



ECONOMIC DEVELOPMENT COMMITTEE

DATE: January 31, 2017 (Tuesday)
TIME: 5:30 p.m. – 7:00 p.m.
LOCATION: Council Chamber
Portland City Hall

1. **Review and accept Minutes of previous meeting held on January 3, 2017.**
2. **Public Hearing to receive public comment on the possible sale of the following two City-owned properties:**
 - a. Thames Street Surface Parking Lot; and,
 - b. West Bayside former Department of Public Works occupied properties, including updates on two street projects which include the extension of Somerset from Elm to Hanover Street and the realignment of Kennebec Street to Forest Avenue; and,

Greg Mitchell will provide a presentation on the two above properties followed by public comment.

Next Meeting: February 7, 2017

Councilor David Brenerman, Chair

Minutes
Economic Development Committee
January 3, 2017

A meeting of the Economic Development Committee of the Portland City Council was held Tuesday, January 3, 2017 at 5:30 p.m. in Room 209 of Portland City Hall. Present from the Committee was its Chair Councilor David Brenerman and members Councilors Pious Ali and Spencer Thibodeau. Also present from the City Council was Mayor Ethan Strimling and Councilor Justin Costa. Present from City staff were Housing and Community Development Division Director Mary Davis, Associate Corporation Counsel Michael Goldman, City Manager Jon Jennings, Planning and Urban Development Director Jeff Levine, Economic Development Director Greg Mitchell, Senior Executive Assistant Lori Paulette, and Parking Manager John Peverada.

Chair Brenerman welcomed Councilor Ali to his first EDC meeting, and introductions were then made.

Item #1: Review and accept Minutes of previous meeting held on November 22, 2016.

On motion made and seconded, the Committee voted 2-0-1 (Councilor Ali abstained) to accept the Minutes as presented.

Item #2: City Property Disposition Discussion and Direction regarding the following properties:

- a) **Sale of Bayside former Department of Public Works occupied properties;**
- b) **Sale of the Riverside Street 7+/- acre industrial property;**
- c) **Sale of Thames Street surface parking lot;**
- d) **Sale of Cotton/Free Street Parking Lot; and,**
- e) **Redlon Woods area transfer of undeveloped City-owned and tax-acquired properties to the Land Bank, along with possible additional property acquisitions.**

Note: Pursuant to 1 M.R.S.A. 405(6)(C), the Committee may go into executive session to provide City staff general policy guidance regarding real estate negotiations.

Chair Brenerman said this item is a discussion of the above properties as to whether to dispose of them or not; and, if so, the process.

Mr. Jennings said that staff has briefed this Committee on all the various properties and potential developments, with the exception of the Redlon area property. He noted that if today's discussions gets further into confidential areas of real estate negotiations, there may be a need to go into executive session. Mr. Jennings also noted that there has been enormous public input on the Bayside and Thames Street properties to date.

Bayside Property.

Mr. Mitchell said that the first property to discuss is the sale of former Department of Public Works properties in the Bayside area. With the City Council authorization of the purchase property at Canco Road, some Public Works facilities, including the sand and salt shed, have been moved to Canco Road, as well as Public Assembly Facilities staff. As staff has updated the City Council and this Committee, the City issued an RFP for a broker to sell the Public Works Bayside property. The Boulos Company has been selected and a contract is currently being drafted. Once executed, the properties will be marketed for their highest and best use with the only restrictions based on zoning. He noted that Jeff Levine can speak to zoning and the Bayside Vision as adopted as part of the Comprehensive Plan, which has the goal of relocating Public Works out of Bayside. Mr. Mitchell noted that Bayside residents are present today to hear this discussion. Once Boulos has placed these properties on the market, Boulos would provide the City with offers received, which would be reviewed by this Committee in

executive session first, and then public session to make a recommendation to the City Council on a Purchase and Sale Agreement(s).

Mr. Mitchell then highlighted the proposed extension of Somerset Street and realignment of Kennebec Street as future infrastructure projects under the direction of Public Works Director Chris Branch.

Mr. Jennings noted that 55 Portland Street is included in the sale, but this depends on what numbers the City receives to sell or not. Sales of these properties could be piece meal or a master development plan for the 4 +/- acre site. A past City Council Committee had authorized a sale of a Bayside parcel with stated affordable housing restrictions and received a \$1 proposal to purchase, which did not move forward. These Bayside properties would be sold for the highest and best use. The City knows what the Bayside neighborhood wants to see there.

Mr. Mitchell said that the Public Works Fleet Services has not yet been relocated. Sale proceeds could help with that relocation.

Councilor Thibodeau asked about zoning and heights limiting development, noting that he received the attached email today from Christian MilNeil suggesting that rezoning to B7 would allow for more housing due to its higher height restrictions.

Mr. Levine said that this property is partially in the B-7 Zone and the B2b zone, and heights are governed by the Bayside Height Overlay map with heights from 55 to 105 feet (see attached memo of 9/15/2016 from Jeff Levine, with the Overlay map, regarding a summary of zoning for this area). He noted that none of the brokers brought up any issues with the existing zoning, and that the 2000 Bayside Vision has keeping heights at 85-105'. The current B-2 and B-7 makes sense and is consistent with the Bayside Vision.

Mayor Strimling asked if there were any offers in yet, and Mr. Mitchell said that Boulos is not yet under contract so the properties are not yet out in the market to put in offers.

Mayor Strimling said that he wanted to get his arms around the public process going forward and when would that process occur. Mr. Jennings noted that this meeting is part of the process, and there has been public process in the past for this property, including articles in the *Press Herald*. If the Committee wanted to hold a public hearing, it can do so. He stated his concern to not be too prescriptive, so that offers don't come in at \$1.00.

Mayor Strimling said that he hears anxiety from the public and thought it would be beneficial to have a public hearing.

Councilor Thibodeau said that he and Chair Brenerman discussed this before the meeting, and there has been public comment before. However, if it is the will to have another public hearing, perhaps the end of January, then this could be held with ample notice.

Mayor Strimling supported the public hearing the end of January. It would be good to have this before a development comes forward already negotiated.

Chair Brenerman said that the Committee could hold a public hearing, or the City Council could as well. People could comment on selling these properties for their highest and best use, and highest return to the City. The Committee and/or the Council may agree with the public comment or may not.

Councilor Costa agreed. There has been public input on these Bayside properties, noting that, as the City Manager said before, too prescriptive restrictions will result in not obtaining highest and best use. Affordable housing restrictions proved unsuccessful. These properties are not starting at ground zero with past public input. The process will need to be grounded with recommendations from this Committee to the City Council.

