robert Blais</i> | Robert Blais | 61 HAS 1014 | 6-8-15 |
| 18 | <i>Mike McClure</i> | MIKE MCCLURE | 25 mc kinley dr | 6/8/15 |
| 19 | <i>Becky L. Michaud</i> | Becky L. Michaud | 15 Hall St. 2nd Flr | 6/8/15 |
| 20 | <i>Kaila McCracken</i> | Kaila McCracken | 3 Dion St. | 6/8/15 |

CIRCULATOR=S VERIFICATION

I hereby verify that I am the Circulator of this petition that all the signatures to this petition were made in my presence, and to the best of my knowledge and belief, each signature is that of the person it purports to be, and each person is a resident of the City of Lewiston.


Signature of Circulator

Mark L. Rodriguez
Printed Name of Circulator

6/9/15
Date

REGISTRAR=S CERTIFICATION

I hereby certify and verify that the names of all of the petitioners listed as valid appear on the voting list as registered voters in the City of Lewiston.

Total Valid: 13 Total Invalid: 7


Signature of Registrar/Deputy Registrar

Date: 6-10-15

AN ORDINANCE PERTAINING TO PERMITTED USES
IN THE HIGHWAY BUSINESS DISTRICT AND DEFINITIONS

Appendix A of the Code of Ordinances of the City of Lewiston, Maine, is hereby amended as follows:

APPENDIX A
ZONING AND LAND USE CODE
ARTICLE II. DEFINITIONS

Sec. 2 Definitions

Article II, Definitions, is hereby amended by adding the following definition for “dormitories”: “A residence hall providing sleeping rooms, bathrooms, study and recreation rooms and a common kitchen for individuals or for groups affiliated with an educational institution or a sports organization by contract or otherwise owned and operated by a sponsoring institution with full-time live-in resident supervisor assistant to provide support services and oversight of occupants.”

APPENDIX A
ZONING AND LAND USE CODE
ARTICLE XI. DISTRICT REGULATIONS

Sec. 22 (c) Land Use Table

The Land Use Table, adopted pursuant to this Section, is hereby amended by to permit “dormitories” as a permitted use in the Highway Business (HB) zoning district.

REASONS FOR THE PROPOSED AMENDMENTS

The reason for the proposed amendment is that the Lewiston-Auburn Fighting Spirit Hockey Team, which will begin play in the North American 3 Eastern Hockey League (NA3EHL), needs to provide adequate living quarters for its players, who generally range in age from 18 to 21. Such living arrangements are most often found in dormitories. While the Lewiston Zoning and Land Use Code allows dormitories in a wide range of zoning districts, including the Highway Business District, they must be associated with a principal academic use. The proposed amendments would revise the list of permitted uses in the Highway Business District by including dormitories as a permitted use and add a definition for dormitories to the definition section. The practical effect of this

amendment would be to allow the addition of a dormitory for the hockey team to the second floor of an existing commercial building at 25 Westminster Street.

The proponents request that the Land Use Table be amended by adding dormitories as a permitted principal use in the Highway Business (HB) zoning district and that the following definition for “dormitories” be added to Article II: “A residence hall providing sleeping rooms, bathrooms, study and recreation rooms and a common kitchen for individuals or for groups affiliated with an educational institution or a sports organization by contract or otherwise owned and operated by a sponsoring institution with full-time live-in resident supervisor assistant to provide support services and oversight of occupants.”

CONFORMANCE WITH THE CONPREHENSIVE PLAN

1. Continue to allow a wide range of housing types in the Zoning ordinance (Long Range Planning 5.A)
2. Explore areas of the city where non-traditional housing, including in-law apartments, two-families and mobile homes, may be appropriate and make appropriate changes to the Zoning Ordinance (Long Range Planning 5.C)
3. Continue to coordinate with private recreation organizations to provide recreational opportunities for local residents (Recreation B.7)

In compliance with the provisions of the Code, Article XVII, Section 5 (g), the proponents hereby propose the following amendment:

- (a) Allowed uses of the property shall include those uses which are presently permitted and conditional in the Highway Business (HB) District and the following uses: “Dormitories” ... as listed below and subject to the conditions contained herein.

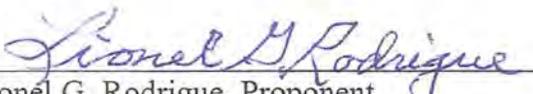
| Land Use Table | Highway Business (HB) |
|--|------------------------------|
| USES(15)(33) | |
| Accessory use or structure | P |
| Commercial-Service | |
| Veterinary facilities excluding kennels and humane societies | P |

| | |
|--|-------|
| Veterinary facilities including kennels and humane societies | |
| Small day care facilities | P |
| Day care centers | P |
| Day care centers accessory to public schools, religious facilities, multifamily or mixed res. developments, and mobile home parks | |
| Business and professional offices including research, experimental, testing laboratories, engineering, research, management and related services | P |
| Restaurants | P(26) |
| Drinking places | C |
| Adult business establishments | |
| Hotels, motels, inns | P |
| Movie theaters except drive-in theaters | P |
| Places of indoor assembly, amusement or culture | P |
| Art and crafts studios | P |
| Personal Services | P |
| Retail stores | P |
| Neighborhood retail stores | |
| Lumber and building materials dealer | P |
| Gasoline service stations | P |
| Gasoline service stations which are a part of and subordinate to a retail use | P |
| New and used car dealers | P |
| Recreational vehicle, mobile home dealers | P |
| Equipment dealers and equipment repair | C |
| Automotive services including repair | P |
| Registered dispensary(27) | C |
| Registered primary caregivers engaged in the cultivations of medical marijuana for two to five registered patients. | P |
| Tattoo Establishments | C |
| Industrial | |
| Light industrial uses | P(9) |
| Industrial uses | |
| Building and construction contractors | P(6) |
| Fuel oil dealers and related facilities | |
| Wholesale sales, warehousing and distribution facilities and self-storage | P |

