



ME 31946

Waterfront Working Group

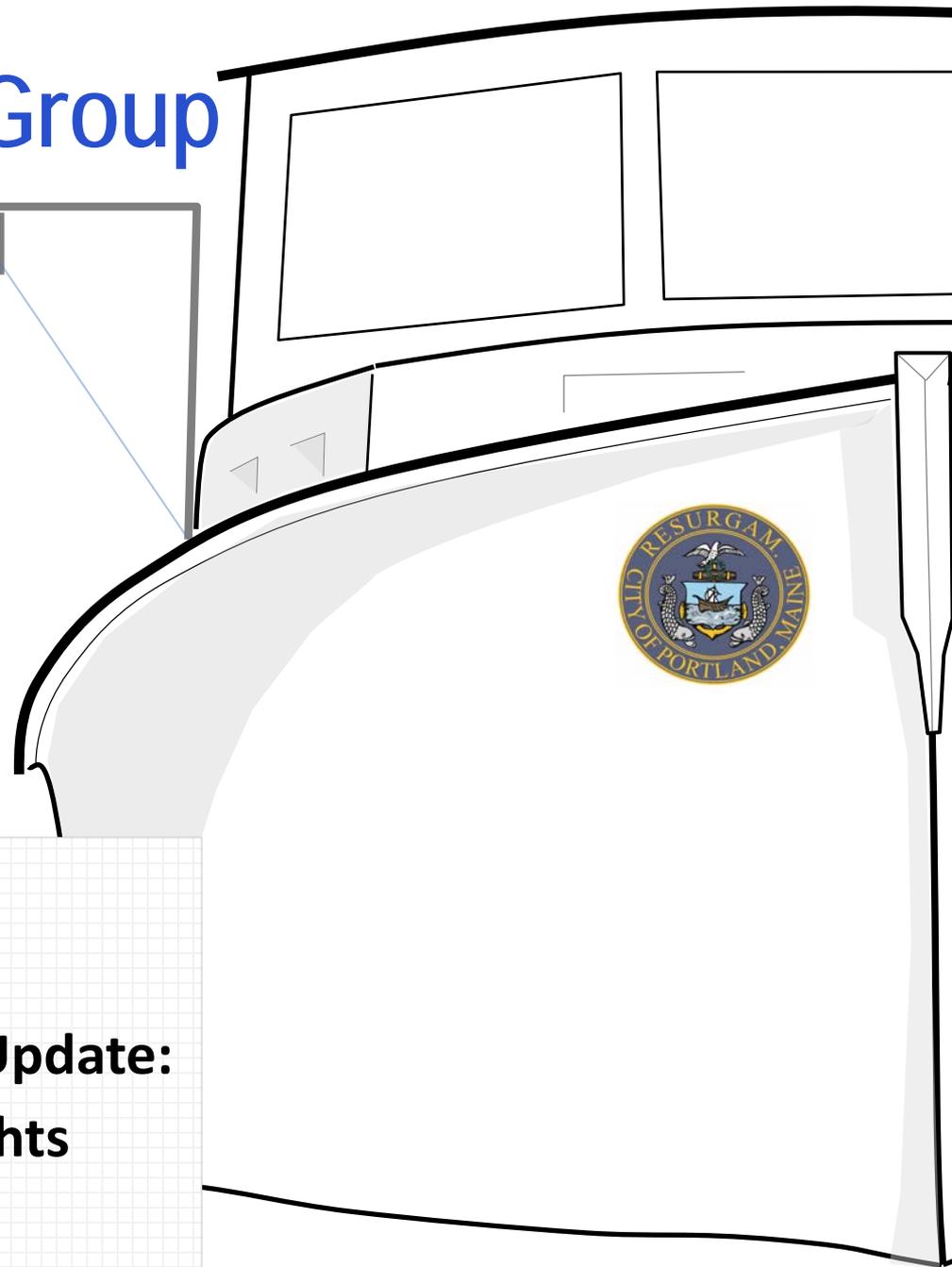
Meeting #1

January 3, 2019

City Hall Room 24

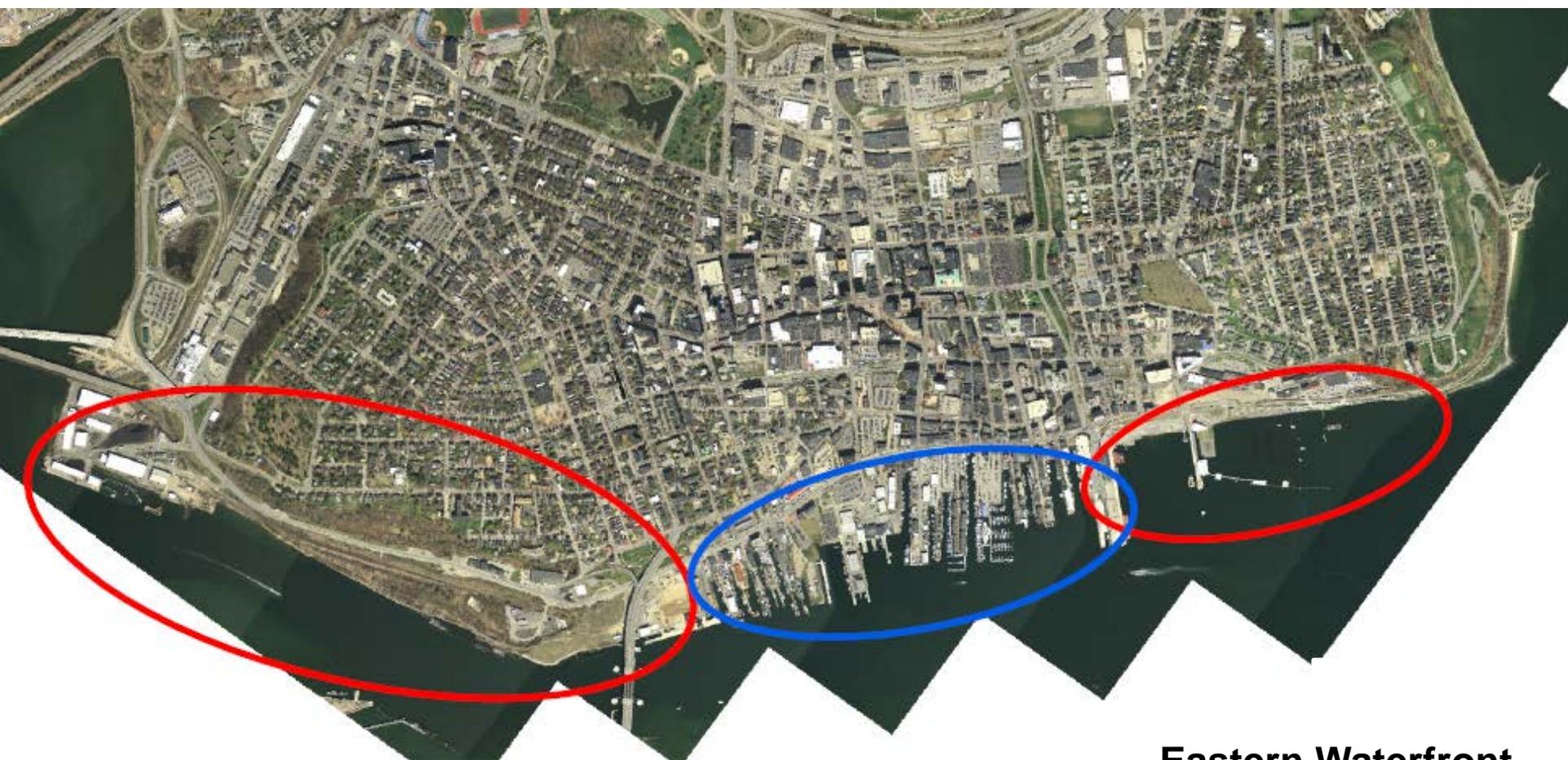
3:00- 5:00pm

- 1. Welcome and Introductions:**
- 2. Scope of Work**
- 3. 2018 Marine Use Inventory Update:**
- 4. Round Table on Initial Thoughts**
- 5. Next steps**