Councilor Thibodeau said that he is hesitant for holding a public hearing, noting that it is not known what kind of development will be proposed. Perhaps the public comment occurs when there is a proposal to comment on and the Committee to debate and make a recommendation to the Council.

Chair Brenerman said that he still gets storm water assessment questions as to why it happened, and that issue had been well communicated out to the public.

Councilor Ali asked about the City Council giving the City Manager authority to sell property and what were the limits. Mr. Mitchell said that this was for tax-acquired residential property only, up to \$400,000 in assessed value, and up to 3 units in a single building. Selling City-owned property rests with the Council.

Mr. Jennings said that last Fall, staff met with City Council on this and other properties and received clear guidance in executive session. If it is the will of the Council to be more prescriptive with an additional public hearing, then staff will have to stop the process and receive guidance.

Riverside Street Property.

Mr. Mitchell then highlighted the Riverside Street property, noting that it is approximately 7 acres at 636 Riverside Street. Staff has been marketing this for quite some time, which started with EDC last year and received direction to proceed with negotiations, which was stifled when a City issue came up for the need of an emergency communications cell tower, and this property was selected for the tower. There is still developer interest, even with the cell tower, and these issues have been the subject of subdivision amendments.

Mr. Jennings added that this tower is needed for the City's emergency management system.

Mr. Mitchell then highlighted from the map on a board the entrance to the parcel, but it is part of a conservation easement with Portland Trails, so this is another issue that needs to be worked out by the Court system. There are limits as to how it can be used to support industrial development. Staff is also looking at alternate ways to support the entrance and parking. Once resolved, this will come back to the Committee with offers. He also noted that New England Metal Recycling relocated at this property from Bayside.

Mayor Strimling asked about any final offers currently, and Mr. Mitchell said that there are no final offers since the City has to resolve access issues, emergency communications tower issues, and the conservation easement first.

Chair Brenerman asked about possibilities for its future development, and Mr. Mitchell noted multi-tenant industrial use.

Thames Street Surface Parking Lot.

Mr. Mitchell then moved to the Thames Street surface parking lot. He noted the City has held a number of public discussions on this back to April 2016. He then described the proposed Thames Street extension up to the Portland Company complex, which will need City Council action for approval and funding, and then Phase II would be to extend it up to Fore Street, all as part of the Eastern Waterfront Master Plan and past policy.

Mr. Mitchell said that the Thames Street surface parking lot is managed by the Parking Department and, if cars are parking correctly, approximately 260 vehicles can park there. He noted that there was a past Council Order to market and sell this property. The proposed RFP concept is for the sale of lot to stimulate the construction of a parking garage in the upland area, not on the Thames Street lot but in the vicinity. There will be changes of ownership of private

property in the area, including the Hamilton Marine site, which may spur this type of development.

Mr. Jennings noted that this would require replacement parking, and he has been talking with property owners about parking opportunities. There is a lot of interest, but a parking garage right on the waterfront is not wanted.

Mr. Mitchell said that part of the RFP is to secure roadway access up to Fore Street. He then described the area around Ocean Gateway Garage, noting that Thames Street infrastructure improvements are important for development to occur.

Mr. Jennings said that the future of the Maine State Pier and Portland Ocean Terminal is on this Committee's work plan. Mr. Jennings also noted that the map includes a new pier between MSP and Ocean Gateway. This is not contemplated right now but is included as a possible future addition.

Mayor Strimling asked about zoning, and Mr. Levine said that B-6 allows for a variety of mixed use. Height limits along the water's edge are 45' from sea level, so about 35' feet high, and further upland is up to 55'.

Mr. Jennings said that zone changes have not been contemplated.

Mayor Strimling noted that this needs more input from the public.

Cotton Street Surface Parking Lot

Mr. Mitchell then highlighted the Cotton Street parking lot, with JBBrown owning property on both sides. A discontinued portion of Cotton Street bisects the lot. It is used as a surface parking lot with lease to JBBrown; it is jointly used by JBBrown and the City with shared parking revenue. Staff is recommending this property for sale. There is an easement over City property to JBBrown on the western side.

Mayor Strimling asked about the use Federal Funds when the City purchased it and associated revenue proceeds and Federal restrictions on those proceeds when sold.

Mr. Levine said the shared revenue from this parking lot supplements the City's CDBG budget. If this is sold, proceeds would be used towards CDBG eligible activities.

Mr. Jennings said that unlike CDBG funds, the sale proceeds do not have to be spent quickly. He noted that perhaps a portion of the sale proceeds can be used to assist with Portland's opiate crisis. The City needs to do more about this, and he will have a proposal to Health and Human Services Committee if a sale does go through.

Chair Brenerman asked when the parking lot was built, and Ms. Davis did not have a specific time but it was done around the same time as the Nickelodeon Garage, Fore Street and Spring Street Garages.

Mr. Levine said that there are some height limitations in the B-3 zone up to 100-125', with housing allowed.

Mayor Strimling said that he would like to have an opportunity for the public to weigh in on this as to what they would like to have downtown.

Redlon Area

Mr. Mitchell highlighted the Redlon area to the Committee, particularly the wooded area, for the opportunity to create more green space to place in the Land Bank. If placed in the Land Bank, it would only be allowed for use as trails and passive open space, with no playgrounds and the like. Mr. Mitchell said that he has walked the property, and it is challenging to develop due to topography and no public streets and utilities. Properties that the Land Bank Commission would like to place in the Land Bank includes tax-acquired vacant land properties, and privately owned vacant land properties. A City Council vote would be needed to place the properties in

the Land Bank, but more work needs to be done before getting to that point. The Land Bank Commission is provided a yearly budget for land acquisitions from the City Council, so it would fund any acquisitions upon Council approval.

Mr. Jennings said that this is something staff would like to expedite, noting that there is also too much ledge for development.

Councilor Costa said that he is generally supportive of this as the City Council's representative on the Land Bank Commission (LBC).

Mayor Strimling asked about the process, and Ms. Bailey of the LBC said that the LBC has had discussion on this and recommended to move forward with this opportunity to the City Manager and staff, with final action by the City Council.

Mr. Jennings noted that the three City-owned vacant land parcels and various tax-acquired vacant land parcels would be donated/transferred to the Land Bank by the Council. Other private property owners would be selling or donating property to the Land Bank. Mr. Goldman added that the Council would approve purchase and sale agreements for the private property owner transactions.

Mayor Strimling asked about the value of the City purchasing non-developable property, and Ms. Bailey said that value is to keep it as open space in an area where it is needed; it will also assist with storm water management issues.

Chair Brenerman said that when this comes back to this Committee, public comment will be taken then.

