

**CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, July 22, 2019 – 5:30 P.M.
City Council Chambers – First Floor
Lewiston City Building
27 Pine Street, Lewiston, ME**

AGENDA

1. ROLL CALL

2. ADJUSTMENTS TO THE AGENDA

3. CORRESPONDENCE

4. PUBLIC HEARINGS:

- a. A Conditional Use and Development Review Application by the Lewiston Auburn 911 Communications System to install a 180 foot tall communications tower at a property located at 420 River Road.

5. OTHER BUSINESS:

- a. Presentation on Choice Neighborhood Transformation Plan by Misty Parker of the Economic Development Department
- b. Di minimis amendment to Sheridan Terrace Subdivision, lots 32-34.
- c. Continued Discussion of Design Lewiston Project.

6. READING OF THE MINUTES: Motion to adopt the July 8, 2019 draft minutes

7. ADJOURNMENT

The next scheduled Planning Board meeting is August 12, 2019



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Lewiston Planning Board

FROM: Douglas Greene, AICP, RLA, City Planner

DATE: July 22, 2018

RE: Lewiston Auburn 911 Conditional Use Application at 420 River Road;
Agenda Item 4 a

A Conditional Use application submitted by Lewiston Auburn 911 to construct a 180 foot tall communications tower at 420 River Road.

PROJECT DESCRIPTION

Lewiston Auburn 911 is looking to replace an existing 100 foot tall communications tower with a 180 foot tall communications tower at 420 River Road, the location of the Lewiston Landfill. The proposed structure will improve the capabilities of the 911 Emergency Communications System. The property at 420 River Road is owned by the City of Lewiston and is also the location of the city's landfill. The 186 acre property is zoned Industrial (I).

LIST TYPES OF APPROVALS

Pursuant to Article X, District Regulations, Section 22 Land Use Requirements, the proposed LA 911 communication tower is considered a communications use within the Public and Utility land use category in Article XI, District Regulations, Section 22, Land Use Requirements. That use is listed in the land use chart as a conditional use in the Industrial zone and thus requires approval by the Planning Board. Conditional Uses also require the approval by the Planning Board of Article XIII, Development Review and Standards, Section 4, Criteria.

STAFF REVIEW and COMMENTS

There were no comments from Public Works or the Police. The Fire Department had 2 concerns:

1. The Fire Department wanted more information regarding the relocation of the LPG tank referenced in Rob Stalford's letter (included in the application). This phase of the project must comply with, NFPA 58: Liquefied Petroleum Gas Code, **2008** Edition.

Response from the 911 Director- I will ensure the contractor selected to complete the LPG Tank Relocation applies all current code requirements, permits and inspections.

2. The second concern is with the methods used to tear down of the existing tower, which should considered and reviewed to limit any unnecessary dangers.

Response from the 911 Director- The contractor selected to complete the construction of the tower will also be responsible to remove the existing tower. I will ensure all safety requirements are met. The selected contractor will be required to meet all insurance requirements noted in the bid and contract documents of the City of Lewiston.

The Planning and Code Enforcement Department did not have any comments. The applicant adequately addressed the approval criteria for a Conditional Use (1 through 5) and the approval criteria for Development Review a through w (as applicable).

STAFF RECOMMENDATION

The Staff considers this to be a necessary and appropriate improvement to the City's public safety 911 system. In addition, Lewiston Auburn 911 has submitted a complete application and given its location, the project will not impact any adjacent properties

City staff has no additional comments at this time. Staff recommends **APPROVAL** of the proposed project, with the following conditions:

1. No conditions are recommended by staff.

ACTION NECESSARY

Make a motion that the conditional use application, submitted by Lewiston Auburn to construct a 180 foot tall communication tower to be located at 420 River Road, meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article X, District Regulations, Section 22, Land Use Requirements, Article X, Conditional Use, Section 3, Standards and Article XIII, Development Review and Standards, Section 4, Approval Criteria and that approval be granted (including, if any, specific conditions raised by the Planning Board or staff).

**Lewiston-Auburn 9-1-1
Emergency Communications System**

Paul LeClair, Director

552 Minot Avenue, Auburn, Maine 04210

207.786.5380 ~ 207.795.0743 fax



July 1, 2019

Mr. David Hediger,
Planning Department
City of Lewiston
27 Pine St.
Lewiston, ME 04240

RE: 180' Communications Tower Building Permit Application

Mr. Hediger,

Per the City of Lewiston Zoning and Land Use Code, Article X, Conditional Uses, the Lewiston Auburn 911 Communications System respectfully requests the City of Lewiston Planning Board approval of a conditional use permit to replace an existing 100' Communications Tower with a 180' Communications Tower to be located at 420 River RD, Lewiston Maine.

- l. Neither the proposed use nor the proposed site upon which the **180' Communications Tower** will be located is of such a character that the use will **Not** have significant adverse impact upon the value or quiet possession of surrounding properties greater than would normally occur from such a use in the zoning district.
 - a. The size of the proposed use is comparable to surrounding uses; **There is currently one wood constructed vehicle equipment garage adjacent to the radio tower.**
 - b. The amount and type of traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces are comparable to surrounding uses; **Traffic and access will continue in the same manner.**
 - c. The generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances is comparable to surrounding uses; **This application to allow a replacement tower shall not create any noise, dust, odor, vibration, glare, smoke, liter or other nuisances.**

**Lewiston-Auburn 9-1-1
Emergency Communications System**

Paul LeClair, Director

552 Minot Avenue, Auburn, Maine 04210

207.786.5380 ~ 207.795.0743 fax



- d. The impact of the use on the quality and quantity of groundwater available to abutting properties is comparable to surrounding uses; **This application for a 180' Communication Tower shall not impact groundwater available for abutting properties.**
 - e. Unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, do not aggravate adverse impacts upon surrounding properties. **The proposed 180' Communication Tower shall be an improved structure required for sensitive Public Safety Emergency Equipment.**
- (2) Vehicular and pedestrian access to, into and within the site will be safe and will not be overburdened or create hazards because they are inadequate. **The proposed 180' Communications Tower shall not increase or change the current access for vehicles, pedestrians or City of Lewiston Employees.**
- a. Vehicular access to the site will be on roads which have adequate capacity to accommodate the additional traffic generated by the development. **This project will not change the current vehicular access provided.**
 - b. The topography of the site shall permit the construction of all driveways, entrances or proposed streets to meet the standards of the City of Lewiston's Policy for the Design and Construction of Streets and Sidewalks; **This project shall not impact the existing entrance to the City of Lewiston Landfill site.**
- (3) Municipal or other facilities serving the proposed use will not be overburdened or create hazards because they are inadequate. **The proposed project will not require sewerage or water supply systems. There will not be any impact to the storm drainage system. The project will not impact the fire department's ability to provide protection.**
- a. The capacity of sewerage and water supply systems is adequate to accommodate the proposed use;
 - b. The capacity of the storm drainage system is adequate to accommodate the proposed use; and
 - c. The ability of the fire department to provide necessary protection services to the site and development is adequate.

**Lewiston-Auburn 9-1-1
Emergency Communications System**

Paul LeClair, Director

552 Minot Avenue, Auburn, Maine 04210

207.786.5380 ~ 207.795.0743 fax



- (4) The soils on the proposed site shall have adequate capacity and stability to support all loadings, including fill, developed by the proposed use and the use will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water to the extent that a dangerous or unhealthy condition may result on the site or upon the land of abutters or the environment. In considering whether this standard is satisfied, the board shall take into account the elevation above sea level of the site and surrounding properties, its relation to flood plains, the slope and vegetation of the land and their effects on drainage. **This project shall not impact the soils of this site.**
- (5) The scale and design of the proposed structures with respect to materials, scale and massing shall be compatible with existing structures within 500 feet of the site in areas where the existing structures are of a similar scale and architectural treatment. **The scale and design of the proposed tower is similar to the current equipment on the landfill site.**

Development Review and Standards:

- (a) Utilization of the site: **The proposed 180' Communications Tower shall be placed adjacent to the existing Communications Shelter. There shall be no environmental impacts as described in sub section (a).**
- (b) Traffic movement into and out of the development area: **N/A.**
- (c) Access to the site: **Existing access to the site shall not be altered and is adequate for all agencies.**
- (d) Internal Vehicular circulation: **N/A.**
- (e) Pedestrian circulation: **N/A.**
- (f) Storm water management: **N/A.**
- (g) Erosion Control: **Contractors shall be required to install and maintain erosion control measures during construction of the concrete pad which will support the concrete communications shelter.**
- (h) Water supply: **N/A.**
- (i) Sewage disposal: **N/A.**

**Lewiston-Auburn 9-1-1
Emergency Communications System**

Paul LeClair, Director

552 Minot Avenue, Auburn, Maine 04210
207.786.5380 ~ 207.795.0743 fax



- (j) Utilities: **Required utilities shall be limited to Electricity which will be provided via underground electrical protected by conduit.**
- (k) Natural features: **N/A.**
- (l) Groundwater protection: **This project shall not adversely impact available groundwater. This project shall not require water or sewer service.**
- (m) Water and air pollution: **This project shall not result in water or air pollution.**
- (n) Exterior Lighting: **Exterior lighting to the concrete shelter shall be installed as required. All other site and facility lighting shall remain as is currently provided.**
- (o) Waste disposal: **N/A.**
- (p) Lot layout: **Attached**
- (q) Landscaping: **N/A.**
- (r) Shore land Relationship: **N/A.**
- (s) Open space: **N/A.**
- (t) Technical and financial capacity: **This project is funded by the LA911 Committee's Capital Project and the inter-local agreement between the City of Lewiston and Auburn.**
- (u) Buffering: **N/A.**
- (v) Compliance with district regulations: **N/A.**
- (w) Design consistent with performance standards: **N/A.**

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'PML', written over a light blue circular stamp.

Paul M. LeClair

PROJECT DATA

The following information is required where applicable, in order to complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	_____ sq. ft.
Proposed Total Paved Area	N/A _____ sq. ft.
Proposed Total Impervious Area	_____ sq. ft.
Proposed Impervious Net Change	_____ sq. ft.
Impervious surface ratio existing	_____ % of lot area
Impervious surface ratio proposed	_____ % of lot area

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint (COULN)	100 _____ sq. ft.
Proposed Building Footprint (COVER)	100 _____ sq. ft.
Proposed Building Footprint Net change	0 _____ sq. ft.
Existing Total Building Floor Area	0 _____ sq. ft.
Proposed Total Building Floor Area	100 _____ sq. ft.
Proposed Building Floor Area Net Change	0 _____ sq. ft.
New Building	YES _____ (yes or no)
Building Area/Lot coverage existing	< 1% _____ % of lot area
Building Area/Lot coverage proposed	0 _____ % of lot area

ZONING

Existing	_____
Proposed, if applicable	_____

LAND USE

Existing	_____
Proposed	_____

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	_____
Proposed Number of Residential Units	_____
Subdivision, Proposed Number of Lots	_____

PARKING SPACES

Existing Number of Parking Spaces	_____
Proposed Number of Parking Spaces	_____
Required Number of Parking Spaces	_____
Number of Handicapped Parking Spaces	_____

ESTIMATED COST OF PROJECT	\$190,000.00
----------------------------------	--------------

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	200 +/- _____ sq. ft.
Proposed Disturbed Area	200 +/- _____ sq. ft.
Proposed Impervious Area	200 +/- _____ sq. ft.

1. *If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.*
2. *If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.*
3. *If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.*
4. *If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.*

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour existing (Since July 1, 1997)	N/A _____ passenger car equivalents (PCE)
--	---

Total traffic estimated in the peak hour-proposed (Since July 1, 1997)	N/A _____ passenger car equivalents (PCE)
--	---

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required

Zoning Summary

1. Property is located in the _____ zoning district.
 2. Parcel Area: _____ acres / _____ square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	/	/
Street Frontage	/	/
Min Front Yard	/	/
Min Rear Yard	/	/
Min Side Yard	/	/
Max. Building Height	/	/
Use Designation	/	/
Parking Requirement	1 space/ per _____ square feet of floor area	/
Total Parking:	N/A	/
Overlay zoning districts (if any):	N/A	/
Urban impaired stream watershed?	YES/NO If yes, watershed name _____	

Formatted: Highlight

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submission shall include payment of fee and fifteen (15) complete packets containing the following materials:

1. Full size plans containing the information found in the attached sample plan checklist
2. Application form that is completed and signed
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Abilene: www.abilene.gov/city-clerk/ordinances.htm under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance
Lewisville: <http://www.ci.lewisville.tx.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:	Date:
-------------------------	-------



Development Review Checklist

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



**THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE
SUBMITTED FOR AN APPLICATION TO BE COMPLETE**

PROJECT NAME: 180' Communications Tower - LA911 Radio Equipment

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 420 River RD_RE00006211

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	Owner's Names/Address	X			
	Names of Development	X			
	Professionally Prepared Plan	Part of RFP			
	Tax Map or Street/Parcel Number	X			
	Zoning of Property	X			
	Distance to Property Lines	X			
	Boundaries of Abutting land	X			
	Show Setbacks, Yards and Buffers	X			
	Airport Area of Influence (Auburn only)	N/A			
	Parking Space Calcs	N/A			
	Drive Openings/Locations	N/A			
	Subdivision Restrictions	N/A			
	Proposed Use	N/A			
	PB/BOA/Other Restrictions	N/A			
	Fire Department Review	X			
	Open Space/Lot Coverage	X			
	Lot Layout (Lewiston only)	X			
	Existing Building (s)	X			
	Existing Streets, etc.	X			
	Existing Driveways, etc.	X			
	Proposed Building(s)	X			
	Proposed Driveways	N/A			
Landscape Plan					
	Greenspace Requirements	X			
	Setbacks to Parking	N/A			
	Buffer Requirements	N/A			
	Street Tree Requirements	N/A			
	Screened Dumpsters	N/A			
	Additional Design Guidelines	N/A			

	Planting Schedule	N/A			
Stormwater & Erosion Control Plan					
	Compliance w/ chapter 500	N/A			
	Show Existing Surface Drainage	N/A			
	Direction of Flow	N/A			
	Location of Catch Basins, etc.	N/A			
	Drainage Calculations	N/A			
	Erosion Control Measures	X			
	Maine Construction General Permit	N/A			
	Bonding and Inspection Fees	N/A			
	Post-Construction Stormwater Plan	N/A			
	Inspection/monitoring requirements	N/A			
	Third Party Inspections (Lewiston only)	N/A			
Lighting Plan		N/A			
	Full cut-off fixtures	N/A			
	Meets Parking Lot Requirements	N/A			
Traffic Information		N/A			
	Access Management	N/A			
	Signage	N/A			
	PCE - Trips in Peak Hour	N/A			
	Vehicular Movements	N/A			
	Safety Concerns	N/A			
	Pedestrian Circulation	N/A			
	Police Traffic	N/A			
	Engineering Traffic	N/A			
Utility Plan		N/A			
	Water	N/A			
	Adequacy of Water Supply	N/A			
	Water main extension agreement	N/A			
	Sewer	N/A			

	Available city capacity	N/A			
	Electric	N/A			
	Natural Gas	N/A			
	Cable/Phone	N/A			
Natural Resources		N/A			
	Shoreland Zone	N/A			
	Flood Plain	N/A			
	Wetlands or Streams	N/A			
	Urban Impaired Stream	N/A			
	Phosphorus Check	N/A			
	Aquifer/Groundwater Protection	N/A			
		N/A			
	Applicable State Permits	N/A			
	No Name Pond Watershed (Lewiston only)	N/A			
	Lake Auburn Watershed (Auburn only)	N/A			
	Taylor Pond Watershed (Auburn only)	N/A			
Right Title or Interest					
	Verify	X			
	Document Existing Easements, Covenants, etc.	X			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	X			
	Performance Guarantee	N/A			
State Subdivision Law		N/A			
	Verify/Check	N/A			
	Covenants/Deed Restrictions	N/A			
	Offers of Conveyance to City	N/A			
	Association Documents	N/A			
	Location of Proposed Streets & Sidewalks	N/A			

	Proposed Lot Lines, etc.	<u>N/A</u>			
	Data to Determine Lots, etc.	<u>N/A</u>			
	Subdivision Lots/Blocks	<u>N/A</u>			
	Specified Dedication of Land	<u>N/A</u>			
		<u>N/A</u>			
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)	<u>N/A</u>			
	Multi-Unit Residential Development (Lewiston only)	<u>N/A</u>			
	Mobile Home Parks	<u>N/A</u>			
	Private Commercial or Industrial Subdivisions (Lewiston only)	<u>N/A</u>			
	PUD (Auburn only)	<u>N/A</u>			
A jpeg or pdf of the proposed site plan		<u>N/A</u>			
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving		<u>N/A</u>			



This Map is provided by the City of Lewiston, ME Mapping shown on is for general reference. The City of Lewiston shall not be held liable for damages due to discrepancies, and makes no warranty of accuracy of map. Field verification is required. This map is not printed to scale.



Approximate Map Scale:
1 in = 834 ft

Legend

	INDUSTRIAL
	RES
	SEWERAGE

Planimetric Legend:

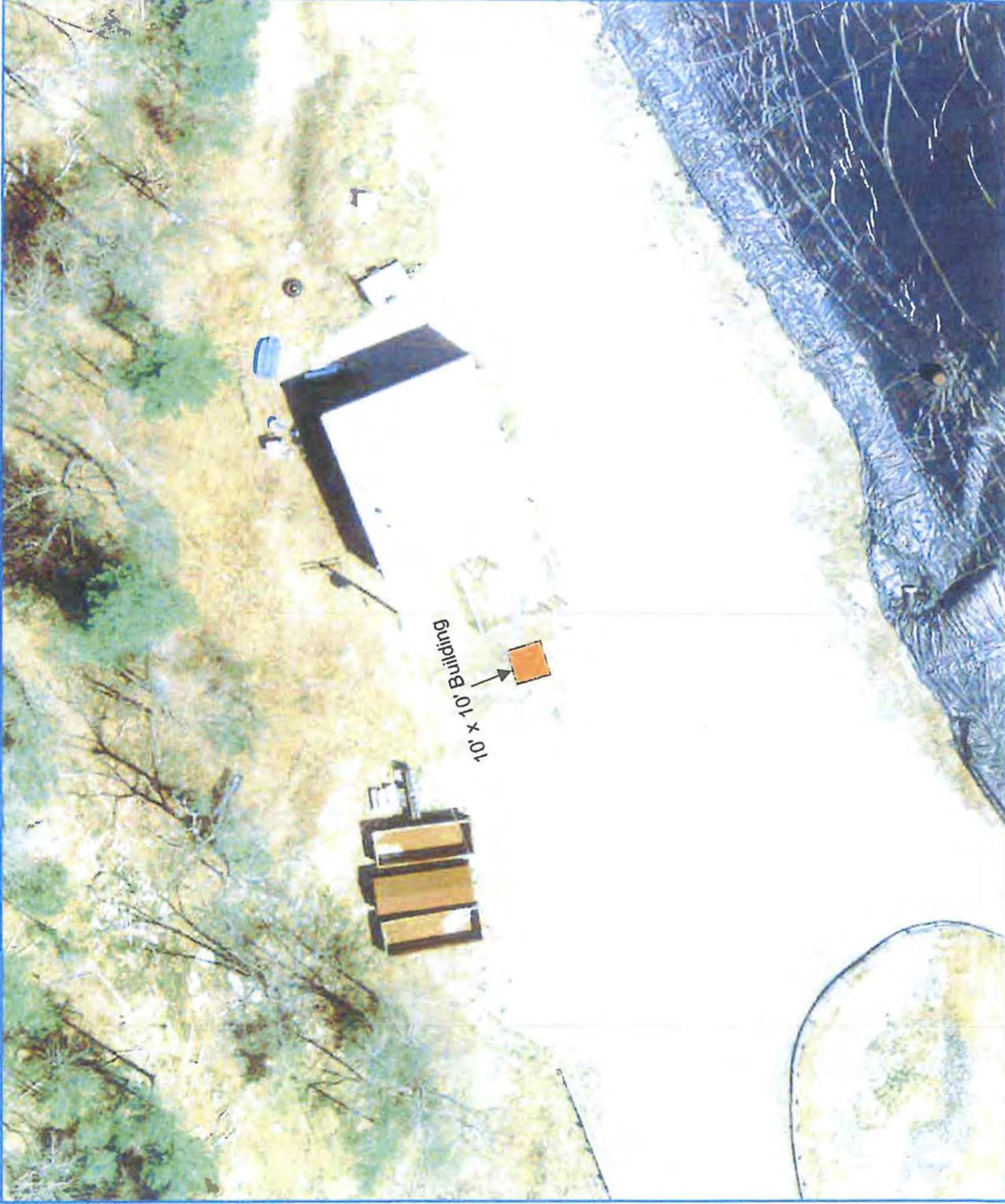
	Building - Central
	Road Name
	Foundation
	Deck
	Patio
	Walkway
	Fence
	North, Parking Walls
	Asphalt, Concrete, Fields
	Sewerage/Pond
	Lake or Pond, River Canal
	Water of Adjacent Waterways
	Waterways/Drainage/Canals
	Other, Other

Cadastral mapping displayed is intended for assessment purposes only, and shall not be used in place of a boundary survey. Do not use for description, delineation, or transfer of property.

**Map-Lot
156-7**

420 RIVER RD
Parcel ID
RE0006211
Tax Mapping
Effective April 1, 2017
to March 31, 2018



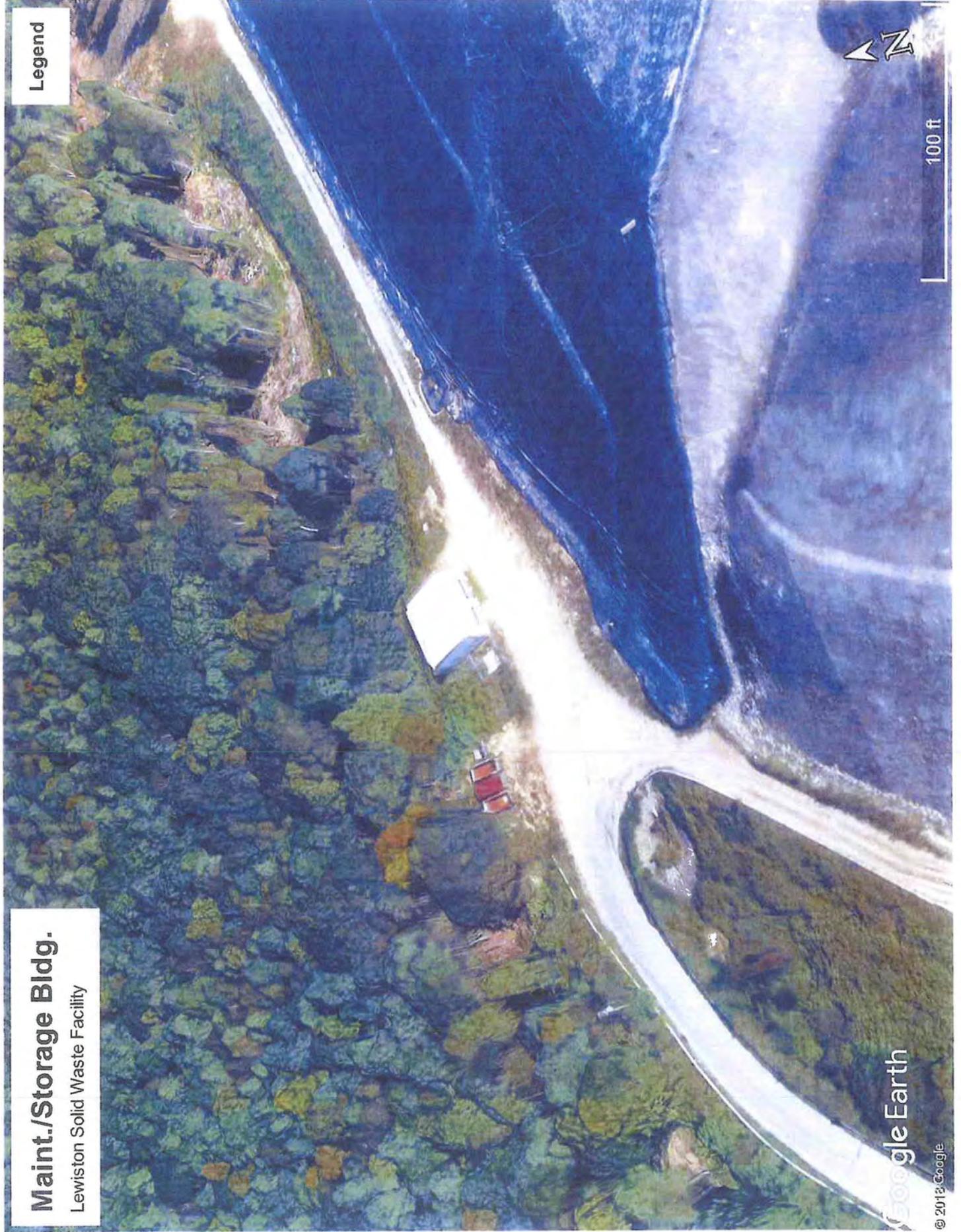


424 River Road, Lewiston, Maine

Maint./Storage Bldg.

