2012 Waterfront Central Zone Use Inventory: June 2013

Report to the City of Portland, Maine
City Council

Prepared by the
Department of Planning and Urban Development
Planning Division

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2012 Waterfront Central Zone Inventory
Report to the City of Portland, Maine City Council
June 2013

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3. Master Inventory Data Table
4. Individual Pier Inventory maps

Deakes’ Wharf
Sturdivant’s Wharf
Holyoke Wharf
Berlin Mills Wharf
Hobson’s Pier
Gulf of Maine Research Institute/US Coast Guard
Portland Fish Pier
Merrill’s Wharf
Union Wharf
Widgery’s Wharf
Chandler’s Wharf Condos/Fisherman’s Wharf
Parking
Long Wharf/Dimillo’s
Portland Pier
Custom House Wharf
Maine Wharf
1. Introduction:

On December 20, 2010, the Portland City Council passed sweeping changes to the text of the Waterfront Central Zone (WCZ) allowing expanded non-marine use and development on Portland’s Waterfront. When passing the 2010 zoning, the City Council required that the City conduct a periodic inventory of uses to understand the new regulation’s impacts on marine industry and investment on the piers. In June 2011, Planning staff submitted the baseline inventory report as a communication to the City Council.

This report documents information collected at the end of 2012 and provides the first year-to-year comparison of data from 2011. The Planning Staff submits this report in compliance with the Council’s requirements (City Code, Chapter 14, Land Use Ordinance, Section 14-311.)

2. Background:

The WCZ text regulates land use on Portland’s waterfront in the areas located between but not including the Maine State Pier and the International Marine Terminal. The WCZ is home to the Portland Fish Pier, 14 private piers, the Gulf of Maine Research Institute, the majority of the city’s commercial fishing fleet, the tourist excursion vessel fleet, and multiple marine and non-marine businesses. Prior to the 2010 changes, zoning limited new development almost entirely to marine uses and non-marine uses were restricted to certain existing buildings concentrated in upper floors and buildings located near Commercial Street. The 2010 zoning broadened the amount and types of non-marine uses allowed in new or existing space on the piers of Portland Harbor.

The 2011 WCZ inventory and additional background and the text of the new zoning are found at: http://www.portlandmaine.gov/planning/wcz.asp

3. Intent of the Inventory:

The intent of the inventory is to provide a foundation for understanding use trends as allowed under the current WCZ regulations.

One of the key requirements of the 2010 WCZ text is that at least 55% of ground floor space (both interior and exterior) must be reserved for marine use for that portion of the zone located outside of the “Non-Marine Use Overlay Zone” (NMUOZ.) The NMUOZ is located along Commercial Street and permits 100% non-marine use and development. The 55% marine use requirement applies to the balance of the zone, on the seaward side of the NMUOZ boundary. The intention of the 55% marine use requirement is to ensure that marine uses are retained and protected in the portions of the zone best suited to serve marine industry needs.
The provision (Land Use Code Section 14-311(a)) requires that any non-marine use application must demonstrate adherence to the 55% marine use requirement by submitting an inventory of ground level uses to the Planning Authority. The Code further requires that the Planning Authority must compile and aggregate use inventories within the zone for reporting to the City Council on an annual basis. The specific text requiring use inventories is excerpted below:

14-311(a) 3.b. Uses inventoried: To demonstrate adherence to the 55% marine use requirement, the applicant shall submit to the planning authority, upon request, an inventory which lists each occupant (tenant or otherwise), as well as a map which depicts the location of each occupant. The map shall show all ground level space, including buildings, parking, open areas and submerged lands associated with the subject lot. For each occupant, the property owner must indicate the square footage of area occupied and whether the occupant is a marine use as defined herein. For vacant space, the last previous occupant shall be listed, along with the date of departure.

c. Applicants for site plan review or a change of use permit outside of the NMUOZ shall provide the planning authority with proof of compliance with the requirements of this section as a condition of approval.

d. The city planning authority shall compile and report inventories of ground level uses, as reported under (b) above, into an annual report of ground level uses and investment in the Central Waterfront. The report shall include an aggregated assessment of ground floor marine and non-marine use occupancy and a catalogue of marine infrastructure investment for the reporting period. The report shall be submitted to the City Council as a communication not less than once every calendar year.

The above ordinance provisions apply only to those portions of the zone where first floor marine use is a requirement. Given that the NMUOZ is not restricted to a minimum percentage of marine use area, the properties within NMUOZ are not included within this inventory.

