

1. Legal Ad (Note: 58 Fore Street Has Been Tabled To The 11-15-16 Meeting)

Documents:

[PB LEGAL AD 11-9-16.PDF](#)

2. Agenda (Note: 58 Fore Street Has Been Tabled To The 11-15-16 Meeting)

Documents:

[PB AGENDA 11-9-16.PDF](#)

3. Memo And Attachments

Documents:

[COMP PLAN \(MEMO AND ATTACHMENTS\).PDF](#)

**LEGAL ADVERTISEMENT
PORTLAND PLANNING BOARD MEETING**

The Portland Planning Board will hold a meeting on **WEDNESDAY**, November 9, 2016, Council Chambers, 2nd Floor, City Hall, 389 Congress Street. **Public comments will be taken for each item on the agenda during the estimated allotted time.**

Workshop - 4:30 p.m.

- i. **This item has been tabled to the 11-15-16 Planning Board Meeting:**
Master Development Plan; 58 Fore Street; CPBS, LLC., Applicant. The Planning Board will hold a workshop on the proposed Master Development Plan for the redevelopment of the former Portland Company complex at 58 Fore Street. The site has approximately 10 acres, which is located between Fore Street and the eastern Waterfront. The development of the site will be phased and the uses include commercial, hotel, residential, office, retail, restaurant, marina, and public open space. The proposed floor area for the uses is 958,670 sq. ft. and an additional 435,200 sq. ft. of floor area is proposed for structured parking, resulting in a total area of 1,393,879 sq. ft. The proposal is subject to review under the B-6 Eastern Waterfront Mixed Use Zone, the Eastern Waterfront Port Zone, the Shoreland Zone, and the Master Development Plan standards of the site plan ordinance. A portion of the site is within a historic district.

Evening Workshop – 7:00 p.m.

- i. **Portland Comprehensive Plan Update; Portland Department of Planning and Urban Development, Applicant.** Staff will present draft Policy Snapshots, containing goals and strategies for the new Comprehensive Plan, for Planning Board review and discussion. Staff will also provide an update on upcoming events for additional Plan feedback.

ELIZABETH BOEPPLE, CHAIR - PORTLAND PLANNING BOARD

CITY OF PORTLAND, MAINE
PLANNING BOARD

Elizabeth Boepple, Chair
Sean Dundon, Vice Chair
Carol Morrisette
David Eaton
Kristien Nichols
Maggie Stanley
Lisa Whited

AGENDA
PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold an Evening Workshop meeting on **WEDNESDAY, November 9, 2016, 7:00 p.m.**, Council Chambers, 2nd Floor, City Hall, 389 Congress Street.

PUBLIC COMMENT WILL BE TAKEN FOR EACH ITEM ON THE AGENDA DURING THE ESTIMATED ALLOTTED TIME.

There will only be an EVENING WORKSHOP portion of this meeting which will begin at 7:00 p.m.

UPDATE: The workshop item, Master Development Plan for 58 Fore Street, is being tabled to Tuesday, November 15th, 4:30 p.m.

EVENING WORKSHOP - 7:00 p.m.

- i. Portland Comprehensive Plan Update; Portland Department of Planning and Urban Development, Applicant. Staff will present draft Policy Snapshots, containing goals and strategies for the new Comprehensive Plan, for Planning Board review and discussion. Staff will also provide an update on upcoming events for additional Plan feedback.



Memorandum

Planning and Urban Development Department

Planning Division

To: Chair Boepple and Members of the Planning Board
From: Christine Grimando, Senior Planner
Date: November 3, 2016
Re: Comprehensive Plan Update
Meeting Date: November 9, 2016

The Planning Board last heard from staff on the status of the Comprehensive Plan in September, with an overview of recent community engagement activities, the structure of the plan, and what events to expect this fall and winter. We've since presented at a Council workshop on the process - the presentation from that meeting is attached. On Wednesday, November 9th, there'll be a brief update on process and next steps, with the majority of the workshop dedicated to an overview of the eight (economy, housing, transportation, environment, waterfront, historic resources, public facilities/fiscal capacity, recreation & open space) draft Comprehensive Plan policy snapshots. This will be the first public unrolling of the policy snapshots, to be followed by a Community Forum on November 12th, and a second Planning Board workshop on November 15th.

At the November 15th workshop there'll be a reporting out on feedback received at the Community Forum, continued Planning Board review of the policy snapshots, as well as a release of the draft Future Land Use map component of the Comprehensive Plan.