Proposed Scope of Work

- Evaluate the current physical, functional, and business conditions within the Central Waterfront: 2018 WCZ Marine Use Inventory Update. *January 3, 2019*
- Provide recommendations on early deliverables and areas of general agreement. *January 17, 2019*
- Make recommendations on prioritization of short-term Waterfront TIF funding allocations and recommend structure and process for long-term Waterfront TIF funding decisions. *February 7, 2019*
- Discuss land use recommendations on areas of concern. *February 21, 2019*
- Provide formative contribution to the ongoing Commercial Street Operations and Master Plan process. *Ongoing*
- Evaluate berthing and marine access conditions and recommend potential improvements, as needed. *TBD*



Western Waterfront

Deep-water
Marine Industry
Freight

Central Waterfront

Lighter Marine Industry
Mixed Use/Non-marine
Tourism

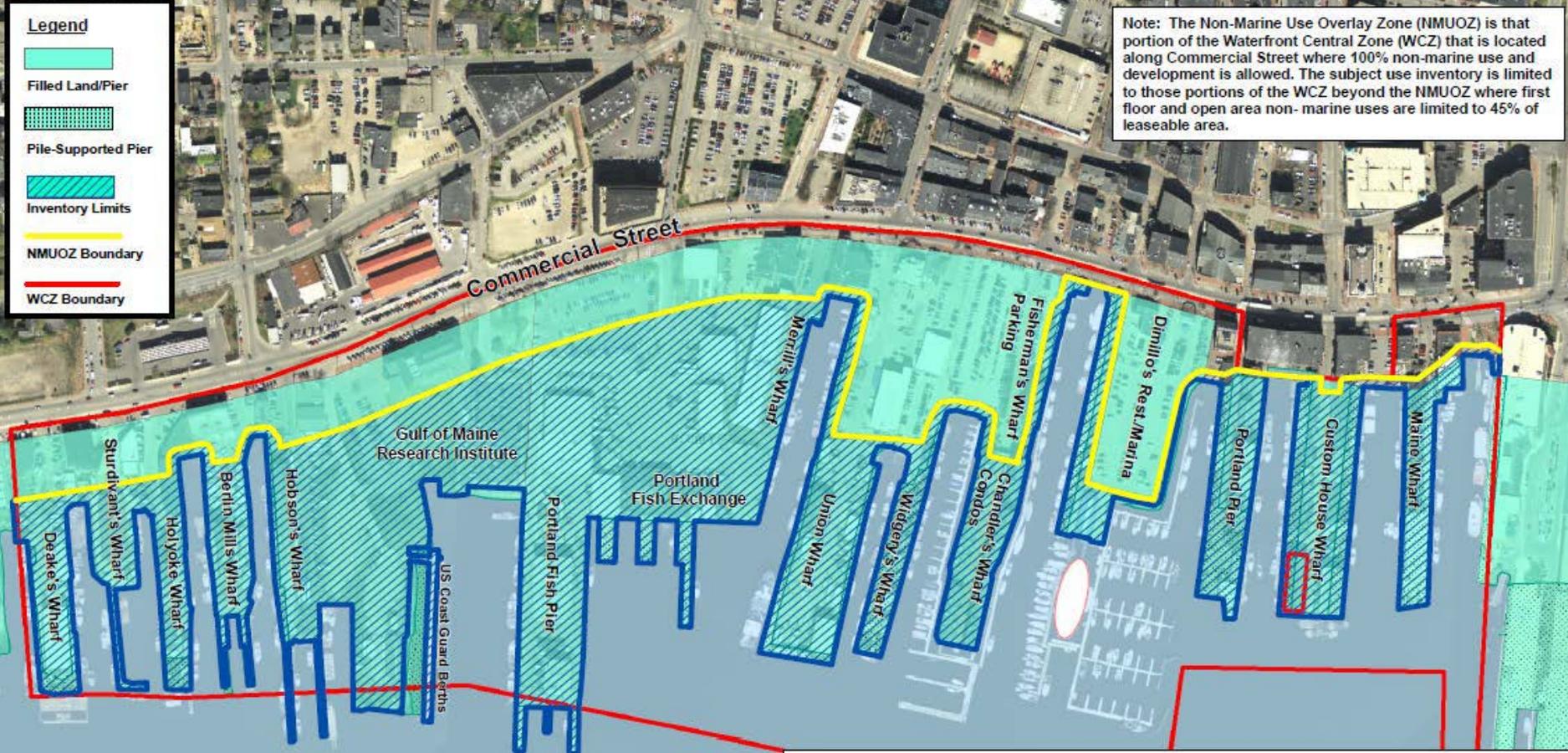
Eastern Waterfront

Marine Passenger
Mixed Use/Non-marine

Legend

- Filled Land/Pier
- Pile-Supported Pier
- Inventory Limits
- NMUIZ Boundary
- WCZ Boundary

Note: The Non-Marine Use Overlay Zone (NMUIZ) is that portion of the Waterfront Central Zone (WCZ) that is located along Commercial Street where 100% non-marine use and development is allowed. The subject use inventory is limited to those portions of the WCZ beyond the NMUIZ where first floor and open area non-marine uses are limited to 45% of leaseable area.



WCZ Use Inventory

Map produced by the City of Portland Planning Division from Portland GIS Program data. Locations are approximate. Intended for orientation purposes only. May 2013

Inventory Map Extent:
Buildings and Open Areas in the Marine Use portion of the Zone (outside of the NMUIZ. See Note.)