Readers should note that this document is not intended as a regulatory compliance tool. Applicants for new non-marine uses in the WCZ will need to map the NMUOZ boundary on their pier to show compliance with the 55% marine use requirement outside the NMUOZ, or for application of the 100% non-marine use allowance within the NMUOZ. Each applicant for change of use is expected to demonstrate compliance with the provisions of the WCZ, and the City Planning and Urban Development Department is not assuming that responsibility with this inventory.

4. Inventory Extent:

The inventory includes every building and property, or portions thereof, which are located within the WCZ and outside of the Non-Marine Use Overlay Zone (NMUOZ). Only ground level uses were mapped and counted, including buildings, pier deck, paved areas, and open space on filled land and
pile supported piers. Submerged lands not covered by piers were not counted, nor were berthing floats, ramps, and vessels. The only floating feature inventoried was the Dimillo’s floating restaurant, which was counted as a building.

The 2012 WCZ inventory updated the land/pier basis using newer aerial photography.

The inventory only includes piers and filled land located outside of the Non-Marine Use Overlay Zone.
5. **Methodology:**

The current WCZ inventory reflects a snapshot in time concluding in December 2012.

Using the 2011 inventory as a starting point, the 2012 inventory relies on three sources of information: direct observation by Planning Staff, pier owner and tenant interviews (as needed), and City GIS program data (including aerial photography.) Most pier inventories employed multiple data sources.

**Mapping:**

The first step in the process was to locate the NMUOZ boundary as the northerly extent of the inventory area. Section 14-306 of the WCZ text defines the NMUOZ boundary as:

> “...parcels of land and piers within the waterfront central zone located on the landward side of a line established one hundred fifty (150) feet southerly from the southerly sideline of Commercial Street and modified as follows: the seaward limit of the NMUOZ extends to a line 500 feet southerly from the southerly sideline of Commercial Street in the area between the easterly sideline of Long Wharf to the westerly sideline of Union Wharf. Additionally, all areas subject to this provision are set back landward at least twenty-five (25) feet from the average high tide line of Portland Harbor...”

Essentially, the NMUOZ is located 150 feet south of Commercial Street, except between Union Wharf and Long Wharf, where the boundary is 500 feet south of Commercial Street. The line, however, does not extend over the water and is set back from high tide by 25 feet in all areas.

The NMUOZ boundary was mapped as a best estimate based on GIS Program data on the Commercial Street right of way and a previously mapped “filled land” boundary. When drawing the NMUOZ boundary, Planning staff estimated the 25-foot high water setback by measuring from visible landmarks such as seawall bulkheads, or used the previously mapped “filled land” boundary. A certain amount of approximation was needed as the “filled land” boundary is itself an estimate based on aerial photography and limited field observation.

Secondly, the seaward boundary of the inventory area was established from the edges of working piers, seawall bulkheads, and by property ownership. As with the NMUOZ, estimation was needed.

Finally, every pier and property was separated individually with the results of each combined into an aggregate for the zone. The “filled land” and “pile supported piers” layers from the City GIS Program were combined with City taxation parcel information to identify individual piers. Planning staff amended the pier perimeters as appropriate based on aerial photos and field observations.

**Occupancy and Use**

In updating the Inventory from 2011 to 2012, Planning Staff queried the Planning and Development Department for any permitted project within the inventory areas. Projects such as the new buildings (Portland Fish Pier and Union Wharf,) significant structural repairs (Maine Wharf), and
changes of use (Merrill’s Wharf) were easily identifiable from this inquiry. The permit inquiry was followed by a site walk of the entire zone with the 2011 inventory results used as a guide. Each building was observed for visual change or obvious signs of vacancy (boarded up, “For Lease” signs…) While this method may have missed some vacant space, Planning staff is confident that significant changes were observed and captured for this inventory.

**Reporting Results**

The resulting inventory is essentially a series of individual pier maps with an accompanying spreadsheet of tabled square footage data. Properties, separated by ownership, are shown with bold black lines and each parcel is numbered with a black numeral. Likewise, each whole building is shown as a white polygon and every building (or similar collection of buildings) are numbered on the map in red. Where a building is bisected by the NMUOZ boundary, only that portion of the building outside of the NMUOZ is counted. Such buildings are noted with a “p” (for “partial”) following their designation numeral and the portion of the building polygon counted in the inventory is shown in yellow.

The inventory spreadsheet is keyed to each building and parcel by number. The spreadsheet groups buildings and parcels by pier. Certain piers have more than one parcel and the inventory is additionally separated by ownership as far as it is known. Each Pier is further shown as its own map with its specific tabled information excerpted.