Lewiston Solid Waste Facility

Legend



Google Earth

© 2013 Google



Department of Public Works
Rob Stalford
Superintendent, Solid Waste Division



Mr. Paul M. LeClair, Director
Lewiston / Auburn 9-1-1
552 Minot Ave.
Auburn, ME. 04210

RE: Lewiston Solid Waste Facility – Proposed Antenna Tower Replacement

Dear Paul:

The City of Lewiston (City), Department of Public Works, Solid Waste Division approves the proposed location of the new 180' Antenna Tower (180' Antenna), which will replace the existing 100' Antenna. The new 180' Antenna will be constructed adjacent to the existing 100' Antenna, which is located adjacent to the Lewiston Solid Waste Facility two-bay maintenance / storage building (as depicted in the attached photos). The 100' Antenna will be removed from the site once the new 180' Antenna is installed and functional. The fenced area, as depicted in the attached photos, may be expanded slightly and the propane tank re-located (within the fenced area) as part of the 180' Antenna installation project.

Please feel free to contact me (phone - 207-576-9274) with any questions / comments you may have related to this project.

Sincerely,

Rob Stalford
Superintendent, Solid Waste Division

C: Dale Doughty - Director, Department of Public Works
Megan Bates – Deputy Director, Department of Public Works





Know all Men by these Presents,

THAT I, Ovilla J. Truchon of Lewiston, County of Androscoggin and State of Maine

In consideration of one dollar and other good and valuable considerations paid by The Inhabitants of the City of Lewiston a body corporate located at Lewiston in the County of Androscoggin and State of Maine

the receipt whereof I do hereby acknowledge, do I hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said

Inhabitants of the City of Lewiston, its successors

and assigns forever, all of the land and buildings conveyed to this Grantor and Victoria Truchon by Warranty Deed of Ulderis L. Marcotte and Clara Marcotte dated May 22, 1944 and recorded in the Androscoggin Registry of Deeds, Book 556, Page 74, but EXCEPTING AND RESERVING to this Grantor, his heirs and assigns from the above described premises all of the land with any buildings thereon, which Grantor acquired under said deed from Ulderis L. Marcotte et al. located on the westerly side of the River Road, so-called, containing forty-eight (48) acres more or less; also EXCEPTING AND RESERVING to this Grantor, his heirs and assigns from the above described premises a certain piece or parcel of land more particularly described as follows: Beginning at a point on the northeasterly line of River Road, said point being at the southwesterly corner of a lot or parcel of land N/P owned by Lucien Beaudette, Jr., and described in a certain deed recorded in the Androscoggin County Registry of Deeds, Book 997, Page 141; thence in a northeasterly direction along the common bound between said land N/P owned by Beaudette and the land N/P owned by Ovilla and Victoria Truchon to the northeasterly corner of said land N/P owned by Lucien Beaudette, Jr.; thence in a northerly direction by an interior angle of ninety-four degrees seven minutes and thirty-two seconds (94°-7'-32") two hundred forty-nine and sixty-five hundredths feet (249.65') to an iron pipe set in the ground; thence in a westerly direction by an interior angle of one hundred and eight degrees, forty-five minutes and twenty-nine seconds (108°-45'-29") one hundred seventy-five and ninety-four hundredths feet (175.94') to an iron pipe set in the ground; thence in a northwesterly direction by an interior angle of two hundred and eight degrees, eleven minutes and no seconds (208°-11'-00") one hundred thirty-nine and eighty-nine hundredths feet (139.89') to an iron pipe set in the ground; thence in a northerly direction by an interior angle of one hundred ninety-four degrees, eighteen minutes and forty-five seconds (194°-18'-45") one hundred forty-four and fifty-one hundredths feet (144.51') to an iron pipe set in the ground; thence in a northerly direction by an interior angle of two hundred degrees, seven minutes and forty-five seconds (200°-7'-45") about two hundred forty-four feet (244') to a point on the northeasterly line of said River Road; thence in a southwesterly and southeasterly direction along the line of said River Road to the point of beginning. The above described parcel of land contains eight (8) acres more or less; and ALSO EXCEPTING AND RESERVING as much as was conveyed by this Grantor to the Central Maine Paper Company by deed dated July 8, 1958 and recorded in the Androscoggin Registry of Deeds, Book 795, Page 295, and deed dated September 3, 1967 and recorded in said Registry in Book 979, Page 670.

Feeling and intending to convey to this Grantee a part of the premises located on the easterly side of the River Road, so-called, conveyed to Ovilla J. Truchon and Victoria Truchon by warranty Deed of Ulderis L. Marcotte and Clara Marcotte dated May 22, 1944 and recorded in the Androscoggin Registry of Deeds, Book 556, Page 74. Victoria Truchon having died on October 3, 1968, testate, leaving all of her estate to this Grantor abstract of said will being filed in the Androscoggin Registry of Deeds, Book 997, Page 583.

Taxes for the year 1969 are to be assumed by the within Grantee.

TO HAVE AND TO HOLD the aforementioned and bargained premises with all the privileges and appurtenances thereof to the said Inhabitants of the City of Lewiston, its successors

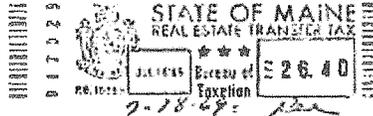
and assigns, to its and their use and behoof forever. And I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons. IN WITNESS WHEREOF, I the said Ovilla J. Truchon (Widow)

Witness my hand and seal this sixteenth day of July in the year of our Lord one thousand nine hundred and sixty-nine.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

[Signature of Ovilla J. Truchon]



STATE OF MAINE, County of Androscoggin, ss. July 16, 1969. Personally appeared the above named Ovilla J. Truchon and acknowledged the foregoing instrument to be his free act and deed.

Before me, [Signature of Justice of the Peace]

STATE OF MAINE, ss. REGISTRY OF DEEDS Received JUL 18 1969 at H. M. M., and recorded from the original in Book 1006 Page 258

ATTEST REGISTER



GROWING OUR TREE STREETS
A Choice Neighborhood Transformation Plan for Downtown Lewiston

EXECUTIVE SUMMARY

June 2019

DRAFT



WHAT IS GROWING OUR TREE STREETS?

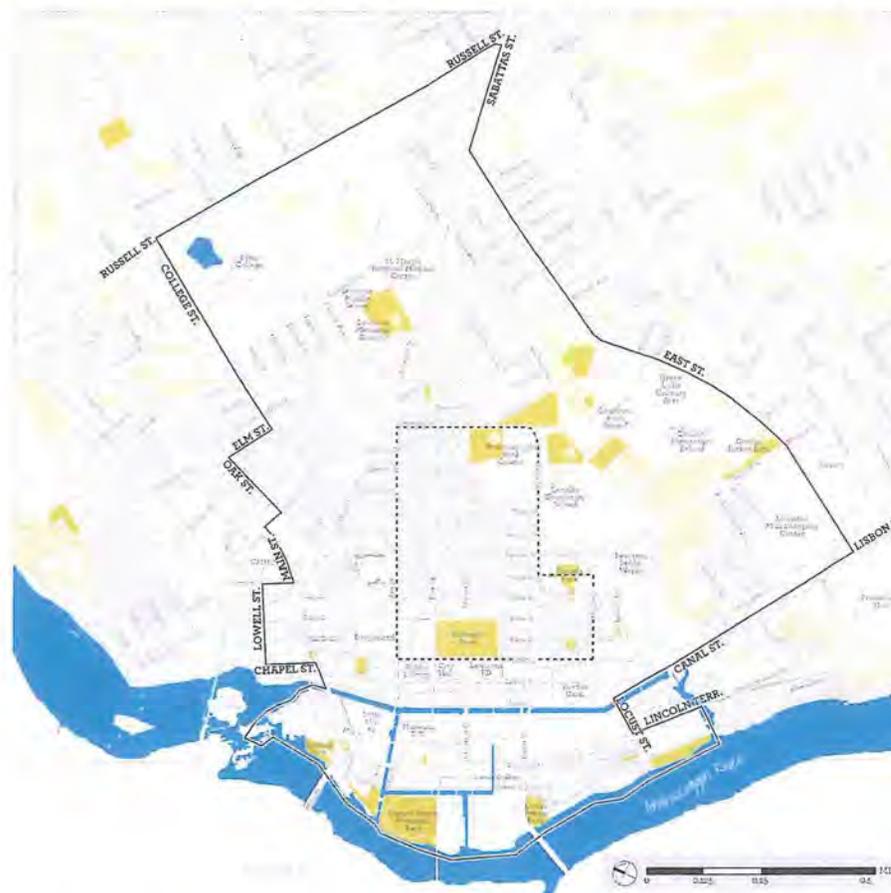
In 2017, the City of Lewiston in partnership with Community Concepts, Inc. (CCI) applied for, and received, a competitive grant from the U.S. Department of Housing and Urban Development (HUD). Funded by HUD's Choice Neighborhood Initiative, the Downtown Lewiston Choice Neighborhood Planning and Action Grant brought much needed resources to Lewiston to develop a community-based comprehensive Transformation Plan for a three-Census Tract Study Area (Tracts 201, 203, 204).

The Study Area encompasses approximately 1.5 square miles including Downtown Lewiston, the historic textile mills and canal system, and the City's oldest residential neighborhoods, plus Bates College, St. Mary's Medical Center, Lewiston High School, and the new Connors Elementary School currently under construction.

HUD's Choice Neighborhoods Initiative targets holistic transformation in neighborhoods struggling to address the interconnected challenges of distressed housing, poor health, underperforming schools, crime, and lack of investment.

The program seeks to catalyze change at three different scales:

- › **In the lives of People** - the Transformation Plan should aim to improve the education, health, income, and employment outcomes of households living in new Choice-funded homes and elsewhere within designated Choice Neighborhoods
- › **In local Housing and Homes** - the Transformation Plan should aim to replace distressed public and HUD-assisted housing - in this case, the Maple Knoll Apartments - with high-quality mixed-income homes and apartments that are well managed and responsive to the needs and context of the local community



STUDY AREA

Source: City of Lewiston

- CHOICE STUDY AREA
- ⋮ TREE STREETS NEIGHBORHOOD
- PARK
- WOODED AREA
- RIVER
- RAIL

- › **In the Choice Neighborhood** - the Transformation Plan should foster the conditions necessary for public and private reinvestment in distressed neighborhoods, including public safety, a healthy environment, good schools and opportunities for learning, and commercial activity

The Tree Streets Neighborhood, named for many of its streets, which, in turn, are named for different tree species, lies at the heart of the City and the

heart of the Choice Study Area, and it is the Tree Streets that are the key focus of this Transformation Plan. The documented issues in the Downtown Lewiston Choice Neighborhood - among them the disproportionate levels of childhood lead poisoning; concentrated poverty; disinvested housing stock; slow pace of revitalization and rehab; and recent traumas tied to race-related violence and substance misuse - are more pronounced within the Tree Streets.

PLANNING PROCESS & COMMUNITY INVOLVEMENT

The Downtown Lewiston Choice Neighborhood Transformation Plan process was a truly collaborative effort, requiring the commitment and diverse expertise of many partners.

The **City of Lewiston** was the lead applicant for the grant, with **Community Concepts, Inc. (CCI)** as co-applicant. Together they worked closely with the local community and led the consultant team hired to develop this plan.

The **Healthy Neighborhood Planning Council (HNPC)** is a coalition of local residents and community organizations already organized and hard at work to transform the Tree Streets Neighborhood before Lewiston received a Choice Neighborhood Planning and Action Grant. HNPC served as the governing body for the planning effort, embracing the role of steering committee and grounding the planning process in the Council's core values of inclusiveness and relationship building.

Lewiston-Auburn Community Housing, Inc. (LACH) and **Lewiston Housing Authority (LHA)** both served on the Leadership Team and will be essential partners in implementing this plan. LACH is an affiliate non-profit of CCI with deep roots in the Tree Streets and neighborhood representation at the Board level. As a HUD-certified Community Housing Development Organization, LACH has local experience in developing affordable housing for low and moderate-income persons. LHA is a HUD High-Performing Agency and has housing management experience unmatched in Lewiston.

The **John T. Gorman Foundation** has generously supported the Choice Neighborhood Transformation Planning effort through the dedication of staff time and research, resources for early implementation activities and site assemblage for the Maple Knoll replacement homes, and the financial support

of project experts retained to advise on Choice planning, capacity building, and implementation efforts.

And, most importantly, the **Residents of Maple Knoll Apartments and the Tree Streets Neighborhood as well as other Community Members** have given generously of their time and ideas to shape this plan for our neighborhood.

The planning process unfolded between April to April, 2018 to 2019, with three main phases of work, all of which are documented in the Growing Our Tree Streets Neighborhood Transformation Plan:

- › **Understanding the Existing Conditions** – The first phase of the project focused on data collection. A consultant team conducted interviews and a parcel-by-parcel field survey, as well as a thorough analysis of available datasets from demographics to transportation, crime to code violations. Data entry and analysis by faculty at Bates College and volunteer members of HNPC's Neighborhood Development Team allowed for an assessment of quantitative data alongside qualitative information. CCI undertook a Needs Assessment with residents of Maple Knoll Apartments and worked with Bates College faculty to develop a short-form neighborhood survey tool to help understand the population of Maple Knoll in the context of the broader neighborhood's population.
- › **Establishing a Vision and Guiding Principles** – With a clear understanding of the existing conditions in the Choice Neighborhood Study Area and the issues and opportunities of the Tree Streets, specifically, the second phase of work focused on visioning. This pivot from thinking about how the neighborhood was in the past and is today to how it will be the

future was a collaborative effort, undertaken with care and intention by community members and the consultant team. To support the forward-looking vision for the neighborhood and frame the strategies that comprise the plan, community members drafted a series of goals and guiding principles that establish shared values and ground rules for future change.

- › **Developing Goals, Strategies, and a Plan for Implementation** – The third phase of work focused on developing the action strategies. The strategies respond to the issues and opportunities identified during the analysis of existing conditions and reinforce the community's vision and goals for the future. Some of the strategies are achievable in the near-term and others will take years or decades to complete. The implementation plan identifies phasing, key partners, and measurable outcomes and objectives to track change over time.

Growing Our Tree Streets is the result of a community-led planning process, defined by a robust and inclusive engagement and outreach effort spearheaded by HNPC's Community Engagement and Neighborhood Development Teams.

Over 400 individuals speaking over 8 languages lent their voice and vision to the planning effort.

Participants included life-long Lewiston residents and recent newcomers, Maple Knoll residents and neighbors from throughout the Choice Neighborhood Study Area, business owners, community organizations, City staff, elected officials, advocates, property owners, investors, foundations, local youth, people experiencing homelessness, and currently incarcerated women who will re-enter the Tree Streets community.

THE TREE STREETS, TODAY

The Tree Streets neighborhood is a residential area within Downtown Lewiston and home to one of the most diverse communities in the State of Maine. The 30 blocks between Lewiston's beloved Kennedy Park and the Colisée where generations have played or watched ice hockey games are now home to residents from more than 30 nations around the world - many from Eastern and Central Africa. In a city that had been experiencing job and population loss since the 1970s, the growing population of African refugees and immigrants since 2001 has repopulated the housing stock originally built in the mid-1800s by and for French Canadian immigrants drawn to job opportunities at the Bates Mill and other area mills. Storefronts on Lisbon Street offer flavors from around the globe, 36 languages and dialects are spoken at Longley Elementary School, soccer rivals hockey as a neighborhood pastime, and we - lifelong residents and New Mainers, now neighbors - are at work to improve our community. Our neighborhood lies at the heart of the City, and our commitment to the Tree Streets is a commitment to Lewiston and a recommitment to our roots.

Despite the trend of growth, our Tree Streets Neighborhood faces many challenges today. Our housing stock suffers from decades of disinvestment. A full 96% of households are renters, many of us are forced to rent homes that are in substandard condition, and our children are in danger of lead poisoning. Over half of our households are currently living in poverty, and although Lewiston is a college town, most Tree Streets residents do not have a college degree. Among other health related issues, we join communities across the nation feeling the effects of substance misuse. Neighbors struggle to meet their basic needs for safe affordable housing; healthy, affordable food; and access to jobs and quality services, such as daycare in the neighborhood. Lewiston's Tree Streets suffer from division within the community based on race and prejudices, and from long-standing negative perceptions held by those who do not live here.

And yet, the Tree Streets are alive with hope, determination, and grit. Our neighborhood is a truly global community, rich with a history of immigration and new beginnings, and though we may come from around the corner or around the world, with different experiences and cultures, we have common ground - a shared neighborhood with good bones, many assets, and a shared sense of priorities.

Our shared vision and values are documented in this plan, *Growing Our Tree Streets: A Choice Neighborhood Transformation Plan for Lewiston's Tree Streets*.





OUR VISION

Our vision for the Tree Streets is to continue cultivating our shared ground and GROW as a **safe, healthy, welcoming, equitable, and vibrant** community in which to live, work, play, and raise a family. We are organized and committed to change and unprecedented inclusion. Working together, we are sowing a future in the Tree Streets where all can thrive and establish roots, guided by action, a collective voice and vision.

The Tree Streets we are creating:

- › offer an environment where our **PEOPLE** can share their skills and talents and thrive with access to resources and new opportunities for learning, economic stability, and health and well-being. Our close-knit, resilient population celebrates our diverse roots and builds strength through our collective voice.
- › provide **HOMES** for all neighbors that are safe, healthy and 100% lead-free, with options for a range of family sizes, types, and income levels so that anyone who wants to live in the Tree Streets as an owner or renter can do so. They increase local ownership and develop sustainably to create homes that work for generations to come.
- › support a **NEIGHBORHOOD** that people proudly choose to call home. It cultivates community inclusion and interaction across race, class, and ability. They nurture our children, growing greener, more connected, safer, and stronger through shared stewardship, robust resources, and a thriving economy.

SUMMARY OF ISSUES AND OPPORTUNITIES

Informed by data from the analysis of existing conditions, the market study, the needs assessment, as well as in-depth community conversations and input from residents, the planning process identified nine key issues and opportunities critical to the transformation of our Tree Streets Neighborhood.

1 The Deleterious Effects of Lead

The presence of lead in our soil, in our homes, and in our blood is poisoning our future, as individuals and as a community. Support for a lead-free neighborhood has galvanized the community to action and will require sustained and multi-faceted actions to achieve.

2 The Desire for a Clean, Safe Neighborhood We are Proud to Call Home

The narrative surrounding the Tree Streets is negative, but we are rewriting our own story. Efforts to clean up the neighborhood, restore public safety on our streets, and add beauty will improve our quality of life as well as public perceptions.

3 The Lack of Trust and Tolerance

Many see our neighborhood's diversity and multi-culturalism as among our greatest strengths, but until trust and tolerance are universal, we have work to do to build relationships across cultures and become a truly inclusive community.

4 The Stagnant Housing Market, Coupled with a Lack of Housing Choice

The prolonged lack of investment in our housing stock has resulted in a lack of safe, quality, and affordable homes for households of all sizes and income levels. To jump-start the housing market and respond to the demand generated by the need to replace obsolete and sub-standard units will require both catalytic redevelopments as well as strategic infill.

5 The Need for Greater Levels of Ownership and Community Control

There are very few homeowners in the Tree Streets, though many residents hope to put down roots and invest. Given the very low incomes of many households and the reality that homeownership may not be achievable or appropriate for all, other mechanisms to increase pathways to ownership and boost community control and sense of ownership will be necessary.

6 The Drive for Improved Health and Wellness

Grassroots community organizing efforts in the Tree Streets which predated the Choice Transformation Planning effort emerged in response to local health crises – elevated lead levels, food insecurity, and gaps in access to care – which remain issues today. The health of our community members is directly tied to the health of our neighborhood.

7 The Need to Support our Young People

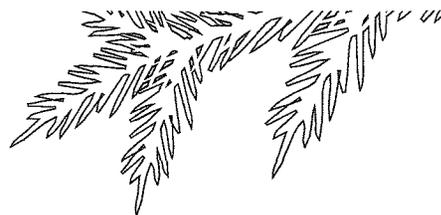
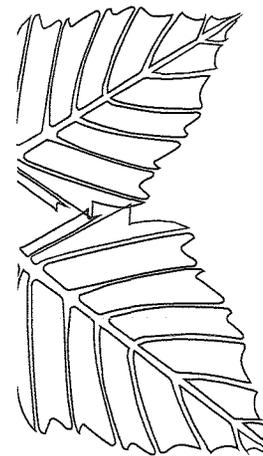
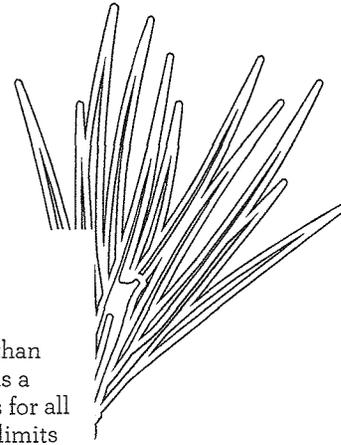
The Tree Streets is a neighborhood blessed by many children. Living in tight quarters, our neighborhood youth spend much of their out-of-school time out and about in the neighborhood. A nurturing environment that provides safe spaces for play, access to mentorship, engaging programs, and employment opportunities will help to ensure bright futures for kids in the neighborhood.

8 The Value of Lifelong Learning

In the Tree Streets, perhaps more than many other neighborhoods, there is a need for educational opportunities for all ages. Low educational attainment limits future opportunities for work, and varied degrees of English language literacy and developmental challenges due to lead poisoning create additional barriers to employment. Learning and educational achievement should begin in early childhood, continue for school-aged children, and remain a part of adult life.

9 The Path to Economic Mobility and a Stronger Local Economy

Ultimately, pathways to a future in which our neighbors and our neighborhood thrive economically will require the replacement of barriers with bridges to workforce training and jobs that pay a living wage, and the cultivation of commercial services that respond to community needs, which, in turn, become local businesses supported by the local community.



The Transformation Plan strategies focus on **addressing these issues and maximizing opportunities** through the coordinated, creative, and strategic use of existing and available resources.