Attachments

- October 24th Council Workshop Presentation pdf
- Community Forum Flyer

Where: Portland Public Library Rines Auditorium 5 Monument Way

When: 2:00PM

Come hear about the new Comprehensive Plan

Help shape a vision for Portland's future

Tell us what you think!

**NOVEMBER 12, 2016
COMPREHENSIVE PLAN
COMMUNITY FORUM**

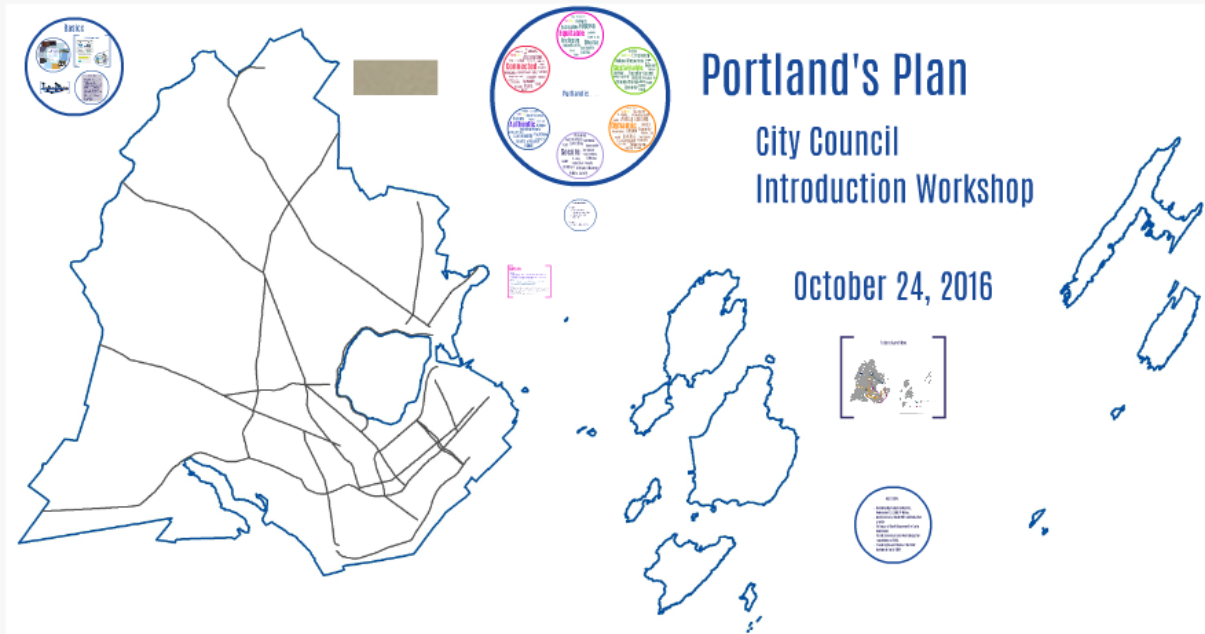
On November 12th the City of Portland Planning Division will host a community forum on the City's new Comprehensive Plan.

The Comprehensive Plan is a long-range plan policy document that establishes a vision for the city for the coming decade. It addresses such topics such as historic resources, housing, transportation, natural resources, open space, the economy, and more.

Come hear preliminary goals and recommendations of the plan, and tell us what you think!

Questions or comments:
Christine Grimando
Senior Planner
city@portlandmaine-gov
503-774-4668

For upcoming events and updates:
Main: 503-774-4668
503-774-4668





Portland's Plan

City Council Introduction Workshop

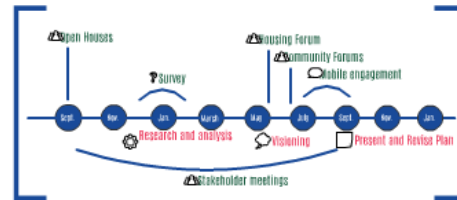
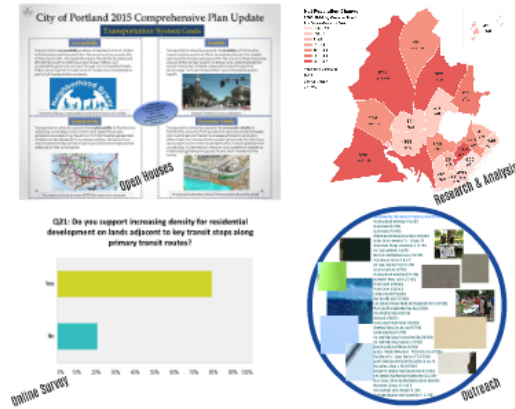
October 24, 2016