Mr. Jennings noted that there is still work to be done on the LBC side and purchase and sale agreements. He anticipated that this would be completed within the first quarter of 2017.

Chair Brenerman asked about the wish of the Committee, i.e., public hearing on Bayside, Thames Street, and Cotton Street properties, or send to City Council for a public hearing.

Councilor Thibodeau said that he has been hearing to sell the Bayside properties for their highest and best use. Regarding the Redlon property, his guidance would be for staff and the LBC to continue to move this forward. Regarding the Riverside Street property, his guidance would be for staff to continue to work through the issues highlighted and bring back offers to purchase at the appropriate time. Regarding Thames Street, he recommends to move this forward for sale, but it may take some if we did want to hold a public hearing; the same with Cotton Street.

Mr. Jennings said that the staff's recommended next steps for Thames Street is to issue an RFP, which the public can comment on if a public hearing is held.

Mr. Jennings asked about any prescriptive elements for these properties.

Mayor Strimling said that he would need to hear from the public first. This is the first time he has heard about the Cotton Street property. It is a major downtown piece of property, as is the Thames Street lot, so he would like the public to have an opportunity to speak.

Councilor Thibodeau said this Committee will see the RFP for Thames Street before it goes out. It will be an action item so there will be an opportunity then for public comment.

Mr. Jennings said that in the event that a public hearing is held, he suggested the end of January, noticing to property owners within a 500-foot radius of the property, press release, and social media. The City cannot get to every one of its citizens, but it can get the word out.

The sense of the Committee was to hold the public hearing, and have staff confirm a date with the EDC and run the notices for the hearing.

Councilor Thibodeau said that he will not be participating in the executive session for the JBBrown item as his law firm represents JBBrown in many of its dealings.

Item #3: Review and Discussion of Draft 2017 Economic Development Committee

Work Plan

Mr. Mitchell said that this is a draft for Committee discussion.

Mr. Jennings said that he would like to add two more items. The City budget process will be recommending funding for a re-write of Land Use Code Chapter 14. A full-time position and additional legal assistance would need to be provided for a temporary period of time. Mr. Levine added that there are some best practices now to look at for a unified code. Mr. Jennings said that the Council will see this in the proposed budget.

Mr. Jennings said that the other addition is a City Payment In Lieu of Taxes (PILOT) new policy and establish development impact fees. He would ask this Committee to take this on to create a formula that standardizes fees - providing certainty to the Development community and City resources. It may not be a well-liked item, but there can be a public debate about it.

Councilor Ali said that he would like to add an intern program for both high school and college students, perhaps 5 to 10 hours a week. This could be a public/private collaboration, perhaps with a task force and working with the School Department. Secondly, he would want to look at food trucks in terms of more areas/times for them to be in operation.

Mr. Jennings said that the food truck item could be discussed by a joint meeting of the Health and Human Services Committee and this Committee.

Regarding the internship program, Mr. Jennings said that the City has its own internal program and will look at this further in terms of costs and staff time, including cutting costs working with the private sector.

Councilor Thibodeau said that he would like an item to look at more open store fronts in the Summer months, and also consider closing Exchange Street on certain days.

Chair Brenerman also agreed about looking into closing Exchange Street on certain days, perhaps on Saturdays, but he is not sure how businesses would feel about it. Portland Downtown should explore this idea. He also wanted to add updates for the proposed Convention Center to the Work Plan.

Councilor Costa said that he would like to add an item for an open forum for restaurant owners to talk about what is going well, what is not, and any other issues or comments they may have.

Mayor Strimling requested 3-5 goals to include for the Council strategic planning and goal setting for 2017.

Consensus of the Committee was: Broadband, TIF Policy Review for possible amendments; creation of a new PILOT policy, to include formulas for development impact fees; and a rewrite of Land Use Code 14.

Item #4: Executive Session: Pursuant to 1 M.R.S.A. 405(6)(C), the Committee will go into executive session to provide City staff general policy guidance regarding possible amendments to the City and JB Brown Land Exchange Agreement.

Chair Brenerman asked if there was any public comment.

Steven Sharf noted that State law requires the announcement of the exact nature and approximate location of the property.

Mr. Goldman reviewed the State law and his read of it is that the City does not have to describe a specific property.

Chair Brenerman said that the nature of it was discussed earlier, that being the Cotton Street property.

Councilor Thibodeau noted again his conflict of interest to participate in this item, so he then left the meeting.

On motion made and seconded the Committee then voted 2-0 to go into executive session at approximately 7:43 p.m. The Committee came out of executive session at approximately 8:30 p.m., and the meeting was then adjourned.

Respectfully, Lori Paulette



Greg Mitchell <gmitchell@portlandmaine.gov>

DPW site redevelopment suggestion

Christian MilNeil <c.neal.milneil@gmail.com>

Tue, Jan 3, 2017 at 3:16 PM

To: Greg Mitchell <gmitchell@portlandmaine.gov>, dbrenerman@portlandmaine.gov, sthibodeau@portlandmaine.gov, Belinda Ray <bsr@portlandmaine.gov>
Cc: Steevn Scharf <SCSMedia@aol.com>, Alex Landry <city_mouse_us@yahoo.com>

Hello Councilors of the Economic Development Committee,

I'd like to offer a suggestion re: the city's proposed sale of the DPW parcels in Bayside.

As you're probably aware, in 2015, the City commissioned a development study of this site to investigate the possibilities of a new mixed-use housing and retail (here's a link to that study on the city's website).

That study concluded that middle-income housing with retail uses was not likely to be profitable on the site without substantial subsidy – at least, under the current zoning rules.

However, the site's existing zoning, which limits buildings to a height of 4 stories, severely raises the construction cost per housing unit compared to a taller 5- or 6-story building, which could fit many more apartments on the same footprint.

Just across Kennebec St., in the B-7 zone, taller buildings of up to 8 stories are legal – and as a result, more-affordable housing is financially feasible (it's no coincidence that recent middle-income and subsidized housing developments like Pearl Place, Schlotterbeck-Foss and the proposed Westerlea Lofts are all in the B7 zone).

As a Portland taxpayer and as a housing advocate, I urge the Council to consider rezoning the DPW property into the adjacent B7 zone *before* marketing the land for sale. This would realize several goods:

- B7 zoning would legalize more housing to be built on the site, at a more affordable cost per housing unit
- ... as a result of which, the City could command a higher sale price for its land, since the right to build more apartments creates higher value for developers.
- B7 zoning also includes stronger urban design standards, which would result in a higher-quality future development for neighbors.