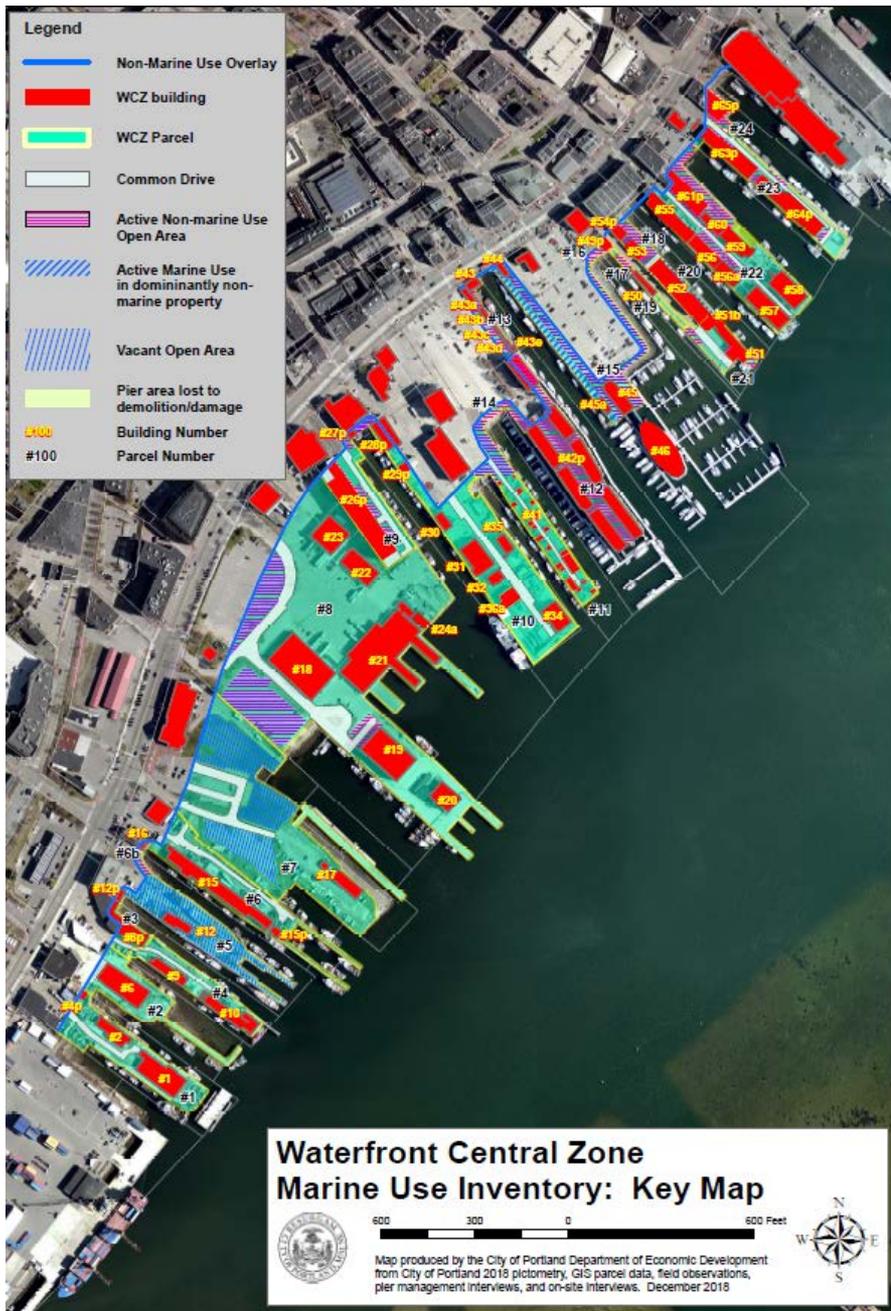
Waterfront Central Zone Marine Use Inventory: 2013-2018



*Report to the City of Portland, Maine
City Council*

Prepared by the Departments of
Economic Development and
Planning and Urban Development
December 2018





2018 WCZ Inventory

The inventory evaluates the ground floor use of every property and building in the Central Waterfront located outside of the “Non-marine Use Overlay Zone”

Building Information Collected

Building Footprint Area	Building Footprint Area -Pier totals	Active Marine Use Building Area	Vacant Building Area, Avail to marine use	Building Area Avail to Marine use (Active Marine plus Vacant)	Active Non-marine use Building Area	% Building Area Avail to Marine Use (Active marine use plus vacant)
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Active marine use building area + vacant building area

Total building footprint area

X

100

=

%building area available to marine use

Open Space Information Collected

Land Pier Area	Common Circulation Drive Area	Open Area - net (Land Pier area minus Com Drive - Building footprint)	Active Marine Use Open Area	Vacant Open Area, Avail to Marine use	Open Area Avail to Marine use (Active Marine plus Vacant)	Active Non-Marine Use Open Area	% Open Area Avail to Marine use (Active marine use plus vacant)
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Active marine use area + vacant pier area

