

Order 96 – 05/06  
Given first reading on 10/17/05  
Postponed on 11/7/05  
Passage: 11/21/05 9-0

JILL C. DUSON (MAYOR)(A/L)  
PETER O'DONNELL (A/L)  
JAMES F. CLOUTIER(A/L)  
NICHOLAS M. MAVODONES (A/L)

**CITY OF PORTLAND  
IN THE CITY COUNCIL**

WILLIAM R. GORHAM (1)  
KAREN A. GERAGHTY (2)  
DONNA J. CARR (3)  
CHERYL A. LEEMAN (4)  
JAMES I. COHEN (5)

**ORDER ADOPTING THE CITY OF PORTLAND'S COMPREHENSIVE PLAN**

**ORDERED**, that the City's Comprehensive Plan, comprised of the various documents identified in Attachment 1 hereto is adopted and shall be considered part of the City's growth management program.

## Attachment 1

# COMPREHENSIVE PLAN FOR PORTLAND, MAINE BIBLIOGRAPHY

October 2005

The Portland Planning Board embarked in 1981 on a strategic update of the 1974 Land Development Plan (LDP), complete with implementing zoning ordinance provisions. The City Council subsequently adopted the policies and plans below as part of the City's vision for growth. Following are the elements of Portland's Comprehensive Plan:

### Compilation

November 2002

Updated 2005

Portland's Comprehensive Plan, City of Portland, Maine – Compilation of Adopted Documents, Goals and Policies, Volume I and Volume II, including the Future Land Use Plan as required by Maine's Growth Management Act. The State Planning Office found Portland's Comprehensive Plan to be consistent with the Growth Management Act in February 2003.

### Waterfront

December 2004

**A Master Plan for Redevelopment of the Eastern Waterfront** and the **Design Guidelines for the Eastern Waterfront**: The strategic plan for the Eastern Waterfront included recommendations for the creation of the B-6 zone.

October, 2000

**Investing in Our Working Waterfront**, prepared by Mayor's Waterfront Task Force on Economic Development with assistance from the Greater Portland Council of Governments. Adopted as part of Portland's Comprehensive Plan.

January 4, 1993

**Waterfront Zoning and Land Use Policy Update**: Waterfront zoning text and map amendments including a revision to the comprehensive plan adopted by the City Council. This refined land use policies and amended the zoning along the entire waterfront, creating the waterfront central, port development and special use zones. This adopted land use update included the **Waterfront Alliance Recommendations**, April 14, 1992, prepared by the Greater Portland Council of Governments, as the policy document in support of the zoning amendments.

April, 1990

**A Waterfront Action Plan for the Portland of Portland, Maine**: Report by the Community Development Committee to the Portland City

Council. Follow up reports on a Berthing Management Plan and Port Marketing Study were completed in the fall of 1989 (1.4a).

May, 1987

Voters approved a waterfront zoning initiative prohibiting non-marine uses in a waterfront overlay zone.

December, 1983

**Portland Waterfront Public Access Design Project Technical Report** (1.3). Terrien Architects, Mitchell-Dewan Associates; with **Public Access and Design Guidelines for the Commercial Street Waterfront Core** (1.3a) adopted by the Portland City Council, January 14, 1985 as part of the Land Development Plan.

### **Housing**

November 18, 2002

**Housing: Sustaining Portland's Future**- Prepared by the Housing Comprehensive Plan Committee with the assistance of City staff and the Greater Portland Council of Governments. The document includes a community vision, an overarching housing goal and six polices with specific objectives and actions. It was adopted as part of Portland's Comprehensive Plan on November 18, 2002.

May, 2000

**2000-2005 Consolidated Housing and Community Development Plan**: Five (5) year consolidated housing plan required by HUD, describes assisted housing needs and activities for meeting those needs with HUD resources.

July, 1983

**Regulation of Institutional Uses in Residential Zones**; Portland Planning Board Report #46-83 submitted to Portland City Council.

