

Redevelopment of the Amethyst Lot

Portland Landing

City of Portland, Maine

Public Forum

May 25, 2017

Agenda

- Schedule
- The Amethyst Site
- Development Program
- Design Concept



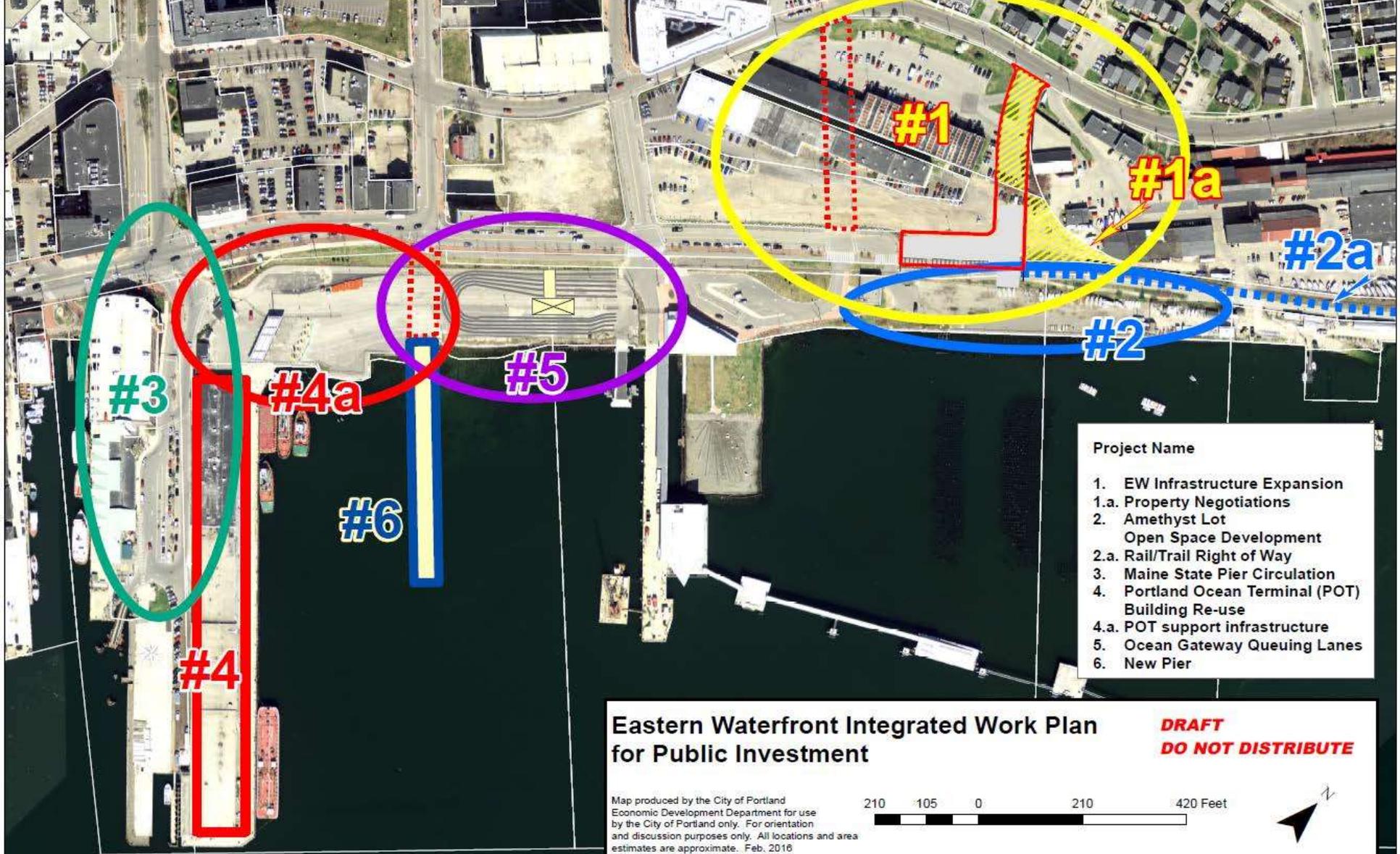
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Casco Bay