Basics



What's Happened So Far



Key Elements:

- One Portland- 30,000 foot View of Next 10 Years for Entire City
- Incorporate New Voices- Students
- Build off and incorporate citywide planning done recently (1992?)
- Work closely with other city departments- Plan for whole city
- Provide framework to continue and support neighborhood and project planning
- Be a living document



Natural environment

Public facilities

Housing

Economy

Historic resources

Land use

Recreation & open space

Transportation

Demographics

Waterfront

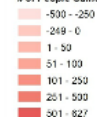
What's Happened So Far



Net Population Change

2000-2010 by Census Tract

% of People Gained or Lost

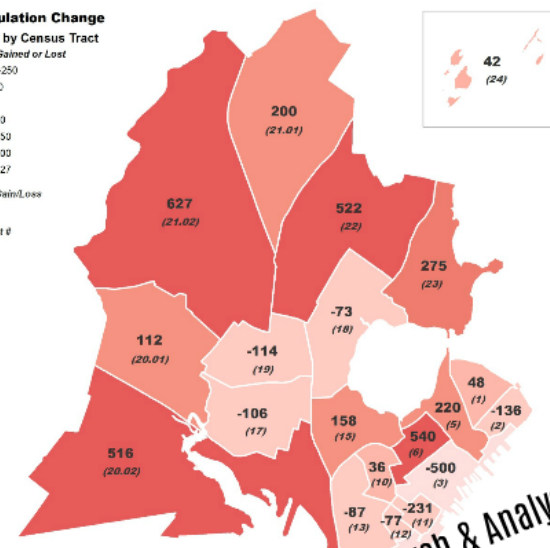


Population Gain/Loss

627

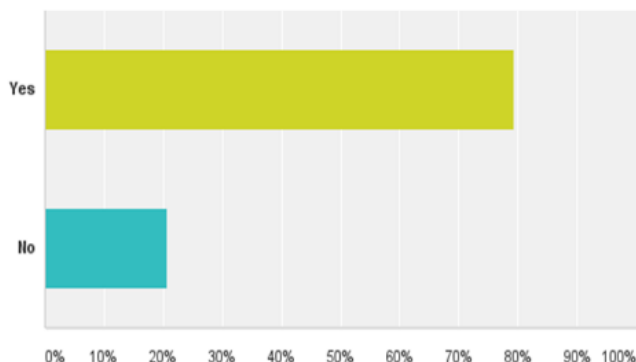
Census Tract 0

(21.02)



Research & Analysis

Q21: Do you support increasing density for residential development on lands adjacent to key transit stops along primary transit routes?



Online Survey



Outreach

Comprehensive Plan Outreach Event/Organization Date

Planning Board Workshop 7/14/2015

Open House 9/17/2015

Open House 9/24/2015

Bayside Neighborhood Association 10/5/2015

Online Survey November '15 - January '16

Stroudwater Village Association 11/16/2015

Portland Downtown 2/4/2016

West End Neighborhood Assoc. Feb 2016

PSA Advocacy Group 15-Mar-16

Portland Chamber (2x) 3/23/2016

Creative Portland 4/6/2016

Planning Board Workshop 5/24/2016

GrowSmart Maine Forum 6/9/2016

Public Forum 6/29/2016

Public Forum 6/30/2016

Farmers Market 7/16/2016

Meeting with BCM 7/21/2016

East Bayside National Night Out (Peppermint Park) 8/2/2016

Water Quality Stakeholder Meeting 8/4/2016

First Friday Art Walk 8/5/2016

Buy Local 8/10/2016

Peaks Island Public Forum 8/16/2016

Homeless Voices for Justice 8/17/2016

Farmers Market 8/20/2016

Portland High School Orientation BBQ 8/29/2016

Portland High School Juniors 8/31/2016

Bicycle Coalition of Maine 9/6/2016

Greater Portland Convention + Visitors Bureau 9/7/2016

PSA Charrettes + Space Event on 9/7 9/7/2016

South Sudanese Community Association 9-Sep-16

Pedestrian & Bicycle PAC 9/12/2016

Munjoy Hill Neighborhood Organization 9/14/2016

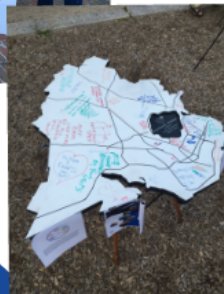
East Bayside Neighborhood Organization 9/27/2016