GOALS & STRATEGIES

Each of the following goal statements seek to address the key issues and opportunities present in the Tree Streets. The goals are designed to help achieve the vision while also providing a framework for organizing the Plan's strategies. The strategies listed under each of the goal statements on the following pages are the recommendations that describe what should be done, where, when, and how in order to achieve the goals. The page numbers below point to the relevant section of the full Transformation Plan where additional information and details can be found.

<p>GOAL 1 LEAD-FREE</p> <p>1</p> <p>GROW A HEALTHY FUTURE THROUGH A HOLISTIC LEAD-FREE LEWISTON EFFORT ROOTED IN THE TREE STREETS</p> <p>P. 110</p>	<p>GOAL 4 HOMES</p> <p>4</p> <p>GROW AN INVENTORY OF HEALTHY HOUSING AND OFFER HOUSING CHOICES FOR ALL</p> <p>P. 150</p>	<p>GOAL 7 YOUTH</p> <p>7</p> <p>GROW OUR TREE STREETS INTO A FUN, SAFE & NURTURING ENVIRONMENT FOR OUR YOUTH</p> <p>P. 194</p>
<p>GOAL 2 CLEAN & SAFE</p> <p>2</p> <p>GROW A NEW NARRATIVE FOR THE TREE STREETS AS A SAFE AND BEAUTIFUL NEIGHBORHOOD</p> <p>P. 118</p>	<p>GOAL 5 OWNERSHIP</p> <p>5</p> <p>GROW COMMITMENT TO AND INFLUENCE IN THE NEIGHBORHOOD FROM LOCAL OWNERS, LONG-TERM INVESTORS, AND RESIDENTS</p> <p>P. 172</p>	<p>GOAL 8 LEARNING</p> <p>8</p> <p>GROW INDIVIDUAL EDUCATION OUTCOMES</p> <p>P. 208</p>
<p>GOAL 3 MULTI-CULTURAL</p> <p>3</p> <p>GROW THE INCLUSIVENESS OF OUR COMMUNITY BY INCREASING TRUST AND RELATIONSHIPS ACROSS CULTURES</p> <p>P. 142</p>	<p>GOAL 6 HEALTH & WELLNESS</p> <p>6</p> <p>GROW AN ENVIRONMENT THAT SUPPORTS HEALTH AND WELLNESS AMONG COMMUNITY MEMBERS</p> <p>P. 180</p>	<p>GOAL 9 JOBS & ECONOMIC DEVELOPMENT</p> <p>9</p> <p>GROW PATHWAYS TO THRIVE AND ECONOMIC MOBILITY FOR ALL</p> <p>P. 218</p>

GOAL 1 GROW A HEALTHY FUTURE THROUGH A HOLISTIC LEAD-FREE LEWISTON EFFORT ROOTED IN THE TREE STREETS

Strategies and key actions include:

1.1 Engage Community Navigators to increase education and screening to foster bright futures for children and families

- > Organize all caregivers in the community, sharing information about the dangers of lead and resources for the prevention of lead-poisoning
- > Refer all children under five for screening for lead exposure
- > Expand proactive nutrition, health, and wellness strategies to combat lead exposure

1.2 Remove lead from the Tree Streets neighborhood and eliminate incidents of childhood lead poisoning

- > Replace, or rehab to lead-free every one of the 1,451 pre-1950 dwelling units to make the Tree Streets Lead-Free by 2043
- > Advocate for the testing and remediation of formal and informal outdoor play spaces

1.3 Develop resources, policies, and guidance for creating safe, healthy housing within existing properties

- > Require that housing rehabilitation and development efforts constructed with public dollars meet the standard of lead-free
- > Enforce the proper disposal of contaminated construction debris and the containment of particles during demolitions
- > Continue to build and maintain the Property Health Report to measure change
- > Work to create more energy-efficient structures and upgrade building performance

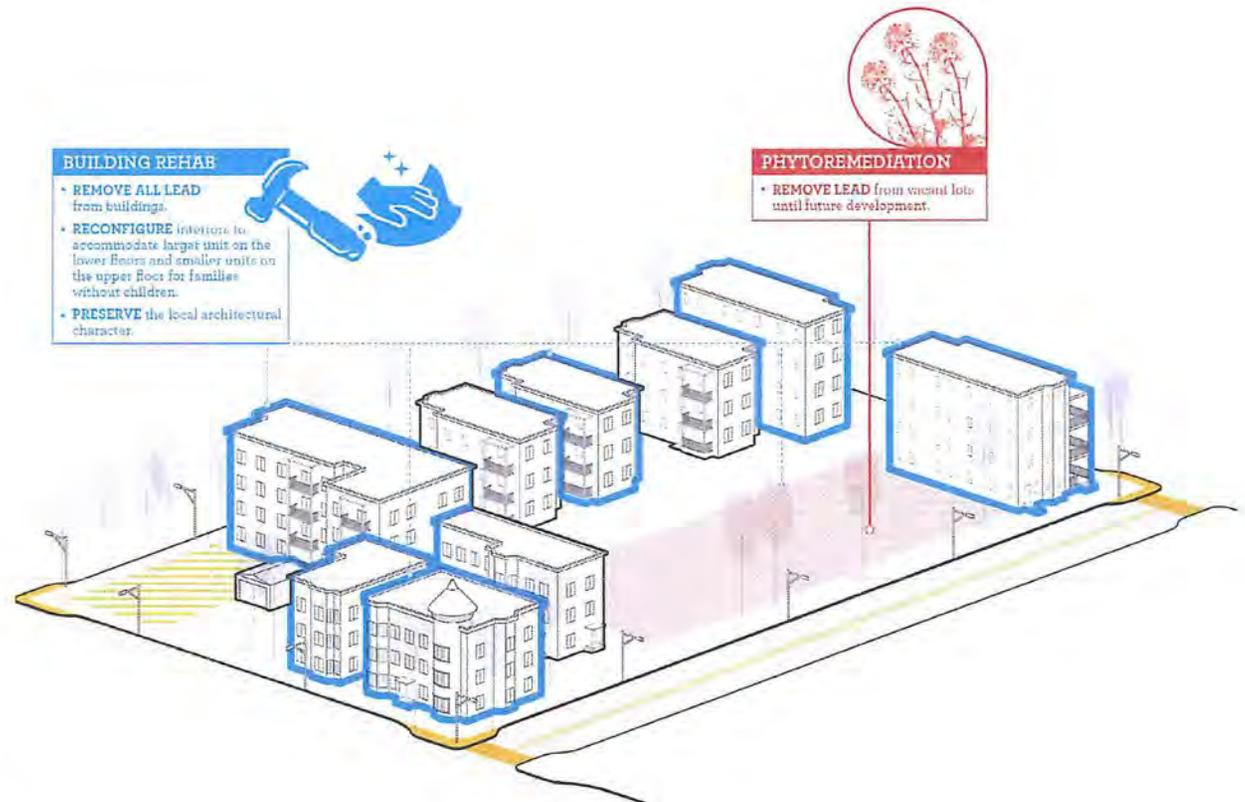


Diagram of proposed physical lead abatement measures in the neighborhood

GOAL 2

GROW A NEW NARRATIVE FOR THE TREE STREETS AS A SAFE AND BEAUTIFUL NEIGHBORHOOD

Strategies and key actions include:

2.1 Increase safety and perceptions of safety

- > Redevelop with a mix of uses to put more eyes on Kennedy Park
- > Support and expand the Lewiston Police Department's efforts to build relationships with residents
- > Improve lighting with porch lights, pedestrian scale fixtures, and decorative lighting

2.2 Beautify the neighborhood and increase pride and stewardship

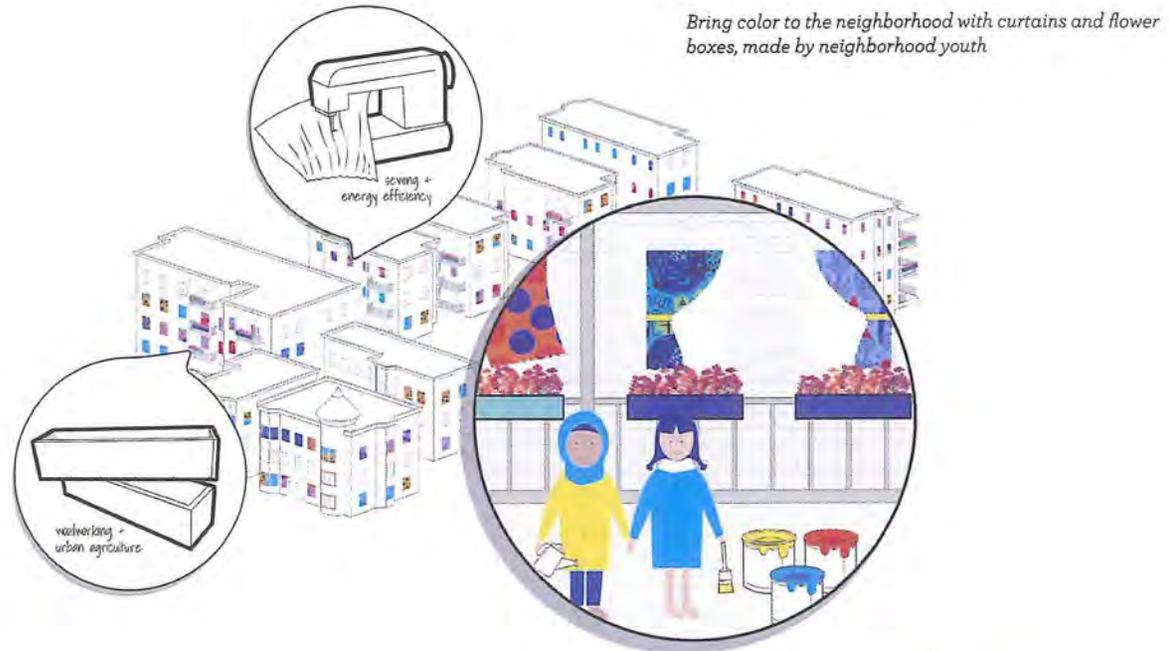
- > Continue community clean-ups and strengthen code enforcement
- > Add more color with community projects like window boxes, curtains, and public art
- > Activate and maintain vacant lots

2.3 Make the Tree Streets safe for walking, biking, and riding the bus

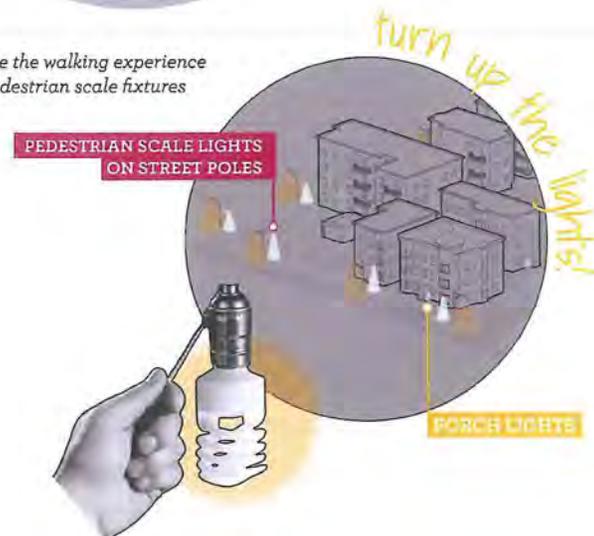
- > Improve the walking experience with traffic calming designs, crosswalks, and sidewalk enhancements that support improved accessibility in all seasons
- > Advocate for restored funding to return transit service to previous levels
- > Assess opportunities for rideshare with community-run jitney buses
- > Expand the bike network

2.4 Change the narrative of the neighborhood

- > Offer Meet the Tree Streets Neighborhood tours and events



Improve the walking experience with pedestrian scale fixtures



GOAL 3

GROW THE INCLUSIVENESS OF OUR COMMUNITY BY INCREASING TRUST AND RELATIONSHIPS ACROSS CULTURES

Strategies and key actions include:

3.1 Build community traditions with regularly scheduled events that nurture community, social connections, and social supports

- > Build International Day and Lewiston-Auburn World Refugee Day
- > Bring more programming to Kennedy Park and across the neighborhood

3.2 Find common ground through shared stories

- > Cultivate story telling by community members and sharing in person and via social media
- > Develop a Cultural Exchange Ambassadors Program

3.3 Work to better understand and celebrate our multiculturalism

- > Conduct a community census
- > Increase civility and compassion through trainings for City workers, police officers, employers, landlords, and residents

3.4 Ensure that all voices are heard and all voices have power

- > Bolster Lewiston Adult Ed's Citizenship program
- > Ensure access to legal representation and remove language barriers

<p>JANUARY</p>  <p>Winterfest</p>	<p>FEBRUARY</p>  <p>Winter Farmer's Market</p>	<p>MARCH</p>  <p>Continue Community Dinners</p>	<p>APRIL</p>  <p>Spring Clean up Egg Hunt</p>
<p>MAY</p>  <p>Outdoor Music Mothers' Day</p>	<p>JUNE</p>  <p>Porch Music Festival, Pride L/A Congolese Independence Day Great Falls Brewfest</p>	<p>JULY</p>  <p>World Refugee Day 4th of July</p>	<p>AUGUST</p>  <p>Bring back the Summer BEG in Kennedy Park Balloon Festival, International Youth Day</p>
<p>SEPTEMBER</p>  <p>National Kids Day Maine Inside Out Block Party</p>	<p>OCTOBER</p>  <p>Pumpkin carving contest Trick or Treat Halloween Party</p>	<p>NOVEMBER</p>  <p>Thanksgiving Community Dinner Twin Cities Holiday Celebration</p>	<p>DECEMBER</p>  <p>Lighting of Christmas Tree, Winter Festival Community Christmas Party, Sparkle Sunday</p>
OTHER NON-SEASONAL EVENTS			
			<p>Lewiston Farmers Market, Art Walk, Gardening together at community gardens, Various events in Kennedy Park</p>

GOAL 4 GROW AN INVENTORY OF HEALTHY HOUSING AND OFFER HOUSING CHOICES FOR ALL

Strategies and key actions include:

4.1 Redevelop sites in the Choice Neighborhood with different types of homes and selective density

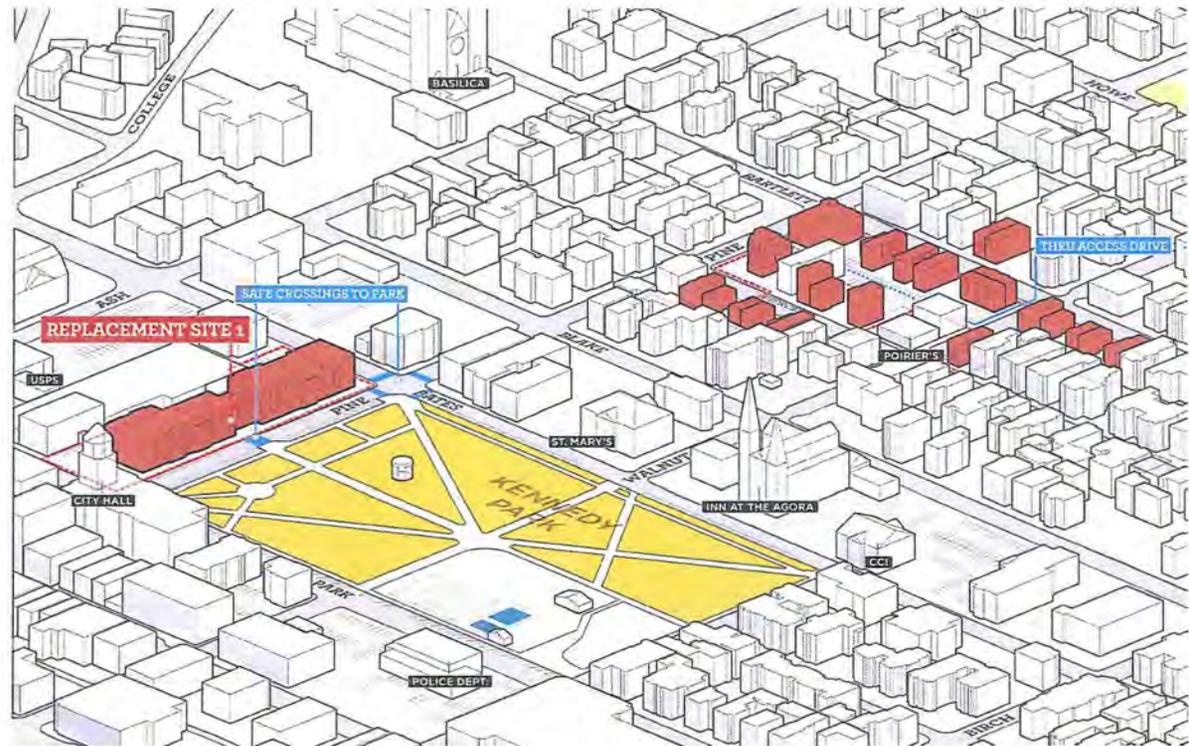
- > Redevelop the northern edge of Kennedy Park with a 66-unit mixed use mixed income apartment building (Replacement Site 1)
- > Extend the market momentum up Pine Street into the heart of the Tree Streets with a 64-unit mixed income family-oriented development (Replacement Site 2)
- > Adopt a Relocation Plan that eases the transition for Maple Knoll residents by building first and relocating only once
- > Redevelop the Maple Knoll site to a density and scale compatible with adjacent single family homes; create at least 13 new homes for sale or rent-to-own

4.2 Encourage strategic infill with residential designs responsive to the neighborhood

- > Adopt a pattern book with a selection of community-informed, resource-efficient housing typologies
- > Attract investment from small developers willing to undertake rehabilitation projects and then transition ownership to residents
- > Update zoning to support development that reflects neighborhood values

4.3 Develop supportive housing for people experiencing homelessness and other hard to house persons and families

- > Adopt a Housing First Model
- > Establish low barrier transitional housing
- > Provide additional permanent housing with on-site wrap-around supports for residents living with disabilities and/or in recovery



Model view of Maple Knoll replacement sites



Before photo of the Kennedy Park site (Replacement Site 1), looking down Pine Street toward City Hall. Rendering of the proposed development can be seen on the opposing page.



Rendering of the proposed Kennedy Park development

GOAL 4

GROW AN INVENTORY OF HEALTHY HOUSING AND OFFER HOUSING CHOICES FOR ALL



60 NEW CONSTRUCTION
4 REHABS
64 TOTAL NEW HOMES



Rendering of homes proposed at Replacement Site 2

* The Wedgewood House rehab should include a 4BR unit on the ground floor with a separate entrance to accommodate a family, (1) 1BR and (1) 2BR on the second floor, and (1) 2BR on the third floor.

Type	
A	Multi-Family Duplex, 1 BR-1BA
B	Multi-Family Combo, 3 BR-2BA and 1 BR-1BA
C	Multi-Family Combo, 4 BR-2.5BA and 2 BR-1.5BA
F	Multi-Family, 1BR-1BA and Studios

Density	
■ (orange)	2-story
■ (red)	3-story

Unit Count	
⊠	Total unit count

Amenities	
⊠	Trash & Recycling Enclosure

SEE PP. 160-161 IN THE TRANSFORMATION PLAN FOR DETAILS ON THE DESIGN OF THESE NEW HOMES

Site plan for Replacement Site 2, neighborhood-scale family-oriented infill



Redevelop the Maple Knoll Community Garden so it becomes a true community asset

Proposed 2-Story Townhouses 3 Units Total

SEE PP. 166-167 IN THE TRANSFORMATION PLAN FOR DETAILS ON THE DESIGN OF THESE NEW HOMES

Site plan of the Maple Knoll redevelopment as a location for new homeownership opportunities

GOAL 5

GROW COMMITMENT-TO AND INFLUENCE-IN THE NEIGHBORHOOD FROM LOCAL OWNERS, LONG-TERM INVESTORS, AND RESIDENTS

Strategies and key actions include:

5.1 Increase the number of long-term homeowners and community-controlled homes in the Tree Streets

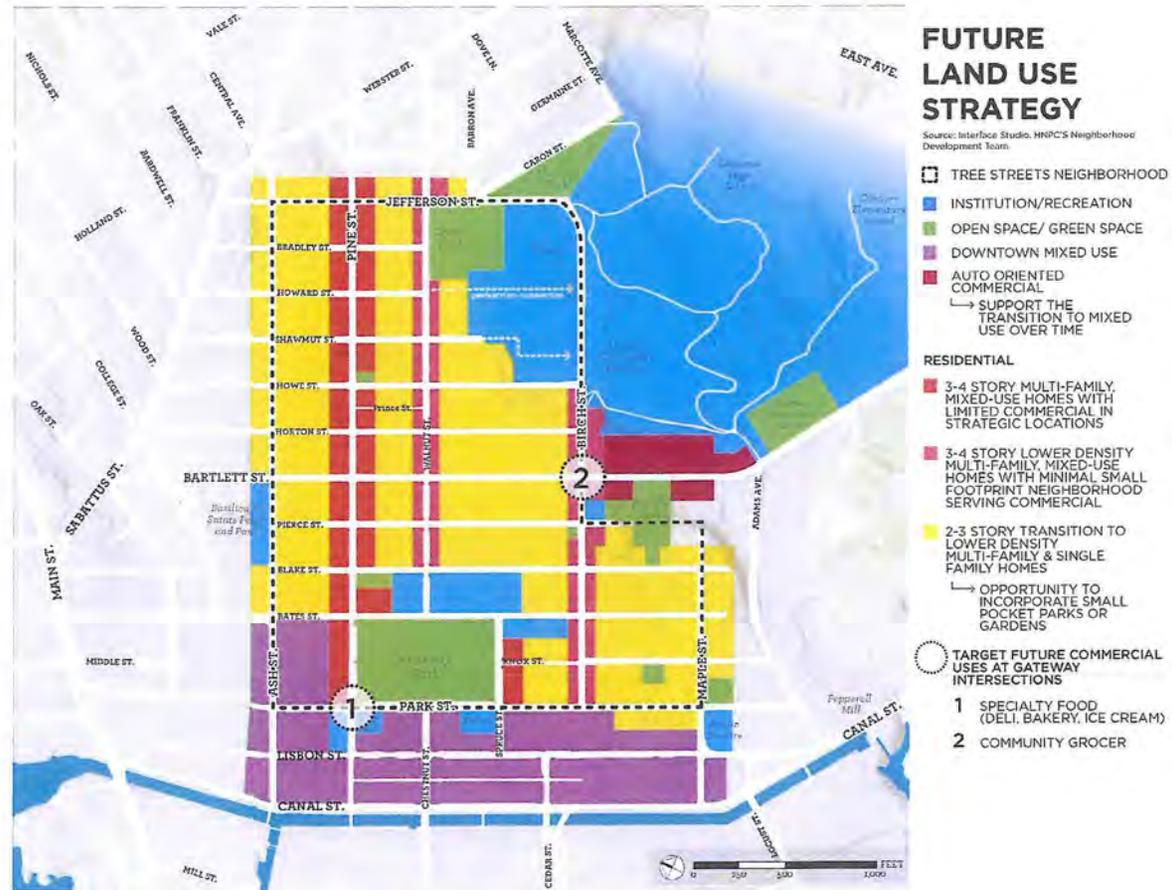
- > Increase access to and utilization of financial coaching among residents
- > Connect potential homebuyers with first time homebuyer assistance programs
- > Offer pathways to homeownership through rent-to-own financing structures
- > Support the expansion and creation of more housing cooperatives

5.2 Strengthen tenants' voices

- > Re-establish a tenants' union
- > Mediate known and recurring landlord-tenant challenges