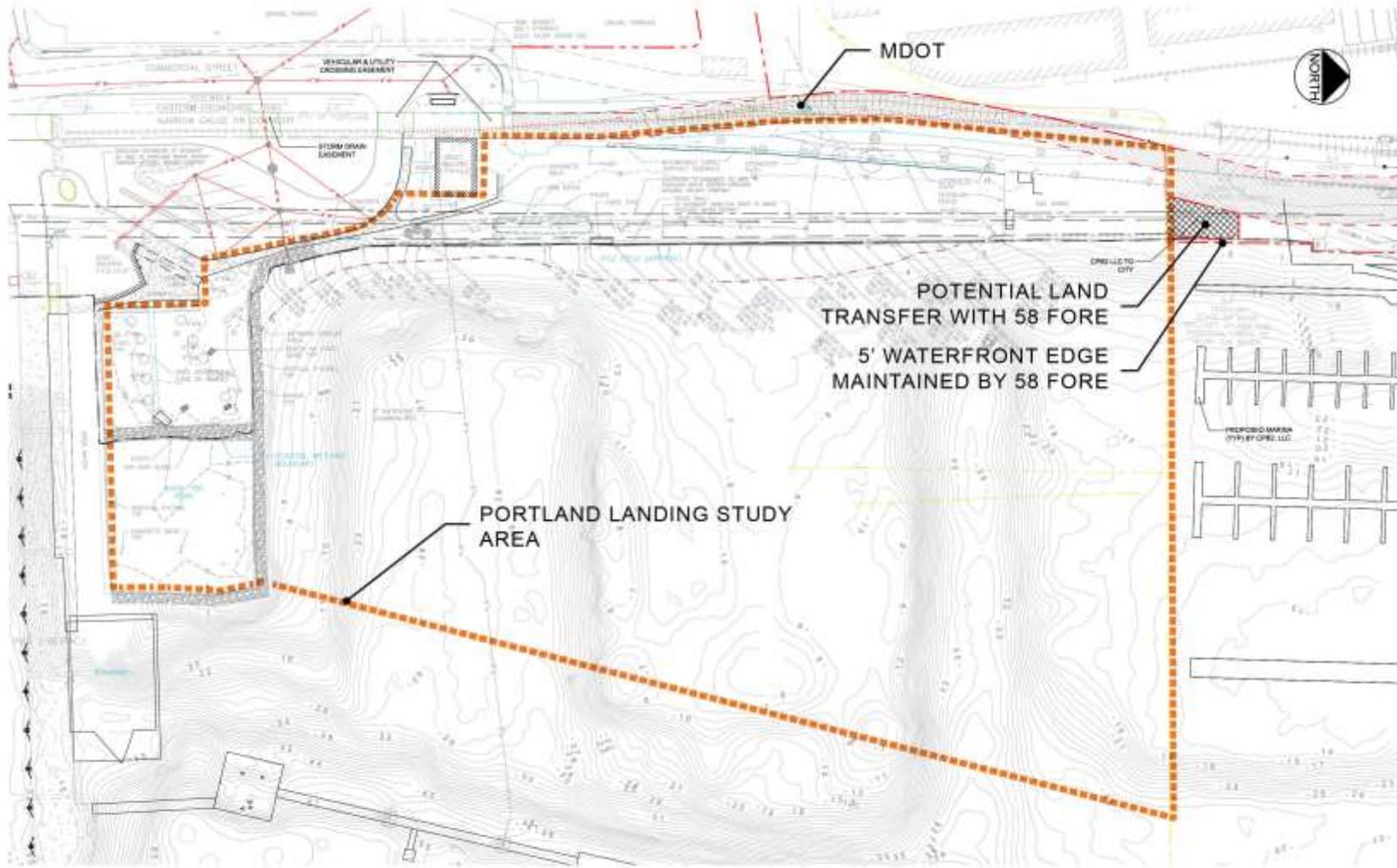
- Project Name**
1. EW Infrastructure Expansion
 - 1.a. Property Negotiations
 2. Amethyst Lot
Open Space Development
 - 2.a. Rail/Trail Right of Way
 3. Maine State Pier Circulation
 4. Portland Ocean Terminal (POT)
Building Re-use
 - 4.a. POT support infrastructure
 5. Ocean Gateway Queuing Lanes
 6. New Pier

**Eastern Waterfront Integrated Work Plan
for Public Investment**

**DRAFT
DO NOT DISTRIBUTE**

Map produced by the City of Portland
Economic Development Department for use
by the City of Portland only. For orientation
and discussion purposes only. All locations and area
estimates are approximate. Feb. 2016