Total pier area - common circulation drive areas - building footprint area

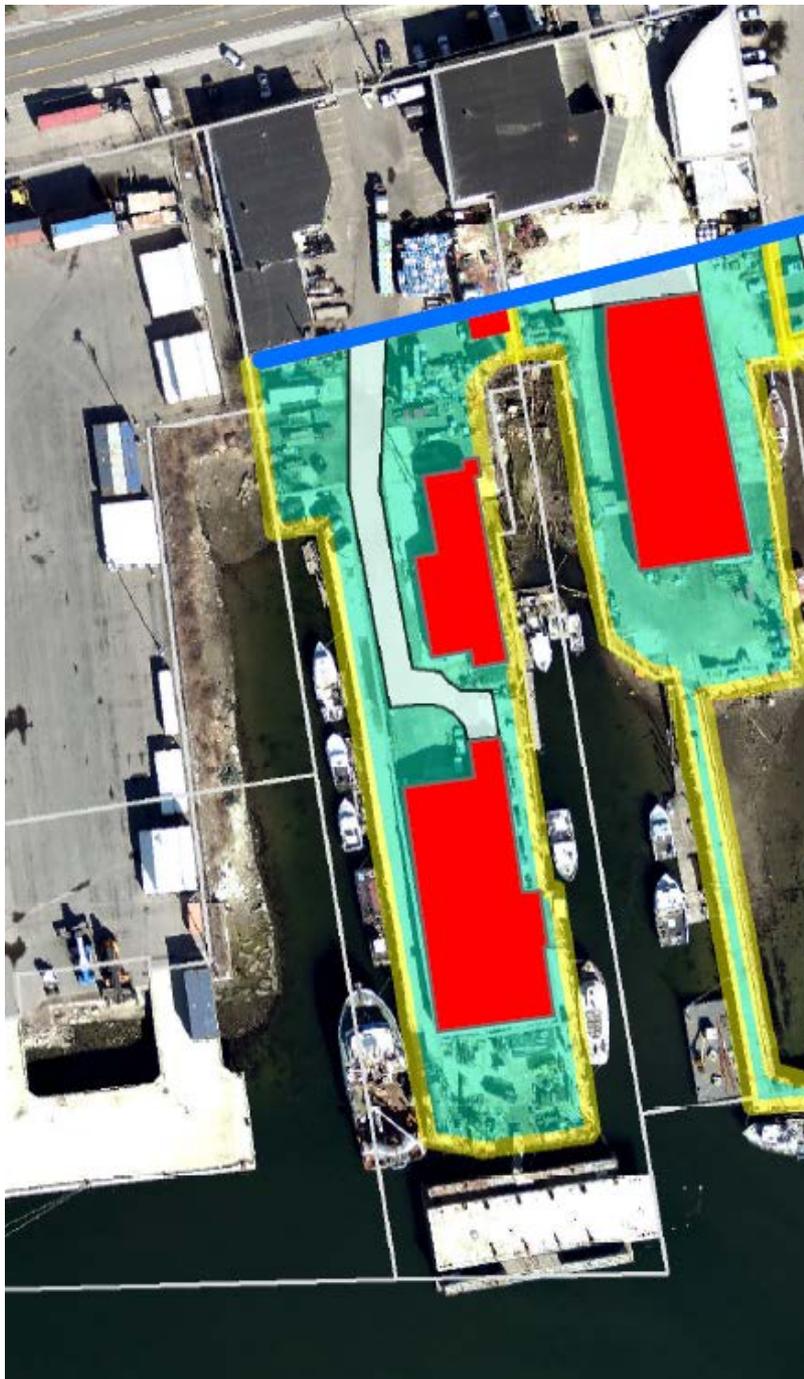
X

100

=

% open area available to marine use





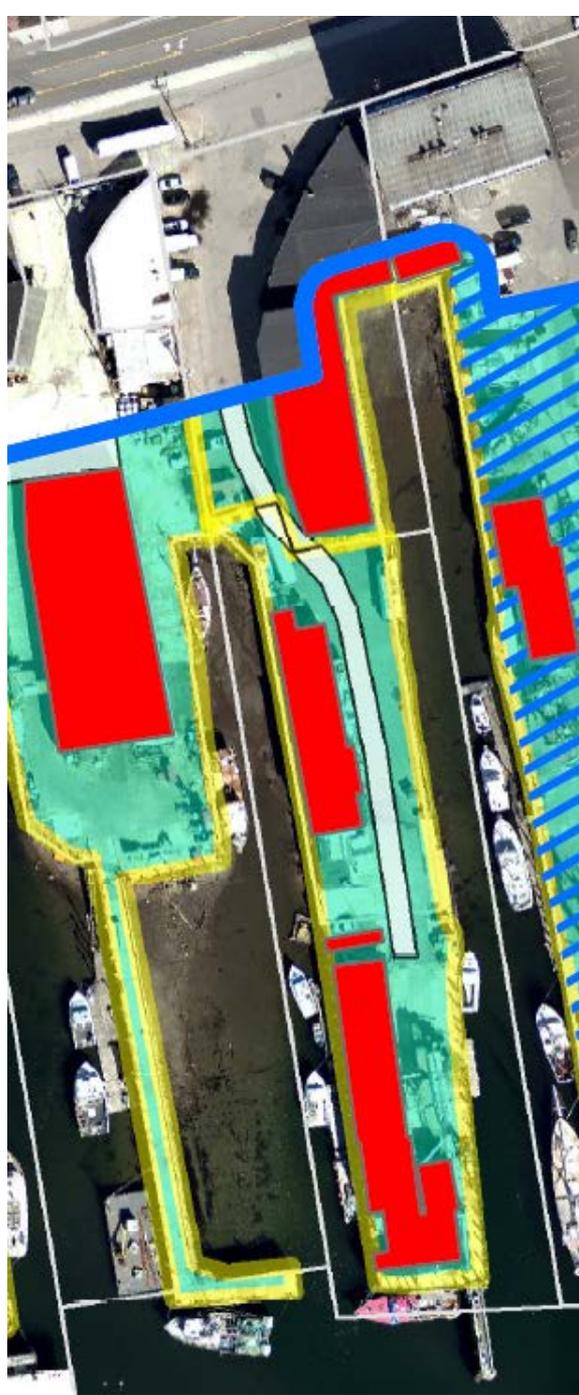
Deakes Wharf:

- +/-775 feet berthing
- 16000 sq ft building
- 35000 sq ft open area
- 100%/100%



Sturdivants Wharf:

- +/-300 feet berthing
- 11000 sq ft building
- 25000 sq ft open area
- 100%/100%



Holyoke Wharf:

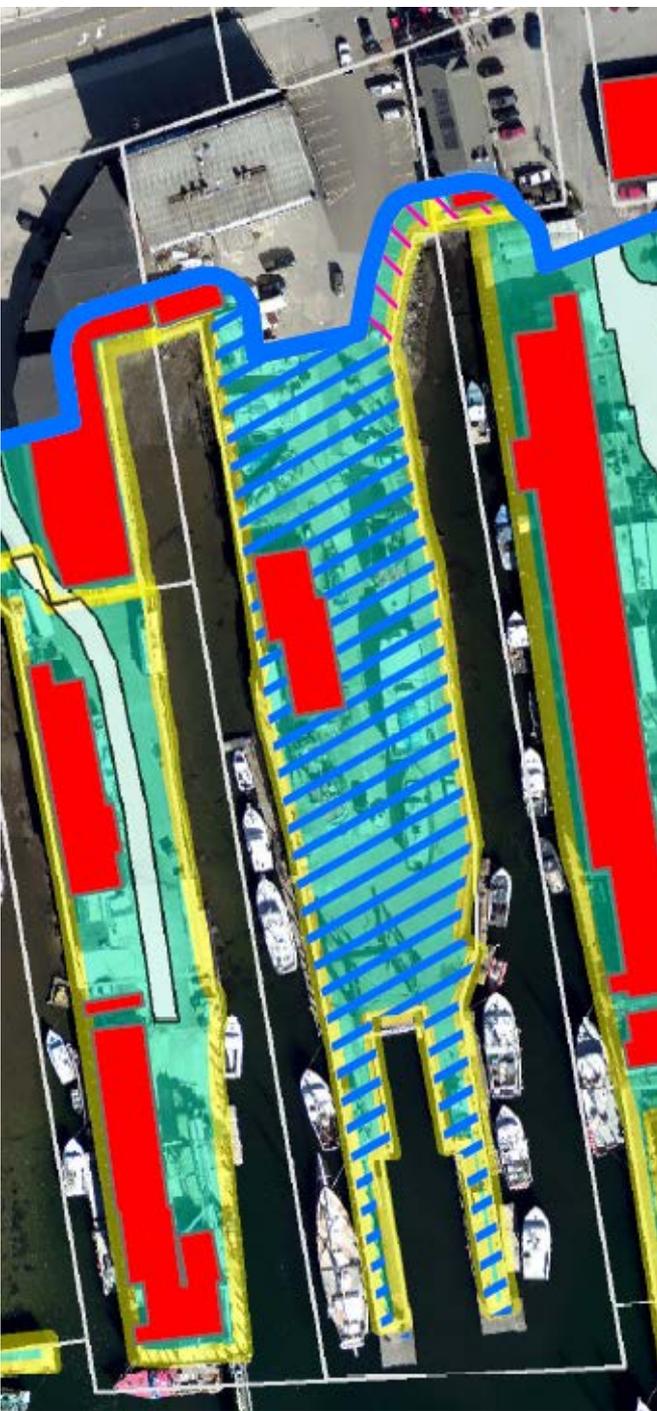
- +/-460feet berthing

Alfiero

- 5900 sq ft building
- 4200 sq ft open area
- 92%/100%

Hale

- 11000 sq ft building
- 19000 sq ft open area
- 100%/100%



Berlin Mills Wharf:

- +/-1000 feet berthing
- 3100 sq ft building
- 48000 sq ft open area
- 96%Vacant



Hobsons Pier:

- +/-1500 feet berthing
- 17000 sq ft building
- 39000 sq ft open area
- 100%/100%



GMRI – Coast Guard:

- +/-450(250) feet berthing
- 4300 sq ft building
- 182,000 sq ft open area
- 66,000 sq ft vacant
- 100%/100%



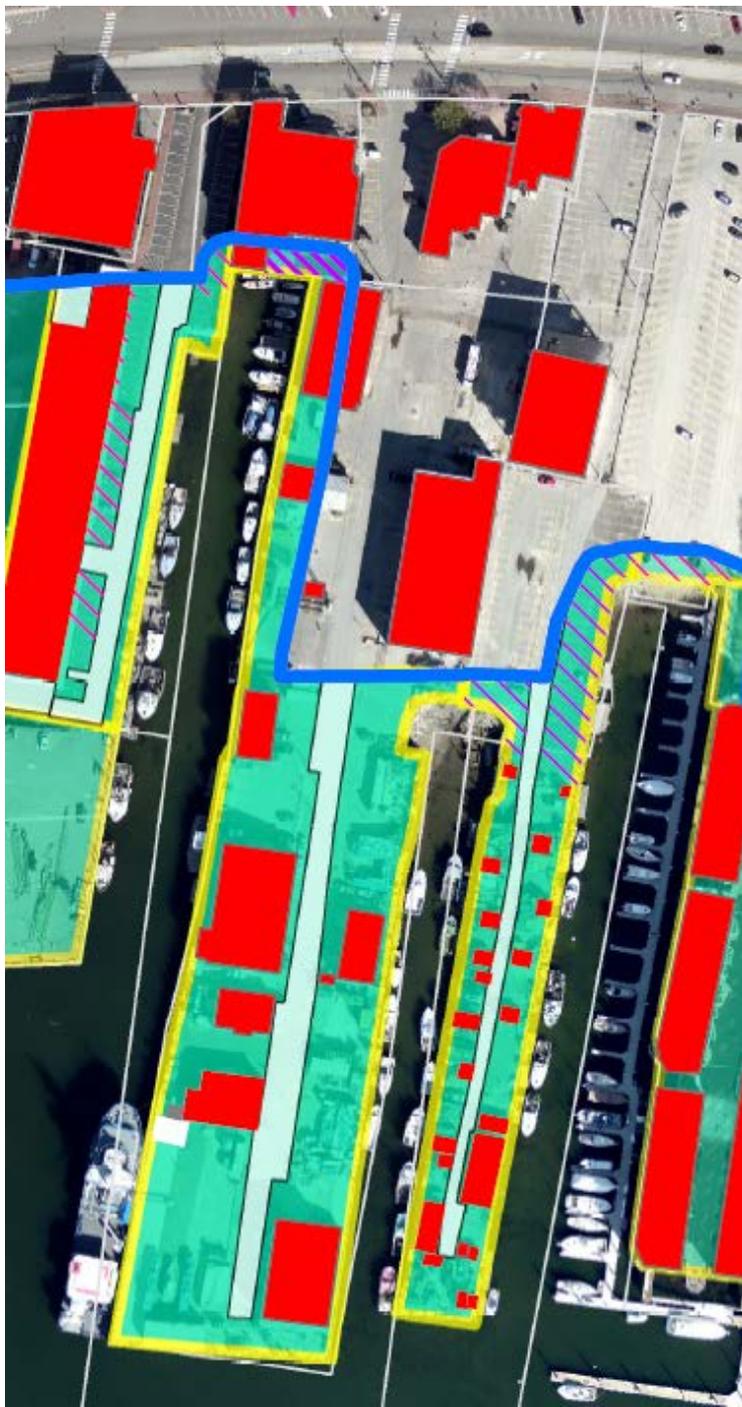
Portland Fish Pier:

- +/-2800 feet berthing
- 99,000 sq ft building
- 317,000 sq ft open area
- 100%/84%



Merrill's Wharf (Pierce Atwood)

- +/-275 feet berthing
- 20,000 sq ft building
- 15,000 sq ft open area
- 55%/60%



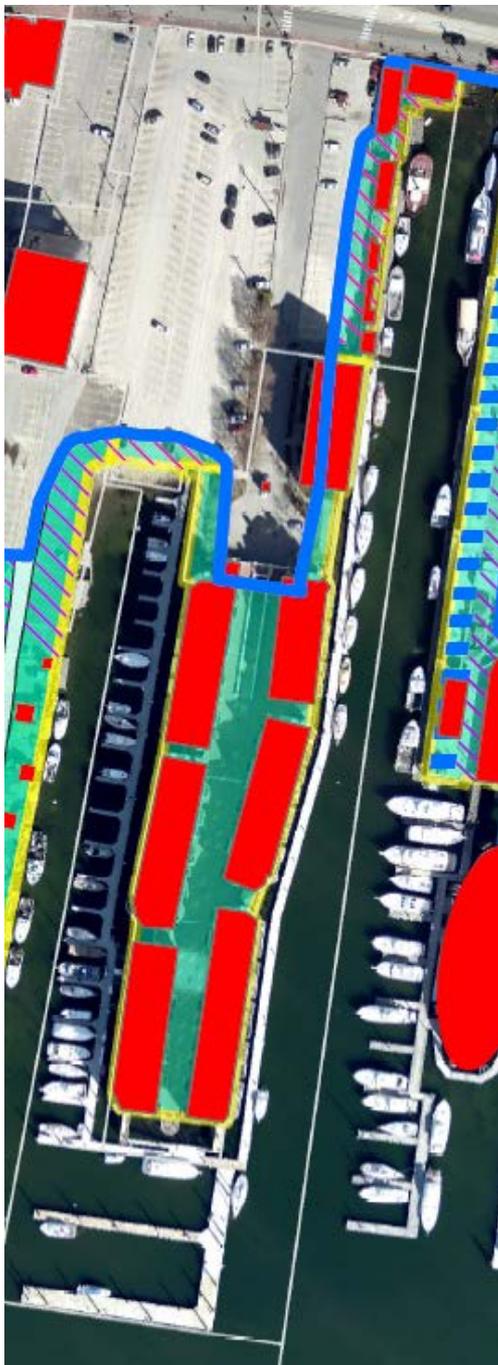
Union Wharf

- +/-1600 feet berthing
- 24,500 sq ft building
- 79,000 sq ft open area
- 88%/93%



Widgery Wharf

- +/-1000 feet berthing
- 6000 sq ft building
- 32,000 sq ft open area
- 100%/69%



Chandler's Wharf

- +/-80 Recreational slips
- 39,000 sq ft building
- 29,000 sq ft open area
- 0%/0%

Fisherman's Wharf (Port. Lob. Co.)

- +/-180 feet tour boat berthing
- +/-3500 sq ft building
- +/-6900 sq ft open area
- 7%/5%



Long Wharf –Dimillo's

- +/-500 feet Commercial berthing
- +/-120 Recreational slips
- 20,000 sq ft building
- 40,000 sq ft open area
- 0%/30%



New marine use – Yacht sales

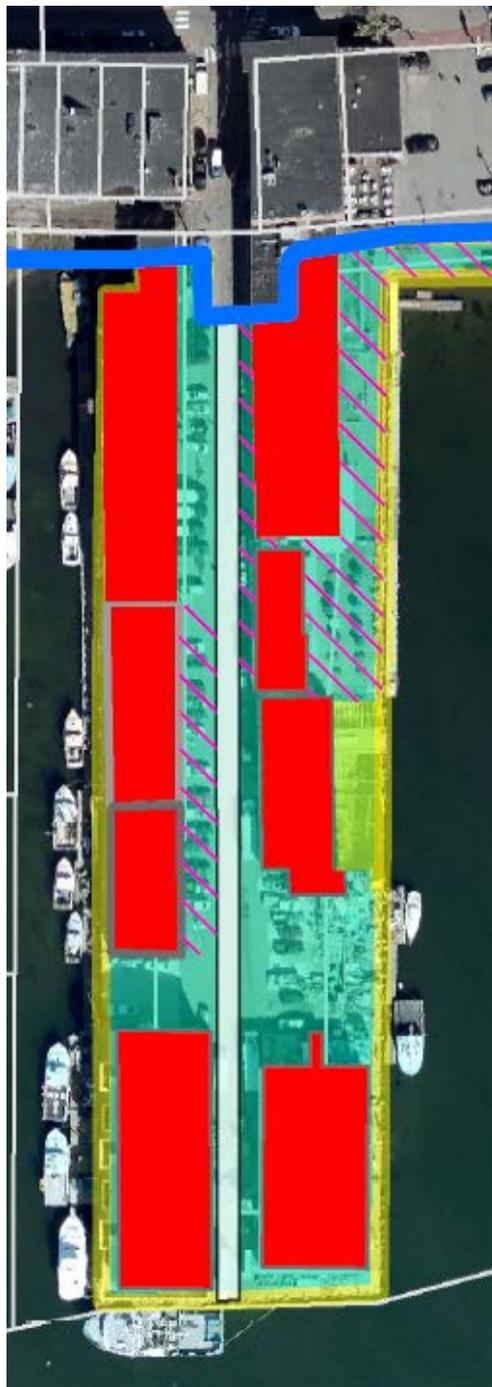
Luke's Lobster

Portland Pier

- Complex berthing – mostly commercial +/-500 ft
- 19,000 sq ft building
- 17,000 sq ft open area
- Mostly non-marine. Some fishing access on easterly side