**Measurement Precision:** Planning Staff adjusted the filled land boundary as necessary to reflect conditions evident from aerial photos, corroborated with field observations. While the inventory spread sheets report observed results to the nearest whole square foot, individual parcel results are best rounded to the nearest 1000 square feet for land and 100 square feet for each building.

**Building spaces** were compiled according to the following categories.

<table>
<thead>
<tr>
<th>Building Footprint Area</th>
<th>Building Footprint Area -Pier totals</th>
<th>Active Marine Use Building Area</th>
<th>Vacant Building Area, Avail to marine use</th>
<th>Building Area Avail to Marine use (Active Marine plus Vacant)</th>
<th>Active Non-marine use Building Area</th>
<th>% Building Area Avail to Marine Use (Active marine use plus vacant)</th>
</tr>
</thead>
</table>

“Marine Uses“ in this inventory are the permitted uses listed under WCZ section 14-307(a) and conditional uses listed under 14-308(a).

Building vacancies were tallied where reported by pier owners or observed, but it is assumed that some of the areas designated as “Active Marine Use Building Area” may be vacant. Given that the new WCZ text requires that vacant space is offered to marine tenants as a priority (with a 60 day marketing period,) the “Building Area Avail to Marine use” is calculated as an important indicator for tracking.
The percentage of space available to marine uses is the regulated figure stipulated in the code and is calculated by the following formula:

\[
\frac{\text{Active marine use building area + vacant building area}}{\text{Total building footprint area}} \times \frac{100}{100} = \%\text{building area available to marine use}
\]

*Open spaces* were treated similarly to building space.

<table>
<thead>
<tr>
<th>Land Pier Area</th>
<th>Common Circulation Drive Area</th>
<th>Open Area - net (Land Pier area minus Com Drive - Building footprint)</th>
<th>Active Marine Use Open Area</th>
<th>Vacant Open Area, Avail to Marine use (Active Marine plus Vacant)</th>
<th>Active Non-Marine Use Open Area</th>
<th>% Open Area Avail to Marine use (Active marine use plus vacant)</th>
</tr>
</thead>
</table>

When calculating the amount of land/pier area, the zone text requires that “common circulation drives” are subtracted from the total open space prior to calculating use percentages. Such driveways, as defined in the WCZ, were estimated from aerial photos and direct observation, and were mapped for subtraction from the total open space.

The percentage of open area available to marine use was calculated by the formula below. For the purpose of this calculation, “pier area” includes filled land and pile supported pier capable of lease for active use.

\[
\frac{\text{Active marine use area + vacant pier area}}{\text{Total pier area - common circulation drive areas - building footprint area}} \times \frac{100}{100} = \%\text{open area available to marine use}
\]

Un-leasable open space, which was not a common circulation driveway, was combined with the adjacent use with which it was most closely related. For example, landscaping adjacent to a non-marine use parking lot was counted as non-marine use open space. Likewise, open area serving as circulation to only marine uses was counted as marine use space.

A certain amount of approximation was necessary to create this inventory – both in the mapped features and in the use assumptions for certain buildings and open areas.
For example, it was easier to identify non-marine uses than to differentiate between active marine use and vacant space. Casual storage of marine gear and refuse could be either a leased “active” use, or a “vacant” un-leased space currently filled with transient materials. There is greater reliability in the numbers reported as areas “Available to Marine Use” than in the split between vacancies and active marine uses.

When assigning uses to areas such as common circulation drives in particular, Planning Staff employed a common sense, best judgment, approach given that the “drives” are as much use patterns as they are constructed features on certain piers.

All of the above assumptions and estimates will be fine-tuned over time as individual pier development projects provide improved base line data for inclusion in the inventory.

6. Notes on Year-to-Year Comparisons:

The 2011 inventory was based on the then most recent aerial photography from 2006. This update utilizes newer 2012 aerial photography and the base maps of certain piers were adjusted to reflect the newer, improved imagery. For example, the US Coast Guard berths located on the Gulf of Maine Research Institute (GMRI) property were rebuilt after 2006, but this improvement did not appear on the 2011 inventory since the mapped basis had not been updated. This current inventory redrew the boundary of the GMRI site, resulting in a smaller Land/Pier basis – though in reality, useable pier area increased due to the re-building of the Coast Guard berthing. The 2011 inventory showed +/-222,000 sq ft of land/pier while the updated 2012 inventory corrects this number to +/-207,000 sq ft. This +/-15,000 sq ft change reflects a reduction in reported pier deck but no actual loss of usable space as the old Coast Guard pier was derelict.

