

Questions to Applicants, Regarding Proposals for the Maine State Pier Redevelopment

Applicants should respond, in writing, to the following questions. Answers should be submitted in bound form, sectioned and numbered to correspond with this document. Answers can, and most likely will, include drawings, maps, plans or other descriptive material. Also include an electronic version of the complete response. Please provide ten (10) bound copies.

Responses should be received by Thursday, April 19, to allow for review of completeness by staff and then distribution to the Community Development Committee in advance of their meeting on the 25th.

As usual, contact me with any questions. [Ellen Sanborn, 207-874-8642, els@portlandmaine.gov]

A. Marine Use and Operations

1. List marine activities that will be allowed along deep water berthing.
2. Describe experience managing and operating marine facilities, including commercial berths. Explain management structure and staffing.
3. Describe expected use of berthing (days per year) and types.
4. Provide proposed fee structure/tariff for berthing. Describe process for setting such rates.
5. Provide projected revenue and expense stream for berthing operations.
6. Describe location and use of tender floats.
7. Describe access to berthed vessels for fueling and other services.

Specific to Ocean Properties:

- I. Describe how the addition of fender dolphins affects the berthing width.
- II. Identify exact location of tug pier and describe impact on deep water berthing. (note: location appears to be over the outfall of a combined sewer overflow)

Specific to Olympia Companies:

- I. Describe impact on tug berthing during cruise ship and other berthing use.

B. Pier Operations

1. Provide scaled drawings of proposed pier footprint with building dimensions.
2. Provide a clear inventory and layout of all first floor uses on the pier (supported by a scaled plan).
3. Identify all proposed business operations on pier, including:
 - a. owner/operators, if known
 - b. number of part-time, seasonal, and full-time employees
 - c. other locations operated by the same owner, and if the MSP would be an expansion or replacement location
4. Describe details of accommodations for Fire Department fireboat crew, quarters and gear storage, as well as fireboat location.

Specific to Ocean Properties:

- I. Describe any plan to expand cruise ship trade in the port.
- II. Provide architectural plans, evaluations and details.

Specific to The Olympia Companies:

- I. Provide floor plans and elevations to allow evaluation of building orientation and pedestrian entrances.

C. Pier Rehabilitation

1. Provide schedule for making structural pier improvements and repairs.
2. Detail cost of such improvements and repairs.
3. Indicate any changes to the carrying capacities of resulting structure from proposed improvements.
4. Describe separation of utilities as required

D. Traffic Circulation

1. Describe circulation for inter-modal connections.
 - a. identify where taxis and tour busses would be staged on cruise ship days
2. Describe cargo transit from proposed CBITD freight shed to ferries.

Specific to Ocean Properties:

- I. On-pier activity with proposed development appears to exacerbate current congestion and pedestrian conflicts. Explain feasibility of design under applicable traffic standards, and any anticipated offsite infrastructure changes needed.

Specific to The Olympia Companies:

- I. In conjunction with answer to E. below, describe traffic impacts, supported by feasibility of design under applicable traffic standards.

E. Parking

1. Estimate total parking demand for all uses.
2. Detail how this demand will be met.
3. Indicate location of all proposed parking on the pier itself and indicate what operations they would support.

F. Security

1. Describe in detail the proposed plan for managing arrival and departure activity to meet security requirements of proposed pier activity, including passenger routes.

2. These proposals displace some queuing area, vehicle inspection station and booths for the CAT Ferry operations at Ocean Gateway. Describe in detail the proposed plan to accommodate arrival and departure of vehicles to meet security requirements for that activity.
3. Describe process for meeting security requirements that would be necessary for operations proposed.
 - a. particularly transport of equipment and supplies from MSP to Pier 2
 - b. to accommodate bunkering and hot work on vessels

Specific to Ocean Properties:

- I. Describe how security plan accommodates simultaneous activities of whale watching, coastal ferry, and cruise ships.

Specific to The Olympia Companies:

- I. The Coast Guard letter does not confirm the feasibility of security solutions and whether the nearby turnover and tug berth would function in that environment, so:
- II. Provide details of security fencing along the east side of the MSP, and at the relocated Ocean Gateway queuing area.
- III. Describe accommodation for tug berthing during cruise ship operations.

G. Public Area Access

1. Articulate the public and private open space areas, and terms of use for each.
 - a. ownership
 - b. maintenance responsibility
2. Identify public areas affected by security requirements, and synergy would be maintained between ongoing public use during secure activity.

H. Zoning and Permitting

1. Describe any expected changes to City Ordinances or the Maine State Pier Comprehensive Plan needed to accommodate proposed development.
2. Detail expected permits needed, from all agencies.
3. Identify any elements of proposed development that may pose difficulties with permitting.

Specific to Ocean Properties:

- I. Describe permitting implications of constructing the tug pier over the CSO.

Specific to The Olympia Companies:

- I. Filling of coastal wetlands proposes a challenging permitting process. Describe process and the feasibility of receiving these permits.