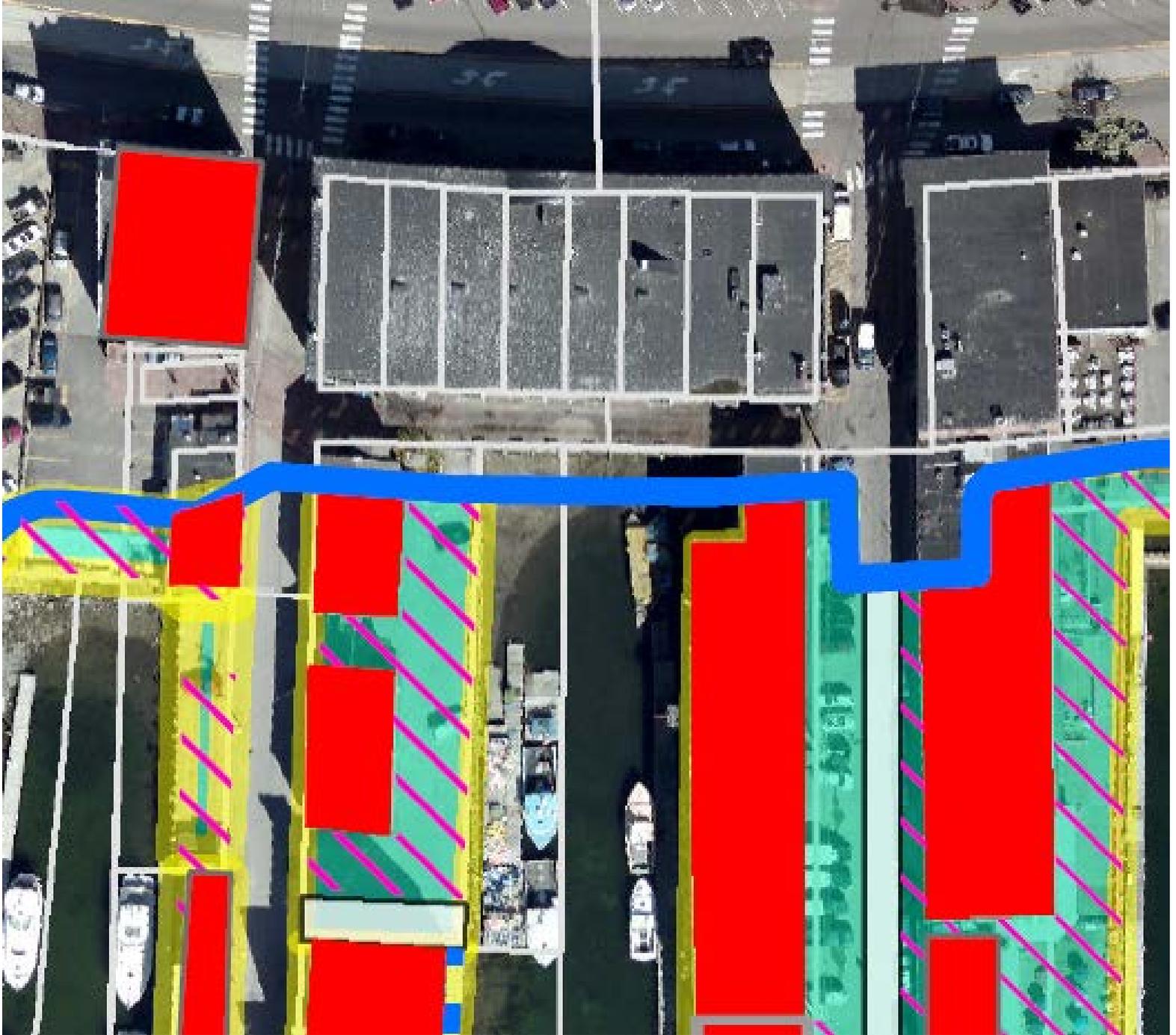
60 Portland Pier (Luke's Lobster)

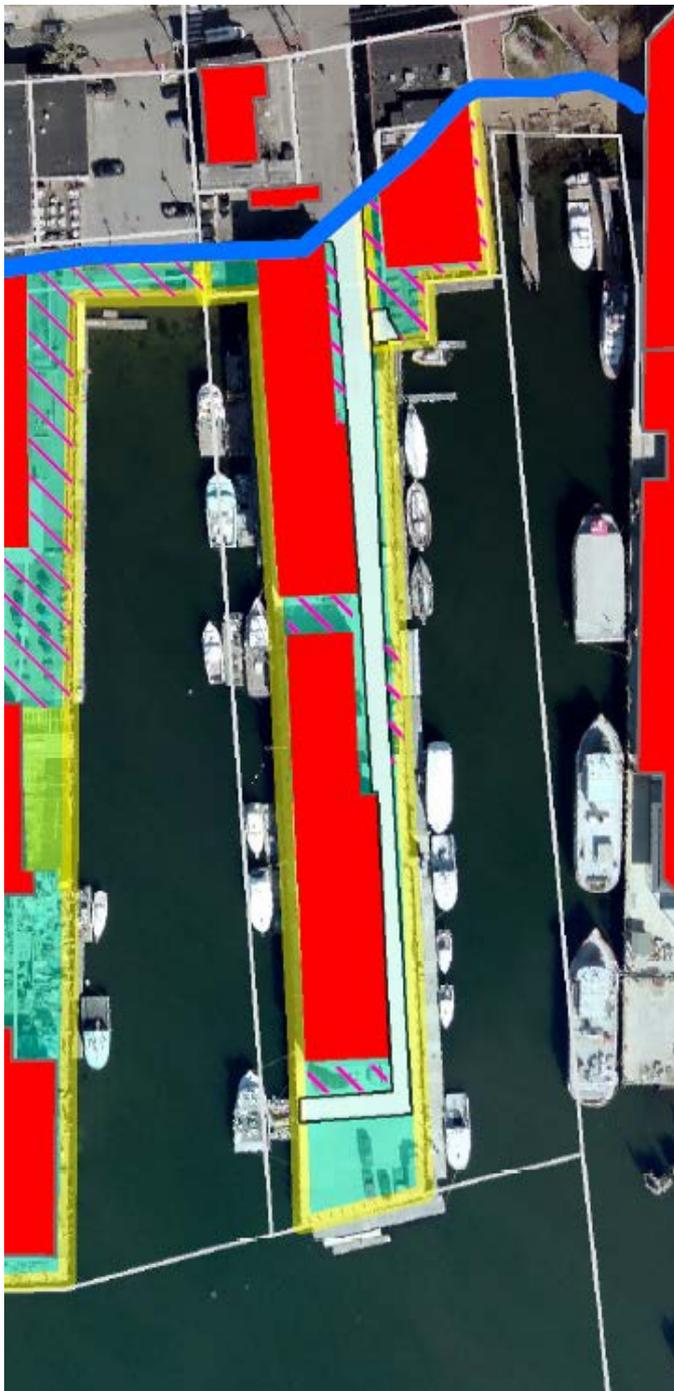
- +/-550 feet berthing
- +/-5461 sq ft building
- +/-9400 sq ft open area
- 57%/61%



Custom House Wharf

- +/-500 feet Commercial berthing
- +/-120 Recreational slips
- 48,000 sq ft building
- 40,000 sq ft open area
- 68%/59%