| | |
|--|----------|
| facilities | |
| Self storage facilities | |
| Commercial solid waste disposal facilities | |
| Junkyards and auto graveyards | |
| Recycling and reprocessing facilities | |
| Private industrial/commercial developments(23) | P |
| | |
| Transportation | |
| Airports or heliports | |
| Commercial parking facilities | P |
| Transit and ground transportation facilities | |
| Transportation facilities | P |
| | |
| Public and Utility | |
| Pumping stations, standpipes or other water supply uses involving facilities located on or above the ground surface and towers for municipal use | P |
| Power transmission lines, substations, telephone exchanges, microwave towers or other public utility or communications use | C |
| Municipal buildings and facilities | P |
| Preservation of historic areas; emergency and fire protection activities; bridges and public roadways | |
| Dams | |
| | |
| Institutional | |
| Religious facilities | P |
| Cemeteries | |
| Congregate care/assisted living facilities, institutions for the handicapped, nursing or convalescent homes, group care facilities | P |
| Hospitals, medical clinics, | P |
| Museums, libraries, and non-profit art galleries and theaters | |

| | |
|---|--------------|
| Academic institutions, including buildings or structures for classroom, administrative, laboratory, dormitories, art, theater, dining services, library, bookstores, athletic facilities and student recreational uses, together with buildings accessory to the foregoing permitted principal buildings or structures, | P |
| Civic and social organizations | |
| Public community meeting and civic function buildings including auditoriums | |
| | |
| Residential(8) | |
| Single-family detached dwellings on individual residential lots | |
| Mobile homes on individual residential lots | |
| Two-family dwellings | P(14) |
| Multifamily dwellings in accordance with the standards of Article XIII | |
| Single-Family attached dwelling in accordance with the standards of Article XIII | |
| Mixed single-family residential developments in accordance with the standards of Article XIII | |
| Mixed residential developments in accordance with the standards of Article XIII | |
| Mixed use structures | P |
| Lodging houses | |
| Home occupations | |
| Bed and breakfast establishments as a home occupation | P |
| In-law apartments in accordance with the standards of Article XII | |
| Single family cluster development | |
| Family day care home | P |
| Shelters | |
| <i>Dormitories</i> | <i>P</i> |
| | |
| Natural Resource | |
| Agriculture | |
| Farm Stands | |

| | |
|--|----------|
| Forest management and timber harvesting activities in accordance with the standards of Article XIII | P |
| Earth material removal | |
| Community gardens(20) | P |
| Water dependent uses, e.g. docks and marinas | |
| Non-residential structures for educational, scientific or nature interpretation purposes, containing a maximum floor area of not more than ten thousand (10,000) square feet | |
| | |
| Recreation | |
| Campgrounds | |
| Public or private facilities for nonintensive outdoor recreation | |
| Commercial outdoor recreation and drive-in theaters | C |
| Fitness and recreational sports centers as listed under NAICS Code 713940 | |


Lionel G. Rodrigue, Proponent


Dianne Rodrigue

On June 9, 2015, personally appeared the above named Lionel G. Rodrigue and Dianne Rodrigue and acknowledged the foregoing to be of their free act and deed.


Notary Public *Attorney at Law*
Commission Expires:

38 Davis Street
Lewiston, Maine 04240

June 18, 2015

Planning Board
c/o David Hediger
27 Pine Street
Lewiston, Maine 04240

Dear Planning Board Members,

Thank you for making time in your agenda to receive a report on the state of parking utilization in Lewiston's downtown residential neighborhood. I regret that I am unable to be present for the meeting. This report is the result of a collaboration between the Downtown Neighborhood Action Committee (DNAC) and Bates College's Short-term Action/ Research Team (ST/ART).

The DNAC is the implementing committee for, "The Third Place: Downtown Neighborhood Action Plan" (2009). The plan contains a number of recommendations regarding parking in the downtown residential neighborhood. The DNAC has in the past worked successfully to reduce winter on-street parking restrictions. Planning Board support for those changes was an important ingredient for their adoption by the City Council.

We believe that easing winter season on-street restrictions was a step in the right direction but that further changes are necessary to facilitate the investment necessary for the revitalization of the City's downtown residential neighborhood. Our report has a number of key findings and recommendations that we hope the Planning Board will consider as you re-evaluate parking requirements city-wide.

Again, thank-you for your time and consideration.

Best Regards,



Brian Banton
DNAC Chairperson

RE-EVALUATING PARKING IN DOWNTOWN LEWISTON

By: Katie Polio, STA/RT Program. In collaboration with
the Downtown Neighborhood Action Committee

Outline



- Background research. Reading past city plans
- Lewiston's current zoning and affects on the City
- My research and findings from surveying
- Recommendations for policy change
- Impact in Lewiston

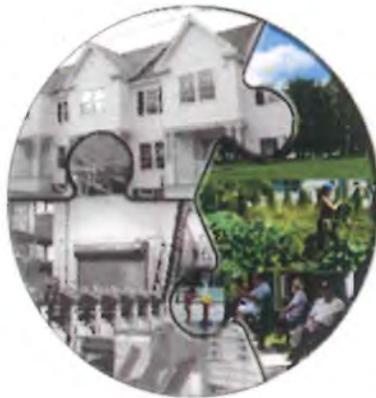
Resources



riverfront island master plan



City of Lewiston, ME
 Riverfront Island Master Plan Committee
 Goody Clancy
 May 2012



The Third Place

Downtown
 Neighborhood
 Action Plan
 February 2009



Downtown
 Neighborhood
 Task Force



U.S. PARKING POLICIES: An Overview of Management Strategies

Institute for Transportation and Development Policy
 RACHEL WEINBERGER JOHN KAEHNY MATTHEW RUFO



Revised: 11 March 2011

Legacy Lewiston
 City of Lewiston Comprehensive Plan

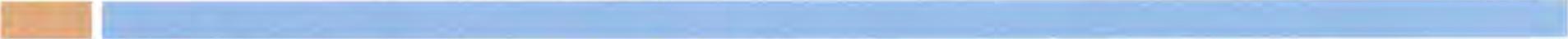
Resources



- ❑ The Third Place: Downtown Neighborhood Action Plan (2009)
- ❑ Riverfront Island Master Plan (2012)
- ❑ Draft of the Comprehensive Plan (2015)
- ❑ CDP (Harvard Community Development Project)

- ❑ Chartering Maine's Future: An Action Plan for Promoting Sustainable Prosperity and Quality Places (2006, Brookings Institution Metropolitan Policy Program)
- ❑ U.S. Parking Policies: An Overview of Management Strategies (2010, Institute for Transportation and Development Policy)
- ❑ Parking Best Practices: A Review of Zoning Regulations and Policies in Select US and International Cities (2011, NYC Department of City Planning)

How do we envision Lewiston's Future?