Likewise, with buildings, updated and improved aerial photography lead to variation in reported building space data. For example, the typical buildings on Widgery’s Wharf are movable lobster sheds. Based on the 2006 photography, several of these shed failed to appear as “buildings” resulting in an underreporting of building space for the pier. The 2012 data has been updated to add +/-2000 additional square feet of building on Widgery’s Wharf, but no new building actually occurred. In short, some variation in results is due to revised mapping and the basis for calculating “Land/Pier area” on some piers and the zone overall is not directly comparable between 2011 and 2012 reporting.

Note on Interior Common Areas: In completing this second version of the inventory, it became prudent to adjust the basis for calculating the first floor area for large mixed-tenant buildings to subtract out non-leasable space. For example, the Cumberland Storage building on Merrill’s Wharf (Pierce Atwood building) has a “building footprint” of +/-19,600 square feet, but only +/-13,071 square feet of leasable area. The balance of the space is dedicated to shared hallways, mechanical space, trash rooms, and other common space. This area was not used in the percentage calculation of area available to marine use since neither marine nor non-marine
uses can lease the space. As detailed information on larger buildings becomes available and more buildings transition to mixed-use tenancy, such adjustments to the building footprint basis can be expected in future inventories.

7. Results:

As reported in 2011, after separating the NMUOZ portions of the zone the remaining area is still predominantly available to marine uses.

**Building Ground Floors:**

<table>
<thead>
<tr>
<th>Buildings</th>
<th>Active Marine Use Building Area</th>
<th>Vacant Building Area</th>
<th>Active Non-marine use Building Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012 TOTALS</td>
<td>242058</td>
<td>36314</td>
<td>92088</td>
</tr>
</tbody>
</table>

There are approximately 371,000 square feet total of ground floor building space in the WCZ outside of the NMUOZ. This number is marginally less than reported in 2011 with the difference attributed to subtracting out unleaseable area from the Cumberland Storage building (the Pierce Atwood building) on Merrill’s Wharf. In actuality, two new bait buildings were constructed producing a 3888 sq ft expansion of interior space in the study area. This expansion was partially offset by a small portion of building demolished on Custom House Wharf.

Similar to 2011, +/- 75% of building ground floors are available to marine uses, which include approximately 10% total vacancy (9% in 2011.) As noted above, the remaining 65% “active marine use” probably includes space which is un-leased, but currently occupied by marine storage.

The +/-25% non-marine ground floor space result is highly influenced by the large footprint of the Chandler’s Wharf Condominium complex, which occupies almost 44% of the total ground floor non-marine use building space outside of the NMUOZ.

As one would expect, there is a geographic concentration of non-marine space in the eastern portion of the zone adjacent to the Old Port.
Open Space:

The WCZ continues to show a significant percentage of space currently not covered by a building. After subtracting out building footprints and common circulation drives, there are approximately 966,000 square feet of open space (22 acres) located outside of the NMUOZ. Approximately 9% of this space appears vacant. As reported in 2011, nearly all of the apparently vacant space is concentrated on the Gulf of Maine Research Institute site. The vacancy rate of open land was reported at 8% in 2011 and the 1% change is attributable to the reduced overall basis of land measured (as described Section 6, above) not in an increase in available space.

Approximately 84% of the open space is remains available to marine uses. As noted above, this process did not discover how much of this space is subject to a revenue-generating lease, but it is clear that the piers are being highly utilized by marine industry.

Year-to-Year Comparisons: Building Areas

The 2012 Inventory did not discover large changes compared to 2011. There were neither large projects adding area nor large uses abandoning the zone. Individual piers, such as Maine Wharf showed change, but such changes did not appear to reflect a major trend.

As noted above, some of the reported “change” found in this inventory is due to improved mapping and methods for addressing Common areas within buildings.
Year-to-Year Comparisons: Land/Pier Areas

<table>
<thead>
<tr>
<th>2011 to 2012 Comparisons</th>
<th>Land Pier Area</th>
<th>Common Circulation Drive Area</th>
<th>Open Area - net</th>
<th>Active Marine Use Open Area</th>
<th>Vacant Open Area, Active Marine Use</th>
<th>Open Area Avail to Marine use</th>
<th>Active Non-Marine Use Open Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011 TOTALS</td>
<td>1496216</td>
<td>137534</td>
<td>984061</td>
<td>814245</td>
<td>84905</td>
<td>837632</td>
<td>167343</td>
</tr>
<tr>
<td>2012 TOTALS</td>
<td>1481132</td>
<td>137534</td>
<td>966041</td>
<td>728310</td>
<td>84905</td>
<td>813215</td>
<td>154789</td>
</tr>
</tbody>
</table>

Significant Changes in the Land/Pier area include reduction in the basis for land/Pier area are due to redrafting pier perimeters based on improved 2012 photogrametry.

