

Waterfront Central Zone
Public Forum

November 9, 2005



Sign In Sheet

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GENERAL MARINE CONST 446 COA (Roger Hale WISN)
Little Comm'l

Don

1. Functional access for water-dependent uses.

Is the zone protecting working waterfront access?

- Zone is too restrictive (Holyoke)
- Aqua diving – property line requirement is an issue, too restrictive
- Inappropriate non marine uses conflict with marine uses (Chandlery)
- 6 lobster boats being displaced by research vessels (Hobson's Wharf)
- Inadequate berthing
- Function more important than appearances
- Fishing industry outlook better than generally believed
- Continue to protect water dependent, but allow mixed use above (2nd floor and above) (e.g. legal uses)
- Working waterfront berths are working
- Bill Doane, Lobsterman – things are going well. Worried about future berthing competition by recreational berthing. Need direct vehicle access to pier edges.
- Keith Lane – doing o.k. but worried about rent increases/prosperity pushing prices out of reach of fishermen.
- Preference of berthing for working vessels and access.
- Keith – Truck parking and berthing and access to pier edge building rental is only useful if very inexpensive.

2. Linkage between new, non-marine development and the marine economy.

How can non-marine investment provide direct or indirect support for working waterfront uses?

- Concerns about traffic generated by eastern waterfront uses (Westin, etc.) interfering with water dependent uses.
- Open upper floors to additional non-marine uses, see what investment is stimulated.
- Extra floor from additional height to build on Pile Foundation Investment.
- Institutional investment in marine research is an expression of confidence in fishing industry.
- 60's and 70's piers with wharves were in awful condition. The last 20 years have seen substantial improvements.
- Even condo people get along with fishermen.
- 2nd floor non-marine uses subsidizes 1st floor marine uses.
- Owners need to make money from 2nd floor uses. Maybe through contract zones.
- People come to Portland to see the waterfront legacy of fishing and lobstering, not a bunch of pleasure boats.
- Port Hole – importance of fish and lobster boats existence to clientele of Port Hole Restaurant.
- Doane – keep 1st floor marine open upper floors.

- How can we keep commercial berthing affordable? Improve the wharf edges with income from upper floors. Wharf owners will invest in wharf upgrades.
- Buildings on 1st floor is almost useless. Used for trap storage. No marine uses that will pay. Trap storage deteriorates buildings. Most of wharf edge is lobster fishing.
- Fishing vessel berthing is tied to income from upper floors on union wharf.
- Custom House Wharf case – council put restrictions, esp. parking.

3. Mixed-use development

- a. For both existing and new buildings, and
- b. For both along Commercial Street and out on the piers.

What is the best way to expand all development opportunities, marine and non-marine, while continuing to protect the working waterfront?

- Harbor Fish owner – general support for current zoning. Do not over emphasize down turn in fish economy, high hopes – other species are growing. Supports comment that B-1 zone worked – supports water dependent uses but need to allow other uses on 2nd floor and above (critical). Harbor Fish invites public to pier – see #2 comment, #1 re: Traffic on Commercial. Take a common sense to zoning to everyone’s benefit.
- Steve Dimillo – Can it be as simple as “no condos” – that is where it started.
- Zoning Board of Appeals letter requesting additional flexibility re: Custom House Wharf case.
- Institutional (GOMRI) role and presence on Portland waterfront, diversity is important.
- GOMRI – opening up 2nd floor uses makes sense – safety value also, building height. 35 is restrictive. An extra floor is important given the expense of pier construction.
- Enough condos – they are there but no more. We get along. Need non-marine use on 2nd floor – suggests berthing and fishing. 1st floor – marine only. New buildings – no comment.
- Lobster boats may need protection from recreational boats. Owners should make money, see (2) linkage – don’t know if new construction is o.k.
- O. Keathly – Can have some change on first floor by % or on 2nd floor – must keep fishing berthing.

4. Parking

Is non-marine use parking a growing problem regarding water access for marine uses and what is the best way to provide parking for both marine and non-marine uses in the central waterfront.

- GOMRI – parking is the limiting factor down there. Needs city vision. Public/private like Oceangate is worth exploring.
- Big problem – fishing folk won't parking off Commercial Street.
- Fishing (lobster) needs parking on the wharf w/access for trucks.