- Clear goals and objectives with each plan
 - ▣ Quality housing for downtown residents.
 - ▣ Complete streets - a City that is walkable, bikeable, and pedestrian-friendly.
 - ▣ Downtown revitalization and economic development.
 - ▣ More job opportunities to attract young professionals to Lewiston.

What are current barriers to this vision?



- ❑ Dated zoning
 - ❑ CDP Report, the U.S. Parking Policies Report, etc
 - ❑ Many cities are struggling with dated zoning that is not reliable or relevant.
- ❑ Minimum Parking Requirements
 - ❑ Removed in Boston, Portland, and NYC in 1970s.
 - ❑ Most U.S. cities still have zoning rules that require minimum parking.

Minimum Parking Requirements

- Minimum parking requirements increase the cost of development “both by reducing land available for development and because of the cost of creating the parking lot” (53).

Lewiston's Minimum Parking Requirements

- Current zoning requires two parking spaces be built per housing unit.

Single-family detached dwellings

Two-family dwellings

Single-family attached or multifamily dwellings with

Housing for the elderly

two spaces per dwelling unit

two spaces per dwelling unit

two spaces per dwelling unit with three or more bedrooms, one and one-half spaces per dwelling unit with one or two bedrooms, one space per efficiency dwelling unit; plus 0.2 spaces per dwelling unit for visitor parking for all single-family attached or multi-family dwellings

one-half space per dwelling unit

Parking lots can be: unattractive, less safe for kids than parks would be, reduce community interaction, and take up space that could be used for residential housing or public spaces.



Big Question

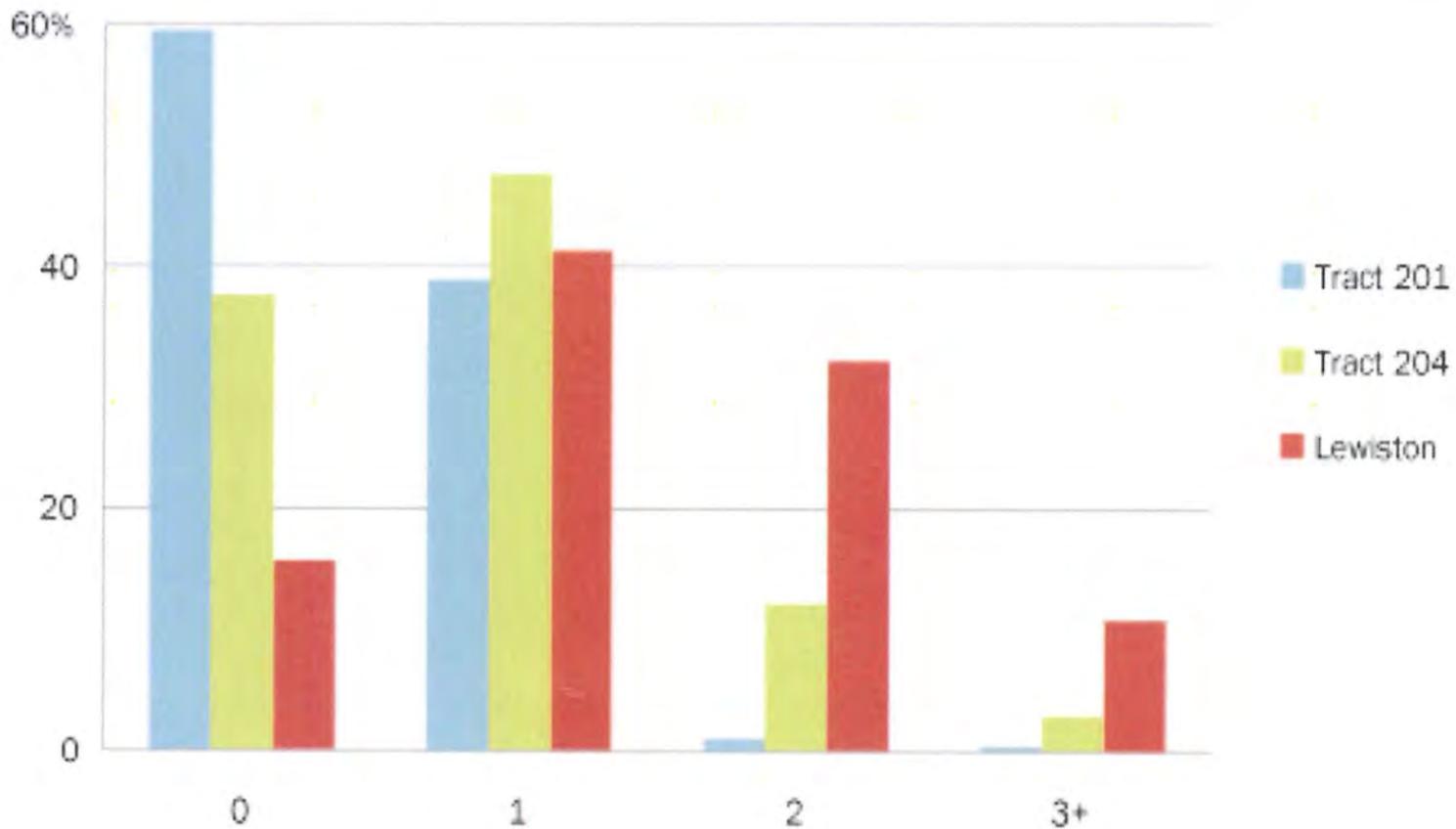
Does Lewiston need this much parking?



Surface parking lots and associated infrastructure cover 23% of downtown's real estate.

