

PORTLAND'S COMPREHENSIVE PLAN

VOLUME II

DRAFT

PORTLAND, MAINE

**Compilation of Inventory, Goals, and Implementation
Initiatives from Plans Adopted as part of the City's
Comprehensive Plan**

Draft

November 2002

PORTLAND'S COMPREHENSIVE PLAN ACKNOWLEDGMENTS

City Council

Mayor James Cloutier
James Cohen
Jill Duson
Karen Geraghty
John Griffin
Cheryl Leeman
Nick Mavodones, Jr.
Peter O'Donnell
Nathan Smith

Planning Board

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kevin Beal
Orlando E. Delogu
Leslie Lowry, III
Sarah Luck
Mark Malone

Contributing Committees

Housing Comprehensive Plan Advisory Committee
Bayside Task Force and Subcommittees
Bayside Development Committee
Eastern Waterfront Master Plan Committee
Passenger Facility Committee
Mayor's Waterfront Task Force on Economic Development
Industry and Commerce Plan Advisory Committee
Transportation Plan Advisory Committee
Friends of the Park Commission
Friends of Evergreen Cemetery
Celebrating Community Steering Committee
Arts and Cultural Steering Committee
Baxter Boulevard Advisory Committee
Outer Brighton Avenue Task Force
Congress Street Streetscape Study Committee
Western Cemetery Master Plan Committee

City Staff

Joseph E. Gray, Jr, City Manager
Lee Urban, Director, Planning and Development Department
Alexander Jaegerman, Planning Division Director
Mark Adelson, Housing and Neighborhood Services Division Director
John Lufkin, Economic Development Division Director
Barbara Barhydt, Senior Planner

Technical Assistance

Principal Author/Editor

Barbara Barhydt, Senior Planner

Mapping and Data Development

Jon Giles, GIS Work Group

Leslie Kaynor, GIS Work Group

Tom Burns, Consultant

Contributors/ Information and Review

Alexander Jaegerman, Planning Division Director, Planning and Development Dept.

Deb Andrews, Historic Preservation Program Manager, Planning and Development Dept.

Alan Holt, Urban Designer, Planning and Development Dept.

Rick Knowland, Senior Planner, Planning and Development Dept.

William Needelman, Senior Planner, Planning and Development Dept.

Kandi Talbot, Planner, Planning and Development Dept.

Mark Adelson, Housing and Neighborhood Services Director, Planning and Development Dept.

John Lufkin, Economic Development Division Director, Planning and Development Dept.

Larry Mead, Assistant City Manager, Executive Office

Denise Albert, Director, Department of Parks and Recreation

Jeff Tarling, City Arborist, Department of Parks and Recreation

Susan Doughty, Tax Assessor's Office

Katherine Earley, PE, Engineering Manager, Department of Public Works

Bradley Roland, Project Engineer, Department of Public Works

Gretel Varney, Project Engineer, Department of Public Works

Larry Ash, Traffic Engineer, Department of Public Works

Troy Moon, Department of Public Works

Lou Ensel, Department of Transportation and Waterfront

Kevin Sullivan, Department of Transportation – Jetport

Karen Martin, former Analyst, Greater Portland Council of Governments

John Duncan, Director, PACTS

Rick Seeley, Senior Planner Greater Portland Council of Governments

Nan Cummings, Executive Director, Portland Trails

Bob Savage, Property Manager, Maine Audubon Society

Rebecca Grover, Maine Turnpike Authority

John Tibbetts, METRO

Steve Linnell, Greater Portland Council of Governments

Production Assistance

Jennifer Dorr, Office Manager, Planning and Development Dept.

Mary McAllan, Administrative Assistant, Planning and Development Dept.

Gary Goddard, Print Shop Manager

New Source Documents

Official Statement Dated March 21, 2002 – Duane Kline

Greater Portland Council of Governments (Port report)

Maine Natural Areas Program for critical resources

U.S. Census

Bay Keepers Newsletter & Report on Oil Spill

**PORTLAND’S COMPREHENSIVE PLAN
TABLE OF CONTENTS**

Volume II

I.	Introduction.....	I
II.	Implementation Measures - Major Initiatives	1
	a) Housing Initiatives.....	3
	b) Neighborhood Based Planning.....	7
	c) Bayside Redevelopment.....	9
	d) Eastern Waterfront	17
	e) Waterfront Economic Development Program	23
	f) Peninsula Traffic Study	25
	g) Environmental Initiatives, CSOs and Stormwater Management	27
	h) Historic Preservation and Cultural Initiatives	39
	j) Parks, Open Space, and Urban Forestry Initiatives	43
II.	Future Land Use Plan.....	51
III.	Regional Coordination Program	87
IV.	Capital Improvements Program.....	95
V.	Appendix.....	

Volume I

(Separate Document)

I.	Introduction.....	9
II.	Community Vision	15
III.	Portland’s Goals and Policies	19
IV.	Inventory and Analysis.....	H-1 through F- 7

INTRODUCTION

Volume II

PORTLAND'S COMPREHENSIVE PLAN

VOLUME II: IMPLEMENTATION PLAN

INTRODUCTION

MOVING AHEAD ACCORDING TO PLAN

Volume II of Portland's Comprehensive Plan is focused on the implementation strategies needed to achieve its goals for a better city. Planning for Portland's future is only as good as the actions we take to secure that future. Community stewardship requires us to create a shared community vision and to identify the tangible steps to make that vision a reality.

Portland has a strong tradition of planning and implementation. Implementation strategies in Portland include a broad range of actions. For example, significant initiatives on the waterfront include an economic development program, the development of a marine passenger terminal, and terminal improvements for a dedicated container facility. The New Vision for Bayside has six critical initiatives for redevelopment including land acquisition, financing incentives, street and trail building, transit and rail extensions, ordinance amendments, and redevelopment of City-owned land. In addition, Portland continues to commit significant resources to upgrade the city's sewer and stormwater system to decrease combined overflows and reduce water pollution. The City is also actively evaluating and improving the transportation system to serve all modes of transport. Portland's major implementation initiatives are summarized in chapter one.

Zoning is a major tool to implement the Land Use Plan (chapter 2). Portland's zoning ordinance has evolved through multiple planning processes to support the diverse nature this urban center. Housing: Sustaining Portland's Future and the redevelopment plans for Bayside and the Eastern Waterfront provide guidance for revising Portland's zoning ordinance with text amendments and new zoning categories for the Bayside and Eastern Waterfront redevelopment areas. Preservation of open space is one of the objectives for the Presumpscot River Study area.

Portland also has a strong planning framework for the Regional Coordination Plan (chapter 3) and the Capital Improvements Program (CIP) (Chapter 4). Portland's CIP correlates infrastructure investments with planning elements over a ten-year horizon. The action strategies also include collaborative regional efforts to improve life in Portland and in the region.

Volume II of Portland's Comprehensive Plan shows that once the plan is done, the real work begins to build Portland's future. It is a testament to solid and realistic planning with implementation that the Ravine in Deering Oaks has been restored, that Unity Village and the new AAA building have been built on former City-owned property in Bayside, that the combined sewer overflow engineered improvements are underway, that Portland Trails oversees thirty miles of interconnected and regionally connected bicycle and pedestrian trails throughout Portland, the Downtown is vibrant, the neighborhoods are vital, and the waterfront is working. The Comprehensive Plan for Portland is essential to the City's mission of *Strengthening a Remarkable City, Building a Community for Life*.