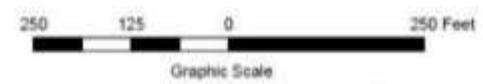




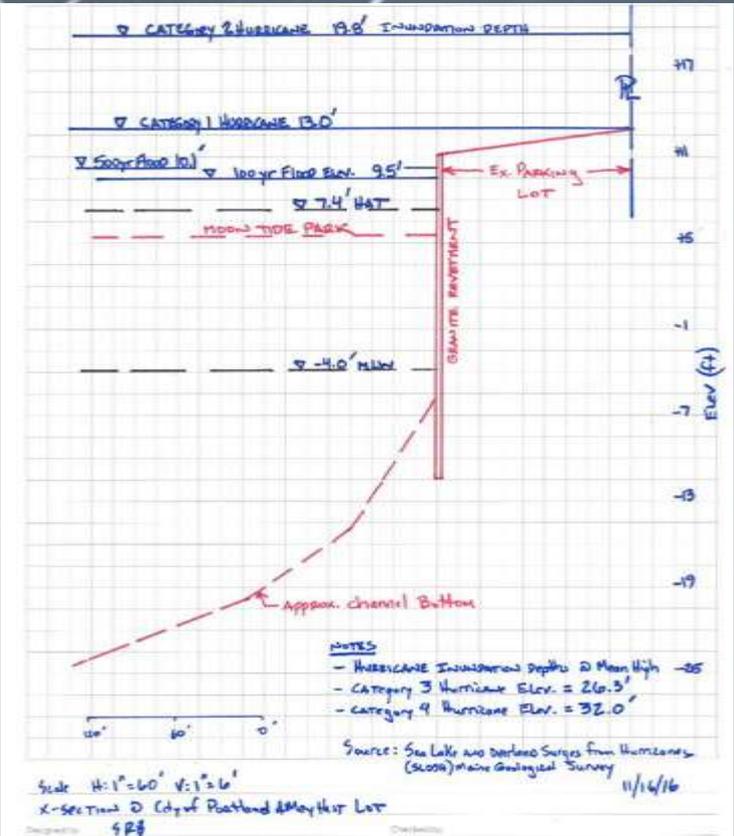
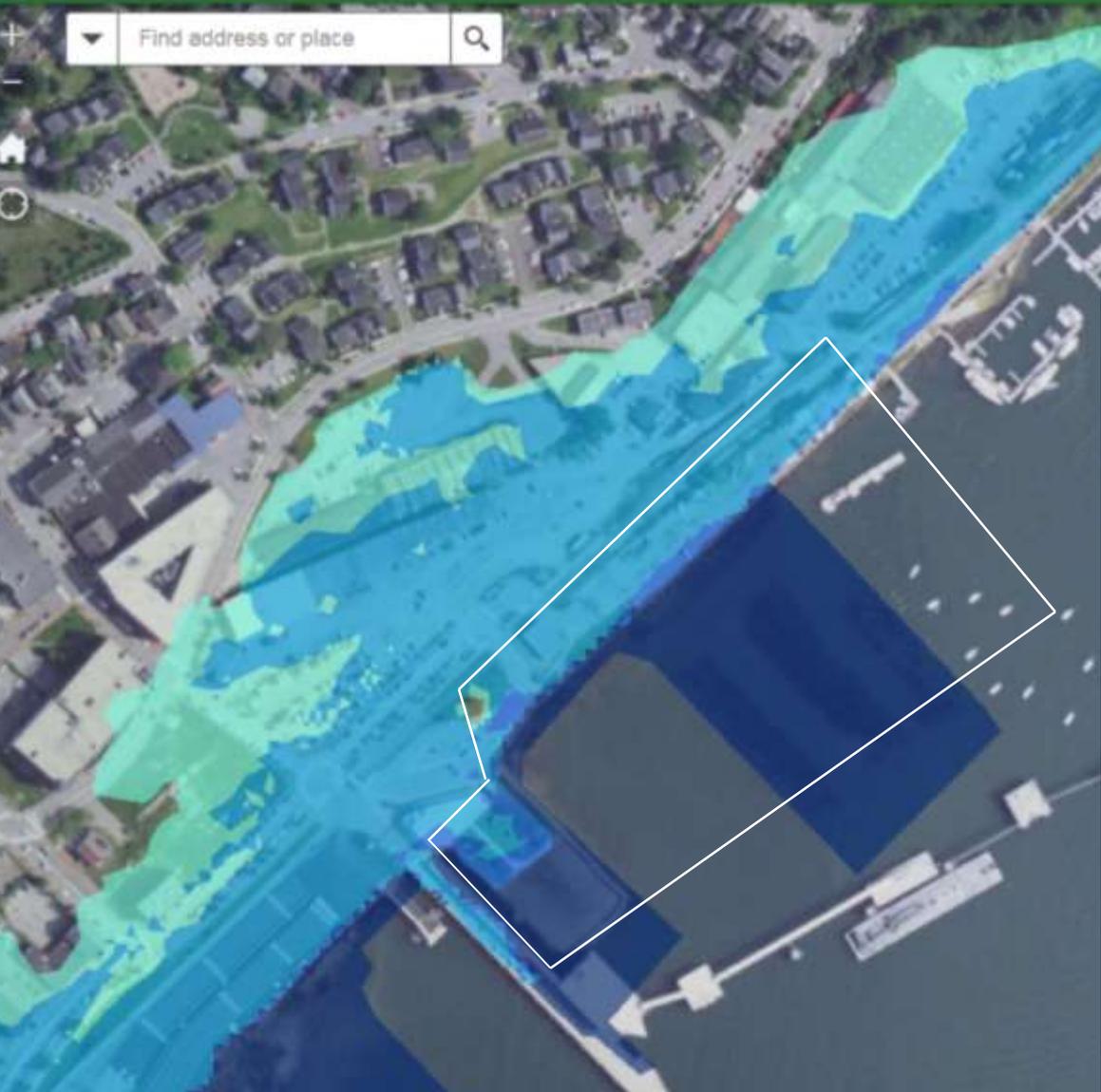