5. Other issues

- Roger Hale - Zone is restrictive, leads to vacant space. B-1 zone was a good zone and worked. No services. "Ben Snow steals our tenant". Taxes are a problem.
- Former Zoning Board Chair – ZBA requested Council address waterfront zoning – i.e. Custom House Wharf. ZBA unable to grant variance – wrote letter to Council from ZBA – need copy of letter.
- Harbor Fish – Heritage of city is fishing. People come here to see the fishing and waterfront – now allows pleasure boats to displace lobster boats. To maintain character of the city – must preserve.

Question #1

Displacement of lobster boats for research vessels on Hobson's Wharf?

- Ben Snow to follow up.
- Need letter from ZBA

Kevin Beal:

- Various proposals for recreational berthing in other areas. Are concerns just for traffic or for boat traffic too? Mr. Doan concerns not really a problem on water, keep them out of Commercial area for berthing.

Anne Pringle:

- Gear storage – is there enough? No, not enough now, land is valuable.
- Linkage question – are rent controls needed?

Peter McAleney:

- We've been doing this for 15 years and wharves are getting pretty rough.

Anne Pringle:

- How do we guarantee money is going back to wharf?
- P.M. its my business, 1 needed.

K. McGowan:

- I give my lobster tenants 1st floor space because I can't rent the space.
- Square footage does not go with berth. If I want to rent space to other uses (marine) I need to displace lobster boats.

Susan Koen:

- Marine related uses – does 2nd floor help you?

- Boat owner – no use for 2nd floor. Need berth and a way to get t is with parking.
- Boat owner – Widgery wharf – have shops on wharf and storage – that may go.

Charlie Poole:

- Ability of having a fishing boat requires 2nd floor non-marine – agrees with fishing comment.

Jim Cloutier:

- Custom House Wharf contract requires commercial berthing/circulation plan. Parking restrictions are working.

Ken McGowen:

- Parking is a problem.

P. McAlleny:

- Reiterated.

WATERFRONT CENTRAL ZONE
PUBLIC FORUM

**Notice to Citizens Interested in the Future of
Portland's Waterfront**

**Wednesday, November 9, 2005, 7:00pm
City Council Chambers,
2nd Floor, City Hall, 389 Congress Street**

Councilors Karen Geraghty and Will Gorham and the Waterfront Central Zone Taskforce request public input on the current conditions and future of the Waterfront Central Zone.

The Taskforce has conducted a recent survey of waterfront property and business owners and will present the preliminary survey results at the forum. The Public is also asked to provide additional input and comment for the Taskforce's use in their consideration of policy changes for the district.

The Study Area extends along the south side of Commercial Street from Maine Wharf (Buoy Park) to Deake's Wharf (east of the container yard at the International Marine Terminal.)

The Taskforce will host an additional forum at the end of the process to present final results and recommendations to the City Council.

Call the Planning Office at 874-8719 for more information.

**Waterfront Central Zone Task Force
Public Forum on Central Waterfront
Development Issues**

November 9, 2005, 7:00pm
City Council Chambers, 2nd Floor, City Hall
389 Congress Street

I. Welcome and Introduction :

Councilors Karen Geraghty and Will Gorham

II. Waterfront Central Zone Policy Framework Introduction

Priority of uses in the WCZ:

- {a} Water-dependent uses, with functional access and infrastructure,
- {b} Marine related uses, and
- {c} Other Compatible uses.

III. Economic Conditions Survey Results

Presentation of survey method and results for business and property owners, by Caroline Paras, GPCOG

IV. Public Input

The Waterfront Central Zone Taskforce seeks public comment and input on development issues along Portland's Central Waterfront. In particular, the Taskforce looks to answer the following questions to aid in their analysis of the district:

{1} Functional access for water-dependent uses.

Is the zone protecting working waterfront access?

{2} Linkage between new, non-marine development and the marine economy.

How can non-marine investment provide direct or indirect support for Working Waterfront uses?

{3} Mixed-use development.

- a. For both existing and new buildings, and
- b. For both along Commercial Street and out on the piers.

What is the best way to expand all development opportunities, marine and non-marine, while continuing to protect the Working Waterfront?

