Ocean Gateway Subdivision Amendment

August 1, 2018

City of Portland, Applicant

Bill Needelman, Waterfront Coordinator, Applicant’s representative

Dear Ms. Barhydt (Barbara,)

**Introduction:**

On behalf of the Economic Development Department, please accept this application for boundary line amendments to the 2004 Ocean Gateway Subdivision Plat. The subject amendments result from the sale of property from the City of Portland to the abutting landowners at 58 Fore Street.

**Background:**

In 2004, the Planning Board approved a subdivision of property for City lands including parcels previously owned by the Canadian National Railroad. Previous to City ownership, the Canadian National land had been occupied for many years by Bath Iron Works. These lands were bisected by a Maine Department of Transportation rail right of way, which was integral to the division of land and creation of new lots and modifications to existing parcels. In 2004, this land was anticipated for future development, both on City land and on adjacent private parcels. The 2004 approvals were premised on the 2002 Eastern Waterfront Master Plan as well as the development of the Ocean Gateway Marine Passenger Terminal.

Back in 2004, it was well understood that private and public parcels had the potential to adjust boundaries to make efficient use of former rail-oriented parcels for new development.

**Proposed Boundary Line Amendment:**

The subject amendment results from the pending sale of +/-12,087 sq ft of City Land to the abutting property owners at 58 Fore Street (a.k.a. the Portland Company site, a.k.a. Portland Foreside, a.k.a. CPB2.) As abutting parcels, the sale of land does not increase the number of lots with the City’s holdings nor within the holdings of the buyer. The amendment is an adjustment of boundaries between abutters resulting in a net gain of land by CPB2 of just over ¼ acre. The privatized land is intended for use primarily for the construction of a private road extension of Thames Street and to create a more efficient building pad site for new development.

The proposed lot line adjustments will allow for the future development of property, rights of way, and travel ways consistent with the Eastern Waterfront Master Plan. However, no development is contemplated with the immediate division of property. The current parent parcel is served by Thames Street and the receiving parcel is served by Fore Street. Both Thames and Fore Streets provide full utility service and are well equipped with sidewalks and lighting.

Future divisions of property from the parent parcel, including the anticipated creation of public right of way for an extension of Thames Street, will prompt a follow on subdivision application for review by the Planning Board.

The subject transfer of property was well described and documented in the approved CPB2 master plan for the 58 Fore Street site. Moreover, the sale of the subject parcel has been reviewed for consistency with City goals with the Economic Development Committee and has been approved by the full City Council.

**Applicable Standards**:

As noted above, no development is proposed with the subject sale of property. Associated development of the subject parcel and adjacent lands, by both CPB2 and the City, will come forward under separate applications at future dates. The parent parcel and the receiving parcel are both fully served by public rights of way, utilities, emergency access, and sidewalks. The subject property line adjustment will not create any deficiency of service or access for either the parent or receiving parcels.

***Consistency with City Master Plans (14-526 (c) 1)***

The amendment to existing lot lines will facilitate the development of property and rights of way consistent with the policies and development scenarios described in the Eastern Waterfront Master Plan.