5.3 Build neighborhood leadership and organization, and increase community control

- > Institute a neighborhood governance structure, led by residents
- > Create a network of Block Captains
- > Establish community participation in the owner-entity for Choice replacement housing through formal partnerships with Lewiston-Auburn Community Housing
- > Promote the development and stewardship of property through a community-based development organization
- > Support development proposals and future land uses compatible with the community vision



Future Land Use Map

GOAL 6 GROW AN ENVIRONMENT THAT SUPPORTS HEALTH AND WELLNESS AMONG COMMUNITY MEMBERS

Strategies and key actions include:

6.1 Increase access to and utilization of health services

- > Work to increase residents' utilization of local health services
- > Employ a new Health Equity Coordinator at B Street Health Center, one site of Community Clinical Services, focused on patients burdened by unsafe housing

6.2 Identify a location in the Tree Streets for Community Clinical Services to consolidate its services into a single, accessible location

- > Bring family, dental, pediatric, and behavioral care services

6.3 Address identified gaps in the health system and network of community resources

- > Provide access to warm, welcoming spaces during the day and in all seasons for those experiencing homelessness

6.4 Expand access to quality nutritious food

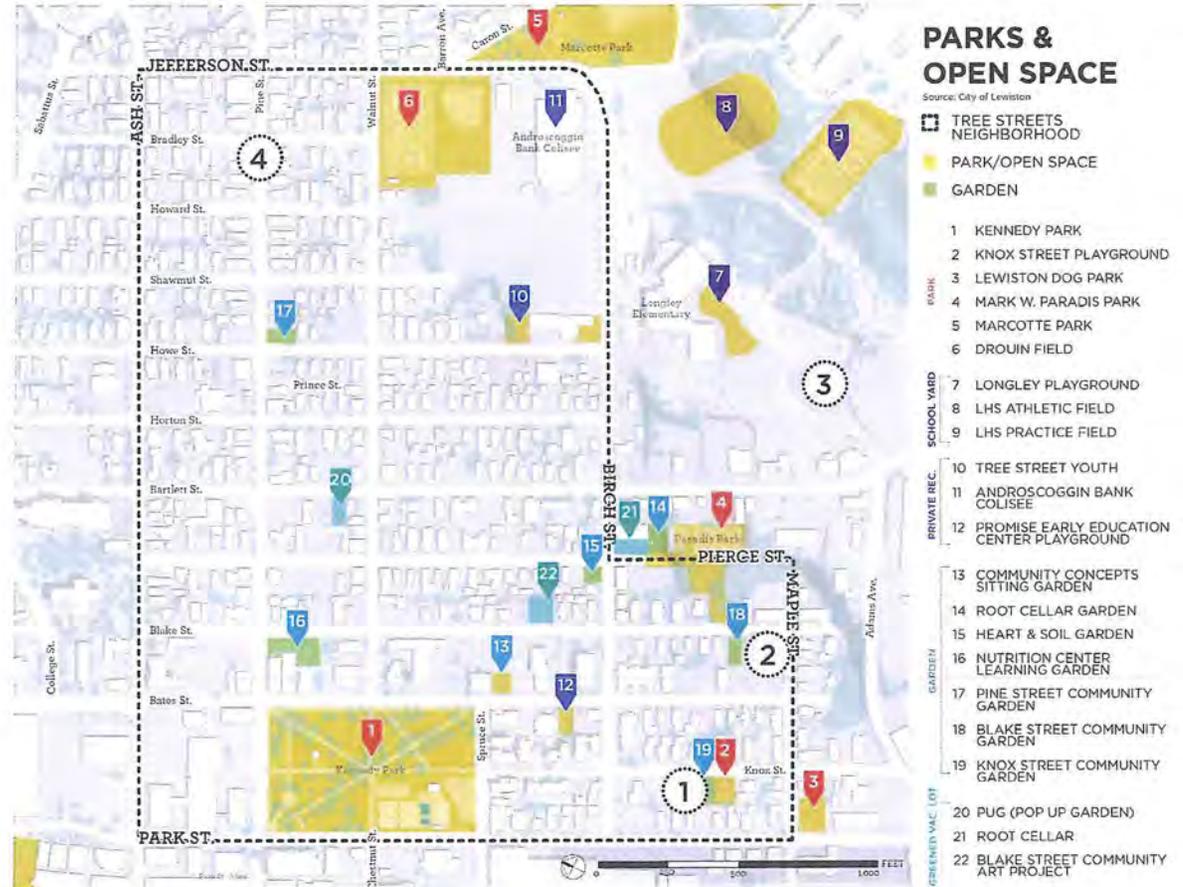
- > Secure permanent location for the Lewiston Farmers' market in/near the neighborhood
- > Develop a wholesome food vendor with a permanent store in the neighborhood
- > Create more places to grow food in the neighborhood

6.5 Encourage increased physical activity

- > Offer exercise programming for all seasons, all ages, all genders; create a local "World Cup" tournament

6.6 Create a healthy neighborhood environment

- > Commit to smartgrowth and a green city
- > Increase the tree canopy



Map of neighborhood gardens and open spaces

GOAL 8 GROW INDIVIDUAL EDUCATION OUTCOMES

Strategies and key actions include:

8.1 Expand the supply of quality early childhood classroom space in the Tree Streets by 50% through 2025

- > Create six additional classrooms for children aged six months to three years
- > Create two additional classrooms for children aged three to five years

8.2 Expand the utilization of existing and new quality early childhood programs among Tree Street families

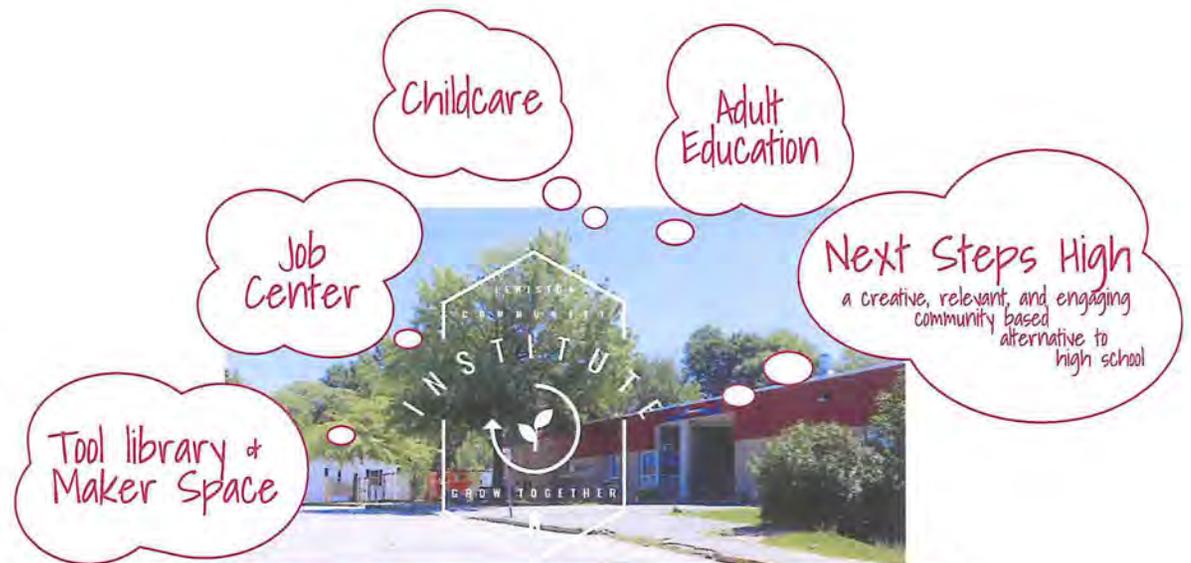
- > Increase enrollment in the Main Child Care Subsidy Program
- > Connect guardians with specialists to develop coordinated plans for their children's early development

8.3 Collaborate with Lewiston Public Schools and the School Committee to improve conditions for learning

- > Ensure that school campuses are safe and welcoming for neighborhood youth
- > Advocate for restorative practices to reduce suspensions
- > Support the reuse of Longley Elementary School as a Community Institute

8.4 Provide fun (and safe) paths to school and welcoming school communities

- > Improve routes to school, school bus stops, and signage
- > Maximize the city-owned property surrounding the new school campus with off-road routes to the new Connors Elementary



REUSE LONGLEY ELEMENTARY AS A COMMUNITY INSTITUTE

Work with the Lewiston Public Schools to re-purpose the Longley School building so that it can continue to be an educational resource for the community

8.5 Encourage life-long learning and skills development with educational opportunities for adults

- > Tailor Adult Ed with contextualized English Language Learning opportunities
- > Connect to Lewiston's Adult Ed College Transition Program

GOAL 9 GROW PATHWAYS TO THRIVE AND ECONOMIC MOBILITY FOR ALL

Strategies and key actions include:

9.1 Connect residents to jobs, and provide supports for job retention

- > Increase utilization of existing workforce resources
- > Connect residents to career path opportunities such as apprenticeships, on the job training, and certification programs

9.2 Work to reduce poverty by adopting three strong, national best practices:

- > EMPath Mobility Mentoring and Bridge to Self Sufficiency, Getting Ahead Curriculum, and, Family-Centered Coaching

9.3 Increase access to and partnerships with commercial and professional service networks

- > Partner with local employers to understand their needs and create tailored workforce development programs

9.4 Develop career skills over time that are in demand in the region's growth industries – Health Care, Manufacturing, and Construction

- > Create rapid connections to low-entry-level-requirement training and experience
- > With Workforce Coaching, guide participants through the initial accumulation of skills and experience

9.5 Build businesses to create new job opportunities for residents in response to neighborhood needs

- > General contracting, micro-transit, day care services



Lisbon Street

9.6 Grow our economic strength and local business presence

- > Assess the opportunity to provide neighborhood-wide wifi
- > Work with existing neighborhood businesses to maintain and grow their presence
- > Support the continued redevelopment of Lisbon Street as a mixed use meeting place



NEXT STEPS & IMPLEMENTATION

The plan for Growing Our Tree Streets will be realized over 25 years and will rely on a broad network of collaborative partners, multiple funding sources, and the sustained involvement and oversight of Maple Knoll residents and Tree Streets neighbors. Public-private partnerships strengthened through the planning process are essential to successful implementation of this plan. Likewise, the intentional practice of inclusive and meaningful community participation, which has been a hallmark of this Choice Neighborhood Transformation Plan effort, will remain central as the focus shifts from planning to implementation.

Three lead entities have been identified to drive implementation efforts forward:

Community Concepts, Inc. (CCI), the lead partner in developing the plan's People strategies, will remain actively involved, serving as the People Lead. With extensive experience supporting families within the community and strong connections to a broad base of other social, health, and educational supports, CCI will provide a backbone of cross-agency coordination and organization. CCI will also grow its staff, retaining the Family Advocate positions dedicated to working with Maple Knoll residents throughout plan implementation and relocation, and adding new Community Navigator and Health Equity Coordinator positions charged with supporting community members across the neighborhood.

Lewiston-Auburn Community Housing, Inc. (LACH) will serve as the Housing Lead, working in close collaboration with **Lewiston Housing Authority (LHA)** as development moves forward. LACH is deeply rooted in the Tree Streets, with neighborhood representation at the Board level. As a HUD-certified Community Housing Development Organization, LACH has local experience in developing affordable housing for low- and moderate-income persons. As a HUD High-Performing Agency, the LHA has housing management experience unmatched in Lewiston. With their combined expertise, LACH and LHA will evaluate proposals from qualified private and/or non-profit developers who will be selected, in consultation with the other Lead entities and the community, to undertake development of the affordable and market rate homes built to replace Maple Knoll. The Housing Leads will work to secure the resources necessary to develop the replacement housing and will coordinate with private investors working on rehab and smaller-scale infill efforts to dramatically improve housing throughout the Tree Streets.

The City of Lewiston, lead applicant for this Choice Planning Grant, will serve as the Neighborhood Lead. The City will assume responsibility for public infrastructure improvements and will allocate CDBG and HOME funding for improvements that complement and reinforce Choice-funded implementation activities. The City will also continue to work closely with the Tree Streets community, with the **Maple Knoll Resident Advisory Group** and **Healthy Neighborhoods Planning Council** remaining at the table as active partners in implementation, continuing to organize and undertake community-led projects and holding all project leads accountable to the plan's vision and the community's shared values and priorities.

Certainly, the implementation of this Transformation Plan cannot be accomplished alone by single entities. The numerous private, non-profit, and philanthropic partners who helped shape Growing Our Tree Streets also remain invested and committed to playing significant roles in implementation. As strategies were drafted and developed, the City and Healthy Neighborhoods Planning Council worked diligently to align strategies with the appropriate partners within their broad network. Support for the plan exists among these groups, and roles and responsibilities have been assigned to ensure that the plan's recommendations move forward through ongoing involvement, energy, and resources dedicated by all partners. An Implementation Matrix at the conclusion of the full Transformation Plan summarizes the Plan, with information about timeframe, potential partners, and metrics for measuring success tied to each goal and strategy.

In the immediate future, the City and CCI, together with the Healthy Neighborhoods Planning Council and the community at large, will be focused on selecting and implementing early Action Activities. With Lewiston's Choice Planning Grant award, project partners also received an Action Grant of one million dollars that will enable the continuation of momentum and energy built through the planning process. These resources will allow the process to move forward with tangible, visible neighborhood improvements in the coming year that substantially advance this Transformation Plan and respond to neighborhood needs.





CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Lewiston Planning Board

FROM: Douglas Greene, AICP, RLA; Deputy Director/City Planner

DATE: July 22, 2019

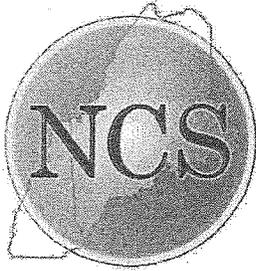
RE: Di minimis amendment to Sheridan Terrace Subdivision, lots 32-34

In your packet is a di minimis amendment to the Sheridan Terrace Subdivision, lots 32-34. As you'll see on the attached subdivision plan, three 50 foot wide lots (lots 32, 33 and 34) are being combined into two 75 foot wide lots, which are labeled lots "A" and "B" on the plan.

The applicant has provided the right title and interest, the appropriate fee and copies of the plan for the Planning Board to review. Article XIII, Section 3 states:

(k) *De minimis changes to development plans.* The planning director or designee may determine amendments to a development plan are "de minimis," that is of a minor nature, and do not require a formal review process. Accordingly, the amended plan can be signed directly by the planning director or designee. However, amendments to developments which involve the creation of a subdivision as defined by 30-A M.R.S.A. Section 4401, as amended, will require signature of the amended plan by the planning board chair, who may request that the de minimis change be brought before the board for their review and approval prior to the signing of the permanent copy of the plan (mylar.) A report of all approved de minimis changes will be submitted to the planning board or staff review committee as appropriate at their next available meeting.

Staff recommends approval. No motion is necessary.



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

41462
July 9, 2019

Dave Hediger
Director Planning and Code Enforcement
City of Lewiston
27 Pine Street
Lewiston, ME 04240-7201

RE: Subdivision Amendment of Sheridan Terrace - 29 Fortin Way, Lewiston (Tax Map 171, Lot 96)

Dear Dave;

In conjunction with our work for Peter Aldrich of Sawyer Street Development, LLC we are requesting review and approval to combine three (3) subdivision lots, shown on the original subdivision plat entitled "Sheridan Terrace, Lewiston, Maine", recorded in the Androscoggin County Registry of Deeds in Plan Book 16, Page 2, being numbered 32, 33 and 34 on said plat.

Enclosed is a proposed Amended Subdivision Plat. It is Mr. Aldrich's desire to combine the three (3) original lots, each being 50' x 115' in size, and create two (2) new parcels, each being 75' x 115' in size. This action will provide for two (2) larger lots and associated building envelopes. We understand that upon approval of the 11"x17" plan and placement of the signatures of Planning Board members we will need to record the approved Amended Subdivision Plat in the Androscoggin County Registry of Deeds as an amendment to the original Sheridan Terrace subdivision plat and we have included the appropriate wording required by the Registry of Deeds on the face of our plan.

If you have any questions or require additional information please do not hesitate to contact me at any time. We sincerely appreciate your time and assistance with this project.

Respectfully,
NORTHEAST CIVIL SOLUTIONS, INC.

Troy F. McDonald, PLS
Executive Vice President

NOTES

- RECORD OWNER OF THE PARCELS SHOWN IS SAWYER STREET DEVELOPMENT, LLC AS DESCRIBED IN A DEED FROM CLAIR STORM & WILLIAM C. STORM, DATED OCTOBER 20, 2017 AND RECORDED IN BOOK 9711, PAGE 092, ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- THE PARCEL SHOWN IS LOCATED ON THE CITY OF LEWISTON ASSESSOR'S MAP 171, PARCEL 96.
- PLAN REFERENCES:
a. "SHERIDAN TERRACE, LEWISTON, MAINE" BY ALIBERTI, LAROCHELLE AND HODSON ENGINEERING CORP, INC., DATED JUNE 22, 1962 AND RECORDED IN PLAN BOOK 16, PAGE 2.
- THE PURPOSE / INTENT OF THIS PLAN IS TO COMBINE LOTS 32, 33 AND 34 AND CREATE 2 NEW LOTS ("A" AND "B")

AMENDED SUBDIVISION PLAT PORTION OF SHERIDAN TERRACE (LOTS 32, 33 & 34)

FORTIN WAY
LEWISTON, MAINE

SCALE: 1"=40'

ISSUED: MAY 31, 2019
REVISED: JULY 8, 2019

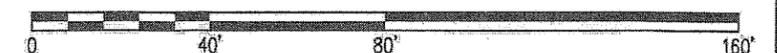
PREPARED FOR: PETER ALDRICH

PROJECT NUMBER: 41462	DRAWING NAME: 41462.dwg
FIELD BY: N/A	DRAWN BY: JAP
CHECKED BY: DMM / TFM	

SURVEYING • ENGINEERING • LAND PLANNING
Northeast Civil Solutions
INCORPORATED

381 PAYNE ROAD, SCARBOROUGH, MAINE 04074

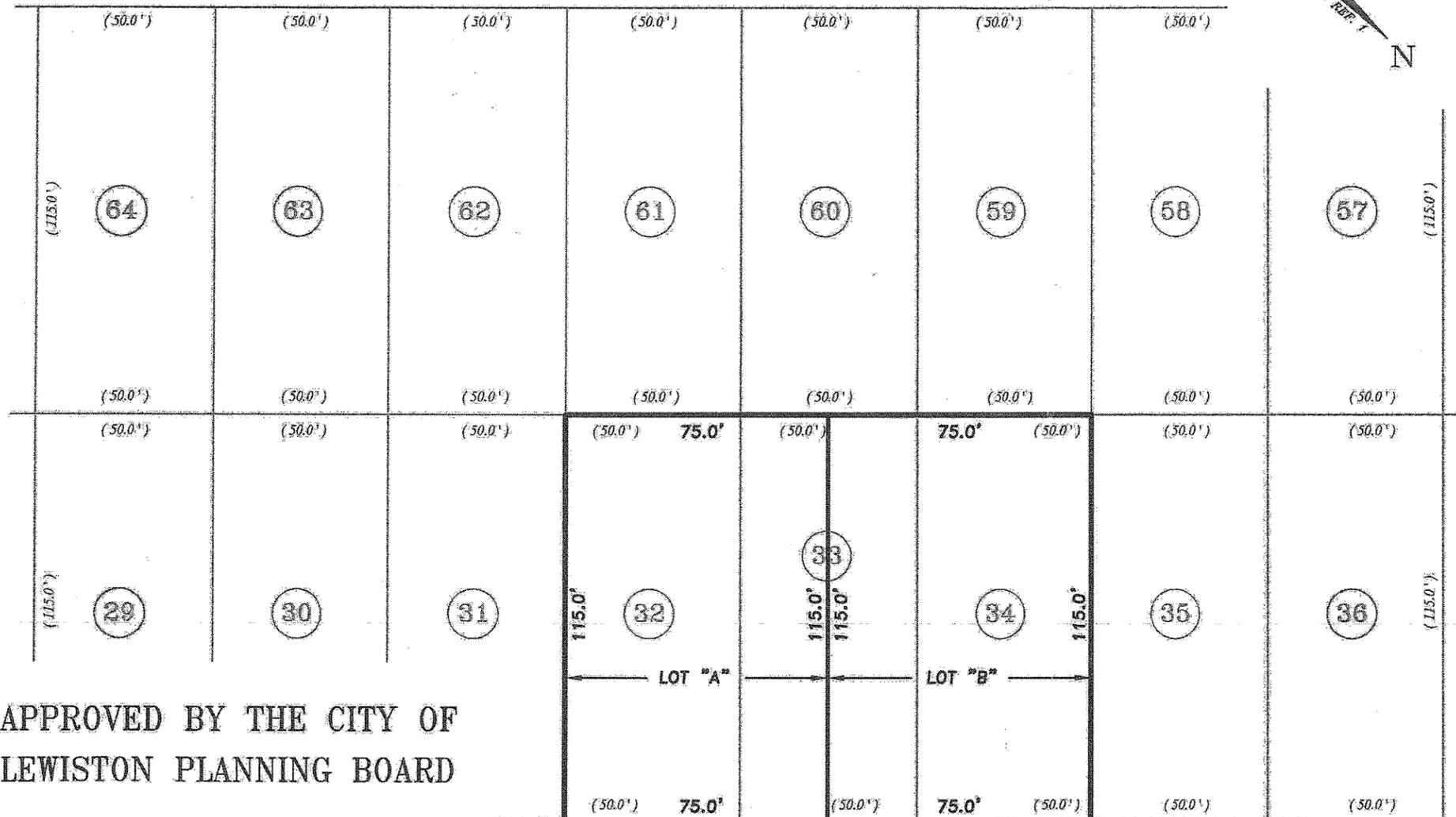
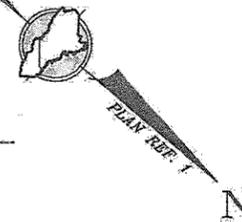
tel 207.883.1000 fax 207.883.1001 e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com



TO CENTRAL AVENUE

ORESTIS WAY

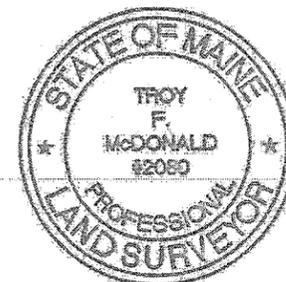
TO COLLEGE STREET



APPROVED BY THE CITY OF
LEWISTON PLANNING BOARD

CHAIRPERSON	DATE

FORTIN WAY TO COLLEGE STREET



THIS PLAN AMENDS AND SUPERCEDES
A PORTION OF THE PLAN RECORDED
IN PLAN BOOK 16, PAGE 2.