Source: Draft of Comprehensive Plan

Vehicle Ownership in Lewiston vs. the Downtown



Vehicle ownership in Lewiston (cars per household)

Source:
CDP Report

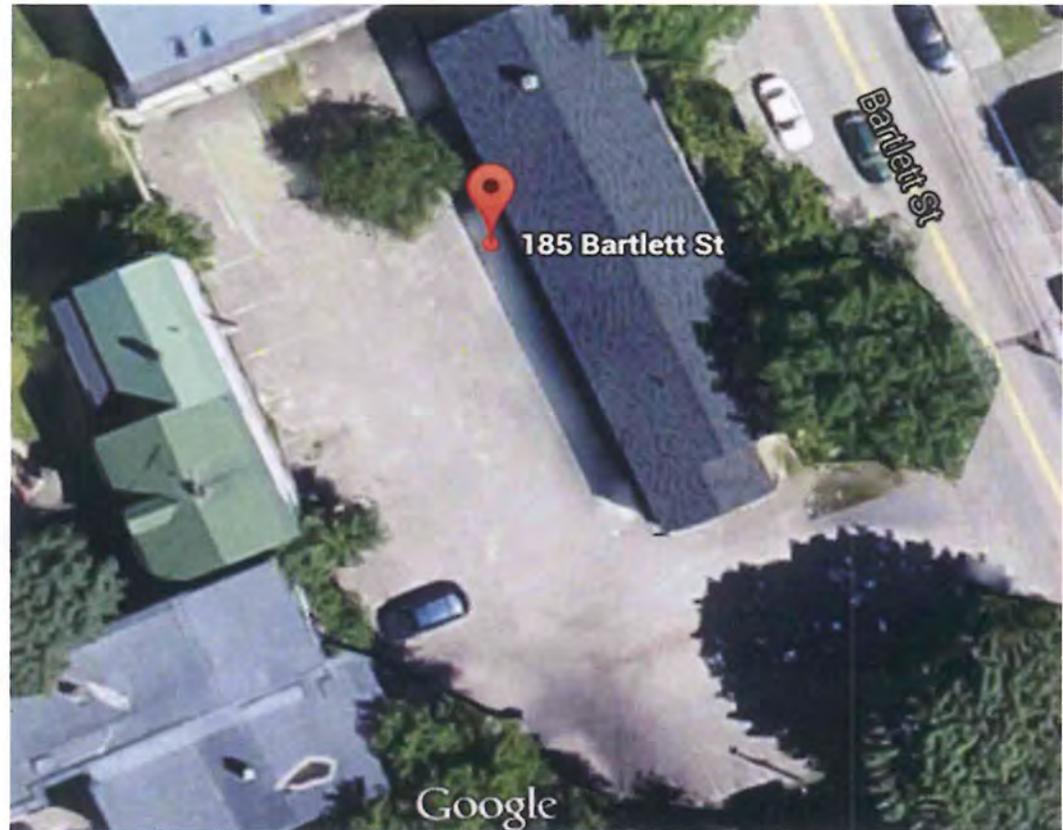
Vehicle Ownership - Parking Permit Use

From a building manager from Downtown Lewiston:

- 169 Bartlett St, **18 units**, 69 tenants, **8 permits**
- 73 Knox St, **6 units**, 17 tenants, **2 permits**
- 73.5 Knox St, **2 units**, 6 tenants, **2 permits**
- 40.5 Maple St, **6 units**, 12 tenants, **3 permits**
- 238 Park St, **6 units**, 16 tenants, **3 permits**
- 262 Park St, **3 units**, 5 tenants, **1 permit**
- 264 Park St, **2 units**, 5 tenants, **1 permit**
- 49 Knox St, **7 units**, 28 tenants, **5 permits**
- 21 Walnut St, **8 units**, no tenant count, **7 permits**
- 25 Howe St, **6 units**, 18 tenants, **3 permits**
- 232 Blake St, **4 units**, 10 tenants, **1 permit**

185 Bartlett

- 18 tenants, 20 parking spots, 5-6 permits
- Used as a gathering space.
- Parking is expensive to build and maintain.



My Research



- Question: How much on-street and off-street parking is available in the Downtown and how much is being used?
- Methodology for on- and off-street parking

