

Downtown Minot Avenue Revitalization Plan

Community Listening Session Presentation

August 31, 2026

Welcome

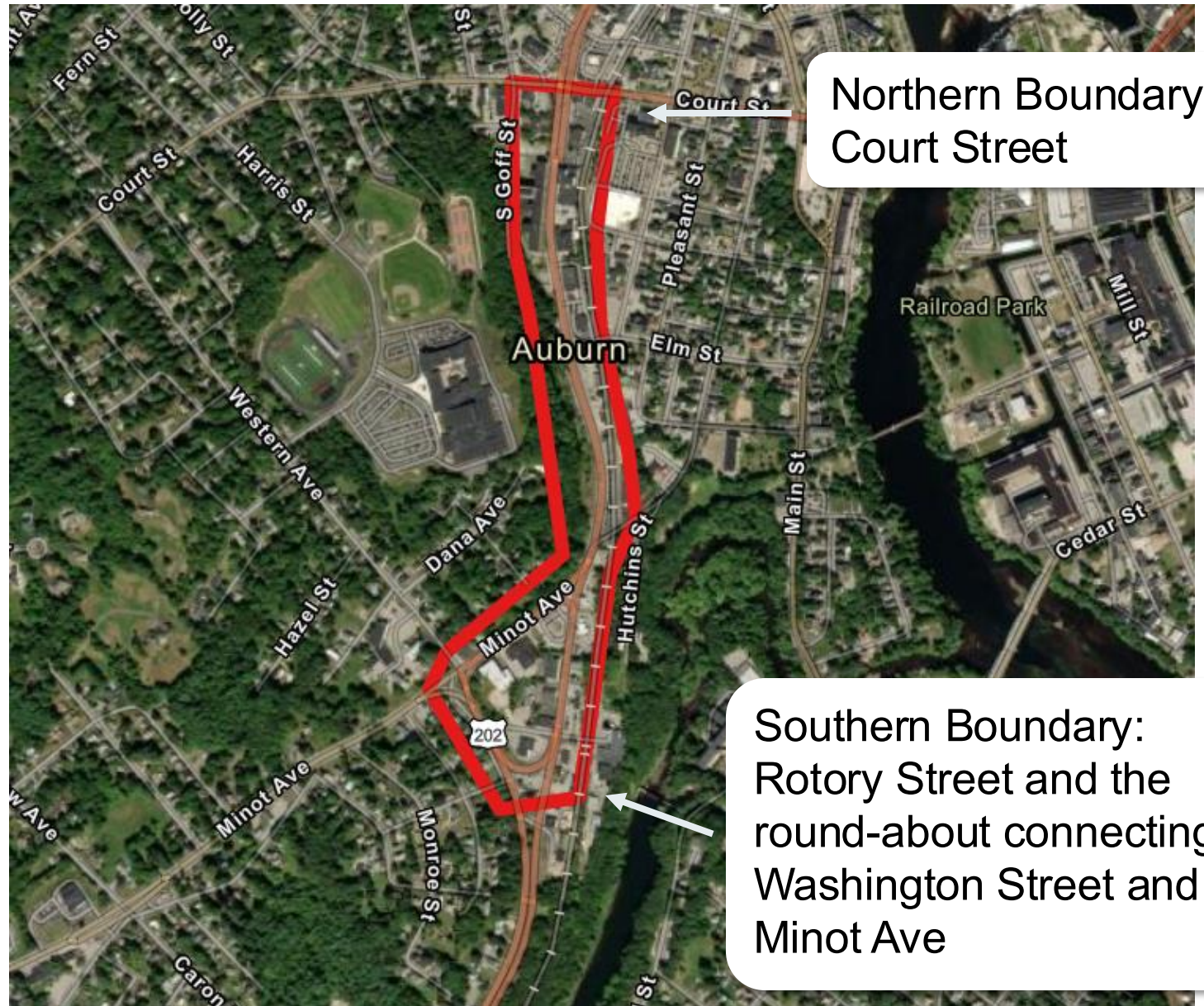


Tonight's session is an opportunity to learn about the Downtown Minot Avenue Revitalization Plan, review what we know about the corridor today, and share your experiences, priorities, and ideas for its future.