7/08/2019

776212

E:\Land Projects\41000\41462-29 Fortin Way-Lewiston\dwg\41462.dwg



City of Lewiston
Design Lewiston

Planning Board meeting,
July 22



Design Lewiston project goals

Encourage infill development in Lewiston's historic core

- Focus regulatory changes to the city center
- Require that projects be compatible with the contextual space, bulk, and density with flexible standards
- Facilitate reinvestment by balancing costs of quality design with the community's long term economic goals
- Maintain a predictable design review process

Preserve Lewiston's heritage

- Encourage adaptive reuse of historic buildings
- Define architectural design provisions to reinforce the character of specific districts
- Make historic renovation easier with flexible codes

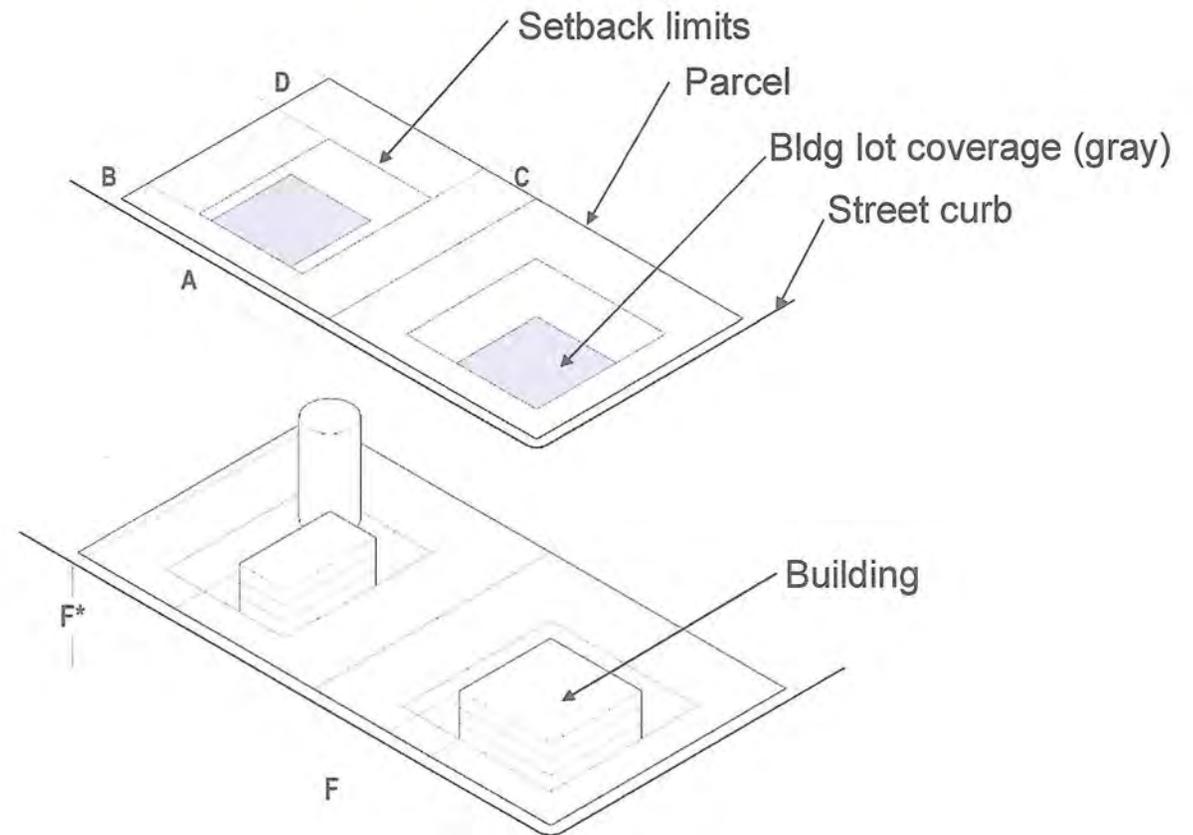
Foster a safe and pleasurable environment that encourages pedestrian activity

- Eliminate physical barriers to pedestrian activity with clear pathways and entrances
- Ensure that ground floors incorporate detailed design and active uses
- Place buildings close to the sidewalk
- Put car parking to the side or rear of buildings



Space and Bulk: Reading the diagrams

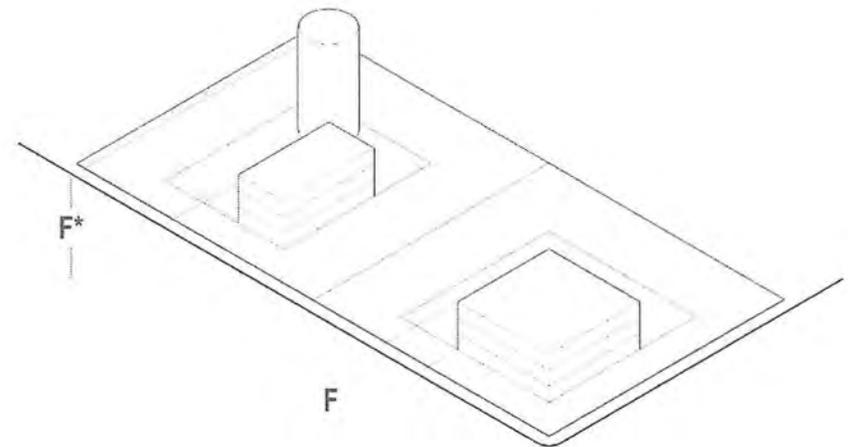
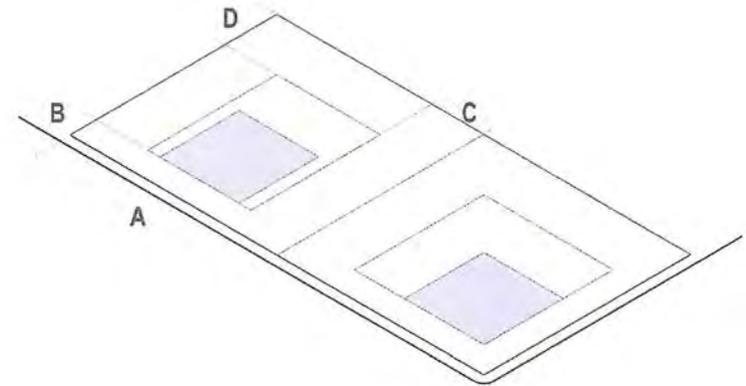
- A Lot width (min, feet)
- B Front setback, principal (min, feet)
- B' Front setback, principal (max, feet) [4]
- C Side setback (min, feet)
- D Rear setback (min, feet)
- Lot area with sewer (min, square feet)
- Lot area without sewer (min, square feet)
- Building lot coverage (max, %)
- Pervious area (min, %)
- F' Building height (min, feet)
- F Building height (max, feet)





Space and Bulk: Rural-agricultural District

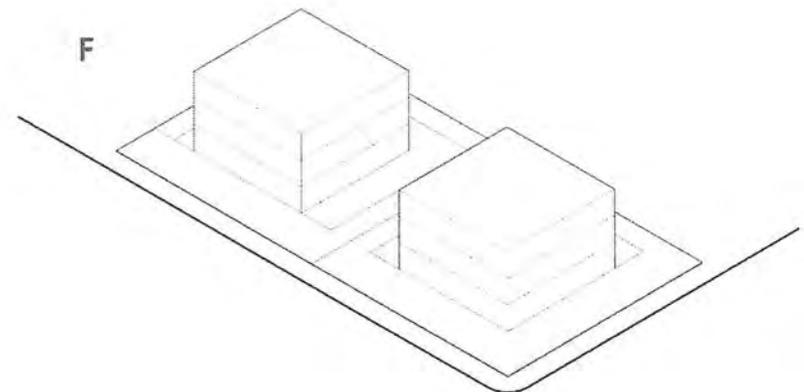
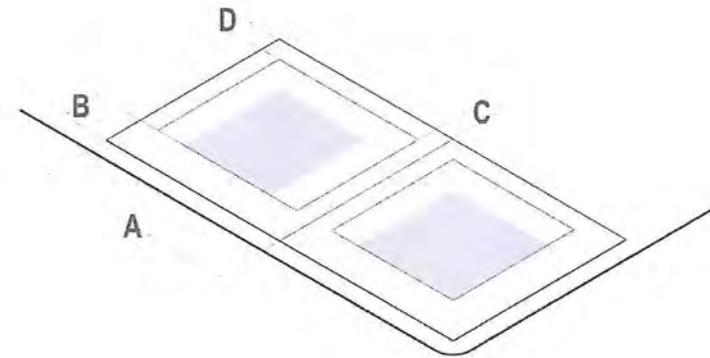
A	Lot width (min, feet)	200
B	Front setback, principal (min, feet)	25
B'	Front setback, principal (max, feet) [4]	-
C	Side setback (min, feet)	50
D	Rear setback (min, feet)	50
	Lot area with sewer (min, square feet)	60,000
	Lot area without sewer (min, square feet)	60,000
	Building lot coverage (max, %)	15
	Pervious area (min, %)	-
F'	Building height (min, feet)	0
F	Building height (max, feet)	35 [1]





Space and Bulk: Low Density Residential District

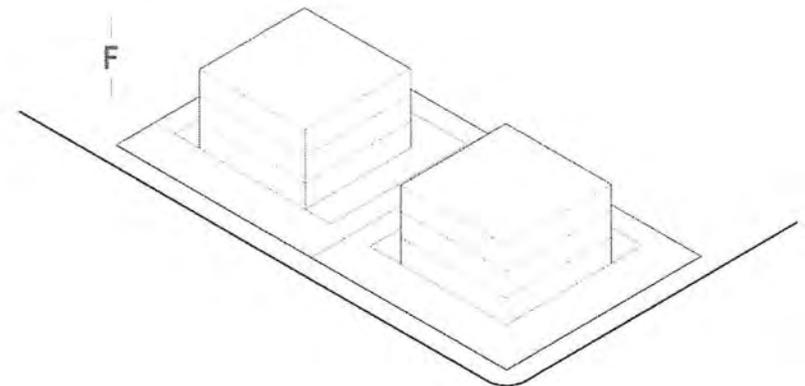
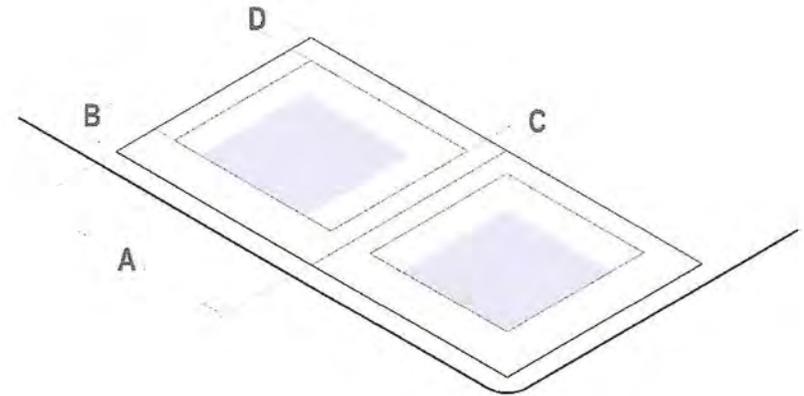
A	Lot width (min, feet)	100
B	Front setback, principal (min, feet)	20
B'	Front setback, principal (max, feet) [4]	-
C	Side setback (min, feet)	10
D	Rear setback (min, feet)	10
	Lot area with sewer (min, square feet)	10,000
	Lot area without sewer (min, square feet)	40,000
	Building lot coverage (max, %)	30
	Pervious area (min, %)	25
F'	Building height (min, feet)	0
F	Building height (max, feet)	35





Space and Bulk: Medium Density Residential District

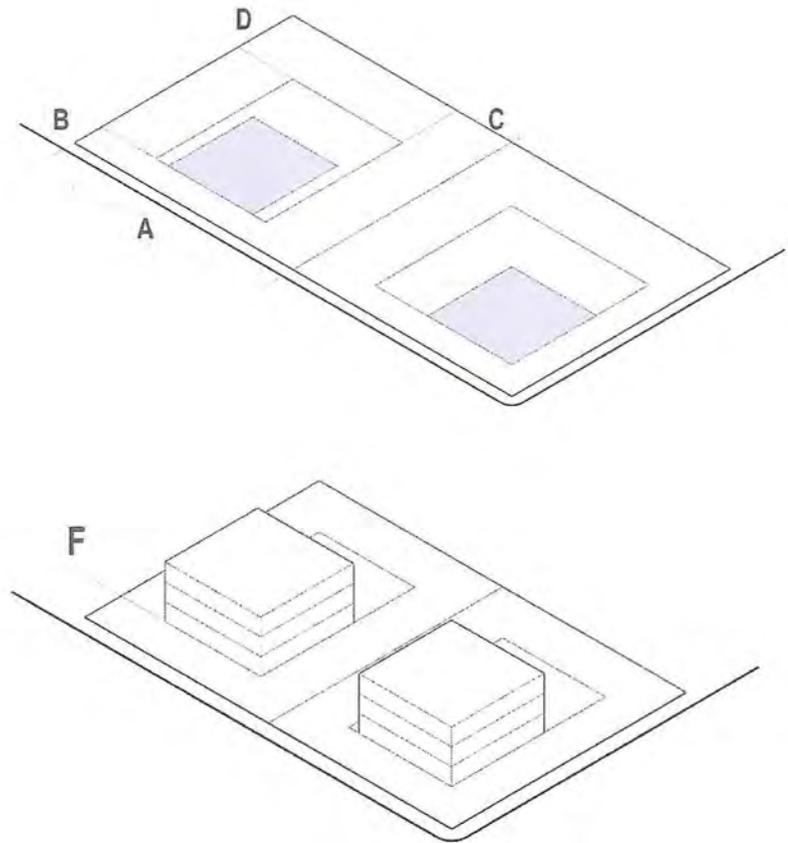
A	Lot width (min, feet)	100
B	Front setback, principal (min, feet)	20
B'	Front setback, principal (max, feet) [4]	-
C	Side setback (min, feet)	10
D	Rear setback (min, feet)	10
	Lot area with sewer (min, square feet)	10,000
	Lot area without sewer (min, square feet)	40,000
	Building lot coverage (max, %)	30
	Pervious area (min, %)	25
F'	Building height (min, feet)	0
F	Building height (max, feet)	35





Space and Bulk: Suburban Residential

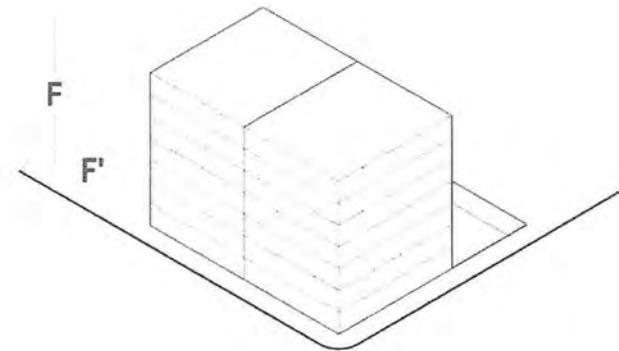
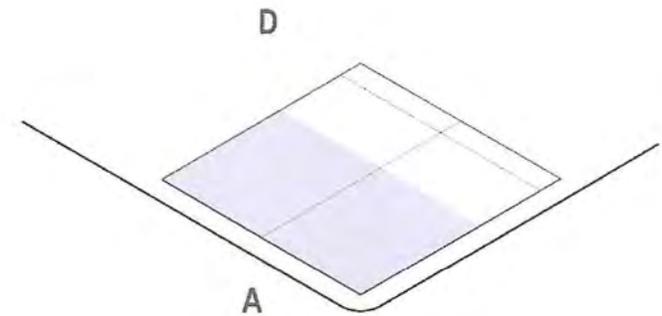
A	Lot width (min, feet)	125
B	Front setback, principal (min, feet)	25
B'	Front setback, principal (max, feet) [4]	-
C	Side setback (min, feet)	30
D	Rear setback (min, feet)	30
	Lot area with sewer (min, square feet)	20,000
	Lot area without sewer (min, square feet)	40,000
	Building lot coverage (max, %)	20
	Pervious area (min, %)	25
F'	Building height (min, feet)	0
F	Building height (max, feet)	35





Space and Bulk: Riverfront

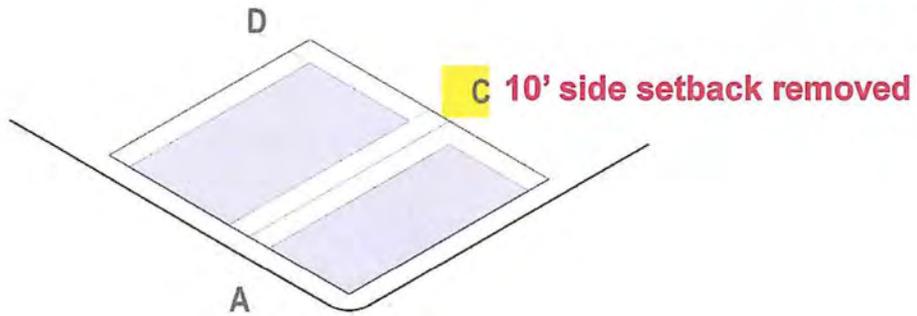
A	Lot width (min, feet)	50
B	Front setback, principal (min, feet)	0
B'	Front setback, principal (max, feet) [4]	10
C	Side setback (min, feet)	0
D	Rear setback (min, feet)	10
	Lot area with sewer (min, square feet)	5,000
	Lot area without sewer (min, square feet)	5,000
	Building lot coverage (max, %)	60
	Pervious area (min, %)	25
F'	Building height (min, feet)	20
F	Building height (max, feet)	75



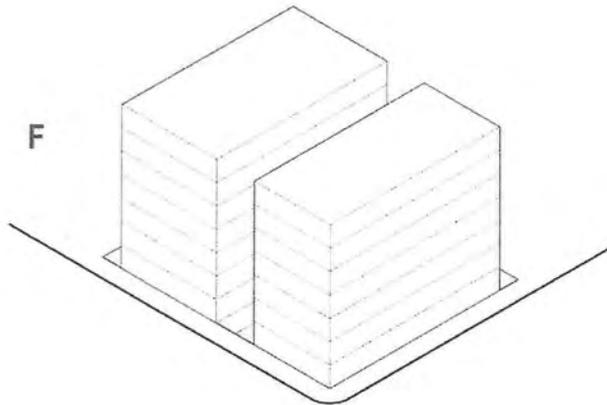
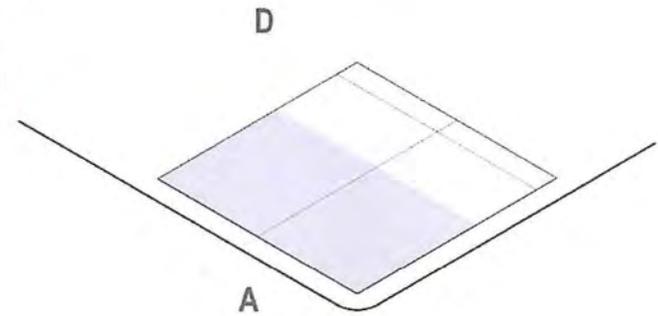


Space and Bulk: Riverfront

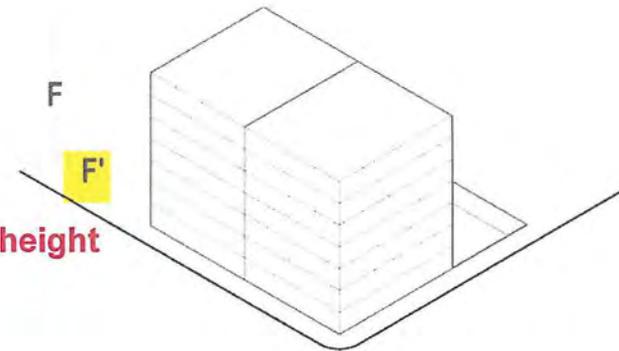
BEFORE



AFTER



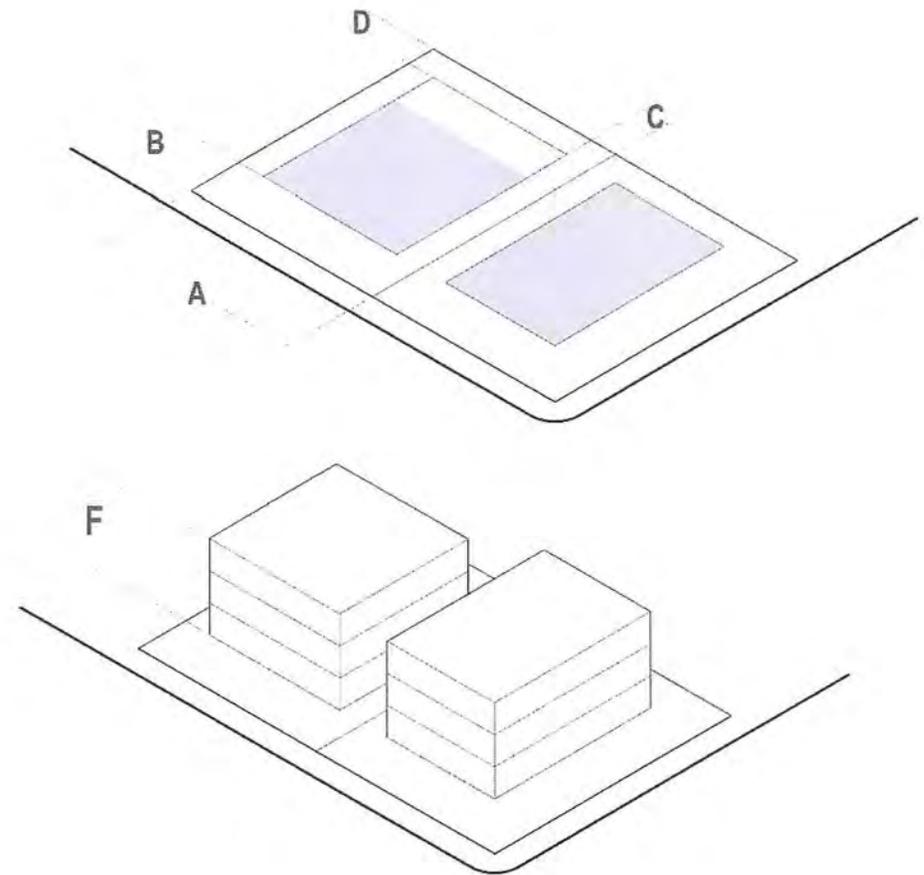
20' minimum height





Space and Bulk: Neighborhood Conservation A

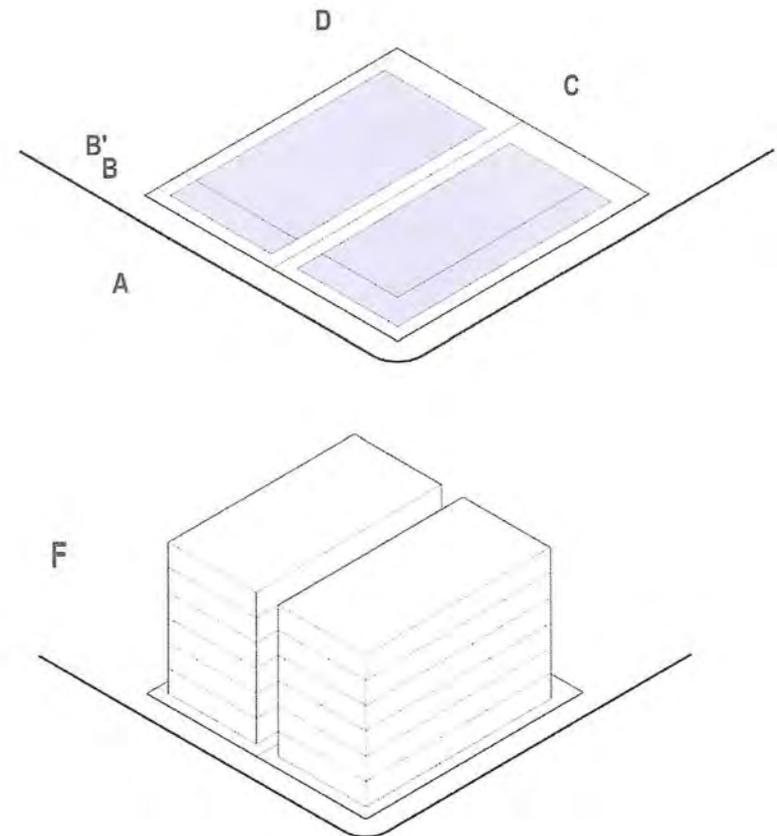
A	Lot width (min, feet)	75
B	Front setback, principal (min, feet)	20
B'	Front setback, principal (max, feet) [4]	-
C	Side setback (min, feet)	10
D	Rear setback (min, feet)	10
	Lot area with sewer (min, square feet)	7,500
	Lot area without sewer (min, square feet)	20,000
	Building lot coverage (max, %)	40
	Pervious area (min, %)	25
F'	Building height (min, feet)	0
F	Building height (max, feet)	75