Green Space Gathering/King Middle School 10/6/2016

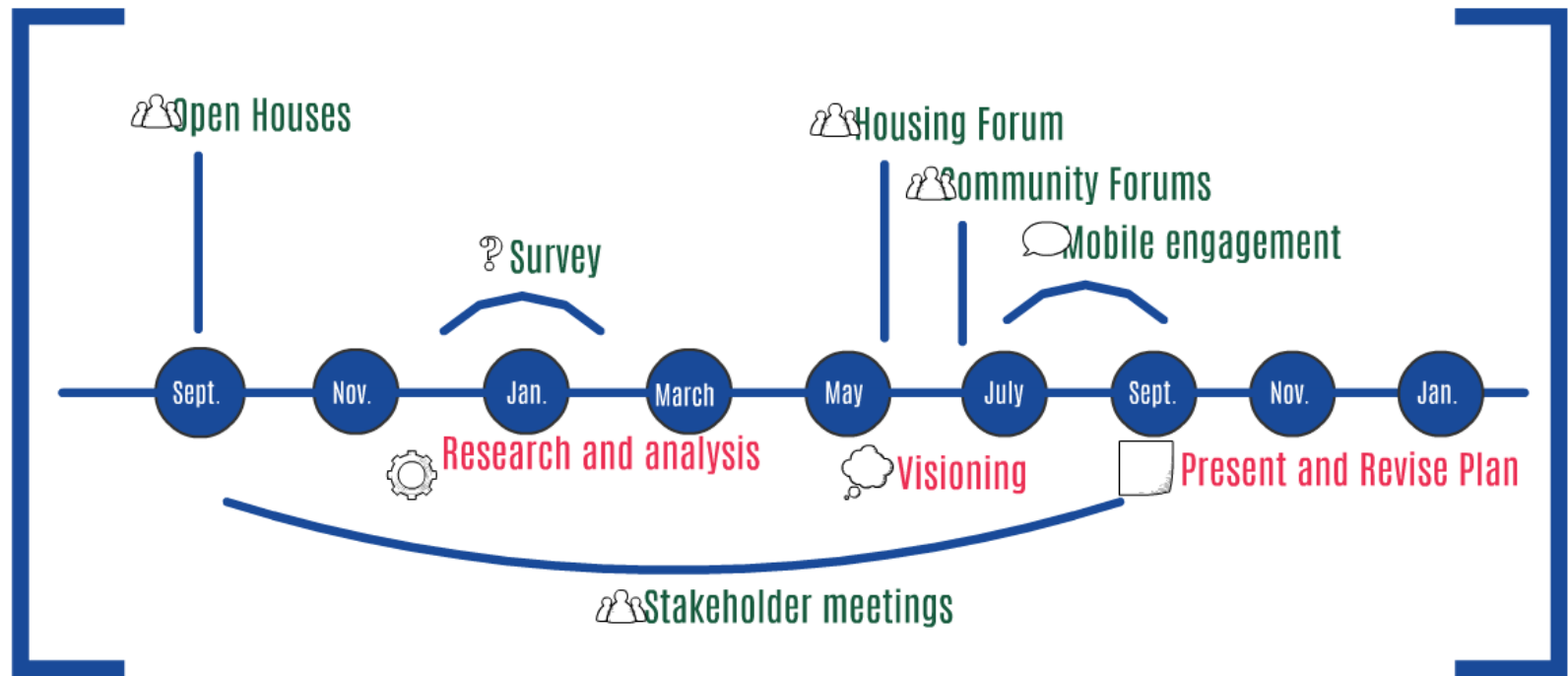
Waterfront Alliance 10/11/2016

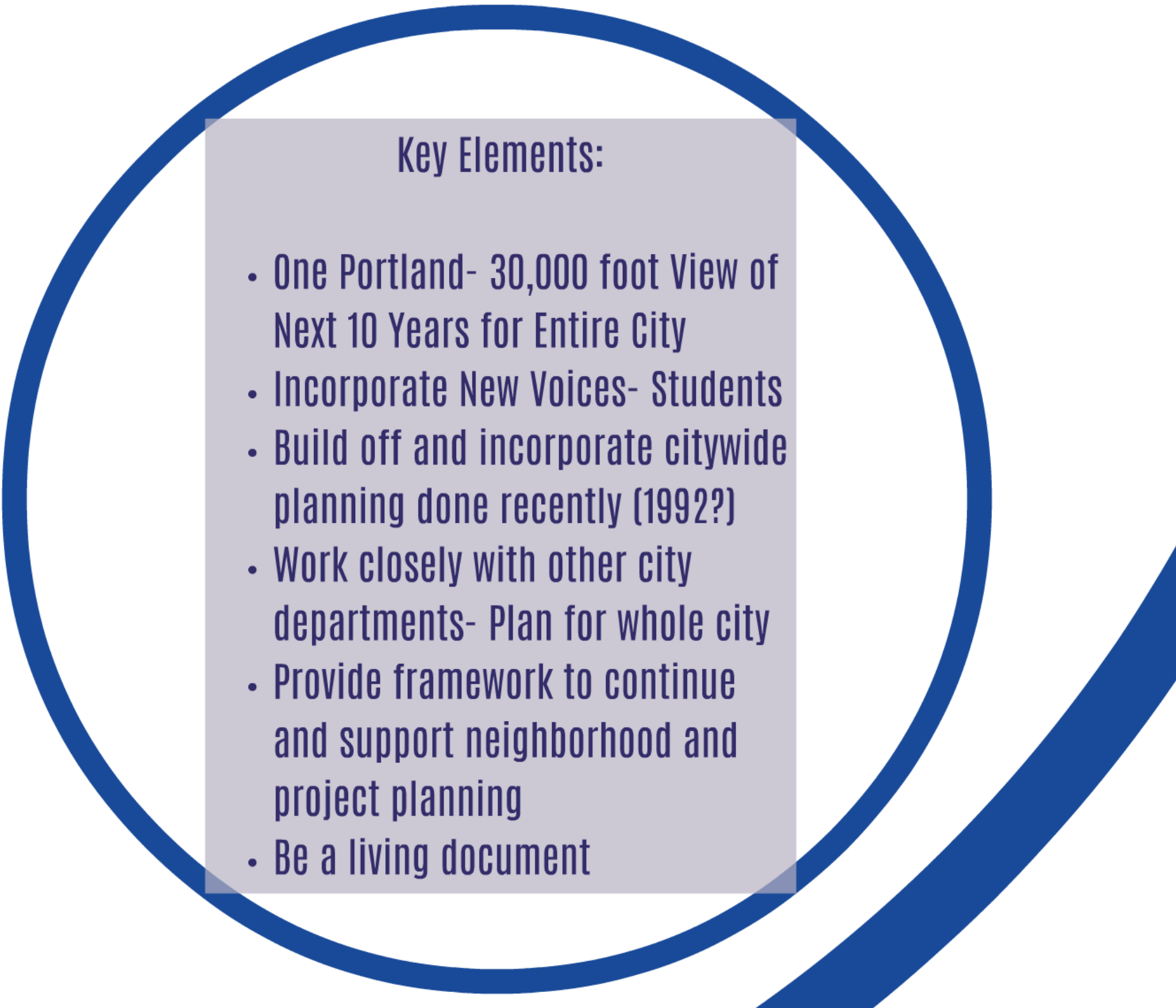
PHS Freshman Forum October 19, 2016

Back Cove Neighborhood Association 11/15/2016



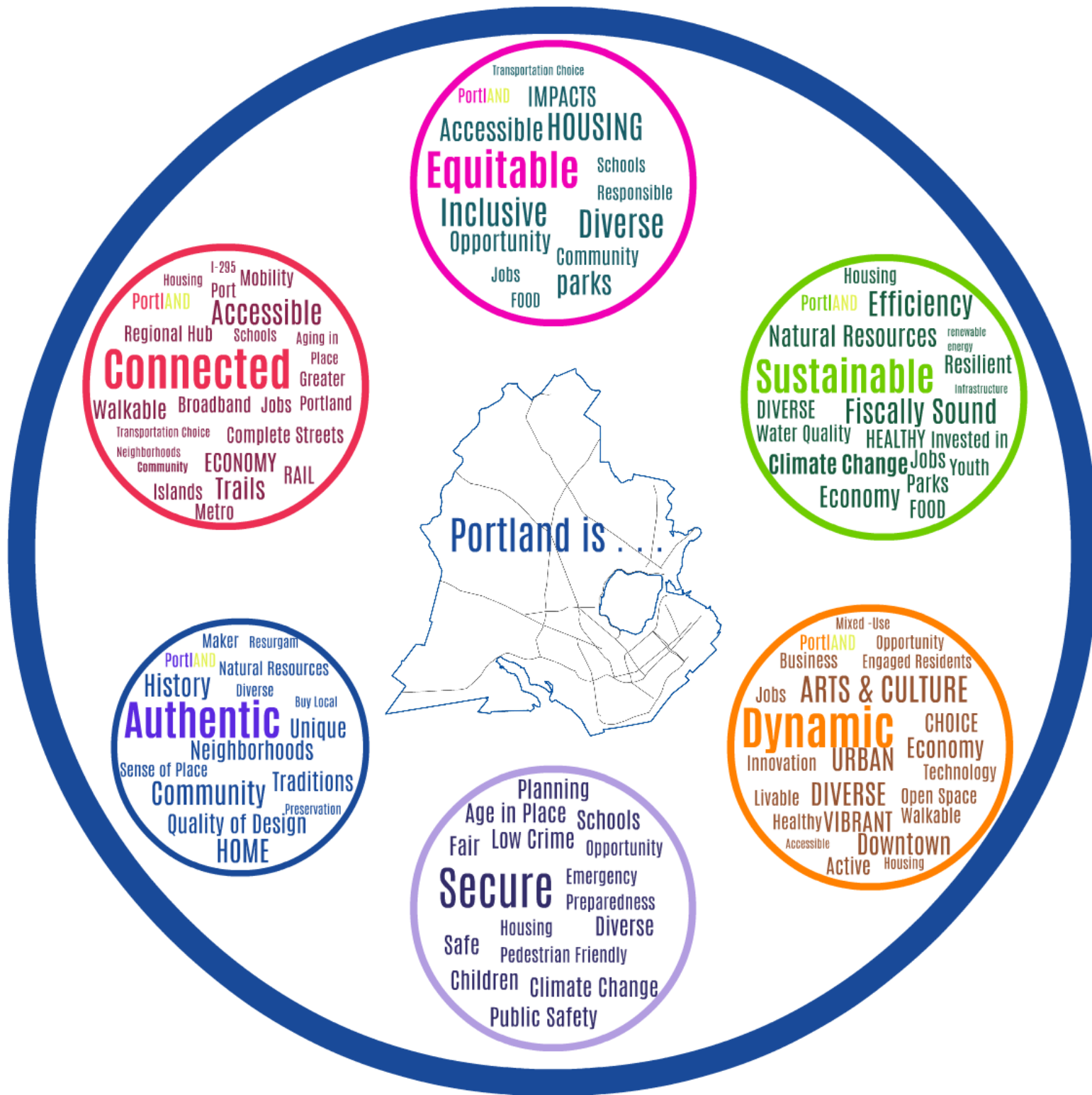
Outreach





Key Elements:

- One Portland- 30,000 foot View of Next 10 Years for Entire City
- Incorporate New Voices- Students
- Build off and incorporate citywide planning done recently (1992?)
- Work closely with other city departments- Plan for whole city
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- Be a living document



Document Structure

Volume 1-

- **Vision and Summary**
- **Relationship to Previous Plans**
- **Subject Area Snapshots**
- **Future Land Use**

Volume 2-

- **Appendices Maps and Data**

Equitable

Transportation:

Promote accessibility, enabling all residents and visitors of all ages and abilities to participate fully in the social and economic life of the community.

- Support the sustainability of Portland by reducing our transportation sector energy consumption and greenhouse gas emissions and reducing the amount of stormwater generated by impervious surfaces.

Waterfront:

Support and encourage waterfront infrastructure supporting current and anticipated needs for traditional and emerging water-dependent and marine-related uses.

