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
Note: The Non-Marine Use Overlay Zone (NMUOZ) 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 NMUOZ where first floor and open area non-marine uses are limited to 45% of leasable area.
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
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”
<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>

Active marine use building area + vacant building area

\[
\frac{\text{Total building footprint area}}{\times} \frac{100}{100} = \% \text{building area available to marine use}
\]
## Open Space Information Collected

<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</th>
<th>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>

Active marine use area + vacant pier area

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

- +/-460 feet 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%
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%

New marine use – Yacht sales

Luke’s Lobster
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

2018 BUILDING USE TOTALS

- Marine Use
- Vacant
- Non marineUse
# Building Information: 2012 to 2018

<table>
<thead>
<tr>
<th>Buildings</th>
<th>Marine Use</th>
<th>Vacant</th>
<th>Non marine-use</th>
<th>Available to Marine Use</th>
<th>% Building Area Available to Marine Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>242058</td>
<td>36314</td>
<td>92088</td>
<td>278372</td>
<td>75%</td>
</tr>
<tr>
<td>2018</td>
<td>235698</td>
<td>20926</td>
<td>113086</td>
<td>256624</td>
<td>67%</td>
</tr>
</tbody>
</table>
Building Information: 2012 to 2018

2012 to 2018 1st FLOOR BUILDING SPACE TOTALS

- Marine Use
- Vacant
- Non marineUse
- Available to Marine Use

- 2012 sq ft
- 2018 sq ft
Open Space Information Collected

81% Available to Marine Use
19% Non-Marine Use

2018 OPEN SPACE TOTALS
<table>
<thead>
<tr>
<th>Land/Piers Open space</th>
<th>Marine Use</th>
<th>Vacant</th>
<th>Non-Marine Use</th>
<th>Available to Marine Use</th>
<th>% Open area available to Marine Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>728310</td>
<td>84905</td>
<td>154789</td>
<td>813215</td>
<td>84%</td>
</tr>
<tr>
<td>2018</td>
<td>668165</td>
<td>112362</td>
<td>178578</td>
<td>780527</td>
<td>81%</td>
</tr>
</tbody>
</table>
Open Space Information: 2012- to 2018

2018 OPEN SPACE TOTALS

- Marine Use: 2012 sq ft (blue), 2018 sq ft (red)
- Vacant: 2012 sq ft (blue), 2018 sq ft (red)
- Non-Marine Use: 2012 sq ft (blue), 2018 sq ft (red)
- Available to Marine Use: 2012 sq ft (blue), 2018 sq ft (red)

2012 to 2018 1st OPEN SPACE TOTALS
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