Space and Bulk: Neighborhood Conservation B

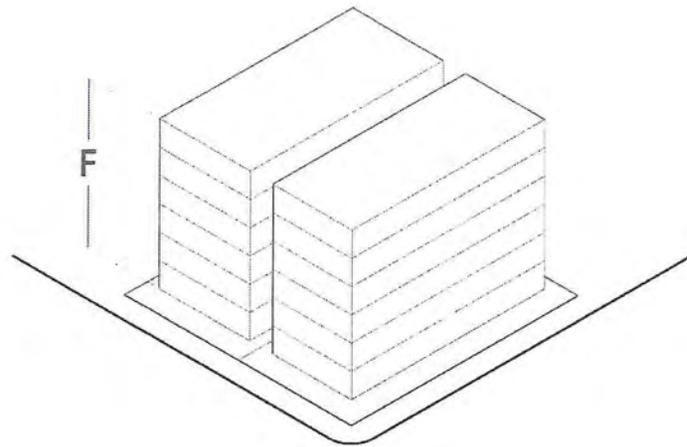
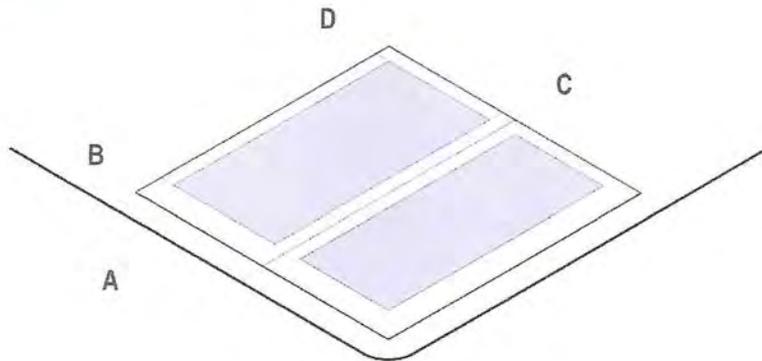
A	Lot width (min, feet)	75
B	Front setback, principal (min, feet)	20
B'	Front setback, principal (max, feet) [4]	5
C	Side setback (min, feet)	10
D	Rear setback (min, feet)	10
	Lot area with sewer (min, square feet)	7,500
	Lot area without sewer (min, square feet)	20,000
	Building lot coverage (max, %)	40
	Pervious area (min, %)	25
F'	Building height (min, feet)	0
F	Building height (max, feet)	75



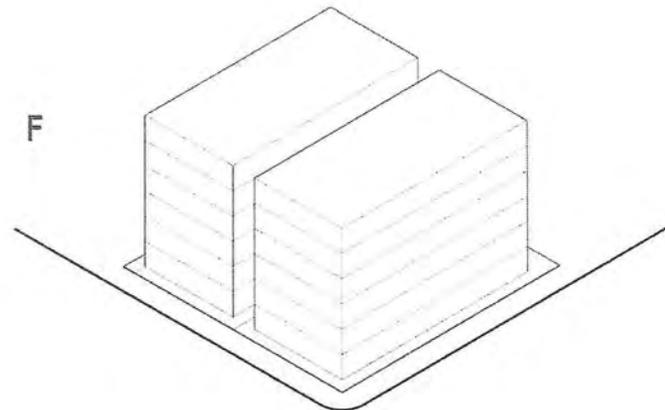
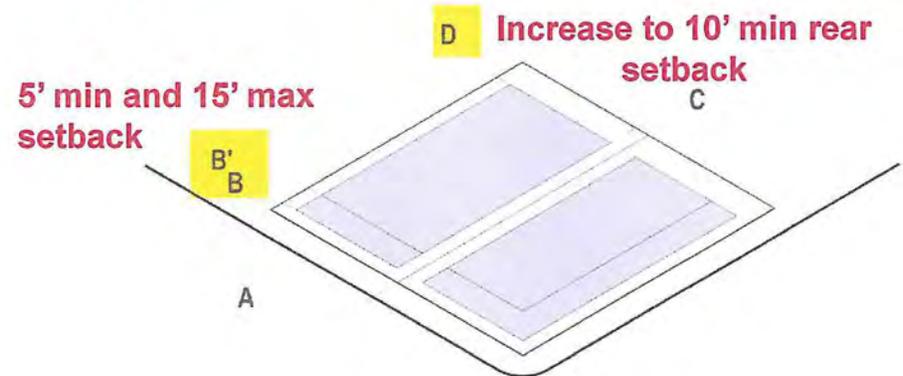


Space and Bulk: Neighborhood Conservation B

BEFORE



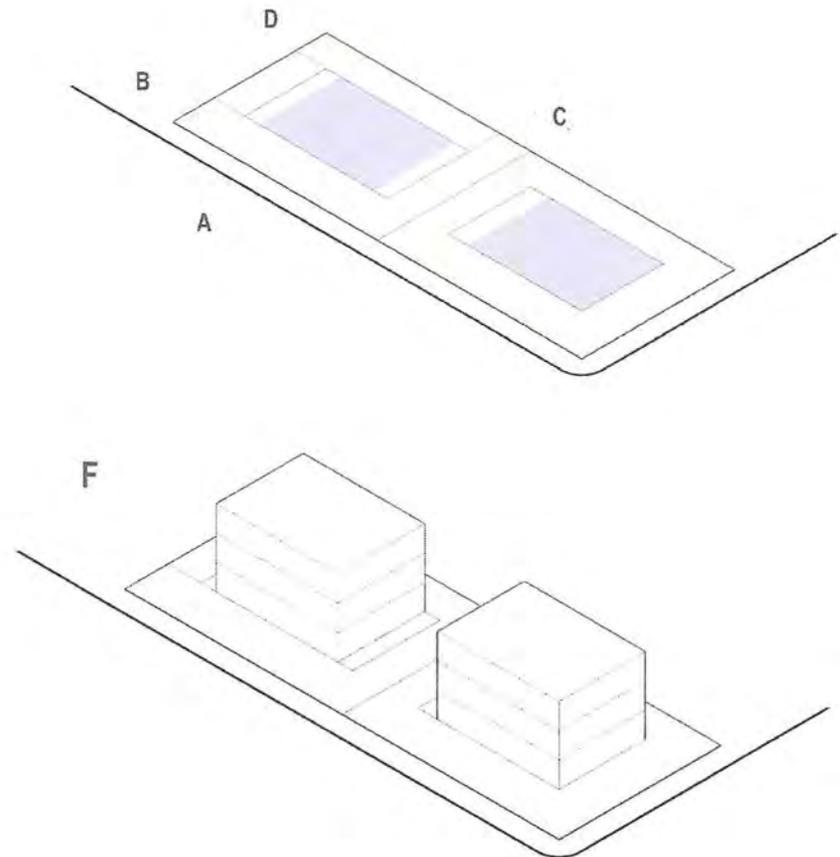
AFTER





Space and Bulk: Office Residential

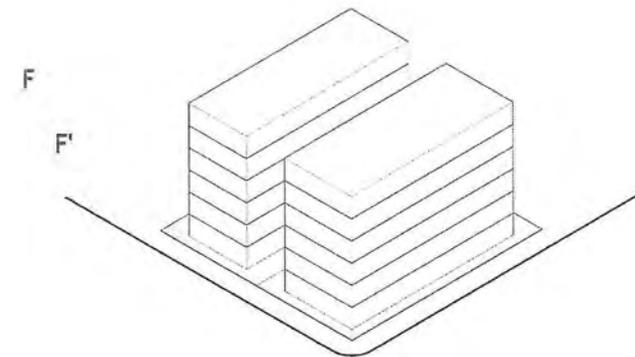
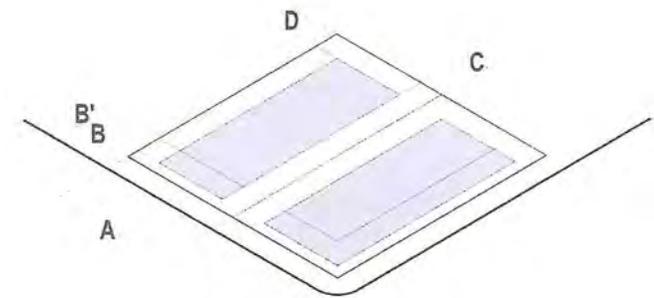
A	Lot width (min, feet)	100
B	Front setback, principal (min, feet)	10
B'	Front setback, principal (max, feet) [4]	-
C	Side setback (min, feet)	15
D	Rear setback (min, feet)	15
	Lot area with sewer (min, square feet)	7,500
	Lot area without sewer (min, square feet)	20,000
	Building lot coverage (max, %)	30
	Pervious area (min, %)	40
F'	Building height (min, feet)	0
F	Building height (max, feet)	35





Space and Bulk: Downtown Residential

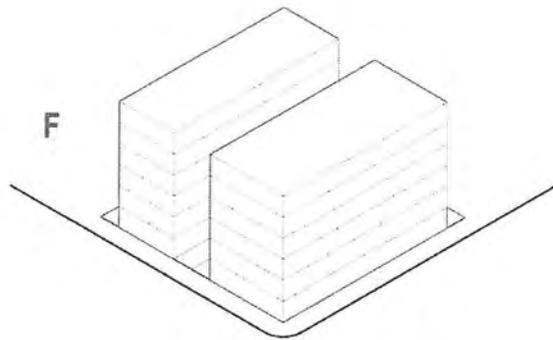
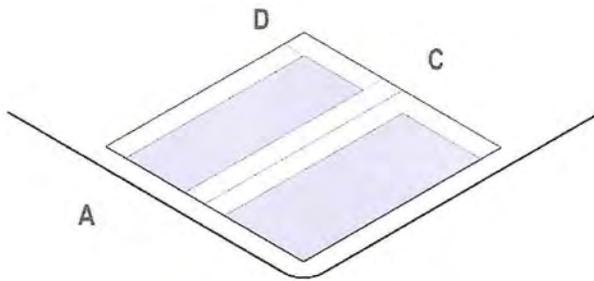
A	Lot width (min, feet)	25
B	Front setback, principal (min, feet)	5
B'	Front setback, principal (max, feet) [4]	15
C	Side setback (min, feet)	10
D	Rear setback (min, feet)	10
	Lot area with sewer (min, square feet)	5,000
	Lot area without sewer (min, square feet)	-
	Building lot coverage (max, %)	80
	Pervious area (min, %)	35
F'	Building height (min, feet)	20
F	Building height (max, feet)	60





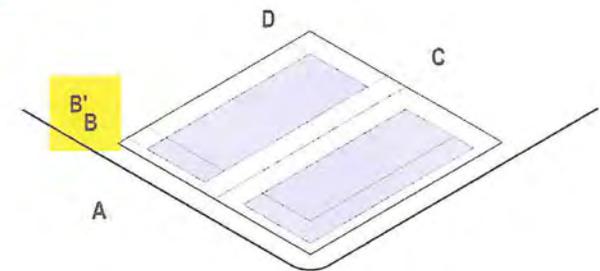
Space and Bulk: Downtown Residential

BEFORE

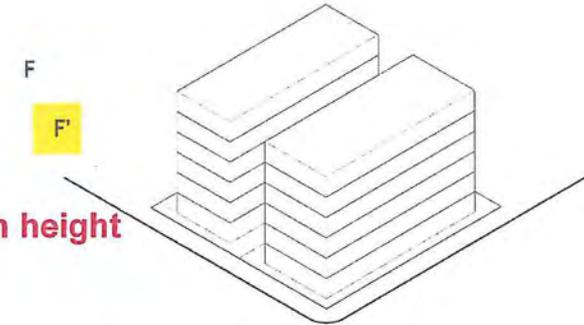


AFTER

15' max setback
5' min setback



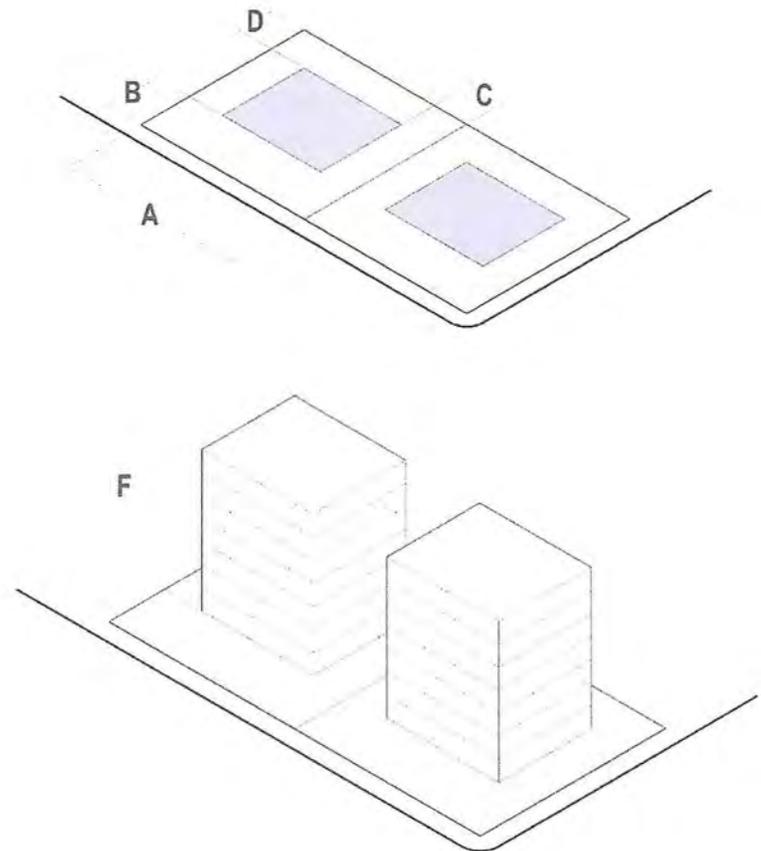
20' minimum height





Space and Bulk: Institutional Office

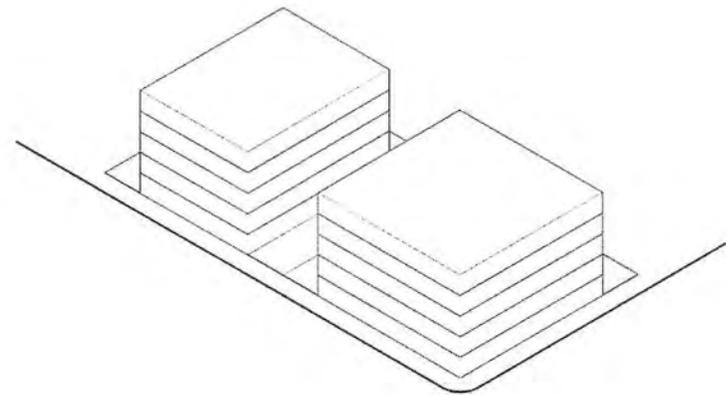
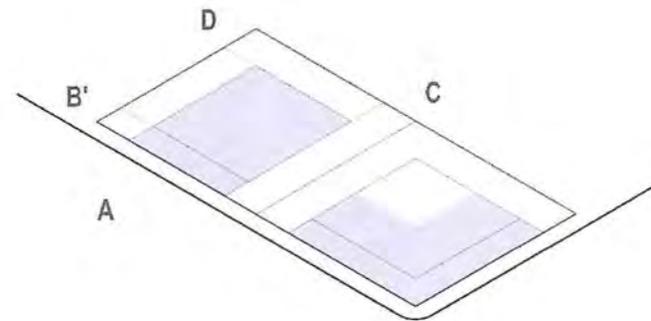
A	Lot width (min, feet)	50
B	Front setback, principal (min, feet)	30
B'	Front setback, principal (max, feet) [4]	-
C	Side setback (min, feet)	20
D	Rear setback (min, feet)	20
	Lot area with sewer (min, square feet)	10,000
	Lot area without sewer (min, square feet)	20,000
	Building lot coverage (max, %)	75
	Pervious area (min, %)	25
F'	Building height (min, feet)	0
F	Building height (max, feet)	75





Space and Bulk: Community Business

A	Lot width (min, feet)	40
B	Front setback, principal (min, feet)	
B'	Front setback, principal (max, feet) [4]	15
C	Side setback (min, feet)	20
D	Rear setback (min, feet)	20
	Lot area with sewer (min, square feet)	-
	Lot area without sewer (min, square feet)	-
	Building lot coverage (max, %)	50
	Pervious area (min, %)	35
F'	Building height (min, feet)	0
F	Building height (max, feet)	50

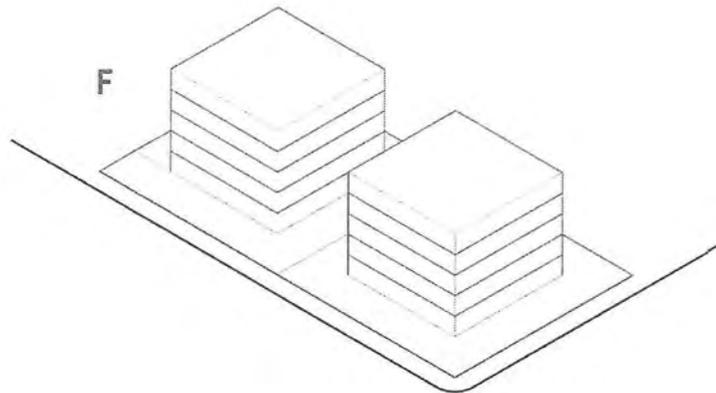
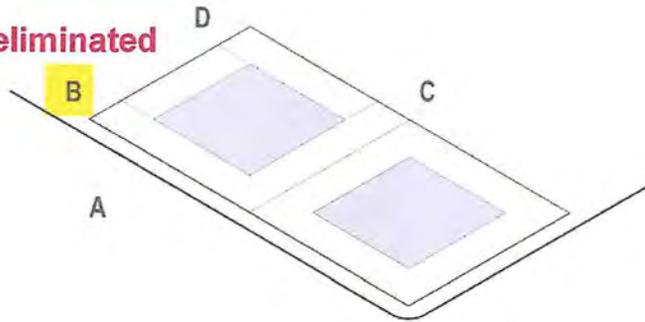




Space and Bulk: Community Business

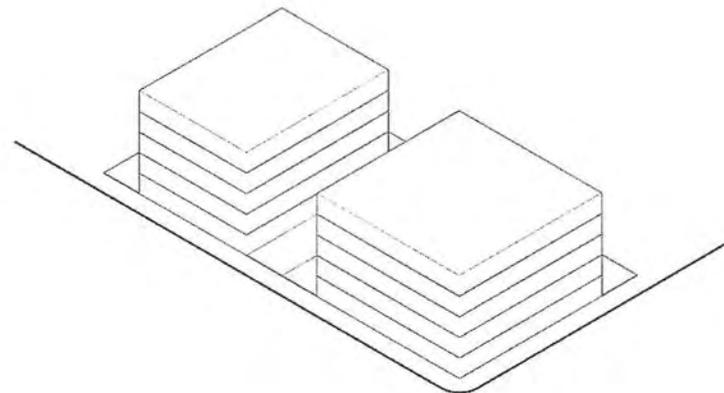
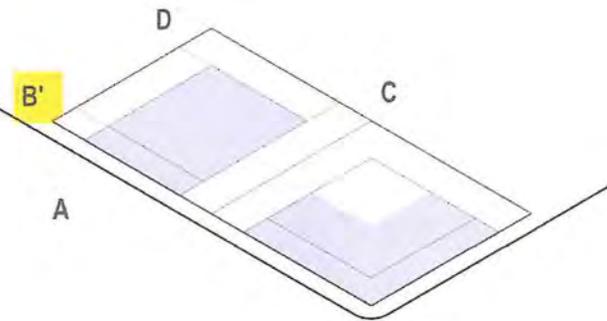
BEFORE

20' min eliminated



AFTER

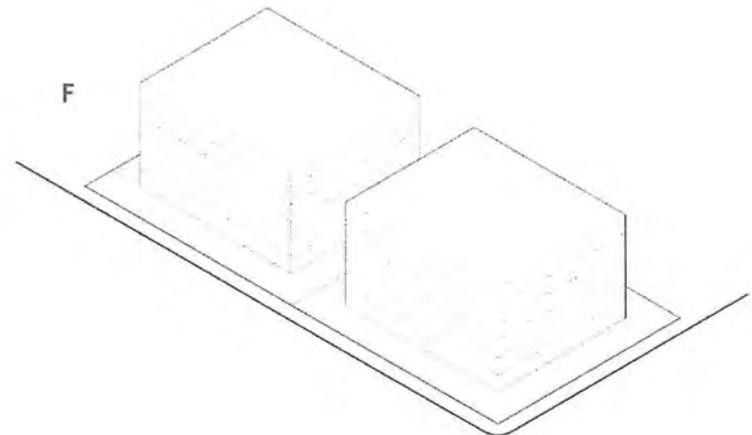
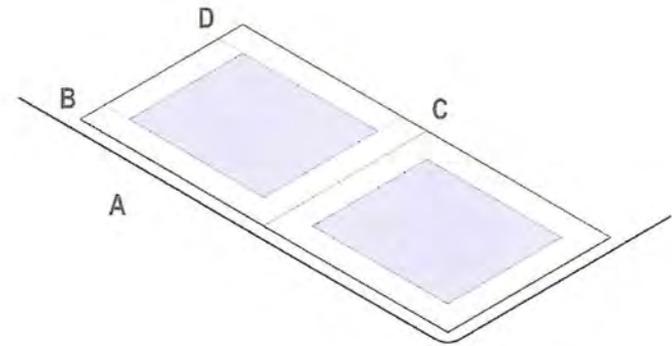
15' max setback





Space and Bulk: Highway Business District

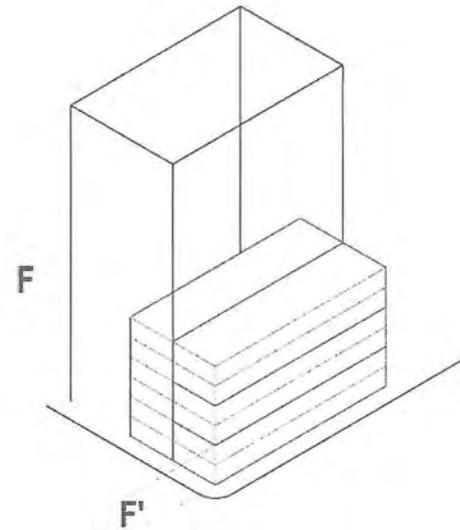
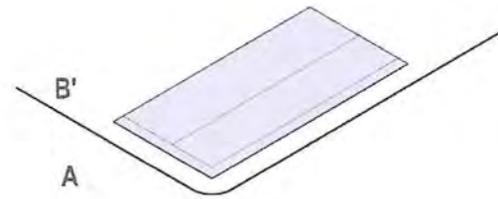
A	Lot width (min, feet)	150
B	Front setback, principal (min, feet)	5
B'	Front setback, principal (max, feet) [4]	-
C	Side setback (min, feet)	20 [2]
D	Rear setback (min, feet)	20 [2]
	Lot area with sewer (min, square feet)	-
	Lot area without sewer (min, square feet)	20,000
	Building lot coverage (max, %)	50
	Pervious area (min, %)	25
F'	Building height (min, feet)	0
F	Building height (max, feet)	65