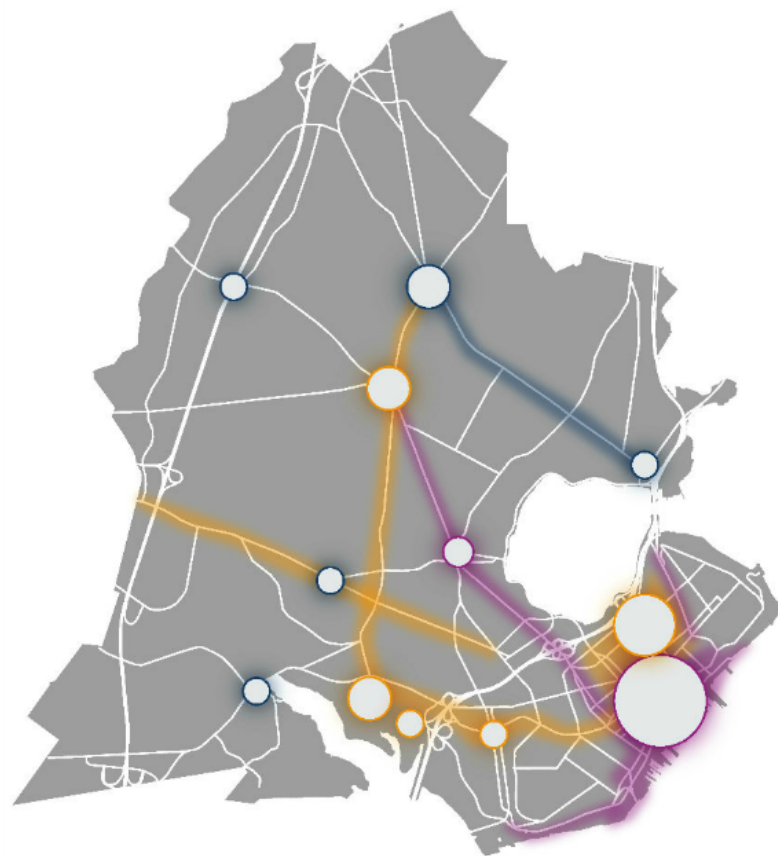
- Invest in passive and active recreational access to the waterfront.

Housing:

Encourage additional housing density in and proximate to neighborhood centers, concentrations of services, and transit nodes and corridors.

- Support policy tools that insure an adequate supply to meet the needs for affordable and workforce housing.
- Align total housing supply goals with Portland's workforce, enabling people who work in Portland to have the option to live in Portland.
- Encourage quality, sustainable design in new housing development.