The "Open Area - Net" figures were further reduced due to the construction of two new marine use buildings on Union Wharf and the Portland Fish Pier.

Highlighted Changes in 2012

Union Wharf Bait Building – New in 2012

Dropping Springs Bait Building – New in 2012
8. **Concluding Remarks:**

The Waterfront Central Zone remains a center for marine industry, but will continue to undergo incremental change. While the results of the 2012 WCZ do not indicate large-scale trends for change in the marine use portions of the zone, the sluggish economy may have played the largest role in tempering application of the non-marine use allowances. As the economy improves, development pressures are likely to increase on existing marine uses. The City will need to continue monitoring the pace of change and to diligently administer the standards of the WCZ to foster responsible investment toward a stable and viable working waterfront.

**Attachments:**
1. Summary Table of Results
2. Master Inventory Map of the Waterfront Central Zone
3. Master Inventory Data Table
4. Individual Pier Inventory maps
# Waterfront Central Zone Inventory: 2012

Submitted, June 2013

## Summary Totals

<table>
<thead>
<tr>
<th>Pier/Property Name</th>
<th>Building Footprint</th>
<th>Area - Pier totals</th>
<th>Active Marine Use Building Area</th>
<th>Vacant Building Area, Avail to marine use</th>
<th>Building Area Avail to Marine use (Active marine + Vacant)</th>
<th>Active Non-marine Use Building Area</th>
<th>% Building Area Avail to Marine Use (Active marine use + vacant)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Change from 2011 to 2012

- 3333
- 4798
- 2350
- 1360
- 822
- (15084)
- 0
- (18020)
- (23017)
- 0
- (24417)
- 0

### % Change

- +0.8%
- +1.9%
- +6%
- <1%
- >0%
- -1%
- 0%
- ~ -3%
- 0%
- -3%
- <1%

**Over reports in the 2011 Inventory: Corrected herein.**

**Overall reduction in building footprint due to subtracting out unleasable area from the Pierce Award building and a small demo on Custom House Wharf.**

***2012 building vacancy rate of +/- <10%***

**Land area reduction due to re-drawing pier parameters based on improved aerial photography and subtracting out new building footprints.**

(+/-14500 sf reduction on GMRI parcel accounts for most of the over reporting from 2011. +/-4000 sf additional buildings reported for Widgery’s Wharf and new buildings on Union Wharf and Fish Pier account for balance.)
WCZ Use Inventory

Master Inventory Map: Buildings and Open Areas in the Marine Use portion of the Zone (outside of the NMUOZ)