Space and Bulk: Centerville

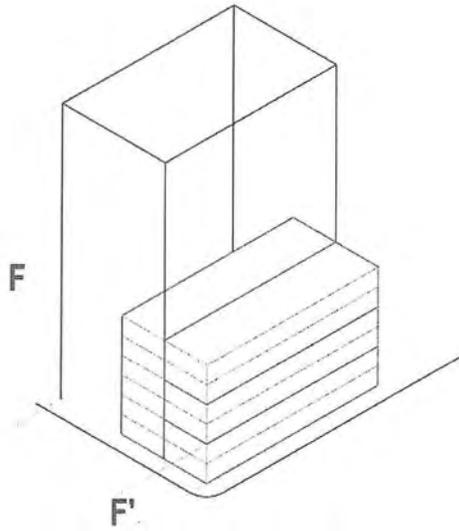
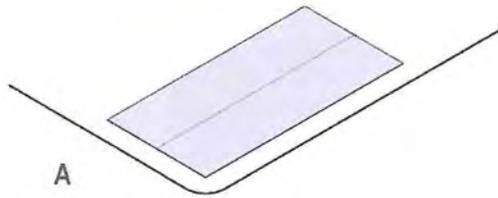
A	Lot width (min, feet)	25
B	Front setback, principal (min, feet)	0
B'	Front setback, principal (max, feet) [4]	5
C	Side setback (min, feet)	0
D	Rear setback (min, feet)	0
	Lot area with sewer (min, square feet)	-
	Lot area without sewer (min, square feet)	-
	Building lot coverage (max, %)	100
	Pervious area (min, %)	0
F'	Building height (min, feet)	20
F	Building height (max, feet)	150





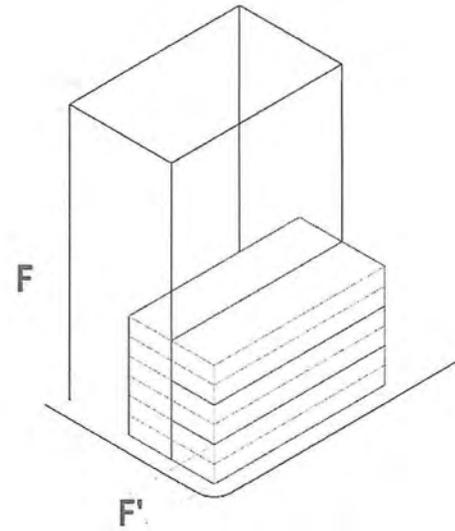
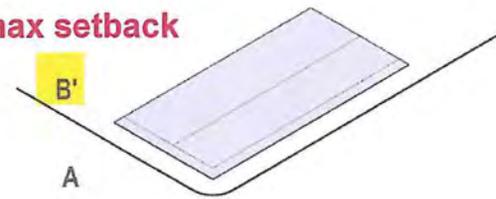
Space and Bulk: Centerville

BEFORE



AFTER

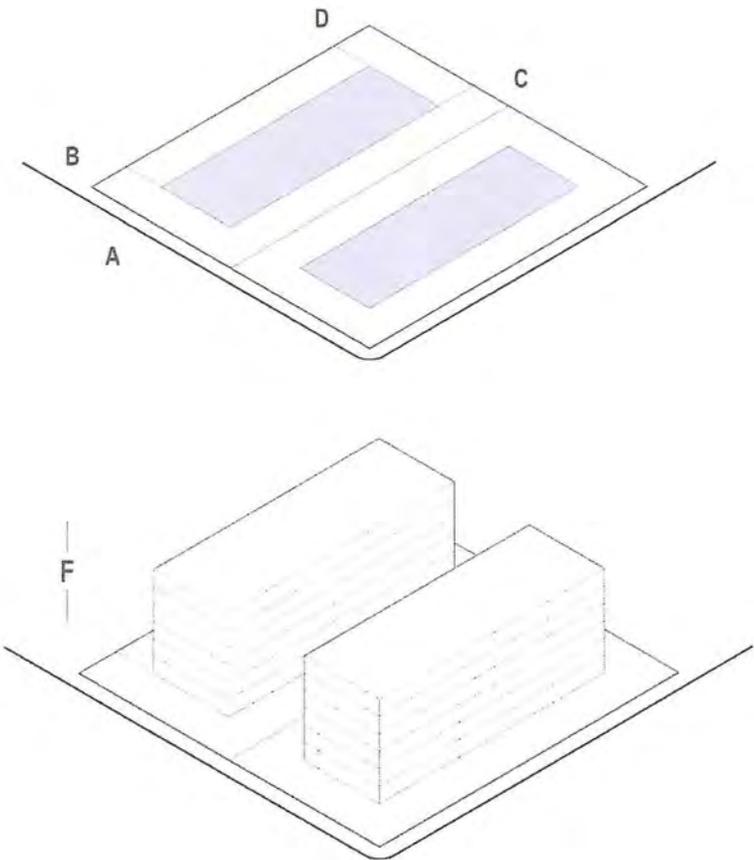
5' max setback





Space and Bulk: Office Service

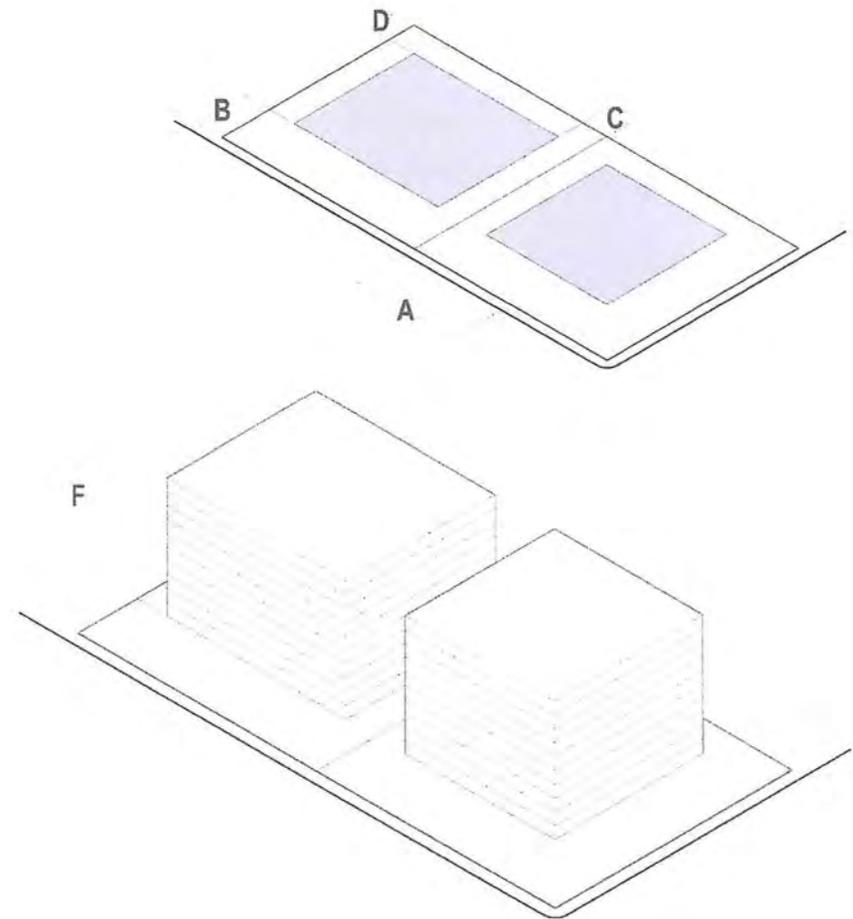
A	Lot width (min, feet)	100
B	Front setback, principal (min, feet)	25
B'	Front setback, principal (max, feet) [4]	-
C	Side setback (min, feet)	25
D	Rear setback (min, feet)	25
	Lot area with sewer (min, square feet)	20,000
	Lot area without sewer (min, square feet)	20,000
	Building lot coverage (max, %)	75
	Pervious area (min, %)	25
F'	Building height (min, feet)	0
F	Building height (max, feet)	75





Space and Bulk: Industrial

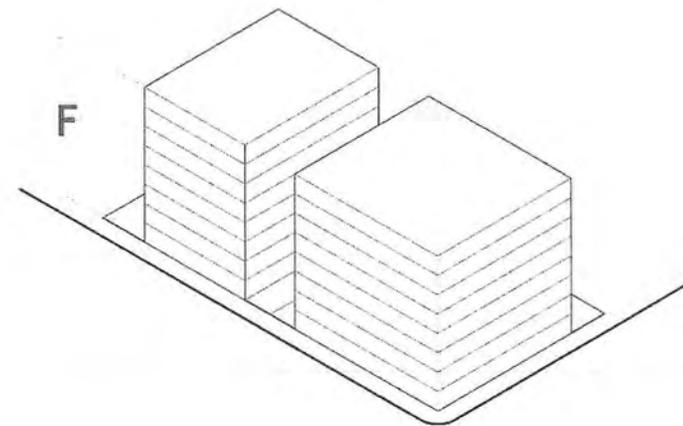
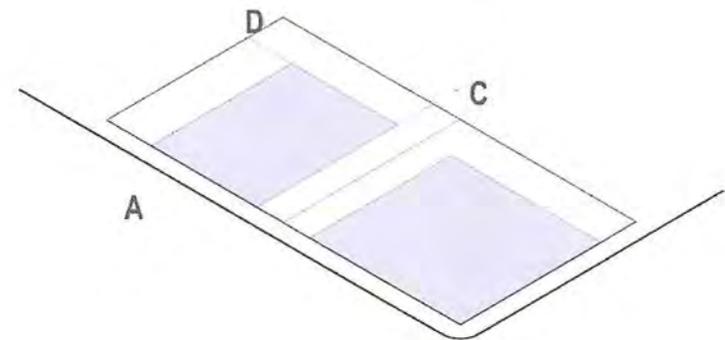
A	Lot width (min, feet)	100
B	Front setback, principal (min, feet)	25 [3]
B'	Front setback, principal (max, feet) [4]	-
C	Side setback (min, feet)	25 [2]
D	Rear setback (min, feet)	25 [2]
	Lot area with sewer (min, square feet)	40,000
	Lot area without sewer (min, square feet)	40,000
	Building lot coverage (max, %)	75
	Pervious area (min, %)	25
F'	Building height (min, feet)	0
F	Building height (max, feet)	100





Space and Bulk: Urban Enterprise

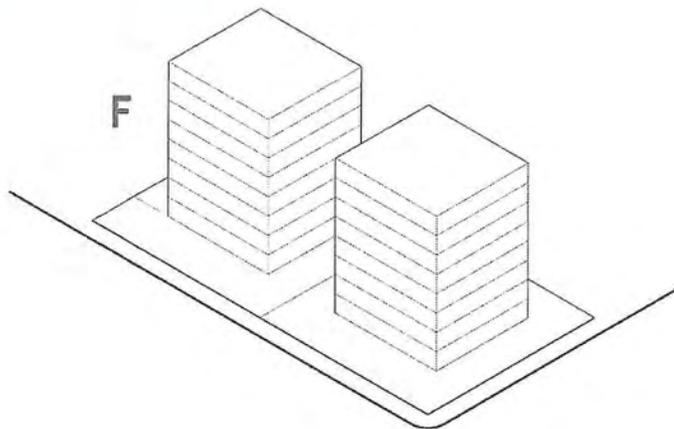
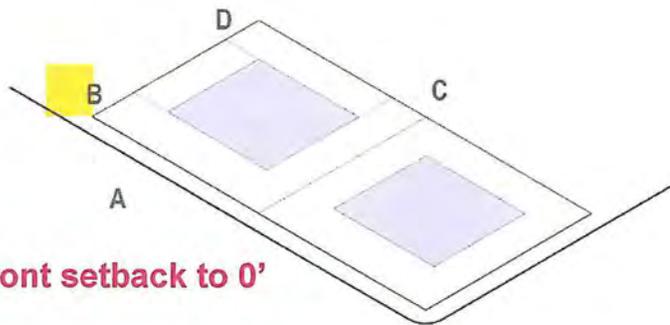
A	Lot width (min, feet)	40
B	Front setback, principal (min, feet)	0
B'	Front setback, principal (max, feet) [4]	-
C	Side setback (min, feet)	15
D	Rear setback (min, feet)	20
	Lot area with sewer (min, square feet)	5,000
	Lot area without sewer (min, square feet)	20,000
	Building lot coverage (max, %)	60
	Pervious area (min, %)	20
F'	Building height (min, feet)	0
F	Building height (max, feet)	80



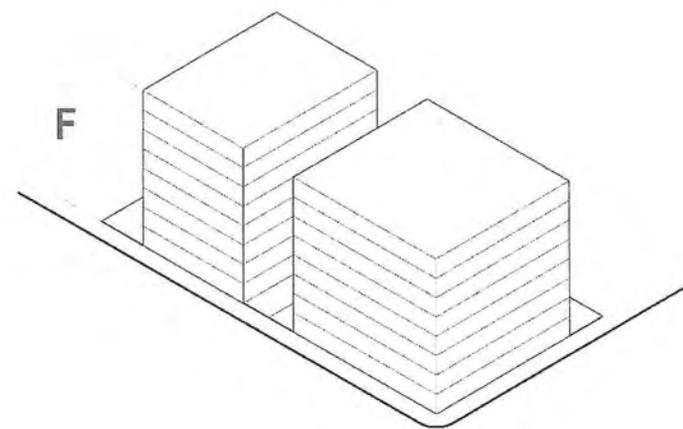
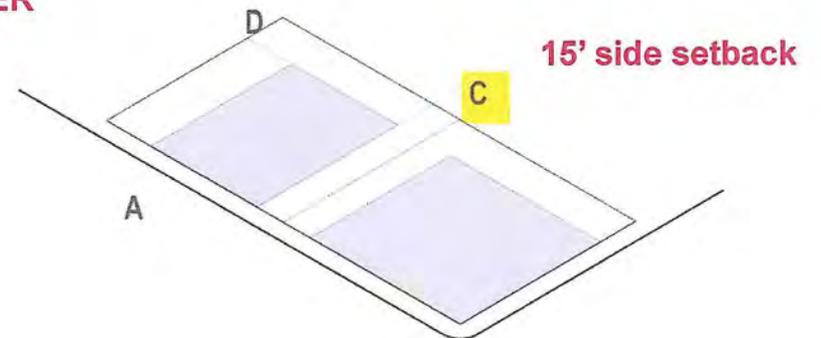


Space and Bulk: Urban Enterprise

BEFORE



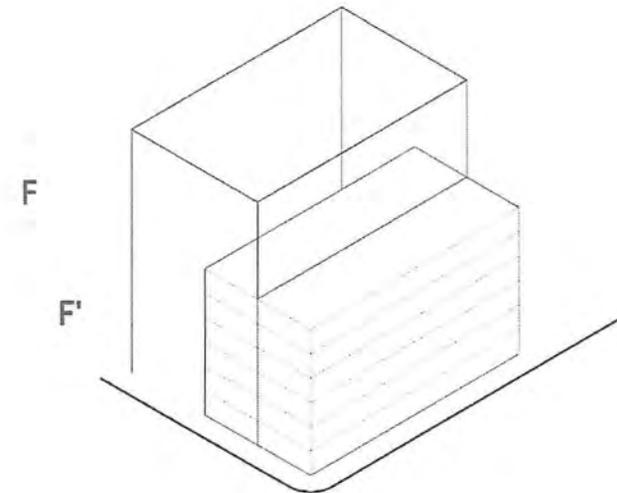
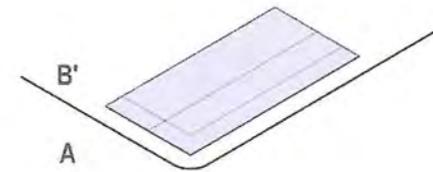
AFTER





Space and Bulk: Mill

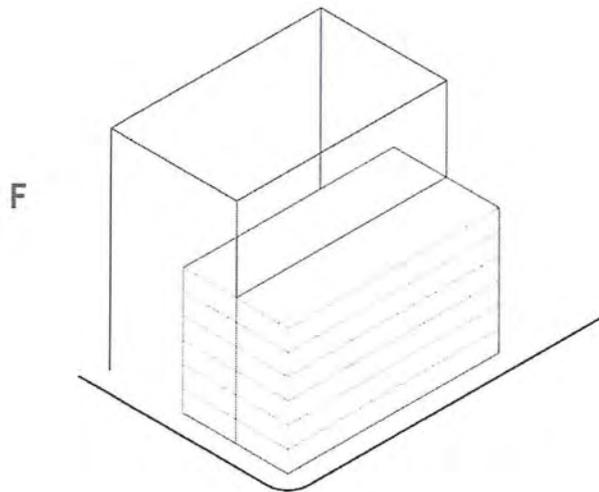
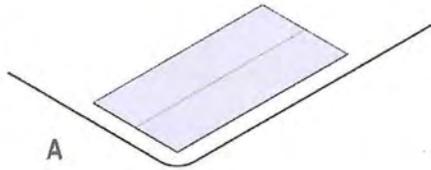
A	Lot width (min, feet)	25
B	Front setback, principal (min, feet)	0
B'	Front setback, principal (max, feet) [4]	10
C	Side setback (min, feet)	0
D	Rear setback (min, feet)	0
	Lot area with sewer (min, square feet)	-
	Lot area without sewer (min, square feet)	-
	Building lot coverage (max, %)	100
	Pervious area (min, %)	10
F'	Building height (min, feet)	20
F	Building height (max, feet)	100





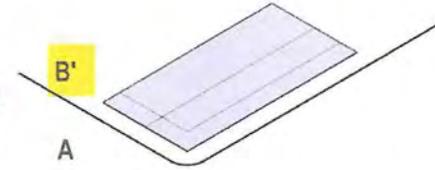
Space and Bulk: Mill

BEFORE

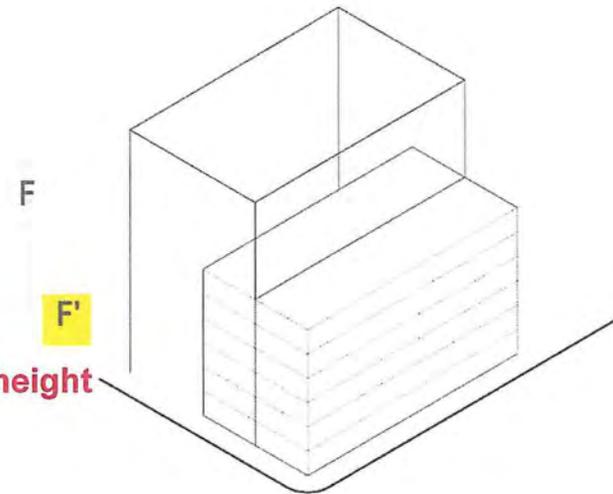


AFTER

10' max setback



20' minimum height





Space and Bulk: Summary Table

	RA	LDR	SR	MDR	RF	NCA	NCB	OR	DR	IO	CB	HB	CV	OS	I	UE	M
A Lot width (min, feet)	200	100	125	100	50	75	40	100	25	50	40	150	25	100	100	40	25
B Front setback, principal (min, feet) [4]	25	20	25	20	0	20	5	10	5	30	-	5	0	25	25 [3]	0	0
B' Front setback, principal (max, feet) [4]	-	-	-	-	10	-	15	-	15	-	15	-	5	-	-	-	10
C Side setback (min, feet)	50	10	30	10	0	10	5	15	10	20	20	20 [2]	0	25	25 [2]	15	0
D Rear setback (min, feet)	50	10	30	10	10	10	10	15	10	20	20	20 [2]	0	25	25 [2]	20	0
Lot area with sewer (min, square feet)	60,000	10,000	20,000	10,000	5,000	7,500	-	7,500	5,000	10,000	-	-	-	20,000	40,000	5,000	-
Lot area without sewer (min, square feet)	60,000	40,000	40,000	40,000	5,000	20,000	-	20,000	-	20,000	-	20,000	-	20,000	40,000	20,000	-
Building lot coverage (max, %)	15	30	20	30	60	40	65	30	80	75	50	50	100	75	75	60	100
Pervious area (min, %)	-	25	25	25	25	25	15	40	35	25	35	25	0	25	25	20	10
F' Building height (min, feet)	0	0	0	0	20	0	0	0	20	0	0	0	20	0	0	0	20
F Building height (max, feet)	35 [1]	35	35	35	75	75	65	35	60	75	50	65	150	75	100	80	100

Notes

- 1 Agricultural uses maximum height is 75 feet
- 2 Where the side or rear lot line is located within 50 feet of a residential zoning district, a fifty-foot setback shall be maintained
- 3 The industrially-zoned land on the east side of River Road, from Alfred A. Plourde arkway to the northwesterly property line of 380 River Road shall have a minimum front setback for all uses is 100 feet.
- 4 In areas where the existing buildings have an established uniform setback relationship to the street, established uniform setback relationship is deemed to exist when the distances between the front face of the building and the edge of the travel way in the adjoining street for the two adjacent parcels fronting on the same street on each side of the subject parcel are within +/- five (5) feet of mean of this distance for the four (4) parcels. For the purposes of this provision, lots shall be deemed to be adjacent even if separated by a street or public easement.