Based on the conclusions of the city's own report, my hunch is that, under current B2b zoning, any buyer of the land is likely to seek rezoning to B7 anyhow, since (as the city's own consultants concluded) any new building under the current zoning will have a hard time being profitable. Executing the rezoning now, before the sale, would save city resources and put the city – not a developer – in more control of the process.

Whatever the circumstances, I'm very glad that the city is moving forward with this land sale, and I appreciate the committee's work on this.

Yours,
-Christian
45 Smith Street

Christian MilNeil

double u double u double u dot christianmilneil dot com

Portland, Maine



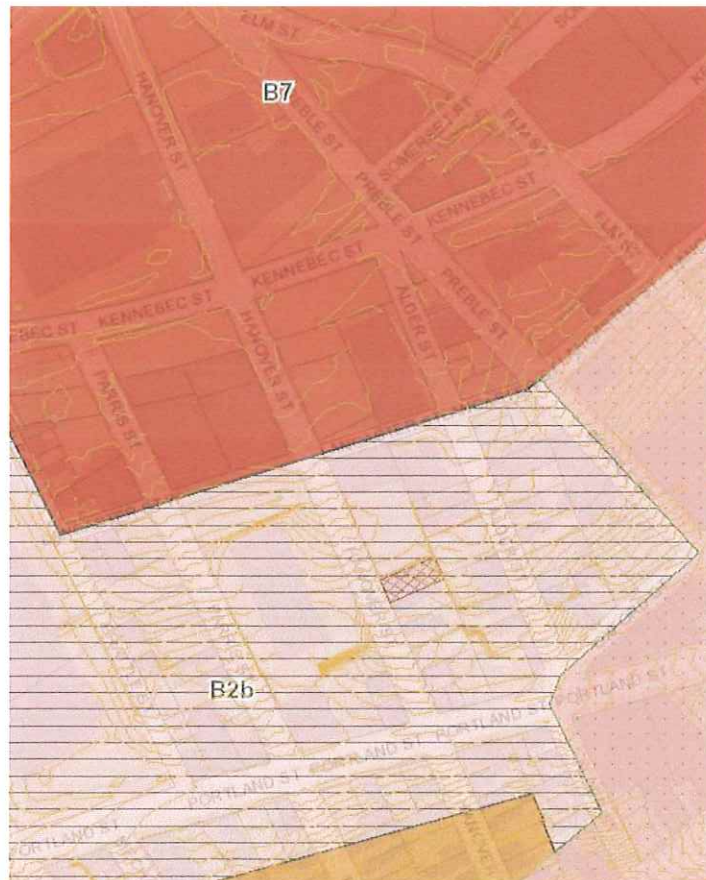
Yes. Life's good here.

Jeff Levine, AICP
Director, Planning & Urban Development Department

Memorandum

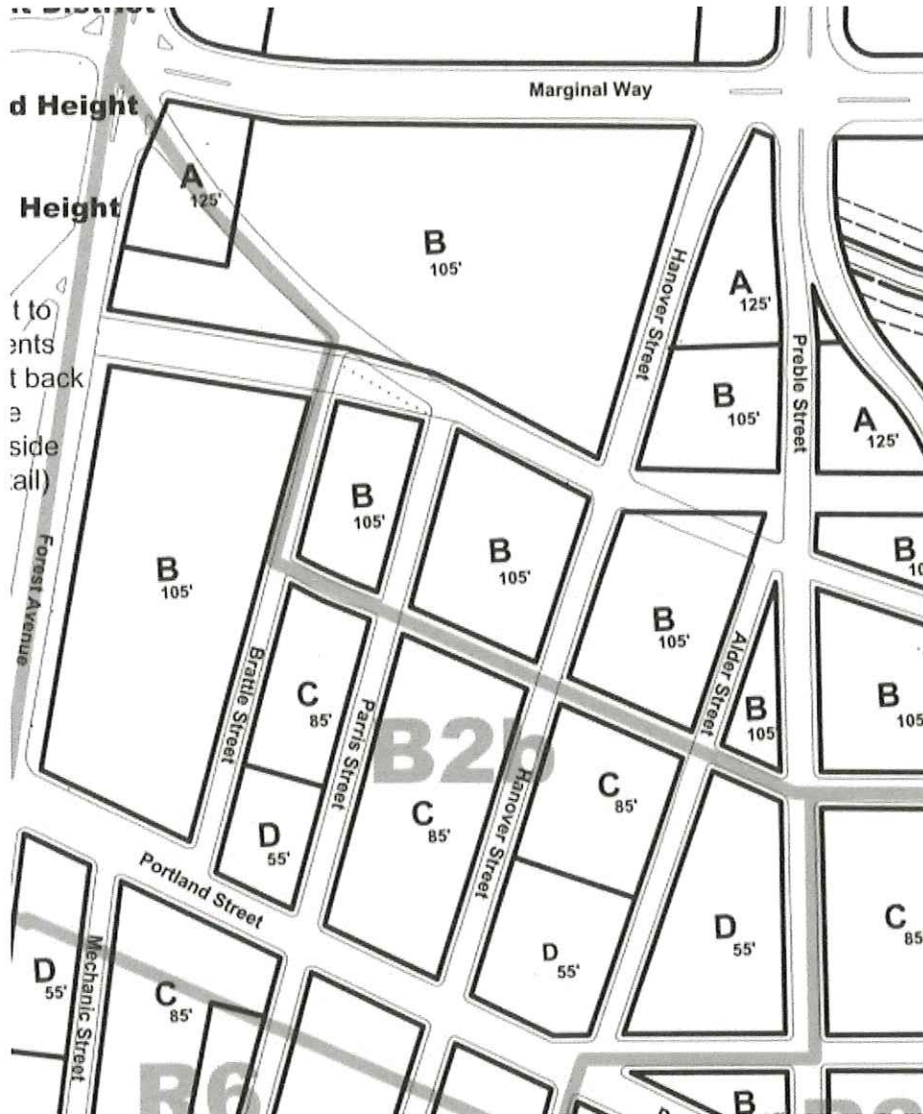
To: Greg Mitchell
From: Jeff Levine, Director
Date: September 15, 2016
Re: **ZONING SUMMARY**
Public Works Campus- Bayside

You have requested a summary of key zoning characteristics for the DPW campus in Bayside. The parcels in question are partially in the B7 zone and partially in the B2b zone.



Most non-industrial uses, and even some light industrial uses, are allowed in both zones. Parking structures are permitted in the B-7 zone but not the B-2b zone.

Heights are governed by the Bayside Height Overlay map, as shown here:



Note that there are sometimes “stepback” requirements in the areas with taller heights, requiring that upper stories of buildings be set back from the street in order to reduce the perceived height of taller buildings. Note also the minimum height requirements outlined below in the B-7 district.