- Introduce the project and planning process
- Share initial findings and community feedback
- Listen to community perspectives to inform future project activities

Study Area Overview

Includes all properties fronting Minot Avenue and inside the rotary



Northern Boundary:
Court Street

Southern Boundary:
Rotary Street and the
round-about connecting
Washington Street and
Minot Ave

Project Overview



What the Plan Intends to Do:

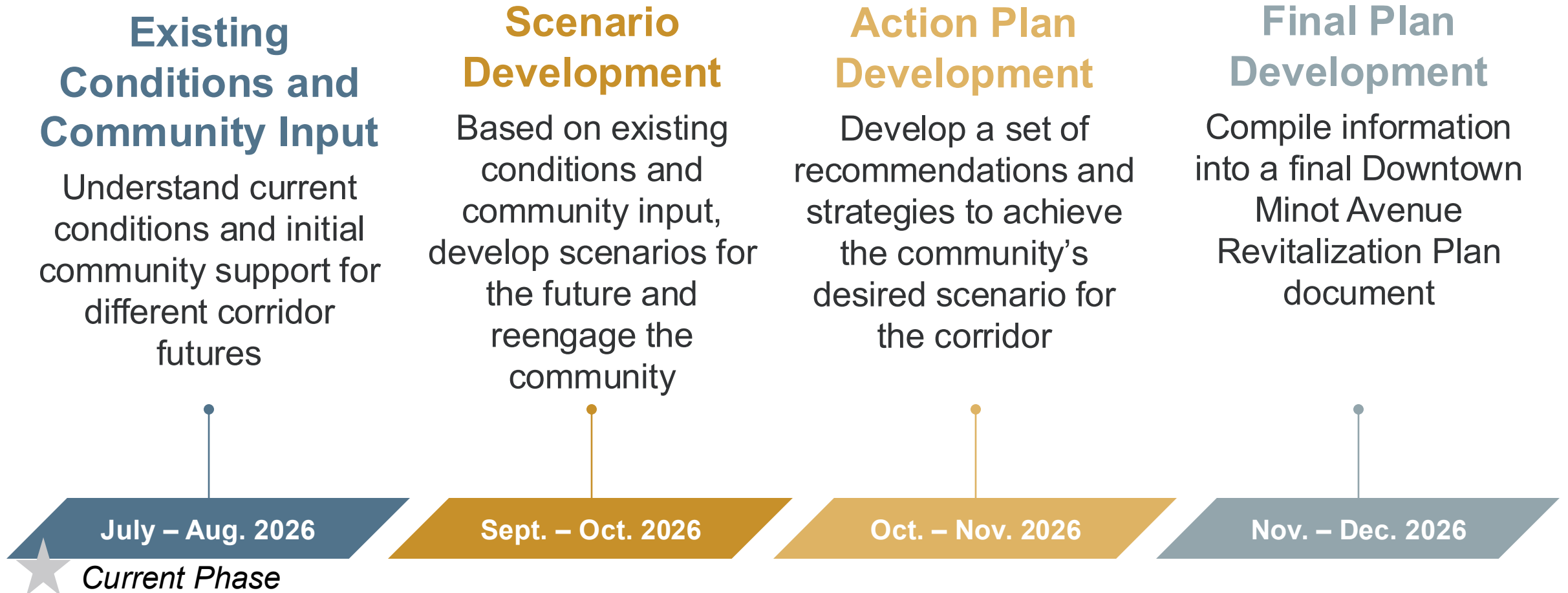
- Create a community vision for the corridor
- Identify opportunities and challenges
- Guide future public/private investment
- Develop realistic strategies and implementation actions
- Connect downtown, neighborhoods, and community assets



What the Plan Will Not Do:

- Predetermine redevelopment outcomes
- Approve specific projects or developments
- Require property acquisition
- Commit the City to future spending decisions

Project Timeline



What's Here Today

- The corridor contains active commercial, office, banking, retail, automotive, industrial, storage, residential, educational, restaurant, and mixed uses
- Mix of occupied and vacant, partially vacant, or undeveloped properties
- Historic uses along the corridor were largely industrial and automotive focused
 - Environmental constraints due to prior site uses