Downtown Lewiston



Bartlett – Park
Ash – Maple

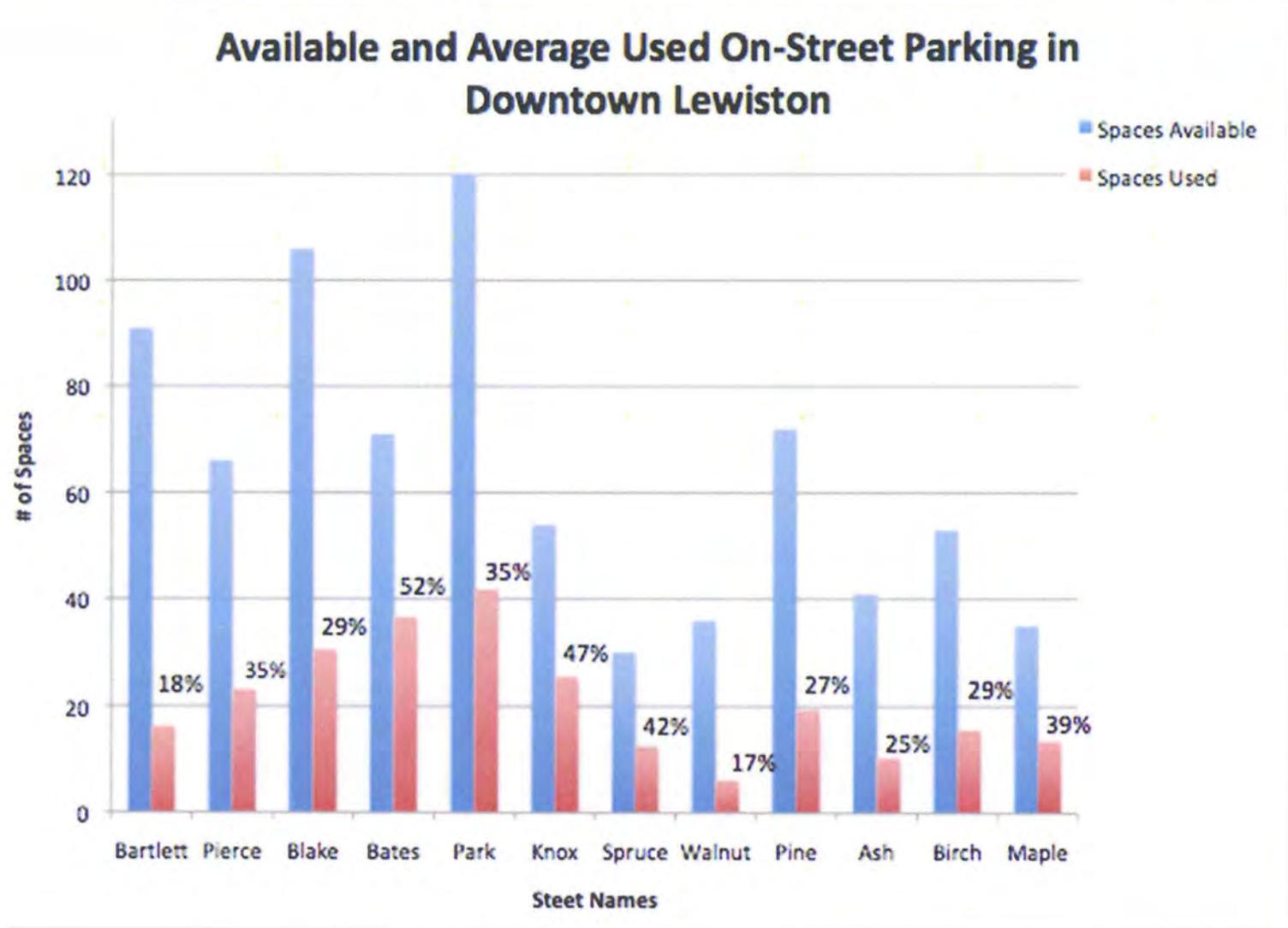
Methodology – On-Street

- Potential Spots
 - 22 ft per space
 - 10 ft on either side of driveway
 - 25 ft from intersection
- Actual Spaces Used
 - Car Counts

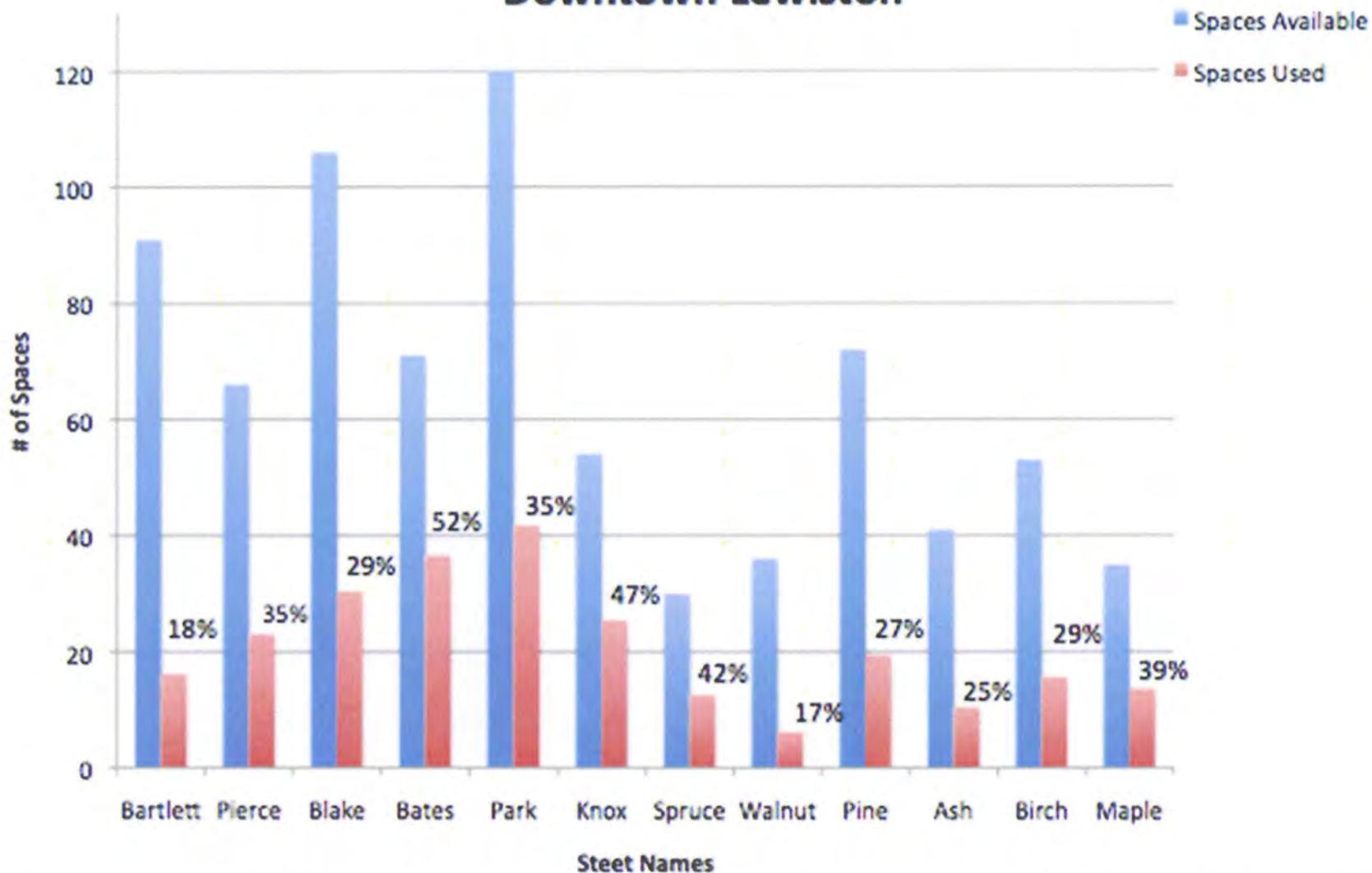
Methodology – Off-Street

- Developments we chose to survey:
 - 185 Bartlett St.
 - CCI office building
 - CCI residential
 - 240 Blake St.
 - Maple Condos 54-68
 - Maple Condos 57-61
 - 56 Birch St.

