

ATTACHMENT 2
ALTERNATIVE ANALYSIS

2.0 Overview

The proposed site is within the Waterfront Port Development Zone (WPDZ). The City of Portland created the WPDZ to allow and encourage water dependent uses in this part of the City. The proposed purpose and use of the project aligns itself with the purpose and permitted uses of the Zoning Ordinance.

The Applicant/Owner had previously reviewed their existing boatyard facilities (located at 58 Fore Street, Portland) and determined they were not able to expand their existing site to accommodate the spatial and facility/equipment needs associated with the growing business. In 2012-2013, the Applicant acquired approximately 23-acres of shorefront for which MeDEP/U.S. ACOE granted permit approvals for boatyard development. The Applicant subsequently lost 18 acres to the State of Maine for the IMT expansion. The Applicant therefore sought, and was successful in acquiring, additional land and shorefront further west along the Fore River.

There is little remaining available existing shorefront land in Portland suitable for the proposed boatyard facilities. The proposed parcel was previously vacant, and provides sufficient land area for the proposed facility and some existing shorefront components. The applicant has considered several alternatives for siting of the proposed development within the site. These alternatives centered around coordination of layout with the existing boatyard operations, proposed utilities, relocation of existing facilities, alternatives for meeting the goals of MeDEP Chapter 500 Stormwater Regulations, driveway locations on Commercial Street as well as siting shorefront design elements (i.e. boat ramps, travel lift basin, floating dock system and other ancillary pieces) to minimize impact to shorefront and utilize some existing dolphins, gangway, etc.

2.1 Conclusion

A detailed process of finding a site on Portland's shorefront that would accommodate the proposed boatyard facility was performed by the Applicant. This was followed by several concept designs for the site, and review of applicable regulations. The layouts shown on Sheets C-2.0 and C-2.1 represent a design solution that provides adequate space for all necessary components of boatyard operations as well as minimizing impact to the shorefront. These features are an outcome of the Applicant's loss of 18 acres of the original 23 acres they controlled.