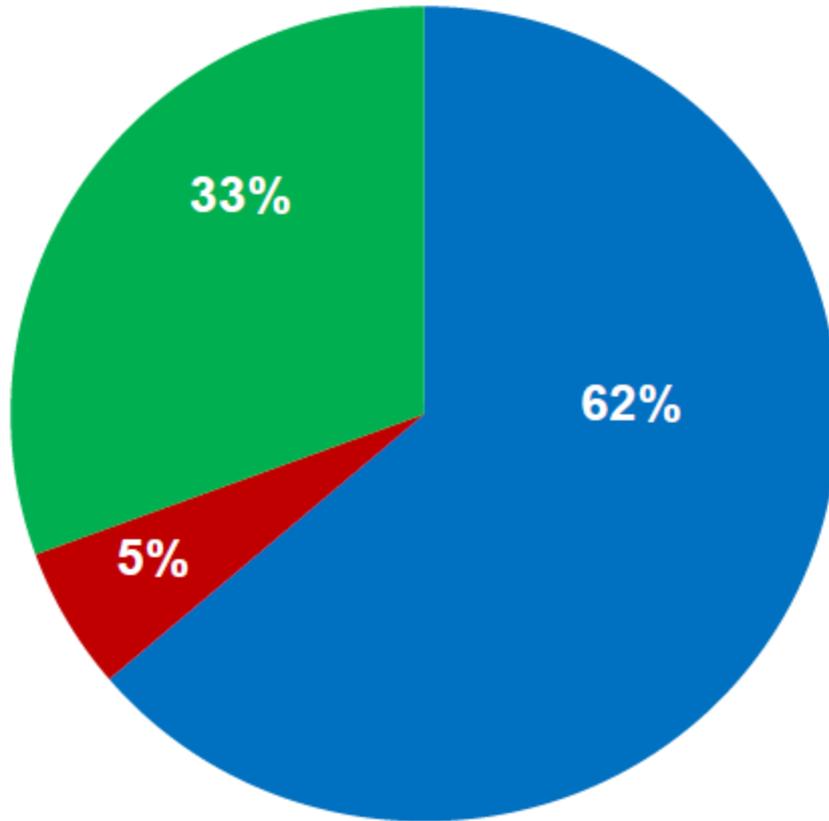




Maine Wharf

- +/-1200 feet berthing
- 22,000 sq ft building
- 15,000 sq ft open area
- 56%/78%

Building Information Collected



67 % Available to Marine Use
33 % Active Non-Marine Use

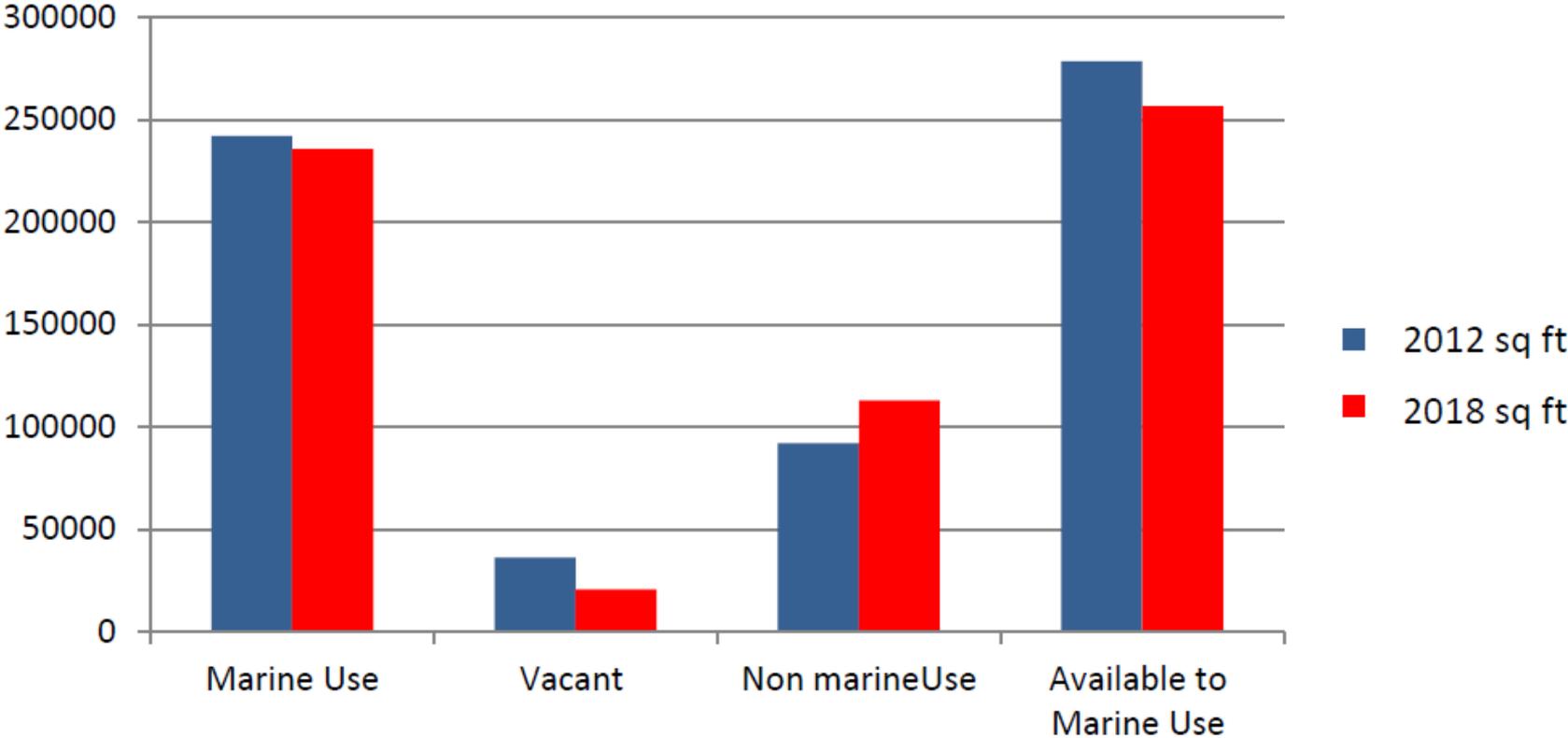
- Marine Use
- Vacant
- Non marine Use

2018 BUILDING USE TOTALS

Building Information: 2012 to 2018

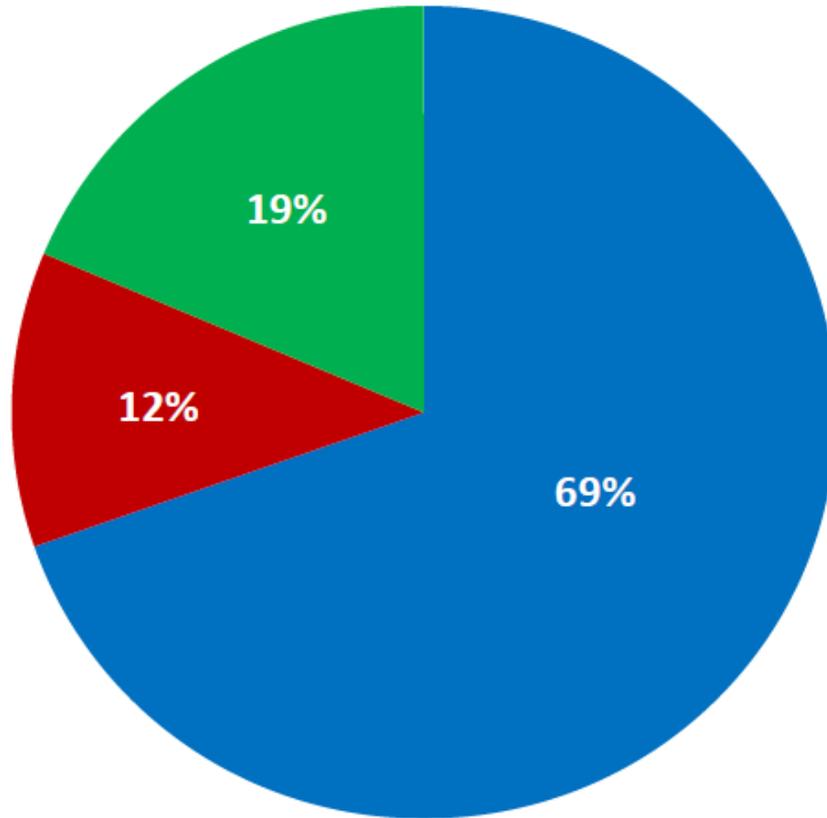
Buildings	Marine Use	Vacant	Non marine-Use	Available to Marine Use	% Building Area Available to Marine Use
2012	242058	36314	92088	278372	75%
2018	235698	20926	113086	256624	67%