Some other key dimensional characteristics of the zones are as follows:

	B-7	B-2b
Minimum Height	Depends on the height subdistrict, 2-4 stories for new construction, some exceptions for expanding existing buildings.	None
Residential Density Allowed	No limit	100 units per acre (1 unit for every 435 square feet of lot)
Front Yard Setback	No more than 10 feet generally	No more than 10 feet
Side Yard Setback	None required	None required
Rear Yard Setback	None required	No less than 10 feet
Parking Requirements	Set by Planning Board	One parking space per housing unit, others vary. Planning Board can adjust parking for large projects
Limitations on Surface Parking	New surface parking is discouraged and must be set back 35' from the street with landscaped buffers.	No parking in the front yard of a building, no stand-alone parking lots
Drive Throughs	Only for banks and in buildings of 20,000 sf. Or more (with some exceptions)	Not permitted

As always, we are available to offer information or more details to City staff, appraisers, potential purchasers, or any other interested parties. Feel free to have anyone get in touch with me directly.



Economic Development Department
Gregory A. Mitchell, Director

MEMORANDUM

TO: Economic Development Committee
FROM: Greg Mitchell, Economic Development Director
DATE: January 26, 2017
SUBJECT: **January 31, 2017 City Property Disposition EDC Public Hearing**

This Memorandum will continue the discussion of City property disposition matters presented to you at your January 3, 2017 EDC meeting.

Public notice for the January 31st public EDC meeting included:

Notice to property owners located within a 500 foot radius of each property. See attached notices.

City press release. See attached.

It is noted that the proposed property sale of the City-owned Cotton/Free Street Surface Parking Lot was planned to be discussed at the January 31st EDC meeting, but it was removed at the direction of the EDC Chair to be discussed next month. I note that property owners located within 500 feet of this property were notified that this item was removed from the January 31st meeting agenda.

The two City property disposition matters include:

SALE OF BAYSIDE FORMER DEPARTMENT OF PUBLIC WORKS (DPW) OCCUPIED PROPERTIES

See attached map for properties to be sold.

It has been the goal of the City over two decades to relocate City DPW uses out of West Bayside to support area-wide development. This goal was established in the 2000 Bayside Vision and Plan. The City was able to move ahead with the DPW relocation after acquiring two properties on Canco Road (212 and 250), along with creating a partnership with JB Brown to acquire land directly behind these two properties with access from Quarry Road.

The planned method to sell these properties is through a CBRE/The Boulos Company broker agreement, selected through a public competitive process, or direct City sales associated with one to two “unbuildable” sites, which likely will be sold to adjacent property owners.

It is proposed to sell these properties for maximum return to the City for their highest and best use under existing zoning. Staff will work with Boulos brokers to negotiate property sales under the direction of the EDC, leading to EDC votes, in the form of recommendations to the City Council, on proposed purchase and sale agreements followed by a final vote of the City Council on all purchase and sale agreements.

In support of improved transportation access to West Bayside, the following two road projects are planned:

Somerset Street Extension from Elm to Hanover Street to connect with Kennebec Street. This has been in the planning stage for years. A short section of Kennebec Street, between Alder to Hanover Street, will be discontinued to support the Somerset Street extension. The Somerset Street extension will include extending the Bayside Trail as part of the street extension as part of the road right-of-way toward the Marginal Way side of the street extension. The Maine Department of Transportation (MDOT) will provide some funding and assistance to complete this project. All property owners impacted by this project will be contacted to ensure proper coordination. The planned time frame for this project is 2018 for completion.

Kennebec Street Realignment from Hanover to Forest Avenue. The planned approach is to realign Kennebec Street away from the Forest Avenue and Marginal Way intersection toward the Federal Post Office property. This street realignment is proposed entirely on the City public street or one single private developer adjacent property ownership. This street realignment will restore this street to two-way traffic and create a safer vehicle and pedestrian connection to Forest Avenue. This street realignment will include the extension of the Bayside Trail as part of the street right-of-way toward the Marginal Way side to the street. All property owners impacted by this project will be contacted to ensure proper coordination. The planned time frame for this project is 2018 for completion.

See attached sketch for the two road projects.

SALE OF THAMES STREET SURFACE PARKING LOT

See attached map for property location.

The site includes 2.55 acres. It is noted that required street rights-of-way to support the Thames Street connection and a portion of the New Connector Road up to private ownership is being reserved to support future public street and utility investment.

The proposed approach is to issue a request for proposals (RFP) to sell this property, to achieve a maximum return to the City in support of three primary goals which include:

Private Sector Investment. The City desires that the City Thames Street property be used for private sector investment rather than its current use of surface parking.

Parking. One goal is to stimulate new structured parking within a reasonable distance of the Thames Street property to provide replacement parking for current users of the Thames Street lot, along with creating additional parking to support new private sector investment. Note that the City is in the process of conducting a parking supply and demand study of the Eastern Waterfront, Old Port, and

Congress Street to determine what additional parking supply may be needed to accommodate current and planned development.

Future Streets (New Connector Road and Possible Mountfort Street Extension). Another goal is to secure required street right-of-way for the entire length of the New Connector Road (located on private property) and the possible Mountfort Street extension.

The policy direction for the proposed Thames Street extension and new connector road (from Thames to Fore Street) was established in the Eastern Waterfront Master Plan.

It is noted that some changes to the existing zoning could be needed to align property development with public street rights-of-way. In particular, the current zoning includes a “no build zone” where a proposed extension to Mountfort Street was contemplated in the Eastern Waterfront Master Plan. Staff is open to alternative approaches to accomplishing mid-block permeability between Hancock Street and New Connector Road.

The RFP process is proposed to be managed by the EDC toward finalizing a public-private partnership recommendation to the City Council and a final vote of the City Council.

SUMMARY

The January 31st EDC public hearing is an opportunity for the public, including area property and business owners, to provide input as the City moves forward with the property disposition of the above properties.