My Findings – On-Street Utilization

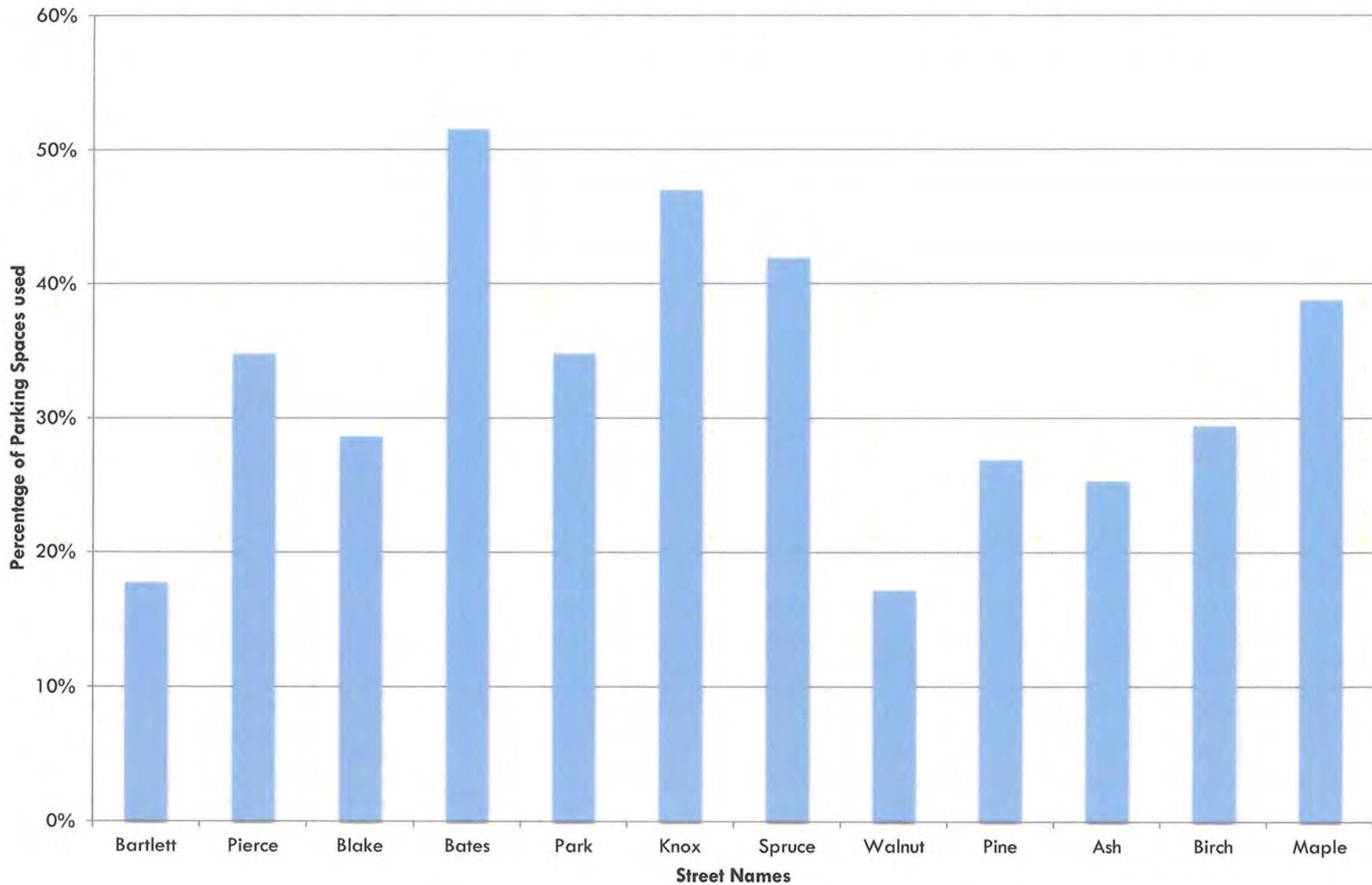


Available and Average Used On-Street Parking in Downtown Lewiston



According to industry standards, an optimal parking occupancy rate is 85%.

Percent of On-Street Parking Spaces Used in Downtown Lewiston



No street reaches or exceeds the optimal parking occupancy rate of 85%.

My Findings – Off-Street Utilization



The CCI residential parking lot is the only lot that comes close to reaching the optimal occupancy rate of 85%. This is elderly housing and therefore has reduced parking requirements.



Conclusions

- There is an overabundance of parking in the downtown residential neighborhood.



Recommendations



- ❑ Consider reducing or eliminating minimum parking requirements
- ❑ Align on and off-street parking management
- ❑ Coordinate 'shared parking'
- ❑ Encourage land banking of parking lots
- ❑ Encourage developers to 'unbundle' parking

Reducing/Eliminating Minimum Parking Requirements

- “By eliminating parking requirements in the downtown ... each new development can determine exactly how much parking is needed **without wasting land and resources on parking spaces**, finding more creative ways to meet resident or customer needs.
- Simplifying this aspect of the development and approval process **would help attract potential developers and increase Lewiston’s competitive advantage”** (199).

Reducing/Eliminating Minimum Parking Requirements

- This would involve updating zoning regulations to relax or eliminate the off-street parking required for new developments.
- This would involve planning and code enforcement.

Align On- and Off-Street Parking



- ❑ Consider the overall supply of parking spaces Downtown, rather than “accounting for each residential properties’ parking allocations separately” (53).
- ❑ Recognize that on-street parking could be better utilized.
- ❑ Further reduce winter parking restrictions.

Facilitate and Simplify Shared Parking



- ❑ Shared parking allows nearby property owners to share a common parking facility rather than maintaining two separate facilities.
- ❑ Consider Downtown uses that are active at different times of the day or week.
- ❑ This would provide ample opportunity for redevelopment within the downtown (95).
- ❑ This strategy has been used successfully in other cities.