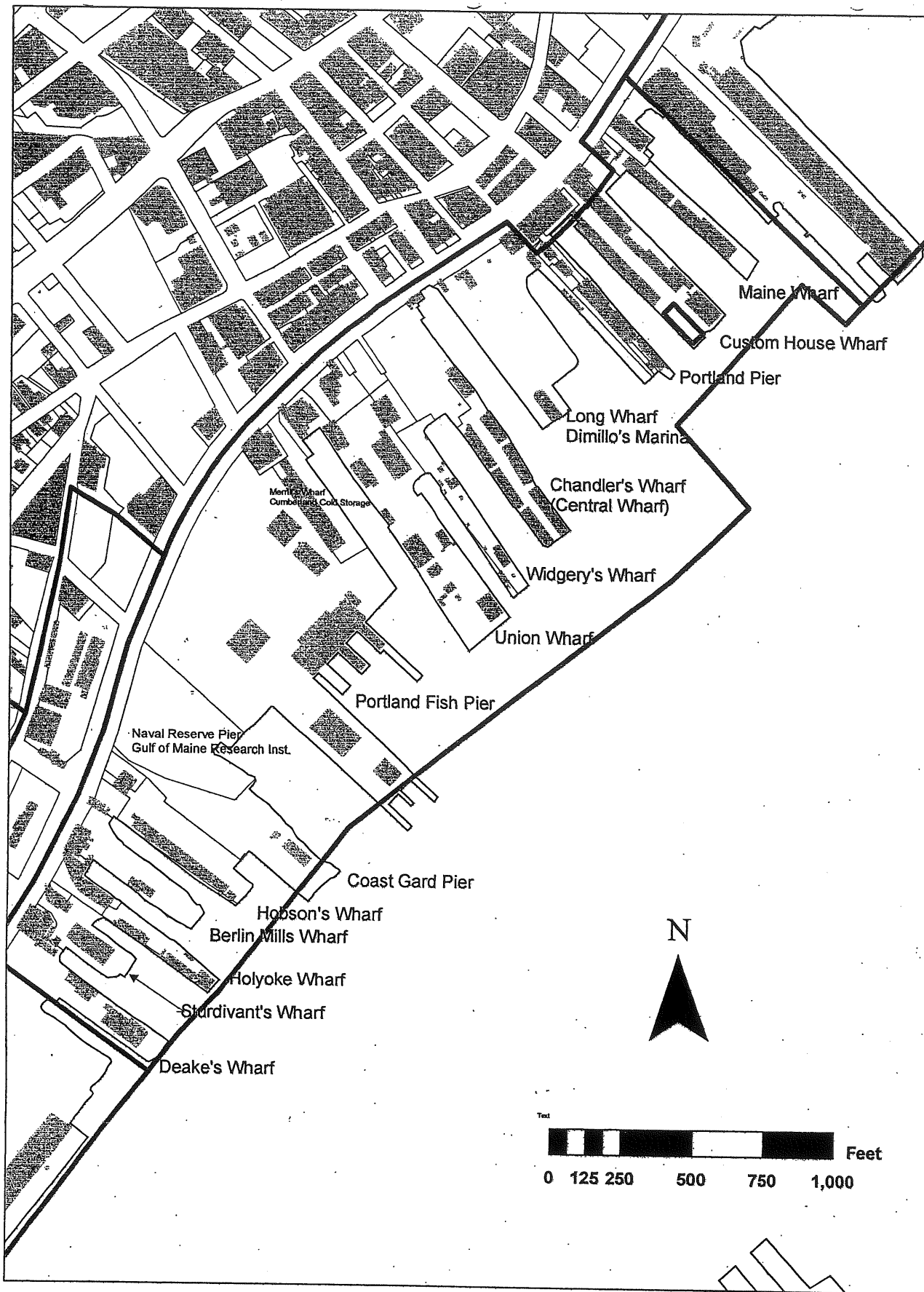
{4} Parking.

Is non-marine use parking a growing problem regarding water access for marine uses and what is the best way to provide parking for both marine and non-marine uses in the Central Waterfront?

V. Open Discussion between Public and Task Force

Time Permitting

VI. Adjourn, 9:00pm



Piers and properties in the Waterfront Central Zone

Prepared by the City of Portland Planning Division from data produced by the GIS Workgroup.
 May 2005