Amethyst Lot Study Area

Amethyst Lot Study Area:
Context Aerial Photo



Find address or place



The plot has been informally called the Amethyst lot since Cianbro Corp. used it to finish construction of two large offshore oil drilling rigs. The rigs, called Amethyst 4 and Amethyst 5, each weighed 12,000 tons, had topsides that were nearly as long as football fields, and when finished stood 285 feet above the water.





















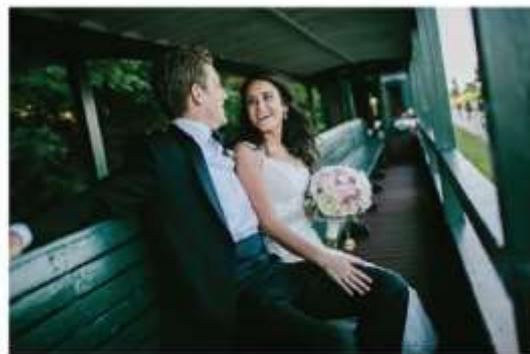




MAINE NARROW GAUGE

25

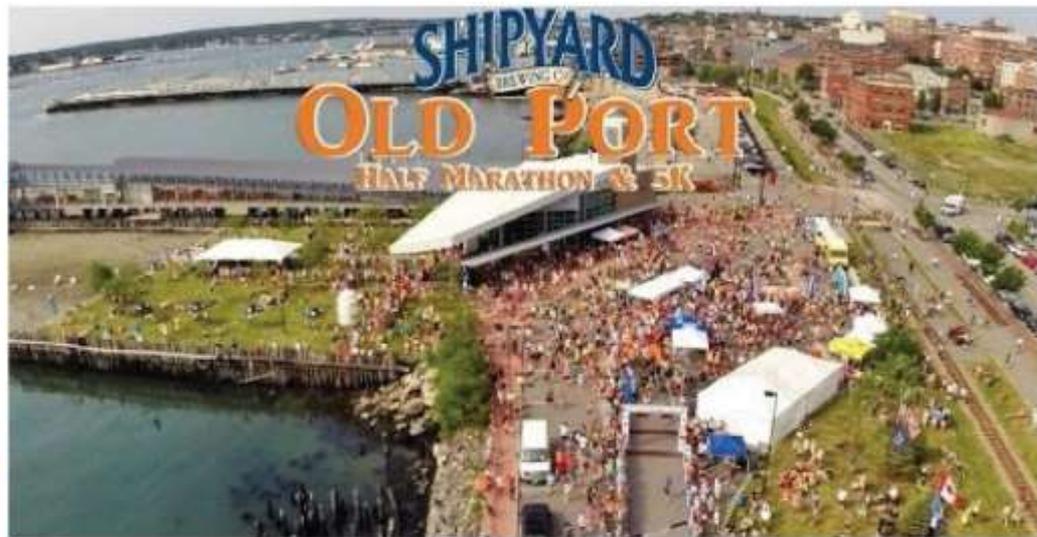




"This is a gorgeous spot that really represents Portland well. It was nice to be able to get married on site, but the little park out front was not in great condition coming off winter and the City of Portland needed us to point it out before they did anything about it. It worked out fine because the weather happened to be beautiful leading up to our big day, but it was a little touch and go for a bit."