### **Islands**

December, 1989

**City of Portland Island Groundwater Management Study** , Robert G. Gerber, Inc., August, 1986 island zoning text amendments enacted by City Council on December 11, 1989, refining earlier zoning provisions to promote controlled density and protect groundwater. The Groundwater Management Study and related policy statements (3.2a) were also adopted as part of the City's comprehensive plan. The related policy statements are contained in Planning Board Report #70-89, Recommendation To Adopt The Portland Islands Groundwater Management Study As Part Of The Comprehensive Plan Of The City of Portland And To Adopt Zoning Amendments To The Land Use Code.

July, 1985

New Island zoning text and map enacted by Portland City Council, pursuant to the **Portland Islands Land Use and Zoning Study** , adopted by the City Council as part of the comprehensive plan.

### **Commercial**

February 7, 2001

**Outer Brighton Avenue Task Force Report** was adopted as part of Portland's Comprehensive Plan along with zoning map amendments in the Rand Road vicinity for Office Park and Resource Protection zones as

recommended in the Task Force Report. The report was prepared by the Outer Brighton Avenue Task Force.

- September, 1988 City Council enacted numerous map amendments pursuant to the Community Commercial Policies and Land Use Plan. Effective date of previously enacted zoning text.
- April - May, 1988 **City Council enacted new commercial zoning text** pursuant to the Community Commercial Policies and Land Use Plan), dated September 15, 1987, adopted by the City Council as part of the comprehensive plan.
- October, 1982 **Portland Neighborhood Economic Development Study** (4.1), Governmental Services, Inc.
- Downtown**
- April, 2000 **A New Vision for Bayside, Portland Maine** a neighborhood redevelopment plan for Bayside, was adopted by City Council as part of the Comprehensive Plan in April 2000.
- Fall, 1999 **Portland Downtown Traffic & Streetscape Study**; Study Advisory Committee oversaw study, which contains traffic and streetscape recommendations for Congress Street. Adopted as part of the comprehensive plan by the City Council in 1999.
- October, 1996 **Old Port Overlay Zone**: Adopted as part of the Comprehensive Plan and Zoning Amendments on October 7, 1996.
- March, 1991 **Downtown Vision: A Celebration of Urban Living and a Plan for the Future of Portland - Maine's Center for Commerce and Culture**; Adopted by the City Council as part of the City's Comprehensive Land Use Plan, along with the revised B-3 zoning provisions and related regulations includes the Urban Design Guidelines.
- Industrial**
- July, 1994 Industry and Commerce Plan Advisory Committee developed the **Portland Industry and Commerce Plan**. It was adopted by the City Council after being reviewed by the Planning Board and the Community Development Committee. Policy considerations and recommendations pertaining to economic development incentives and industrial zoning text contained in the report have been drafted. The zoning text and map amendment are before the City Council for final adoption.
- Open Space**
- 1994 and 2001 **Green Spaces, Blue Edges: An Open Space and Recreation Plan for the City of Portland** Adopted by the City Council as part of the comprehensive plan on May 16, 1994. Updated and adopted by the City Council as part of the Comprehensive Plan in 2001.

