

14. CONSISTENCY WITH COMPREHENSIVE PLAN

The City of Portland's planning efforts to date have provided a solid and informative foundation for the master development planning for the overall 58 Fore Street redevelopment project. The proposed project is in alignment with the design guidelines specified in the City of Portland Comprehensive Plan, *Portland's Plan 2030*, developed in 2017. One local goal listed in *Portland's Plan 2030* is to "recognize and reinforce waterborne transport of goods and people as foundational to our community" (page 34). The project is also consistent with a State of Maine goal to protect the State's marine resources industry by promoting "the maintenance, development, and revitalization of the State's ports and harbors for fishing, transportation and recreation" (page 33). The project meets the intent of the Comprehensive Plan and is in alignment with state goals.

The Master Plan for Redevelopment of the Eastern Waterfront (amended September 2006) (EWMP) specifically acknowledges the vacant, underutilized land in the area of the Project Site. The development history of the area where the Project Site is located that was studied for the Master Plan notes that given the location and proximity to water views, urban amenities, vehicular access, port access and integration with the City trail system, significant redevelopment potential exists. Changes such as parking structures, more intensive reuse of historic buildings, replacement of non-historic structures and open space enhancement were all anticipated. The EWMP also contemplates the creation of additional public infrastructure in the means of new roadways to the East of the now existing Thames Street.

Several principles and associated objectives for redevelopment were identified during the Eastern Waterfront Master Planning effort, they include:

- *"Development within the eastern waterfront will be compatible with the surrounding areas, neighborhoods, natural environment and maritime uses."* Objectives associated with this principle that are consistent with the 58 Fore Street redevelopment are the use of compatible architecture, historic preservation and adaptive reuse of contributing historic structures, establishment of a new street and pedestrian network that integrates with the surrounding street and trail network and preservation of significant view corridors to the water and along the waterfront.
- *"Development within the eastern waterfront will create a vital and active mixed use urban area that generates life and use every day of the year and all hours of the day."* Objectives associated with this principle that are consistent with the 58 Fore Street redevelopment are the opportunity for mixed-used non-marine development and activities in locations in ways that are compatible with the use of maritime resources, the increase of the public's use of the water, waterfront and shore through public access and maintaining and enhancing recreational trail access.
- *"Development in the eastern waterfront on piers, bulkheads and on land within 75' of mean high water line, will give priority to compatible water-dependent and maritime uses."* Objectives associated with this principle that are consistent with the 58 Fore Street redevelopment are preserving and encouraging long-term enhancement of emerging and traditional maritime and water dependent uses, utilizing the harbor's deep-water resources to serve deep draft vessels, encouraging small boat berthing where water depth does not permit deep-water berthing, encouraging public physical and visual access to the water where appropriate and allowing non-marine mixed uses when compatible with water dependent and marine uses.
- *"Development in the eastern waterfront will provide a significant benefit to the City and the regional economy."* Objectives associated with this principle that are consistent with the 58 Fore Street redevelopment are encouraging a positive economic return to City government, sustaining and strengthening water-related tourism, enhancing the economic viability of the eastern waterfront's property and facilities, assuring that public investment and development benefit the residents of the greater Portland community, providing adaptable, flexible infrastructure that will allow the City to adjust to future technologies and trends and enhancing multi-modal transportation opportunities.

The vision for the redevelopment of 58 Fore Street was built on the foundation of the Eastern Waterfront Master Plan with the intention to deliver the waterfront to the City of Portland with inspiring design and planning focused on mixed uses and architectural styles, public spaces, revitalized historic structures and access to the water along with a continued marina operation.