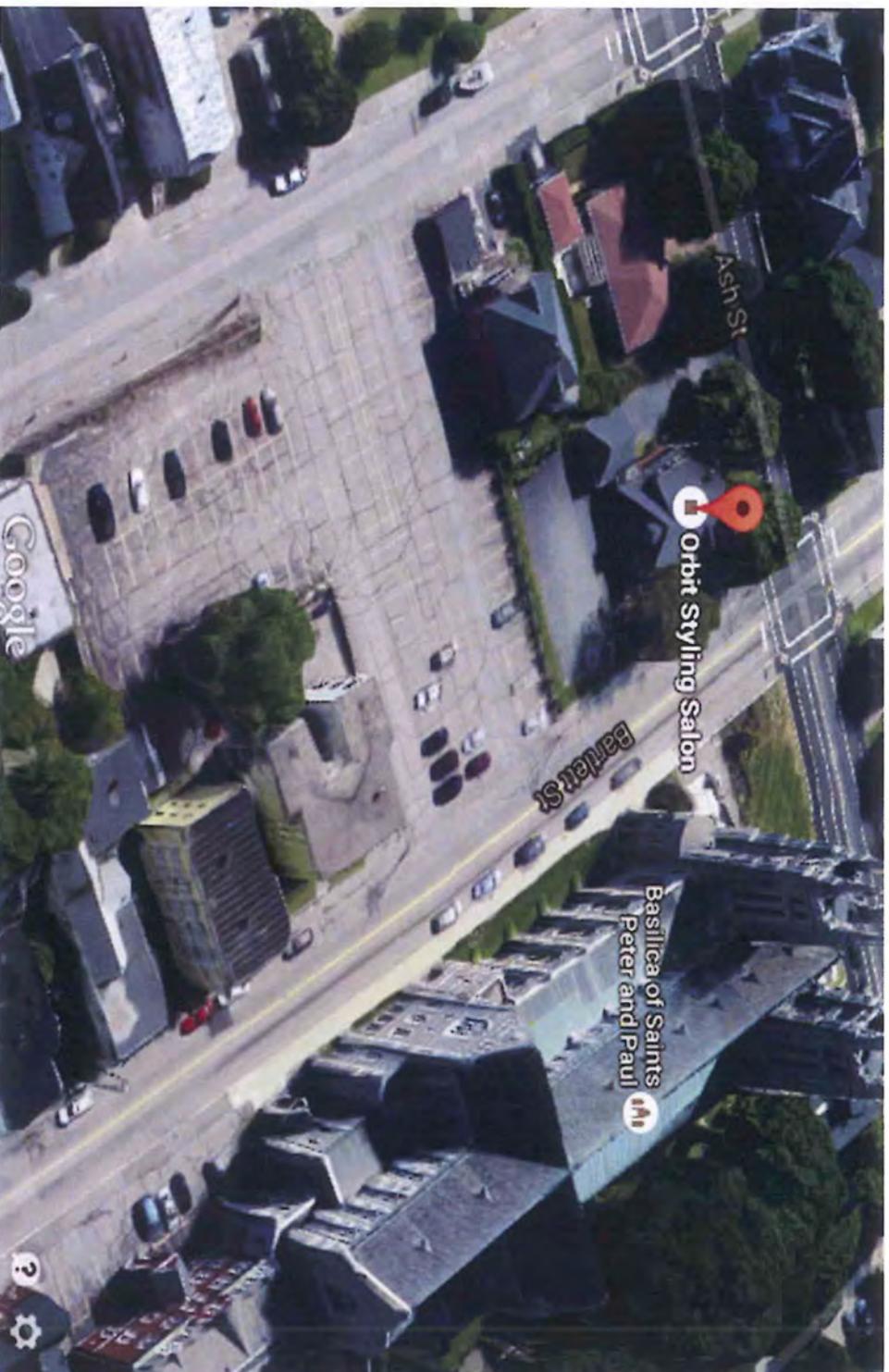
Shared Parking in the Downtown



- Shared parking is currently allowed by ordinance.
- However, the code creates some “administrative hurdles that could be removed in order to make the process more simple” (199-200).

Shared Parking - Example

Orbit Hair Salon and the Basilica



Shared Parking: Orbit Hair Salon and the Basilica

- ❑ Orbit could have saved approximately \$20,000-\$30,000.
- ❑ This money could have been spent on the building's development and this space could have been used as green space, another business, etc.
- ❑ The city could further incentivize shared parking and make the process easier for developers.

Encourage Land Banking



- ❑ Land banking reserves space for possible anticipated parking demand in the future.
- ❑ In the meantime, space is used for communal space or amenities like gardens, parks, or playgrounds (54).

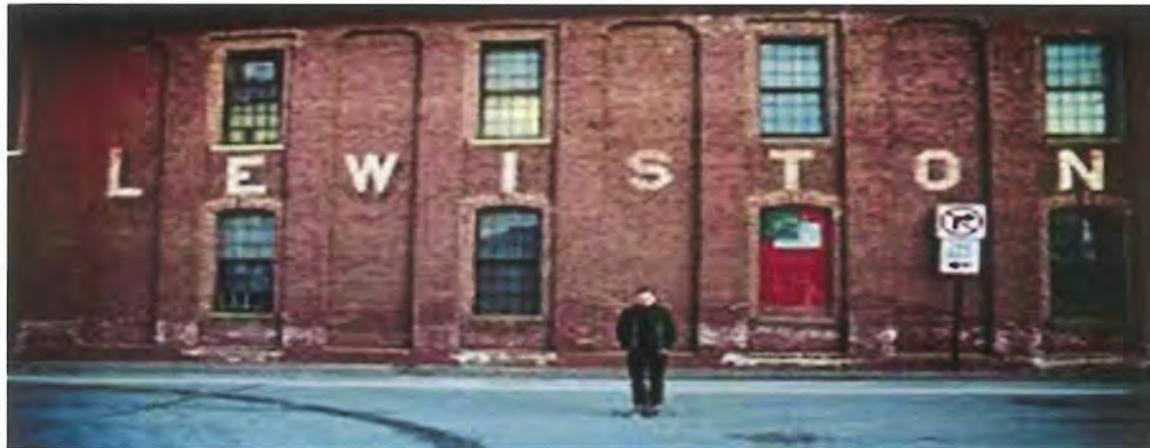
Land Banking in Lewiston



- ❑ This allows us to meet current need while leaving the possibility of increasing parking if there's more demand in the future.
- ❑ The City could provide more incentives for owners to turn vacant lots into landscaped reserves (54).
- ❑ There are projects underway right now where this could be implemented.

Next Steps

- Incorporate these recommendations into the zoning code.
- Reduce or eliminate minimum parking requirements.
 - ▣ Explore creative ways to meet resident's needs such as through shared parking and land banking.





THANK YOU!

Questions? Comments?



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: June 18, 2015
RE: June 22, 2015 Planning Board Agenda Item V(b)

Acquisition of 2 and 26 Oxford Street

Pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code, the board shall review and make a recommendation to the city council with regard to the acquisition and disposition of all public ways, lands, buildings and other municipal facilities.

Staff has been directed to request a recommendation from the Planning Board for the acquisition of 2 and 26 Oxford Street. Both of these properties are located in the Riverfront (RF) zoning district. Reference should be made to Director of Economic and Community Development, Lincoln Jeffers memorandum dated June 17, 2015.

There may be a need to discuss details of the proposed purchase of which of which the premature disclosure of the information would prejudice the competitive bargaining position of the City. If so, a request is being made by Lincoln Jeffers for the Planning Board to go into executive session. The following motion must be made:

Make a motion that the Planning Board go into executive session pursuant to 1 M.R.S.A. § 405(6)(C) to discuss real estate negotiations, of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

The Board will then enter the adjacent meeting room to be briefed on specific details. No notes, minutes, or votes are taken during executive session.