- November 2003      **Eastern Promenade Master Plan** – Adopted by the City Council as part of the comprehensive plan on November 17, 2003. The Master Plan was prepared by the Department of Parks and Recreation and the following consultants: Walker-Kluesing Design Group, Gillon Associates, Ocumulgee Associates and Calr A. Cathcart.
- January, 2001      **Master Plan for Western Cemetery** The Master Plan was adopted as part of the City’s Comprehensive Plan in 2001. The plan was prepared by the Portland Department of Parks and Recreation, Walker-Kluesing Design Group, Sara B. Chase, Ocumulgee Associations, and Carl A. Cathcart.
- May 18, 1998      **Baxter Boulevard Improvement Plan**, Adopted by the City Council as part of the Comprehensive Plan on May 18, 1998. The plan was prepared by the Advisory Committee with consulting services of Richardson & Associates, Landscape Architects, T.Y.Lin International, Engineers, Eleanor G. Ames, Landscape Historians, and Bartlett Tree Experts, Arborists.
- October, 1994      **Evergreen Cemetery Master Plan** (7.5); Adopted by the City Council as part of the comprehensive plan on October 17, 1994.
- May, 1994      **Deering Oaks Master Plan** (7.4); Adopted by the City Council as part of the comprehensive plan on May 16, 1994.
- March, 1992      **Linking Open Spaces: A Vision for Portland Trails** ; Poster produced by National Park Service with Portland Trails, City of Portland, and the Friends of the Parks Commission.
- October, 1989      **Portland Shoreway Access Plan**; Mitchell - Dewan Associates and Market Decisions, Inc., adopted as a part of the comprehensive plan by the City Council on October 16, 1989.

**Municipal Facilities**

- 2000 and 2002      **City of Portland, Maine Capital Improvements Program, FY 2000 to FY 2009** (8.1); Adopted by the City Council as part of the City's Comprehensive Land Use Plan. Incorporated within the CIP by reference are numerous detailed reports and studies outlining improvement and infrastructure needs such as the Ten Year Master Plan for the Middle Schools, Park Network, and numerous sewer watershed studies including the Edwards Street, Woodfords, East Side and Fallbrook, West Side and Riverton/Warren Avenue areas. Municipal capital investment categories include transportation, utilities/infrastructure, downtown, municipal buildings, schools, Jetport/waterfront, parks/golf course, and equipment.

**Historic Resources**

August, 1990 Historic Resources element added to the Comprehensive Plan and **ordinance** protecting **Historic Resources** adopted by the City Council on February 26, 1990 Planning Board Report #72-89 (9.1) and revised in 2004.

### **Environment**

September 1996  
Revised 1999 **The Capisic Brook Greenbelt/Stormwater Abatement Study**, Portland Department of Public Works, prepared by CH2M HILL. The study is to implement an integrated watershed plan to maximize beneficial uses in the Capisic Brook watershed and reduce pollution loads to Casco Bay.

December 1992 **Combined Sewer Overflow Abatement Study, Master Plan**, Portland Department of Parks and Public Works, prepared by CH2M Hill and Dufresne-Henry, Inc. This study guides the City's investment in addressing combined sewer overflow problems and related problems of flooding and sewer system surcharging, all in the context of the City's longterm goals for open space, recreational benefits, and community enhancement.

June 15, 1992 **Portland Planning Board Report to City Council RE: Shoreland Zoning (10.1)** adopted by City Council along with zoning revisions consistent with State Shoreland zoning laws, with additional amendments adopted on August 3, 1992.

### **Transportation**

February 7, 2001 The **Brighton Avenue/Main Street Corridor Traffic and Streetscape Study** is a study conducted in partnership with the City of Westbrook and funded by PACTS. The master plan was adopted as an element of Portland's Comprehensive Plan on February 7, 2001 in conjunction with the **Outer Brighton Avenue Task Force Report**.

May 18, 1998  
Portland's **Baxter Boulevard Improvement Plan**; Adopted as an element of Comprehensive Plan.

March, 1994 **A Time of Change: Portland Transportation Plan**; Transportation Plan Advisory Committee adopted as part of the comprehensive plan by the City Council on March 21, 1994.

### **Arts & Culture**

October 5, 1998 **Celebrating Community: Portland's Arts and Cultural Plan**, adopted as an element of the Comprehensive Plan on October 5, 1998.

January, 1996 **A Plan for Portland's Art District**, adopted as part of the Comprehensive Plan.

March, 1991 **Public Arts Program**, Portland Code, Article XI, Sections 14-856 - 14-860. In effect March 11, 1991 and replaced in 4-24-00.