Future Land Use

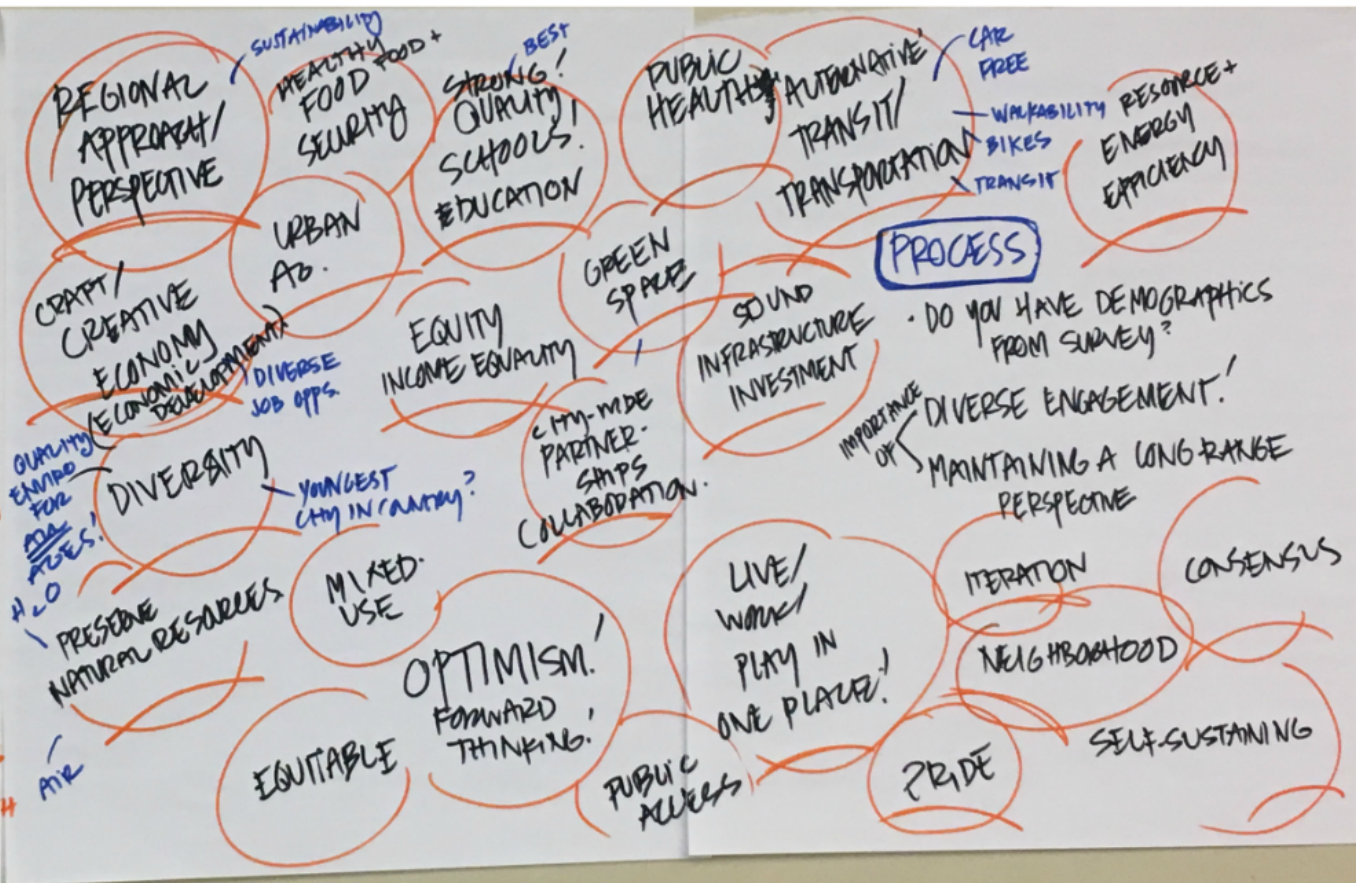
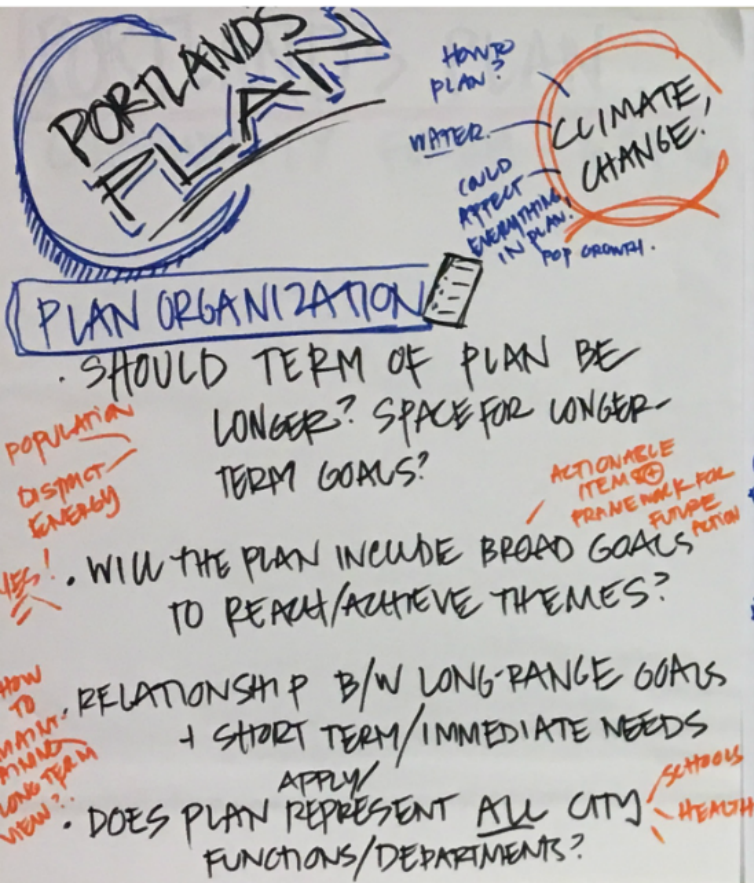


City of Portland Future Land Use Map

- Evaluate
- Transform
- Enhance

NEXT STEPS

- **Community Forum Saturday, November 12, 2016 @ Rines**
- **Continuing to Meet with stakeholder groups**
- **Release of Draft Document in Early November**
- **Public Comment and Workshops for remainder of 2016**
- **Planning Board/Council Review Complete Early 2017**





NOVEMBER 12, 2016

COMPREHENSIVE PLAN COMMUNITY FORUM

On November 12th the City of Portland Planning Division will host a community forum on the City's new Comprehensive Plan.

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Come hear preliminary goals and recommendations of the plan, and tell us what you think!



**Where: Portland
Public Library
Rines Auditorium
5 Monument Way**

When: 2:00PM

**Come hear about
the new
Comprehensive
Plan**

**Help shape a
vision for
Portland's future**

**Tell us what you
think!**

Questions or comments
Christine Grimando
Senior Planner
cdg@portlandmaine.gov
207-874-8608

*For upcoming events and
updates:*

<http://www.portlandmaine.gov/1579/Comprehensive-Plan-2015>