Map produced by the City of Portland Planning Division from Portland GIS Program data. Locations are approximate. Intended for orientation purposes only. May 2013
<table>
<thead>
<tr>
<th>Pier/Property Name</th>
<th>Building #</th>
<th>Building Footprint Area</th>
<th>Active Marine Use Building Area</th>
<th>Vacant Building Area, Avail to marine use</th>
<th>Active Non marine use Building Area</th>
<th>Parcel Number</th>
<th>Land Pier Area</th>
<th>Common Circulation Drive Area</th>
<th>Open Area - net (Land Pier area minus Com Drive Building footprint)</th>
<th>Active Marine Use Open Area</th>
<th>Vacant Open Area, Avail to Marine use</th>
<th>Active Non-Marine Use Open Area</th>
<th>% Open Area Avail to Marine use (Active Marine use plus vacant)</th>
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</thead>
<tbody>
<tr>
<td>Deake's Wharf</td>
<td>1</td>
<td>11056</td>
<td>11056</td>
<td>0</td>
<td>100%</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>2</td>
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<td></td>
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</tr>
<tr>
<td></td>
<td>4p</td>
<td>460</td>
<td>460</td>
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<td>100%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>Pier total</td>
<td></td>
<td></td>
<td>16280</td>
<td>*16280</td>
<td>100%</td>
<td>1</td>
<td>56959</td>
<td>5929</td>
<td>34750</td>
<td>34750</td>
<td>0</td>
<td>34750</td>
<td>0 % 100%</td>
</tr>
<tr>
<td>Sturdivant's Wharf</td>
<td>6</td>
<td>11104</td>
<td>11104</td>
<td>0</td>
<td>100%</td>
<td>2</td>
<td>38737</td>
<td>1790</td>
<td>25843</td>
<td>25843</td>
<td>0</td>
<td>25843</td>
<td>0 % 100%</td>
</tr>
<tr>
<td>Holyoke Wharf</td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
<td>0%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td><em>Partially vacant</em></td>
<td>8p</td>
<td>6080</td>
<td>6080</td>
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<td>100%</td>
<td>3</td>
<td>11518</td>
<td>1465</td>
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<td>0</td>
<td>3973</td>
<td>0 % 100%</td>
</tr>
<tr>
<td></td>
<td>9</td>
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<td>100%</td>
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<td>4354</td>
<td>18944</td>
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<td>0</td>
<td>18944</td>
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</tr>
<tr>
<td></td>
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<td>100%</td>
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<tr>
<td>Pier total</td>
<td></td>
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<td>100%</td>
<td>5</td>
<td>52034</td>
<td>10</td>
<td>48188</td>
<td>48178</td>
<td>0</td>
<td>48178</td>
<td>0 % 100%</td>
</tr>
<tr>
<td>Berlin Mills Wharf</td>
<td>12</td>
<td>3156</td>
<td>3156</td>
<td>0</td>
<td>100%</td>
<td></td>
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<td>100%</td>
</tr>
<tr>
<td></td>
<td>12b</td>
<td>690</td>
<td>690</td>
<td>0</td>
<td>100%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>Pier total</td>
<td></td>
<td></td>
<td>3846</td>
<td>*3846</td>
<td>0%</td>
<td>5</td>
<td>67478</td>
<td>10812</td>
<td>39516</td>
<td>39516</td>
<td>0</td>
<td>39516</td>
<td>0 % 100%</td>
</tr>
<tr>
<td>Hobson's Pier</td>
<td>15</td>
<td>16293</td>
<td>16293</td>
<td>0</td>
<td>100%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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2012 Waterfront Central Zone Ground Floor Marine Use Inventory - Marine Use Area (Outside of the NMUOZ) June 2013
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<th>Building Footprint Area</th>
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<th>Land Pier Area</th>
<th>Common Circulation Drive Area</th>
<th>Open Area - net (Land Pier area minus Common Drive building footprint)</th>
<th>Active Marine Use Open Area</th>
<th>Vacant Open Area, Avail to Marine use</th>
<th>Open Area Avail to Marine use (Active Marine Use plus Vacant)</th>
<th>Active Non-Marine Use Open Area</th>
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</tr>
<tr>
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<td>21004</td>
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<td>137334</td>
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### Deake's Wharf

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<tr>
<th>Pier/Property Name</th>
<th>Building Number</th>
<th>Building Footprint Area</th>
<th>Actv Marine Use Building Area</th>
<th>Vacant Building Area Awa (Actv M r n Use plus Vacant)</th>
<th>Actv Non-Marine Use Building Area</th>
<th>% Building Area Awa to Marine Use (Actv M r n Use plus Vacant)</th>
<th>Parcel Number</th>
<th>Land Pier Area</th>
<th>Common Circulation Drive Area</th>
<th>Open Area Awa to Marine Use (Actv M r n Use plus Vacant)</th>
<th>Actv Marine Use Open Area</th>
<th>Open Area Awa to Marine Use (Actv M r n Use plus Vacant)</th>
<th>Actv Non-Marine Use Open Area</th>
<th>% Open Area Awa to Marine Use (Actv M r n Use plus Vacant)</th>
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<td>Deake's Wharf</td>
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<td>100%</td>
<td>11056 (Actv Marine Use plus Vacant)</td>
<td>1</td>
<td>56959</td>
<td>5929</td>
<td>34750 (Actv Marine Use plus Vacant)</td>
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<td>34750 (Actv Marine Use plus Vacant)</td>
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<tr>
<td></td>
<td>2</td>
<td>4764</td>
<td>4764</td>
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<td>4764 (Actv Marine Use plus Vacant)</td>
<td>2</td>
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<td>1529</td>
<td>0 (Actv Marine Use plus Vacant)</td>
<td>0</td>
<td>0 (Actv Marine Use plus Vacant)</td>
<td>0</td>
<td>0 (Actv Marine Use plus Vacant)</td>
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<tr>
<td></td>
<td>4p</td>
<td>460</td>
<td>460</td>
<td>0</td>
<td>100%</td>
<td>460 (Actv Marine Use plus Vacant)</td>
<td>4p</td>
<td>0</td>
<td>0</td>
<td>0 (Actv Marine Use plus Vacant)</td>
<td>0</td>
<td>0 (Actv Marine Use plus Vacant)</td>
<td>0</td>
<td>0 (Actv Marine Use plus Vacant)</td>
</tr>
</tbody>
</table>