1/18/2017

IMPORTANT NOTICE FROM THE CITY OF PORTLAND
RE: PORTLAND CITY COUNCIL'S ECONOMIC DEVELOPMENT COMMITTEE TO TAKE PUBLIC COMMENT
REGARDING PROPOSED CITY PROPERTY SALE – VARIOUS BAYSIDE PROPERTIES

This is a notice to property owners within a 500-foot radius of the City's Bayside Public Works properties that the Economic Development Committee will be taking public comment at its January 31, 2017, 5:30 p.m., meeting in the City Council Chamber to discuss the properties identified below for disposition with broker assistance:

Parcel 1: 56 Parris Street

Parcel 4: 82 Hanover Street and 158 Kennebec Street

Parcel 5: 65 Hanover Street and 52 Alder Street

Parcel 6: 44 Hanover Street and Parris and Lancaster Streets

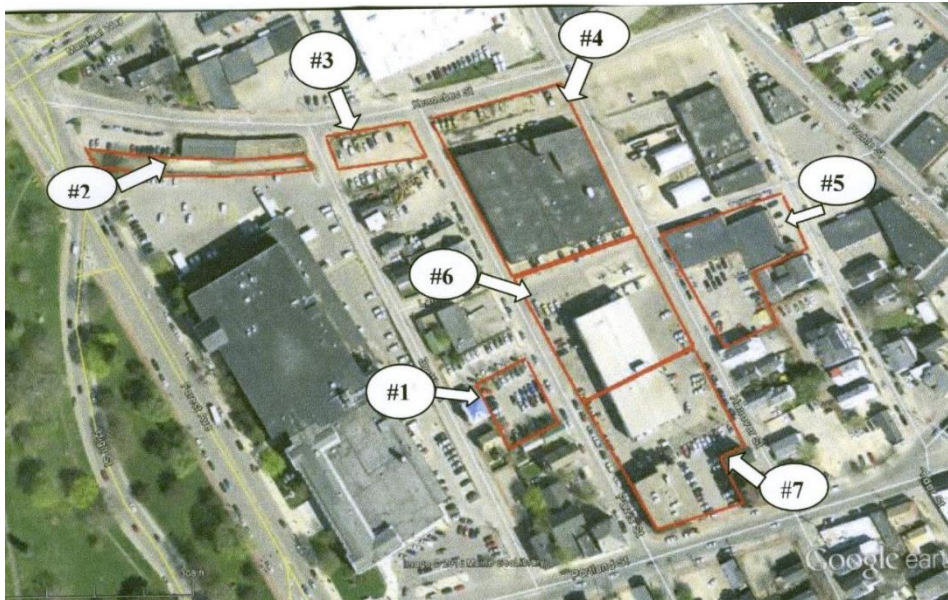
Sites that may be considered for sale with broker assistance:

Parcel 2: 181 Forest Avenue

Parcel 3: 178 Kennebec Street

Parcel 7: 55 Portland Street and Hanover and Parris Streets.

The property is planned to be marketed by CBRE/The Boulos Company and sold in an "as is" condition. For information, please Greg Mitchell, City of Portland Economic Development Director, at (207) 874-8945, or gmitchell@portlandmaine.gov.



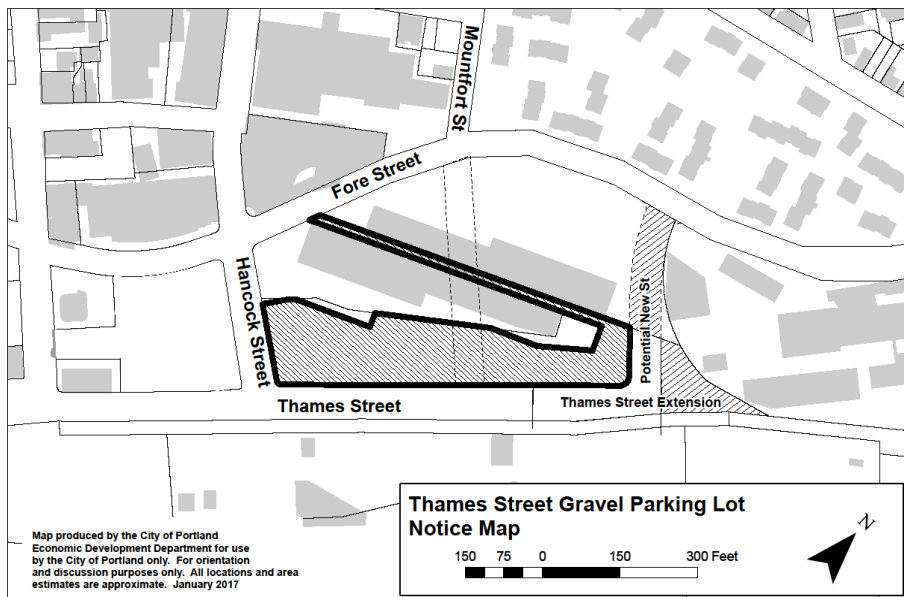
1/18/2017

IMPORTANT NOTICE FROM THE CITY OF PORTLAND

RE: PORTLAND CITY COUNCIL'S ECONOMIC DEVELOPMENT COMMITTEE TO TAKE PUBLIC COMMENT REGARDING PROPOSED CITY PROPERTY SALE – THAMES STREET GRAVEL PARKING LOT

This is a notice to property owners within a 500-foot radius of the City's Thames Street gravel parking lot, adjacent to the Ocean Gateway pier, that the Economic Development Committee will be taking public comment at its January 31, 2017, 5:30 p.m., meeting in the City Council Chamber to discuss this property for disposition.

Should you have questions, please contact Greg Mitchell, City of Portland Economic Development Director, at (207) 874-8945, or gmitchell@portlandmaine.gov



Economic Development

Posted on: January 25, 2017

Economic Development Comm to Hold Public Hearing on Possible Sale of City-Owned Properties

The Council's Economic Development Committee will next meet on Tuesday, January 31 at 5:30 PM in the Council Chambers. The Committee's agenda includes a public hearing to receive public comment on the possible sale of City-owned properties. The properties are the Thames Street surface parking lot and the former Department of Public Works properties in West Bayside. The City's Economic Development Director, Greg Mitchell, will give a presentation on both properties prior to the public hearing. The Committee will also hear an update on two street projects related to the West Bayside properties -- the extension of Somerset Street from Elm to Hanover and the realignment of Kennebec Street to Forest Avenue.

"I'm looking forward to hearing feedback from the public related to the disposition of these properties that will clearly have a positive impact on our local economy," said Councilor David Brenerman, Chair of the Economic Development Committee. "While we've had years of conversations related to moving DPW out of West Bayside, it's good to provide one more opportunity for comment prior to CBRE/The Boulos Company marketing the property. As for the Thames Street lot, we'll be looking for feedback prior to issuing a Request for Proposals to sell the property as its use as a parking lot is not the highest and best in today's economy."

The Committee discussed the disposition of these properties, as well as three others, during its [January 3 committee meeting](#), in addition to reviewing its 2017 work plan. At that meeting, the Committee discussed that CBRE/The Boulos Company had been selected as the broker to market the former Department of Public Works properties in West Bayside for sale for highest and best use under existing zoning with no other City conditions. Marketing for these properties will begin in February.