Zoning Changes

Number of property owners

3 No changes

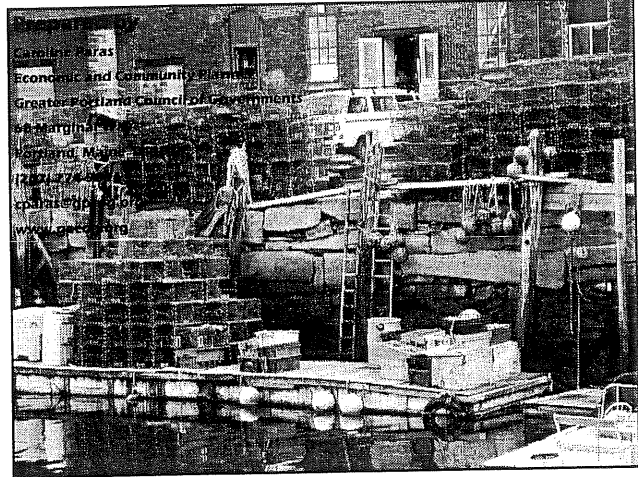
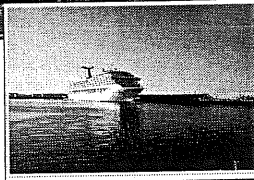
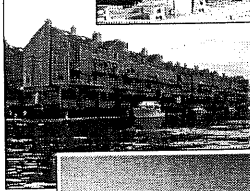
"None. We're happy!"

2 Some changes

"We don't need to throw the whole thing out and start over. Let's keep 1st floor, 100% marine, and 2nd floor, marine compatible uses."

4 Significant change

"Give us what they're getting in Oceangate. We want to do new construction, but height restrictions and 1st floor marine use is a barrier."



◆GPCOG
THE GREATER PORTLAND
COUNCIL OF GOVERNMENTS



Caroline Paras
Economic & Community Planner

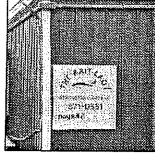
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Toll-free: (800) 649-1304
Fax: (207) 774-7149

Growth

What is the most important business decision that you will make in the next three years?

Whether or not to expand



What are your business plans for the next three years?

Expand Space

1989	1991	2000	2005
30%	23%	27%	17%



Is your current space adequate for the next three years?

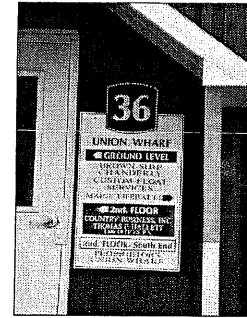
No

1989	1991	2000	2005
28%	29%	54%	24%

Property Owners

Occupancy

- Lease rates range from a low of \$10 per square foot for 1st floor marine to a high of \$25 per square foot for 1st floor retail.

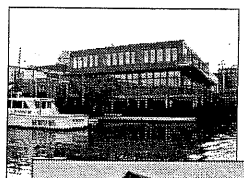


Vacancy

- 6 reported no vacancies.
- 3 reported vacancies on the 1st floor as well as upper stories.

Investment 2000-2005

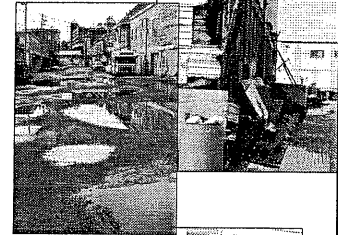
	Properties	Total Value
Buildings		
Renovation	9	\$670,870
Expansion	1	\$150,000
Replacement	1	\$150,000
New construction	4	\$12,284,400
Piers/Wharves		
Dredging	2	\$70,000
Pilings, Decking & Fendering	4	\$615,000
Floats	3	\$1,018,000
Extension	0	\$0
Total Improvements		\$14,958,270



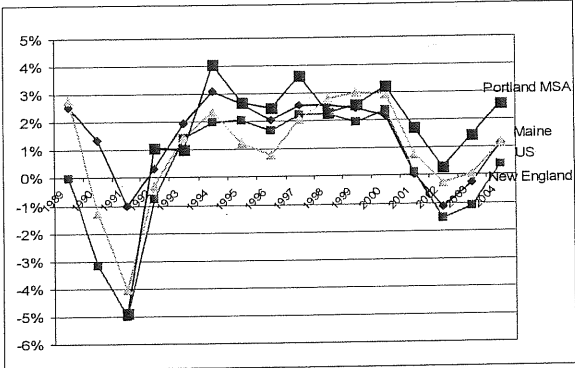
Challenges

Number of property owners reporting concerns

- Maintenance
- Business attraction
- Lack of parking
- Meeting expansion needs
- Dredging