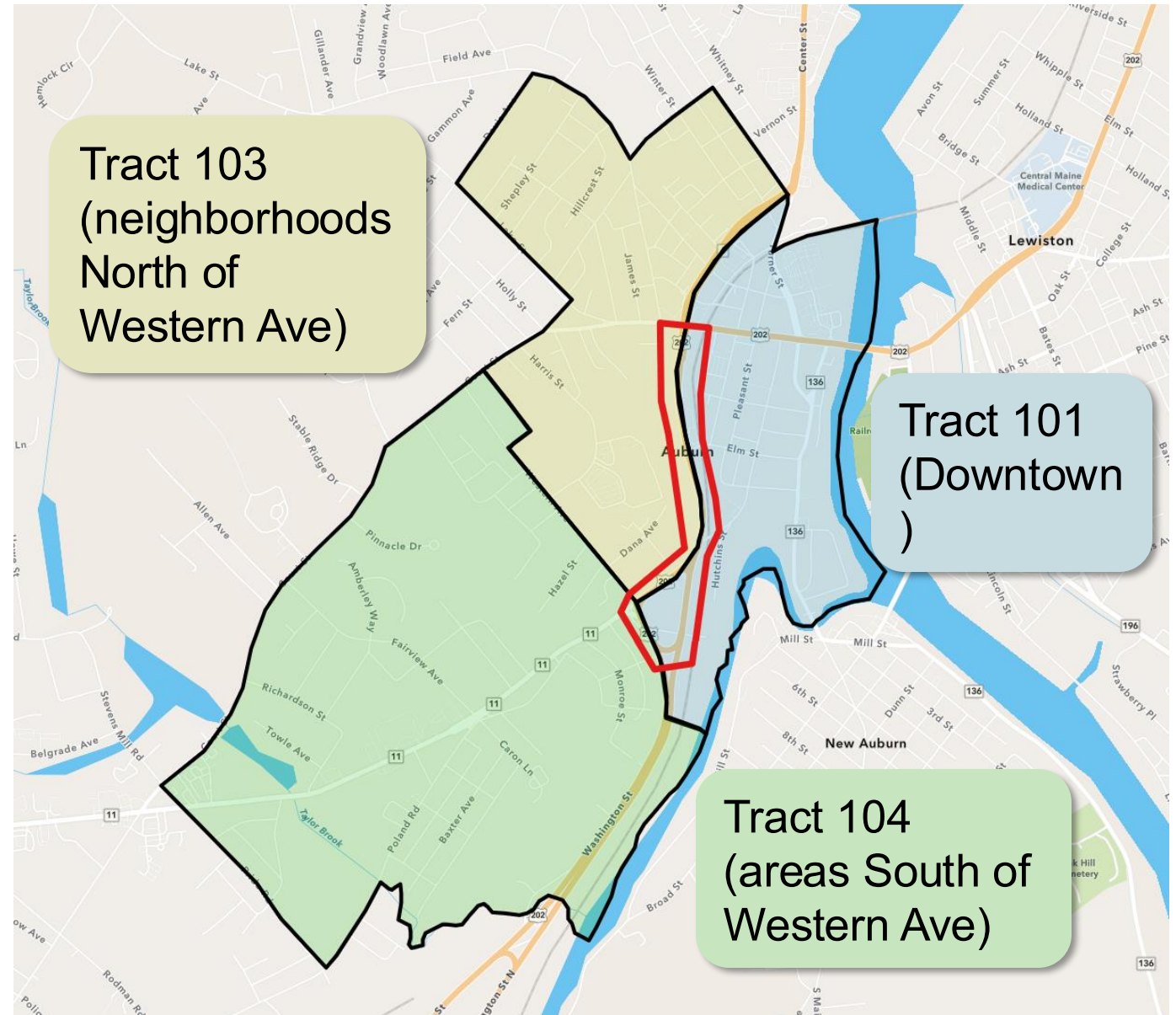
Development Pattern and Land Use

- Most buildings were built prior to 1970; several date to the late 19th or early 20th century
- Small parcels, the rail line, grade changes, the rotary, and traffic limit connectivity and development
- Current zoning is T.5-1, which encourages multi-story, mixed-use development
 - Most buildings today are 1–2 stories; some taller buildings are located closer to Court Street



Around the Corridor

- The study area splits three U.S. Census Tracts with unique demographic and socioeconomic needs
- The corridor is surrounded by community assets, including schools, neighborhoods, arts and cultural amenities, City facilities, local businesses, and transportation stops



Market and Long-Term Needs

- State-wide and local need for housing
 - Auburn needs 1,300-1,400 new homes by 2030, focusing on a variety of housing types
- Community desire for neighborhood-scale retail, which could include mixed use buildings with ground floor commercial or smaller stand-alone businesses
- Regional market for lite-industrial, medical, and healthcare uses is competitive
- Community desire for an attractive gateway into Downtown Auburn, desire for more housing options, and improved connectivity
- Draft Comprehensive Plan and Future Land Use Plan currently envisions this area as a part of downtown and a mixed-use corridor

Listening Session Overview



1

1 h 05 m Topic Table Discussions

Discussion questions for the table are included on the next slide



2

20 m Final Reflections & Feedback

An opportunity to share highlights from your discussions



3

10 m Closing and Next Steps

Next Steps

- **Next Steps:**
 - Develop a series of future scenarios to review with the community (September – October)
 - Develop an action plan to implement the preferred scenario (November – December)
- **Current opportunities to share ideas:**
 - Share your thoughts on the project engagement site.
 - Talk to your neighbors and City leaders.
- **Future opportunities to participate:**
 - Additional engagement activities will be active on the project website, email lists, and on social media

Visit the website!



Tinyurl.com/MinotAve