The Committee also discussed the Thames Street surface parking lot, which is currently used to support the parking needs of Police, Public Works, Sail Maine, Ripple Effect, Convention & Visitors Bureau, Ready Seafood, Bay Ferries, and seasonal cruise ship use. The staff recommendation to the Committee is for the City to

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issue a RFP to sell this property in exchange for stimulating private parking structure investment and to secure the required public street right of way to connect Thames Street to Fore Street.

For more information on the work of the Economic Development Committee, visit the [Committee Page](#).

[Economic Development Committee](#)

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DEPARTMENT OF PUBLIC WORKS BAYSIDE PROPERTIES

Parcel 1: 56 Parris Street

Parcel 4: 82 Hanover Street and 158 Kennebec Street

Parcel 5: 65 Hanover Street and 52 Alder Street

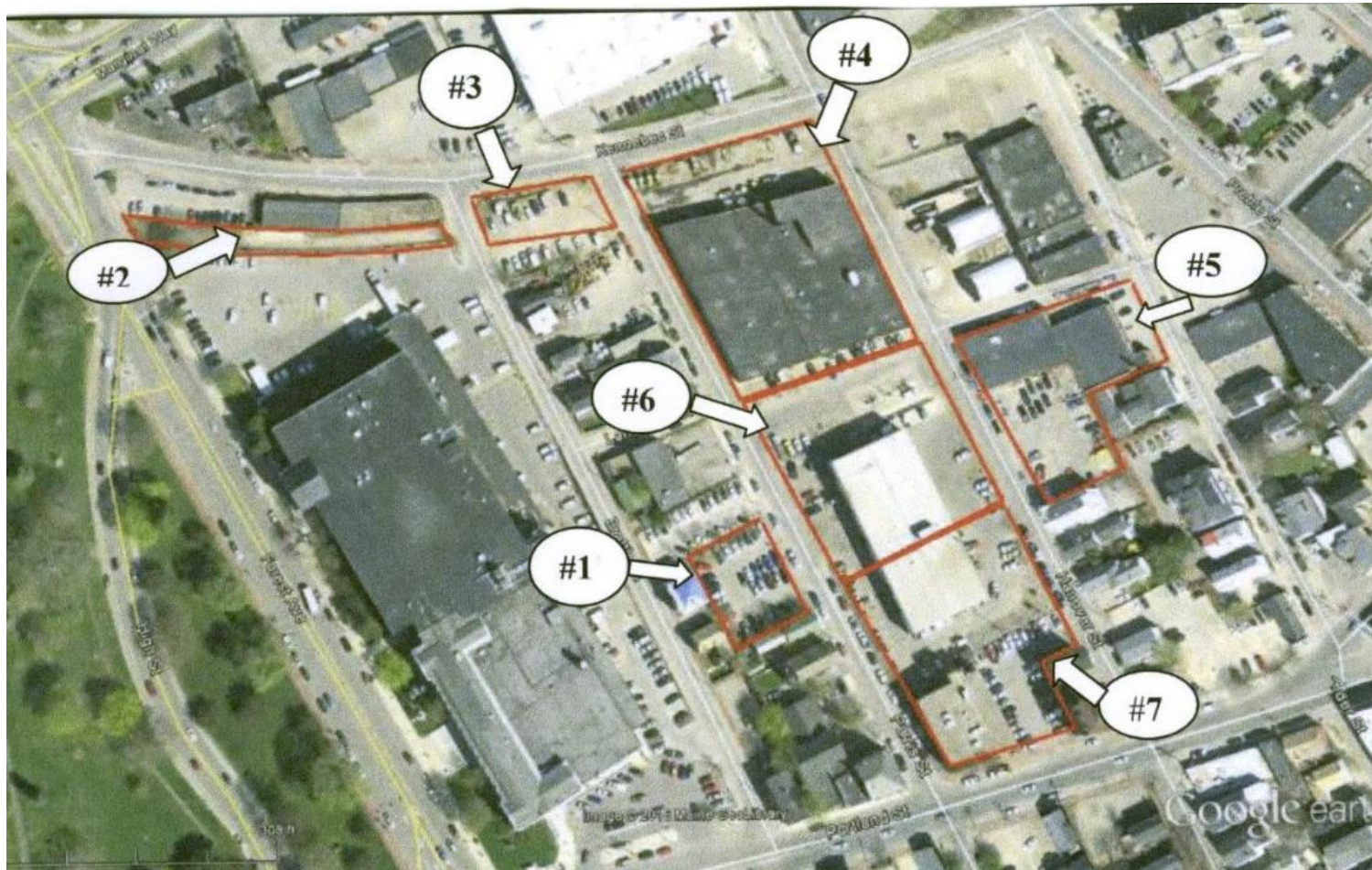
Parcel 6: 44 Hanover Street and Parris and Lancaster Streets