The Board will reconvene in the Council Chambers continue the meeting after the executive session.

ACTION NECESSARY:

- Make a motion pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the acquisition of 2 and 26 Oxford Street (subject to possible conditions raised by staff or the Planning Board).

Economic and Community Development

Lincoln Jeffers

Director

Lewiston



2007



To: Lewiston Planning Board
From: Lincoln Jeffers
RE: Recommendation for Acquisition of 2 and 26 Oxford Street
Date: June 17, 2016

The owner of 2 and 26 Oxford Street has made the city aware of his desire to sell the property. As required by code, the Planning Board is being asked to make a recommendation to the City Council regarding the City's contemplated acquisition of the real estate.

For the last 15 years the building at 2 Oxford Street has been leased to Carquest Auto Parts. That Carquest franchise recently merged with a local Advance Auto Parts store and the Oxford Street store is now vacant. 26 Oxford Street is a vacant lot abutting 2 Oxford Street. Maps are attached.

The assessed value of 2 Oxford Street is \$298,020 (building \$237,070/land \$60,950). The assessed value of 26 Oxford Street is \$24,380. The total combined assessed value for the two parcels is \$322,400; the combined acreage is .6548. The owner indicated he plans to list the properties for sale for \$400,000 but agreed not to list the property with a broker until the City considered acquiring it.

This real estate is in the heart of Riverfront Island. That plan called for the site to be redeveloped with infill housing and mixed use buildings. Acquisition would allow the city to define the character of the redevelopment of that area of the city. In the shorter term the real estate can be used as surface parking to help meet parking demand as Bates and other Riverfront Island area mills are redeveloped; delaying or reducing the need for decked parking. In the longer term the site could be redeveloped as envisioned in the Riverfront Island Master Plan.

As the attached map shows, the city owns several other parcels abutting this real estate. The 2008 City Council approved acquisition of 75 and 87 Lincoln Street for a combined purchase price of \$314,000. The properties were acquired to remove blight and to land bank in hopes of being able to exert some influence over redevelopment of the area. This acquisition would build upon that 2008 action.

A sales price for the two parcels has been negotiated. If the Planning Board wants to know the price I will share it in Executive Session, but until acquisition of this parcel is before the Council for action the price needs to remain confidential so as not to adversely impact the seller if the city decides not to buy the land. Norm Beauparlant has estimated demolition and disposal costs at \$22,000 – \$28,000.

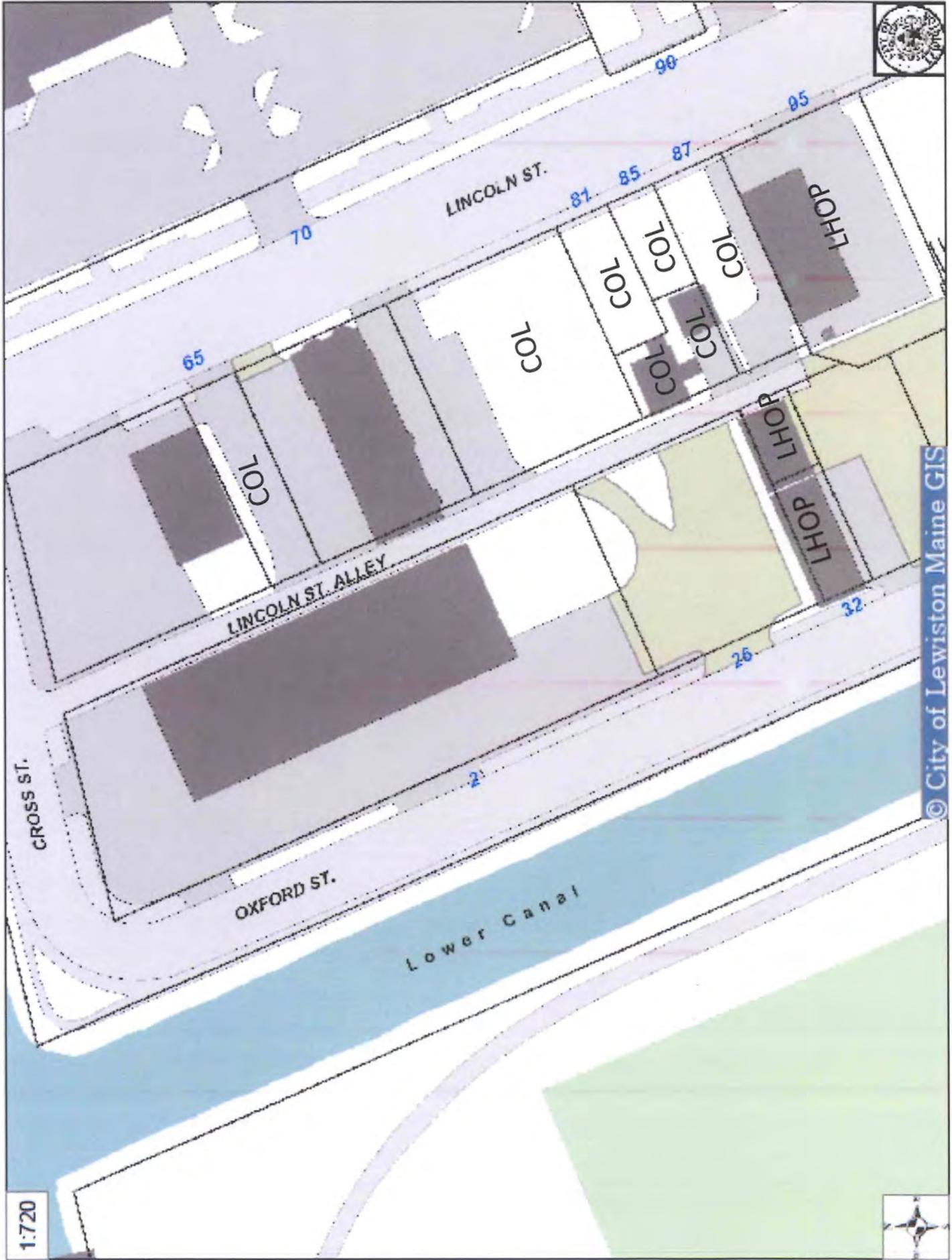
I will be in attendance at the June 22nd Planning Board for discussion on this request.



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