Building Information: 2012 to 2018



2012 to 2018 1st FLOOR BUILDING SPACE TOTALS

Open Space Information Collected



81% Available to Marine Use

19% Non-Marine Use

- Marine Use
- Vacant
- Non-Marine Use

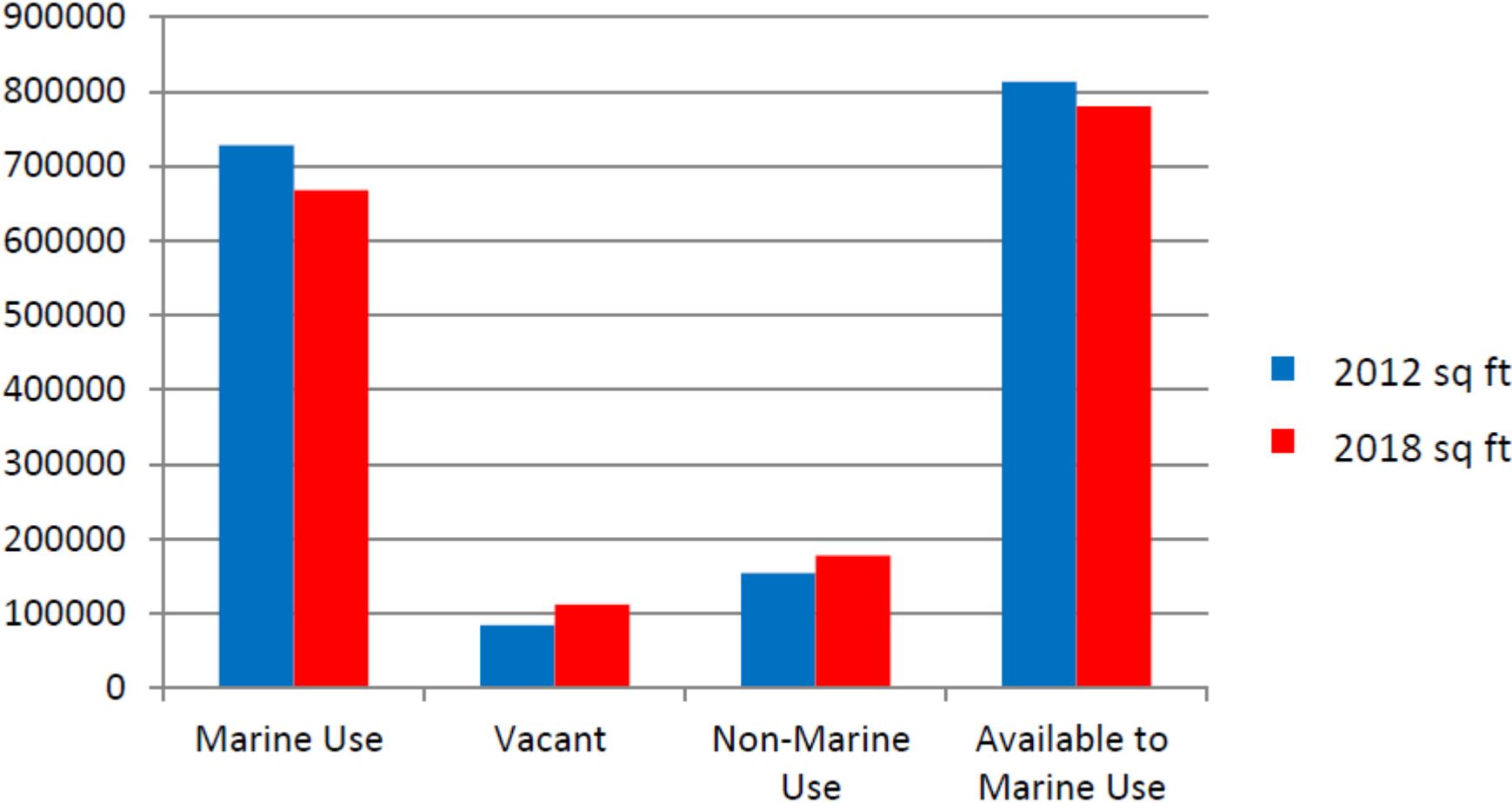
2018 OPEN SPACE TOTALS

Open Space Information: 2012- to 2018

Land/Piers Open space	Marine Use	Vacant	Non- Marine Use	Available to Marine Use	% Open area available to Marine Use
2012	728310	84905	154789	813215	84%
2018	668165	112362	178578	780527	81%

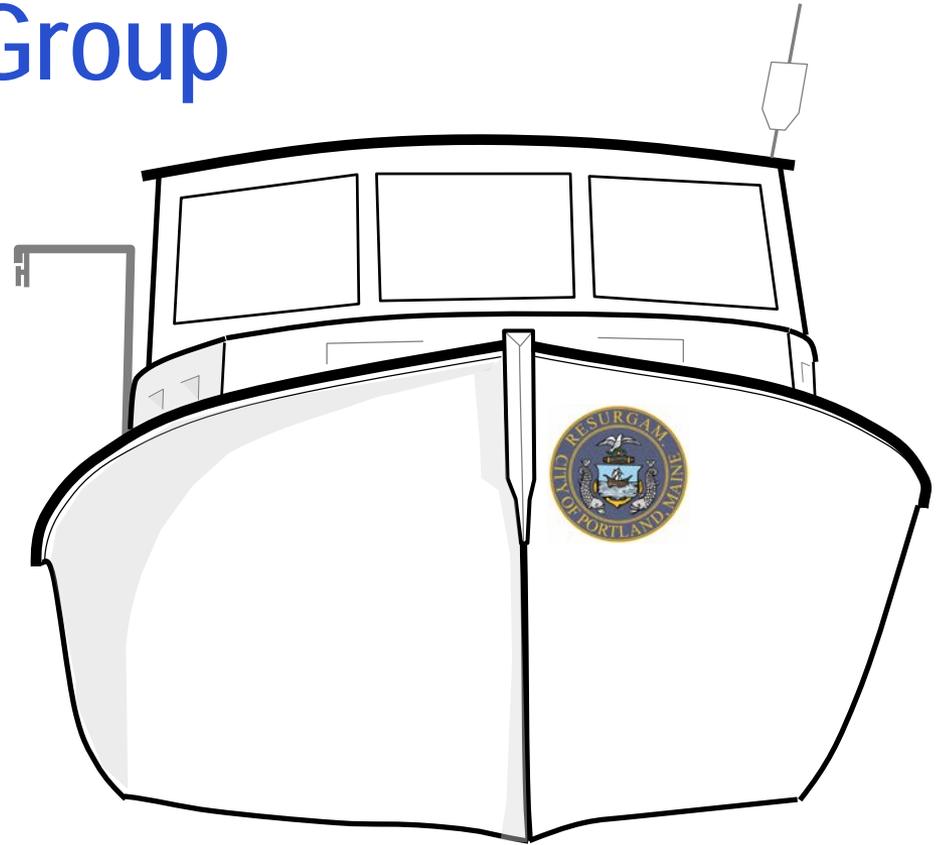
Open Space Information: 2012- to 2018

2018 OPEN SPACE TOTALS



2012 to 2018 1st OPEN SPACE TOTALS

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