Development standards (Article XIII, sec. 4)

General development standards

- Any new non-residential bldg or use or expansion over 1,000 sq. ft.
- Residential with 3 or more units
- Other conditions as per Article XIII

Additional Design District standards

- Riverfront (RF)
- Downtown residential district (DR)
- Centreville district (CV)
- Mill district (M)



Provisions	Reaction	Decision
Building setbacks	👉 (CS, staff)	Move to Space and Bulk Requirements introduction
Building orientation	👎 (Staff)	Parallel to the street is not a big issue
Building attachments	👎 Not important for Lewiston (PB)	Add to Guidance doc
Mid-block connections	? Need more information (AC, PB, staff)	See map...
Ground floor uses	👉 (Staff)	Keep and include retail and residential ground floors
Retail frontages	👉	Combine with Ground floors
Ground floor residential	👉 Combine with Ground floors	Combine and remove need for individual entrances
Vehicle parking	👎 Don't want requirements (PB)	Add to Guidance doc
Open space	? Current system is broken	Exclude from current effort
Landscape	👉 Take out clause about native plants (PB)	Make changes to existing citywide Approval criteria
Screening and buffering	👉 Add low walls around parking (PB)	Make changes to existing citywide Approval criteria
Amenity space	? Too expensive, already enough open space?	Confirm with AC / staff
Compact living	👎 Not relevant for Lewiston (PB, staff)	Add to Guidance doc
Rooflines	👉	Keep
Architectural design	👉 Increase blank wall to 20' (PB)	Keep
Contextual design	👎 Don't mandate style (KM)	Remove
Historic district infill	👎 Don't mandate style (KM)	Remove
Outdoor café seating	👎 Already covered in code	Add to Guidance doc
Winter design	👉 Remove anything already in code	Keep



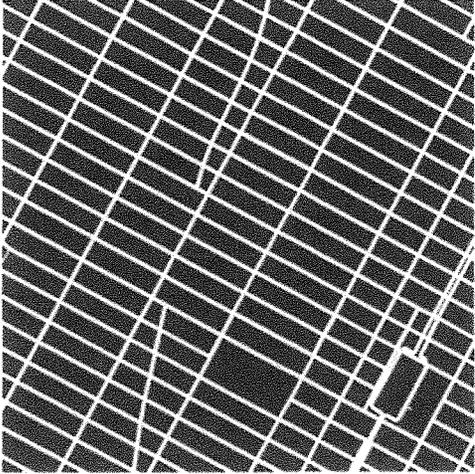
IMAGES AND MAPPING COURTESY OF URBAN DESIGN 4 HEALTH

Long, disconnected blocks reduce the number of destinations you can comfortably walk to. 350' has been identified as an ideal balance between permeability and limiting the number of intersections, which is convenient because a typical Lewiston block is 350' x 200', more or less

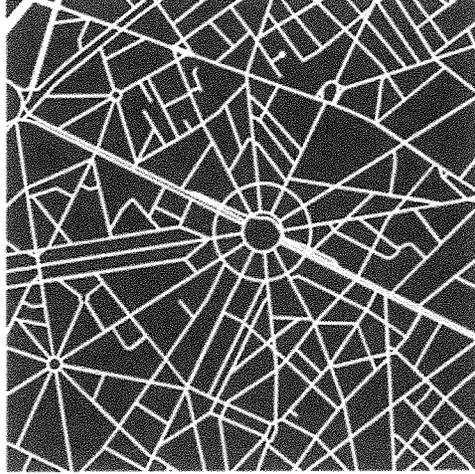


- Building or block longer than 400'
- Mid-block connection

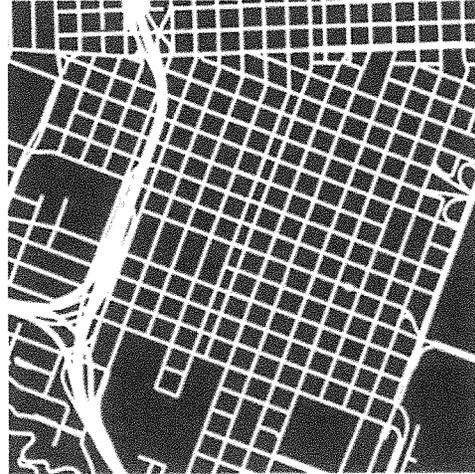
NEW YORK



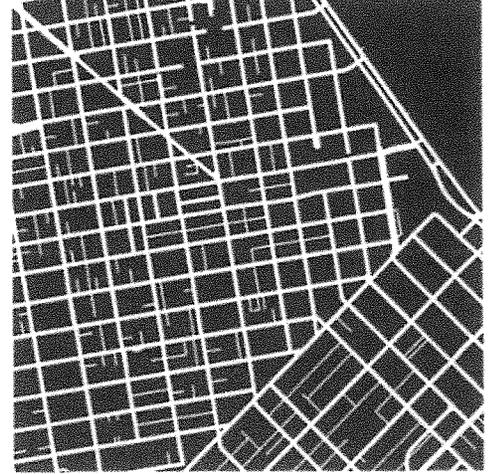
PARIS



PORTLAND



SAN FRANCISCO



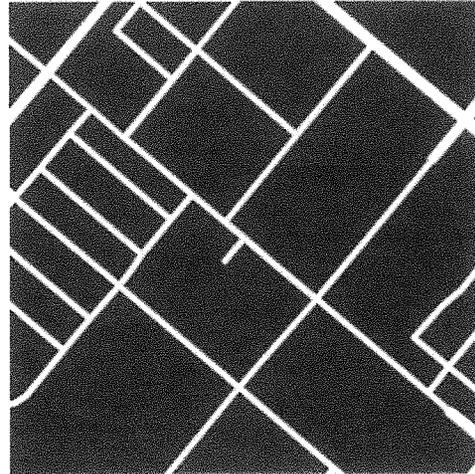
TUNIS



ATLANTA



IRVINE



ROME





590'

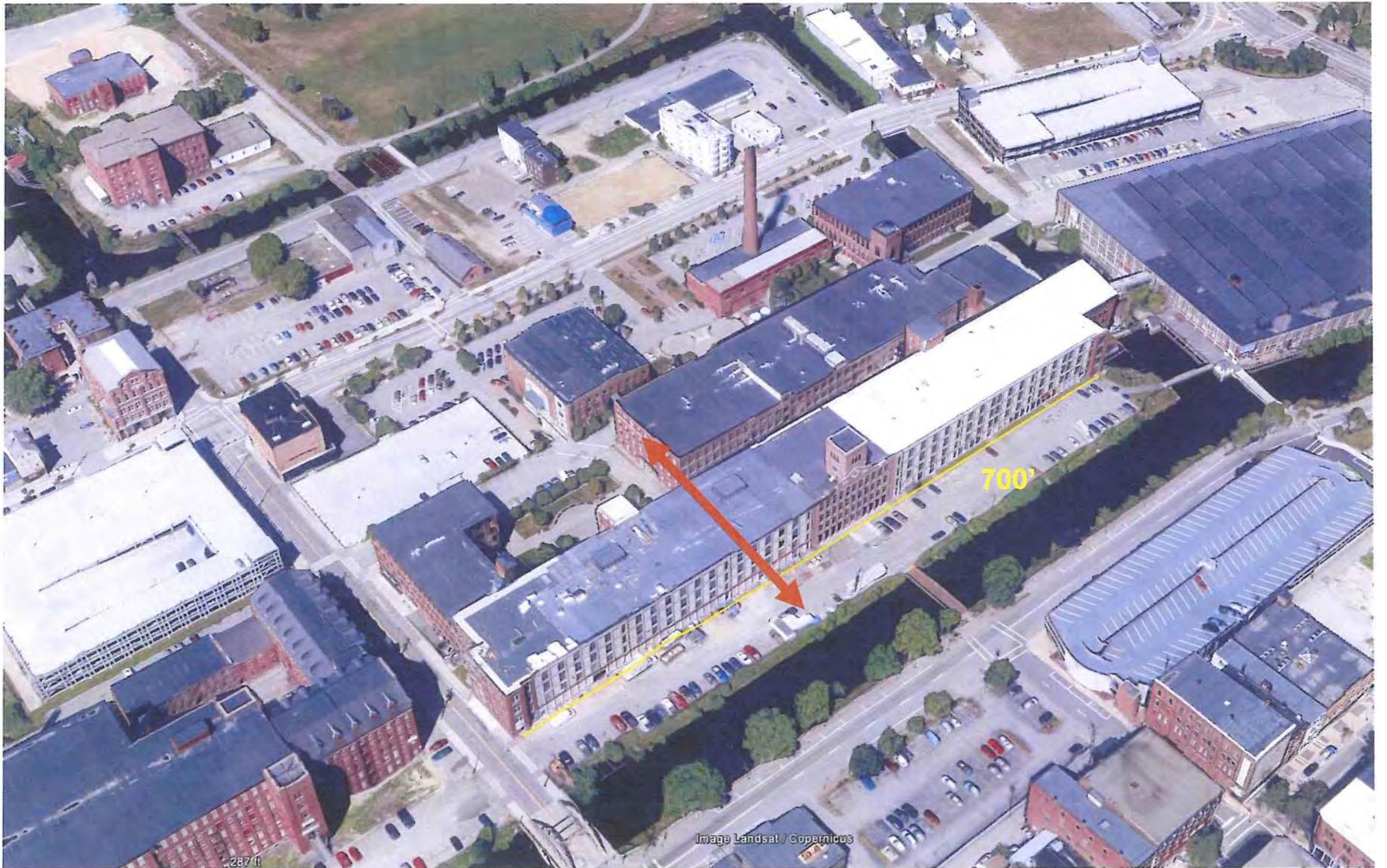




Image Landsat / Copernicus

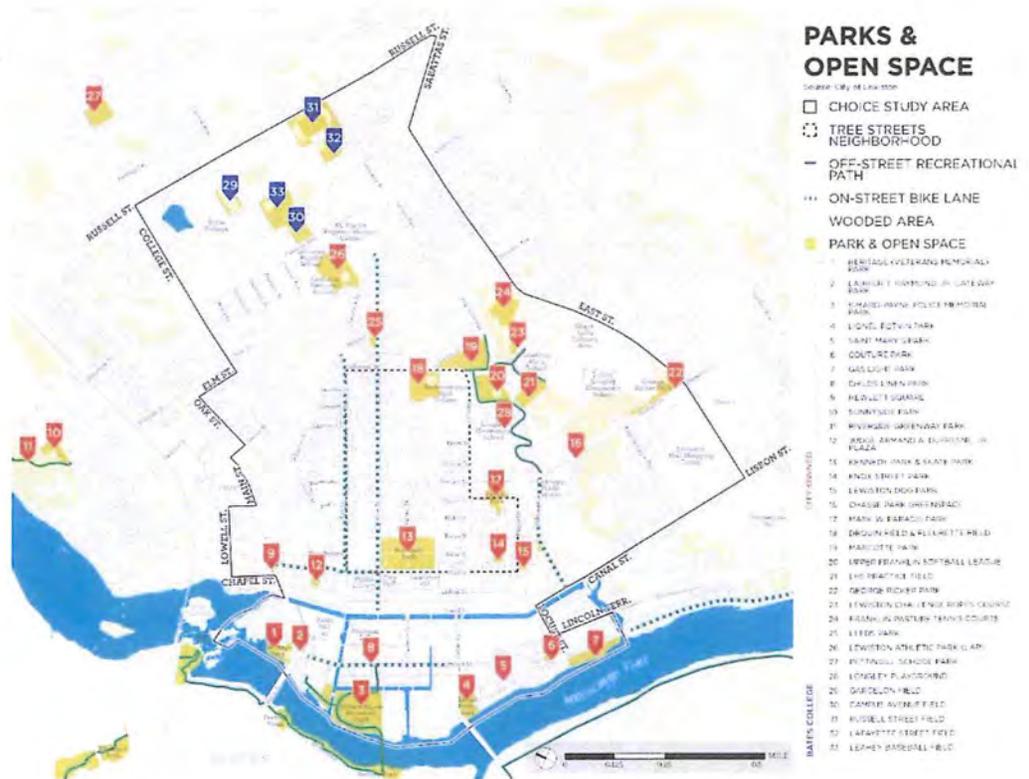
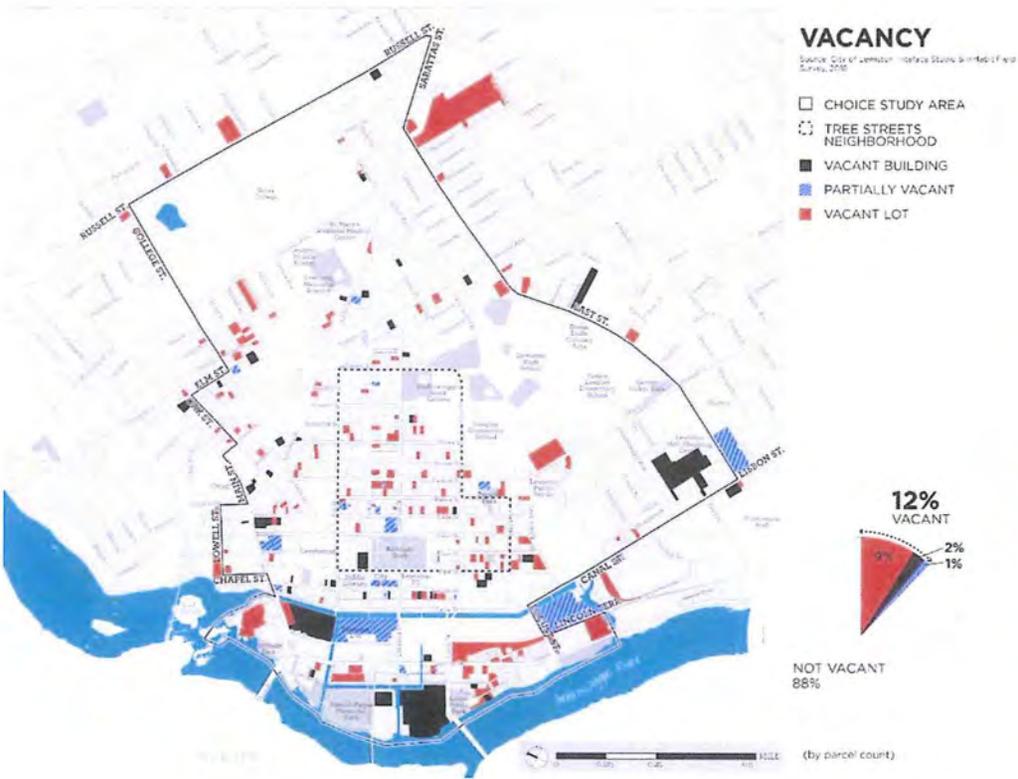
1994/11

Banned materials in Design Districts

- mirrored glass with a reflectivity of 20% or more
- plaster or PVC roof tile
- stucco



Open space discussion





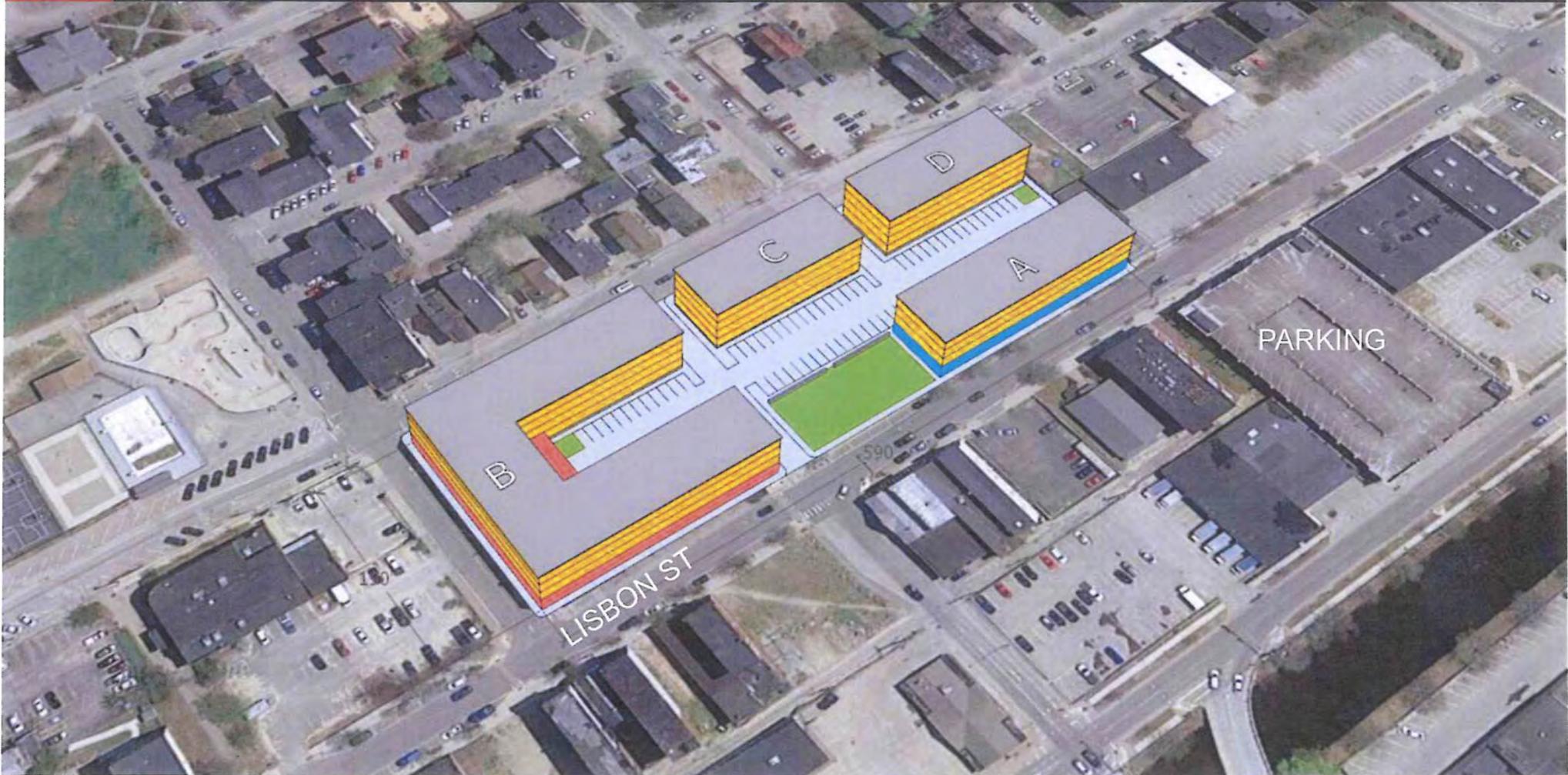
Test fit: Country Kitchen, Centreville, 590' x 190'



BUILDING TYPE		SQ FT	DWELLING UNITS	OFF STREET PARKING REQUIR.
A	OFFICE	12,479		42
	RESIDENTIAL	37,437	37	41
B	RETAIL	24,143		97
	RESIDENTIAL	99,077	99	109
C	RESIDENTIAL	35,996	36	40
D	RESIDENTIAL	37,988	38	42
TOTAL	OFFICE	12,479		42
	RESIDENTIAL	210,498	210	232
	RETAIL	24,143		97
	GREEN	7,501		
TOTAL		254,621	210	370
On-site parking spaces				90



Test fit: Country Kitchen, Centreville, 590' x 190'





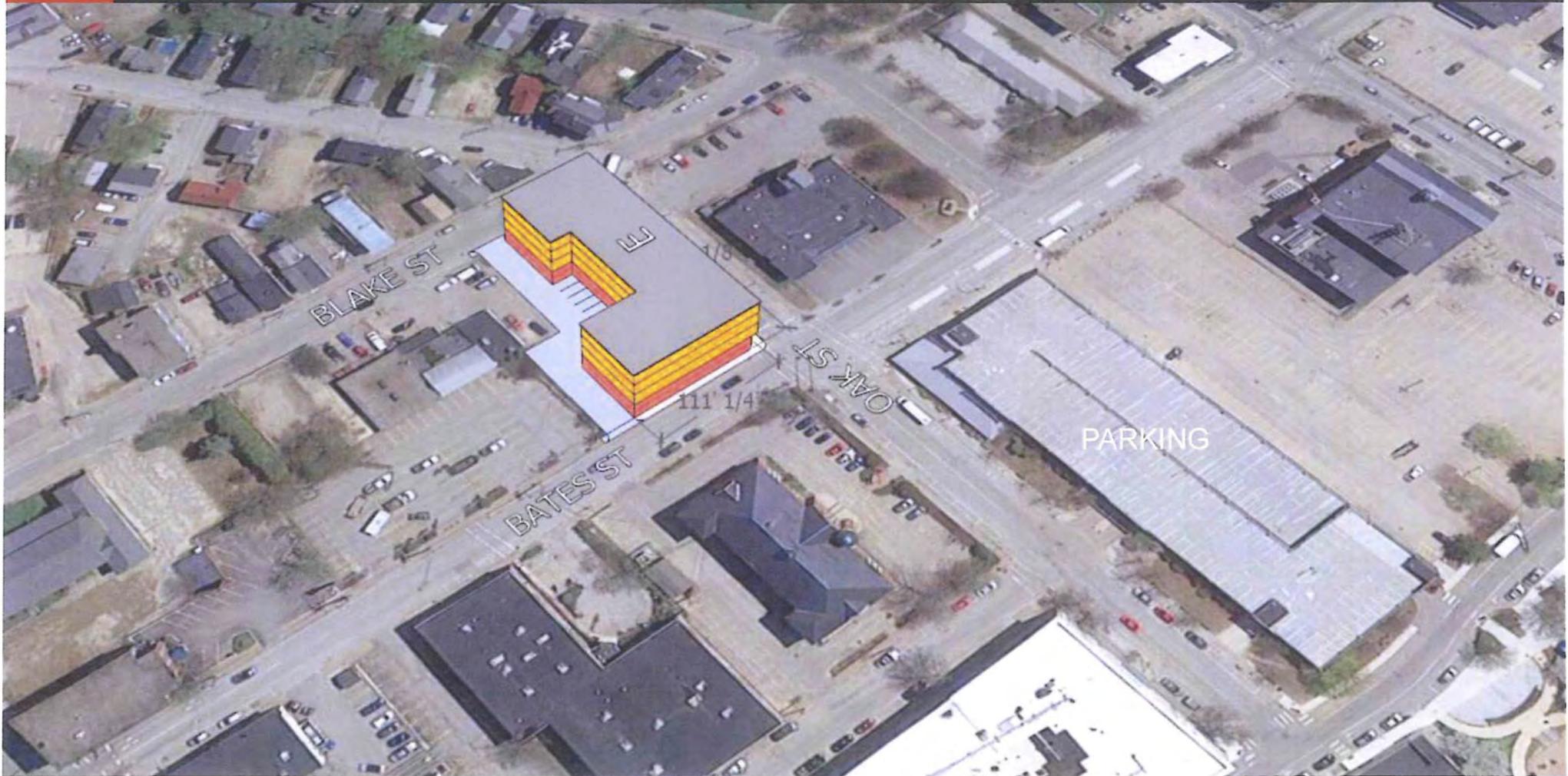
Test fit: Oak St and Bates St, Centreville, 200' x 110'



BUILDING	TYPE	SQ. FT.	DWELLING UNITS	OFF STREET PARKING REQUIR.
E	RETAIL	16,080		64
	RESIDENTIAL	48,237	48	53
Total		64,317	48	117
On-site parking spaces				7



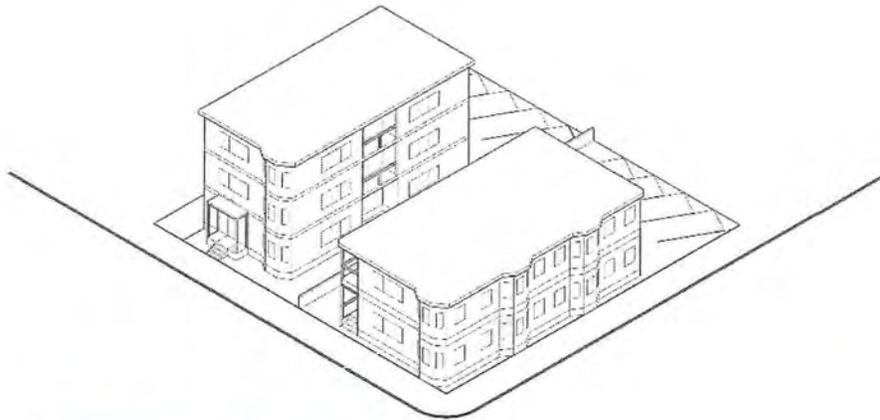
Test fit: Oak St and Bates St, Centreville, 200' x 110'





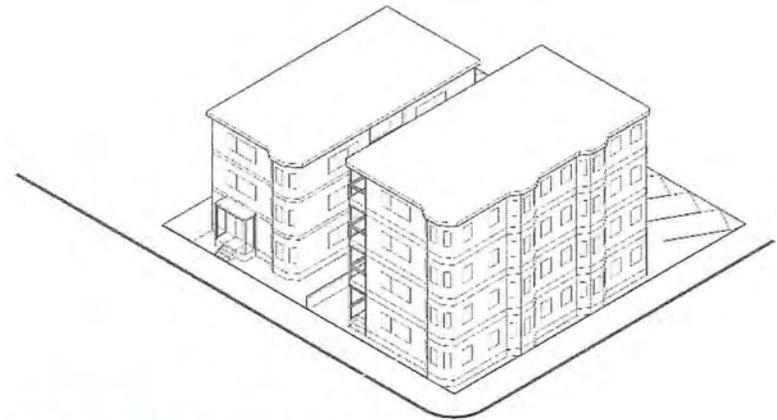
Test fit: Downtown Residential

SCENARIO A



4 DWELLING UNITS
4 PARKING SPACES
1 PARKING SPACE PER UNIT
LOT SIZE: 5,000FT²
1250FT PER UNIT

SCENARIO B



8 DWELLING UNITS
4 PARKING SPACES
0.5 PARKING SPACES PER UNIT
LOT SIZE: 5,000FT²
625FT PER UNIT



Test fit: Riverfront