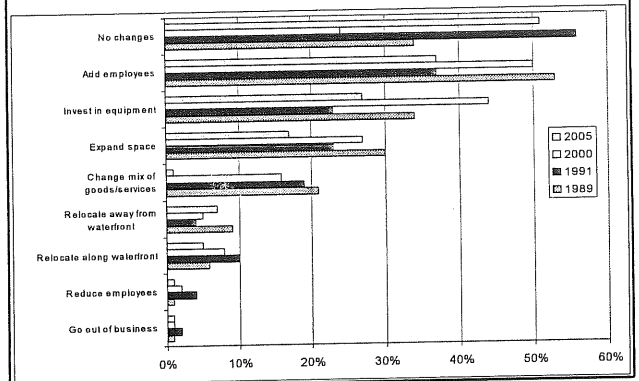
Job Growth, 1989-2004



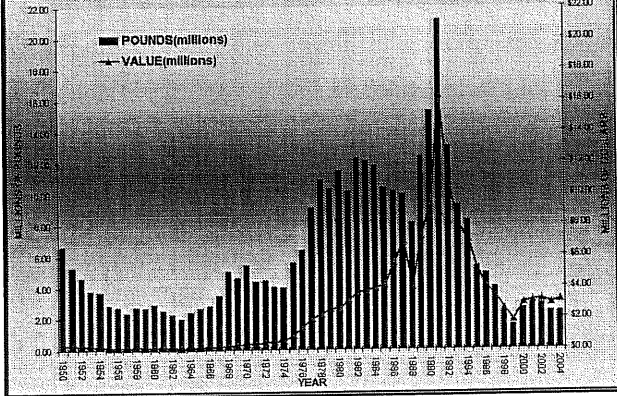
Source: U.S. Bureau of Labor Statistics

Business Plans

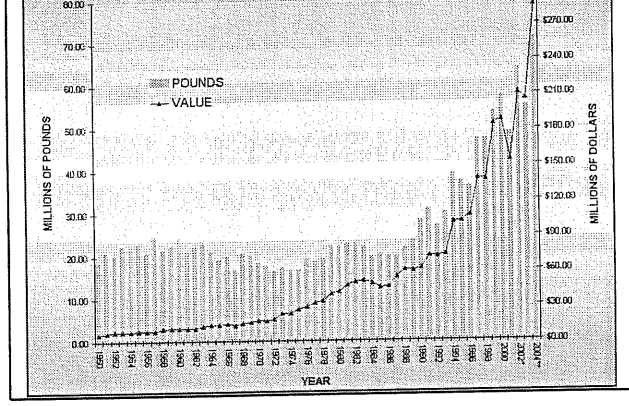
% of businesses responding "yes" fluctuates with the economic cycle



STATE OF MAINE ATLANTIC COD LANDINGS *2004 Data Preliminary*

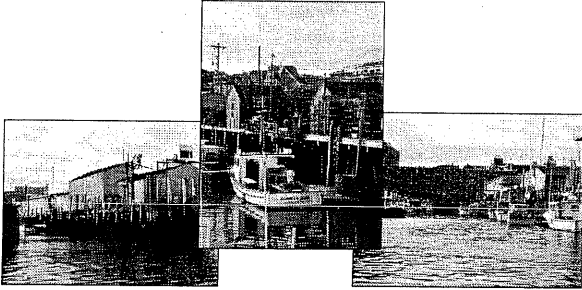


STATE OF MAINE AMERICAN LOBSTER LANDINGS *2004 Data Preliminary*



**Central Waterfront Zone
November, 9, 2005 Public Forum**

Economic Conditions Survey
Conducted by Greater Portland Council of Governments



Port of Portland

- #1 in New England (tonnage)
- #2 in East Coast (crude oil)
- #2 in New England (fishing)
- #2 in New England (passengers)
- 1,000+ jobs fishing-related jobs and services
- Over 18 million pounds of fish landed at Portland Fish Exchange
- 175 vessels home ported

Survey Methods (2005)

Businesses

- Addresses collected through field verification
- Mailed to 137 businesses
- Follow-up via second mailing
- 44 surveys returned for 32% response rate

Owners

- Addresses collected from City Assessor
- Mailed to 26 property owners
- Follow-up via telephone, e-mail, personal visit, and/or second mailing
- 9 surveys completed for 35% response rate

Business Profile



	1989	1991	2000	2005
Number surveyed	156	148	232	137
Response rate	71%	39%	30%	32%
Demand water access?	31%	36%	N/A	59%
Serve fishing or marine industry?	61%	64%	80%	77%
Dependent on marine for > 75% of business?	N/A	N/A	48%	64%
Over 10 years in same location?	19%	27%	32%	56%
Average full-time employees	20	30	13	11
Seasonal?	54%	N/A	25%	29%