**Legend**

- **Filled Land/Pier**
- **Pile-Supported Pier**
- **Building**
- **NMUOZ Boundary**
- **Common Circulation Drive**

**WCZ Use Inventory**

Deake's Wharf
Parcel #1

Map produced by the City of Portland Planning Division from Portland GIS Program 2012 data. Intended for orientation purposes only. February 2013

150 75 0 150 Feet
### WCZ Use Inventory

**Sturdivant's Wharf: Parcel #2**

Map produced by the City of Portland Planning Division from Portland GIS Program 2012 data. Intended for orientation purposes only. February 2013

Note: Building 6 appears to be housing equipment in support of marine operations as well as non-marine vehicles. The extent to which Building 6 is available for lease is unknown.

| Pier/Property Name | Building Number | Building Footprint Area | Active Marine Use Footprint Area | Vacant Building Area | Active Marine Use plus Vacant Area | Parcel Number | Land Pier Area | Common Circulation Drive Area | Active Marine Use Area | Vacant Open Area to Marine Use | Active Non-Marine Use Area | Open Area Avail to Marine Use | Active Marine Use Open Area | Open Area Avail to Marine Use | Active Non-Marine Use Open Area | % Open Area Avail to Marine Use |
|--------------------|-----------------|-------------------------|----------------------------------|----------------------|-----------------------------------|--------------|----------------|-------------------------------|-------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| Sturdivant's Wharf | 6               | 11104                   | 11104                            | 0                    | 11104                             | 2            | 38737          | 1790                         | 25843                   | 25843                       | 25843                       | 25843                       | 25843                       | 100%                        |

Legend:
- **Filled Land/Pier**
- **Pile-Supported Pier**
- **Building**
- **NMUOZ Boundary**
- **Common Circulation Drive**
WCZ Use Inventory

Berlin Mills Wharf: Parcel #5

Map produced by the City of Portland Planning Division from Portland GIS Program 2012 data. Intended for orientation purposes only. February 2013
Map produced by the City of Portland Planning Division from Portland GIS Program 2013 data. Intended for orientation purposes only. February 2013

WCZ Use Inventory

Hobson's Pier: Parcel #6

Legend

- Filled Land/Pier
- Pile-Supported Pier
- Building
- NMUOZ Boundary
- Common Circulation Drive

Portion of Becky's Diner property: 894 sq ft
Marine Use yard area leased to others

Vacant space available to marine use: 81534 sq ft

Pier reconstructed for Coast Guard berthing

Area previously covered by pier prior to reconstruction for Coast Guard berthing
Map produced by the City of Portland Planning Division from Portland GIS Program 2007 data. Intended for orientation purposes only. January 2013

WCZ Use Inventory

Portland Fish Pier
Parcel #9

New Bait Cooler
1500 sq ft

Mixed Marine-Non-marine use parking area; +/-75% dedicated to non-marine use. 31432 sq ft non-marine

Mixed Marine-Non-marine use parking area; +/-2/3 dedicated to non-marine use. 4400 sq ft non-marine

+/-94% Non-marine use parking area; 18725 sq ft x 0.94=17602 sq ft non-marine use
Merrill's/Cumberland

*Revised to subtract non-leaseable area

<table>
<thead>
<tr>
<th></th>
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<td>13071</td>
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<td>150 Feet</td>
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</table>

**Legend**

- Property Boundary outside of NMUOZ
- Marine Use Area
- Filled Land/Pier
- Pile-Supported Pier
- Building
- NMUOZ Boundary
- Common Circulation Drive

**WCZ Use Inventory**

Merrill's Wharf
Cumberland Storage
Parcel #9

Map produced by the City of Portland Planning Division from Portland GIS Program 2007 data. Intended for orientation purposes only. February 2013
Map produced by the City of Portland Planning Division
from Portland GIS Program 2007 data.
Intended for orientation purposes only.
January 2013

Union Wharf

Non-marine Use Parking +/-12 spaces estimated at 300 sq feet per space: 3600 sq ft non-marine use area

Legend

Filled Land/Pier
Pile-Supported Pier
Building
NMUOZ Boundary
Common Circulation Drive