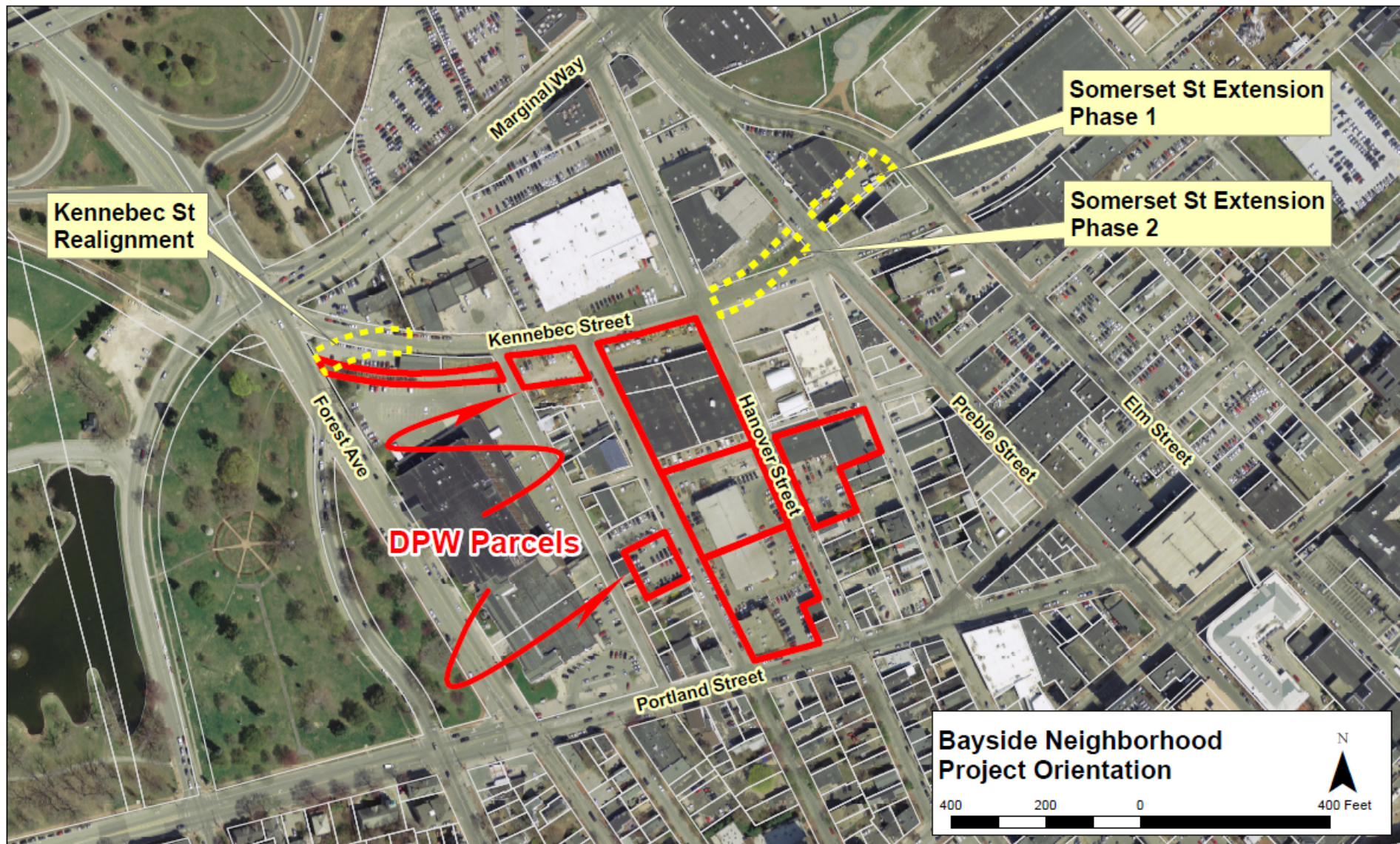
Sites that may be considered for sale with broker assistance:

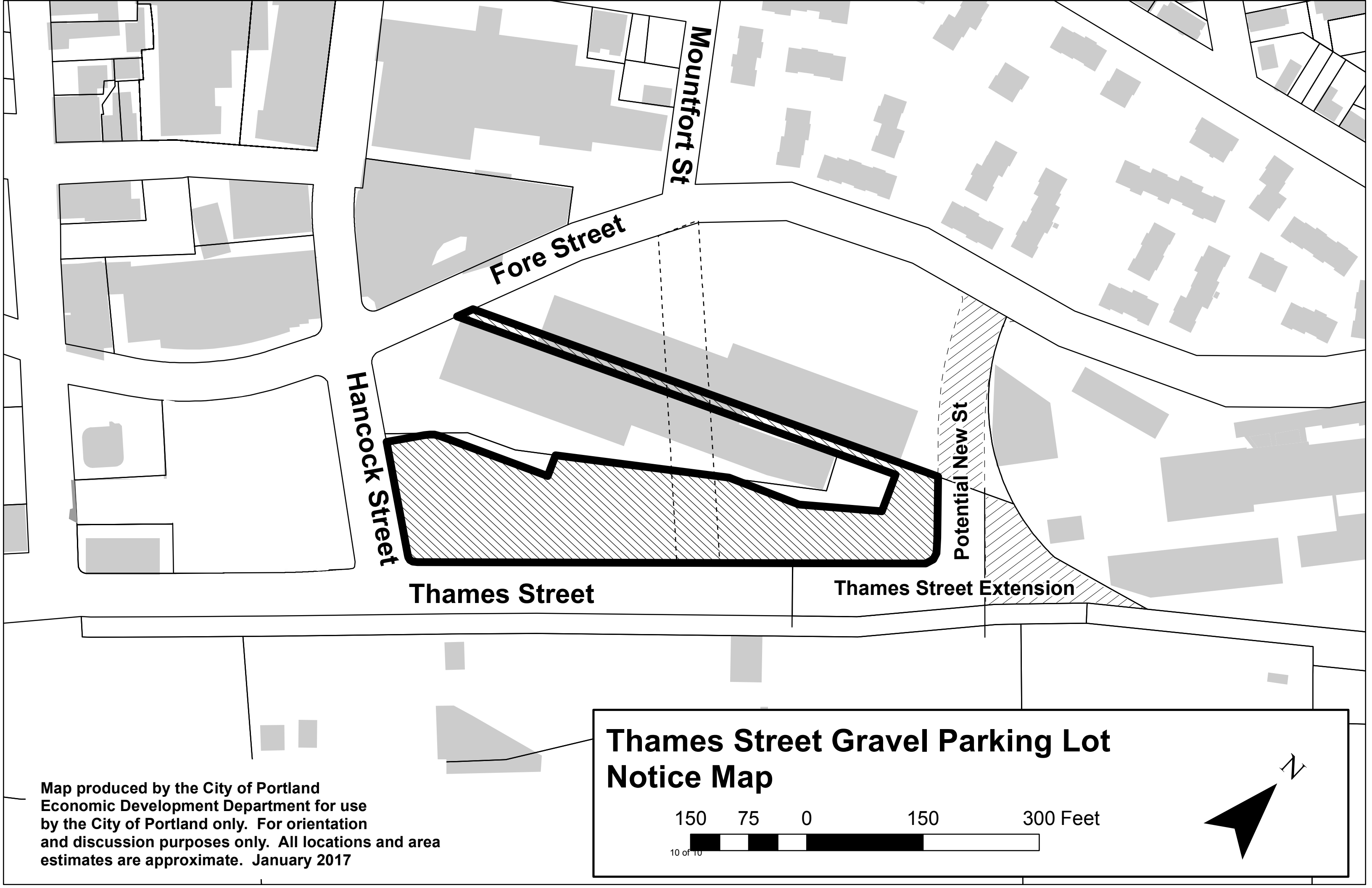
Parcel 2: 181 Forest Avenue

Parcel 3: 178 Kennebec Street

Parcel 7: 55 Portland Street and Hanover and Parris Streets.







Mountfort St

Fore Street

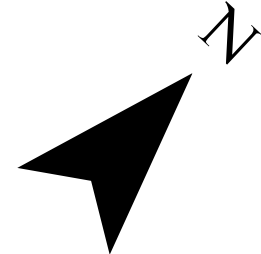
Hancock Street

Potential New St

Thames Street

Thames Street Extension

Thames Street Gravel Parking Lot Notice Map



Map produced by the City of Portland
Economic Development Department for use
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estimates are approximate. January 2017