

**A R C H E T Y P E**

May 29, 2013

Bill Needelman, AICP  
 Planning and Development Department  
 City of Portland, Maine  
 389 Congress Street  
 Portland, Maine 04101-3509

Bill,

The following is our response to the Development Standards for Sec. 14-311 for Maine Wharf – 68 Commercial Street.

**(a) 1. 55% Marine Use on Ground Floor**

There are 20, 901 sf of first floor space of which 8, 516 sf is in Building 1. Building 2, at 12,385 sf or 61.7 % of total first floor space, is all marine uses. The tenant list is below.

<b>BUILDING</b>		<b>ASSIGNED</b>		
<b>TENANT</b>	<b>SQ. FT.</b>	<b>MONTHLY</b>	<b>ANNUAL</b>	<b>PARKING SPACES</b>
Marina Sales	2150	\$1,800	\$21,600	2
Morrison's	7500	\$8,000	\$72,000	4
Ripple Effect	700	\$291	\$3,492	
Upstream	6036	\$4,400	\$52,800	6
<b>DOCKAGE</b>				
	<b>LINEAL FT.</b>			
Fogg	50	\$320	\$3,840	1
Herguth	50	\$300	\$3,600	
Leask	50	\$420	\$5,040	
McCann	50	\$310	\$3,720	
Robinson	50	\$309	\$3,708	
Sea Tow	125	\$1,288	\$15,456	2
Williams	50	\$325	\$3,900	
<b>PARKING</b>				
	<b>SPACES</b>			
Key Bank	8	\$1,155	\$13,860	8
		<b>\$16,918</b>	<b>\$203,016</b>	

There are currently no tenants in Building 1. All previous tenants left last fall after a partial collapse of the floor slab.

**(a) 2. 55% Marine Use Required for all Open Space**

We do not propose any change to the existing open space except for pedestrian stripping and bollards alongside the west wall of Building 1.

**(a) 3. Ground floor vacancies and change of occupancy offered to water dependent/ marine uses.**

The first floor is currently being marketed to marine uses. See below, it will be in the "Working Waterfront" for May and June and can also be found on Craig's List.