WCZ Use Inventory  Union Wharf: Parcel #10
NOTE: 2012 Inventory reporting 6,000 more sq. ft. of building space than 2011 reflects use of improved axial planning capturing individual sheds on the wharf. This wharf is a dynamic built environment with sheds moving as needed for pier maintenance and operational needs. Future inventories expect variance in the number and types of sheds serving lobster fishing tenants of the wharf.
<table>
<thead>
<tr>
<th>Pier/Property Name</th>
<th>Building Number</th>
<th>Building Footprint Area</th>
<th>Acte Marine Use Building Area</th>
<th>Vacant Building Area</th>
<th>Building Area Avail to Marine use</th>
<th>Acte Non-marine use Building</th>
<th>% Building Area Avail to Marine use</th>
<th>Parcel Number</th>
<th>Land Pier Area</th>
<th>Common Circulation Drive Area</th>
<th>Open Area - net</th>
<th>Acte Marine Use Open Area</th>
<th>Vacant Open Area, Avail to Marine use</th>
<th>Open Area Avail to Marine use</th>
<th>Acte Non-Marine Use Open Area</th>
<th>% Open Area Avail to Marine use</th>
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</thead>
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<tr>
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<td>Fisherman's parking remn</td>
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<td></td>
<td>14</td>
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<td>Pier total</td>
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<td>0%</td>
</tr>
</tbody>
</table>

**Legend**
- Filled Land/Pier
- Pile-Supported Pier
- Building
- NMUOZ Boundary

**WCZ Use Inventory**
Chandler's Wharf
Fisherman's Wharf Parking:
Parcels #12,13, 14

Map produced by the City of Portland Planning Division from Portland GIS Program 2007 data.
Intended for orientation purposes only.
February 2013
### Marine Use Area serving Tour Boats, public access, and Yacht brokerage: 12426 sq ft
### Map Produced by the City of Portland Planning Division

Map produced by the City of Portland Planning Division from Portland GIS Program 2007 Data. Intended for orientation purposes only. February 2013

### WCZ Use Inventory

**Portland Pier:** Parcels 16-21

<table>
<thead>
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<th>Parcel Number</th>
<th>Land Pier Area</th>
<th>Common Circulation Drive Area</th>
<th>Open Area - Actv Marine use minus Common Circulation Drive</th>
<th>Actv marine Open Area</th>
<th>Vacant marine Open Area</th>
<th>Total Open Area</th>
<th>% of Total Open Area</th>
<th>Parcel Number</th>
<th>Land Pier Area</th>
<th>Common Circulation Drive Area</th>
<th>Open Area - Actv Marine use minus Common Circulation Drive</th>
<th>Actv marine Open Area</th>
<th>Vacant marine Open Area</th>
<th>Total Open Area</th>
<th>% of Total Open Area</th>
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<tbody>
<tr>
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<td>2451</td>
<td>2451</td>
<td>100%</td>
</tr>
</tbody>
</table>

The central drive of Portland Pier is a public street and not counted in the land/pier area inventory.

**Legend**

- **Filled Land/Pier**
- **Pile-Supported Pier**
- **Building**
- **NMUOZ Boundary**
- **Common Circulation Drive**
- **Lot Line**
### Custom House Wharf

#### Parcel #22

**Legend**
- **Filled Land/Pier**
- **Pile-Supported Pier**
- **Building**
- **NMUOZ Boundary**
- **Common Circulation Drive**
- **WCZ Boundary**

**Map produced by the City of Portland Planning Division from Portland GIS Program 2012 data. Intended for orientation purposes only. Updated Feb. 2013**

**Approximate area of year 2012 demolition. New marine use open space: +/-920 sq ft**

**Primarily non-marine deck space: +/-2600 sq ft**

**Primarily non-marine deck space. +/-9900 sq ft**

---

### WCZ Use Inventory

<table>
<thead>
<tr>
<th>Pier/Property Name</th>
<th>Building Number</th>
<th>Building Footprint Area</th>
<th>Building Footprint Area - Pier Name</th>
<th>Actv Marine Use Building Area</th>
<th>Actv Marine Use Building Area - Pier Name</th>
<th>Vacant Building Area - Pier Name</th>
<th>% Building Area Avail to Marine Use (Actv Marine Use plus Vacant)</th>
<th>Parcel Number</th>
<th>Land Pier Area</th>
<th>Common Circulation Drive Area</th>
<th>Open Area Avail to Marine Use (Actv Marine Use plus Vacant)</th>
<th>Actv Marine Use Open Area</th>
<th>Actv Marine Use Open Area - Pier Name</th>
<th>% Open Area Avail to Marine Use (Actv Marine Use plus Vacant)</th>
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<tbody>
<tr>
<td>Custom House Wharf</td>
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</table>
Non-marine use parking. Note: Pier edge parking associated with non-commercial berthing and may be distributed along length of pier. 2-4 spaces estimated.