58 Fore Street



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Precedent Imagery
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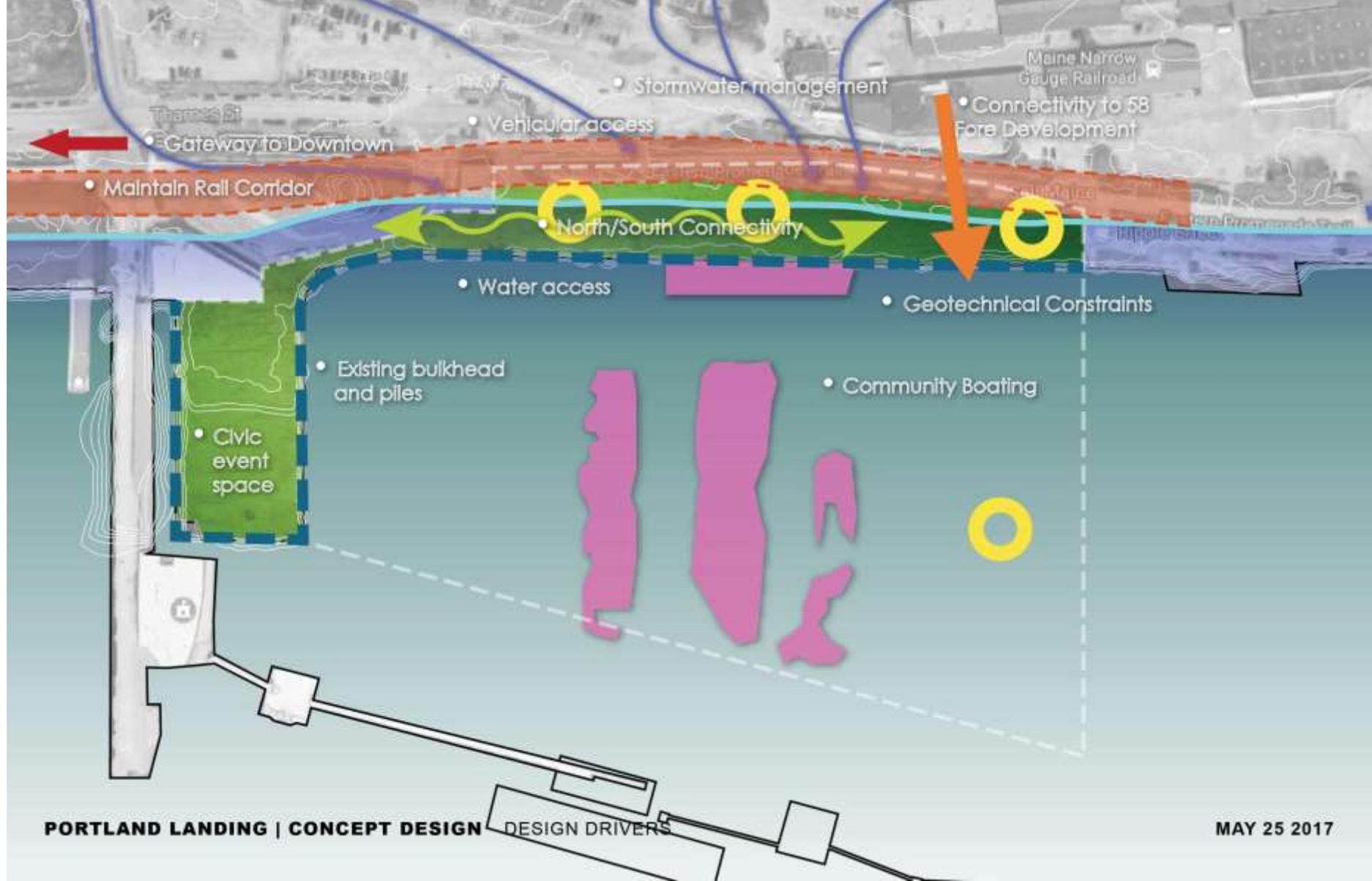
Program Assessment

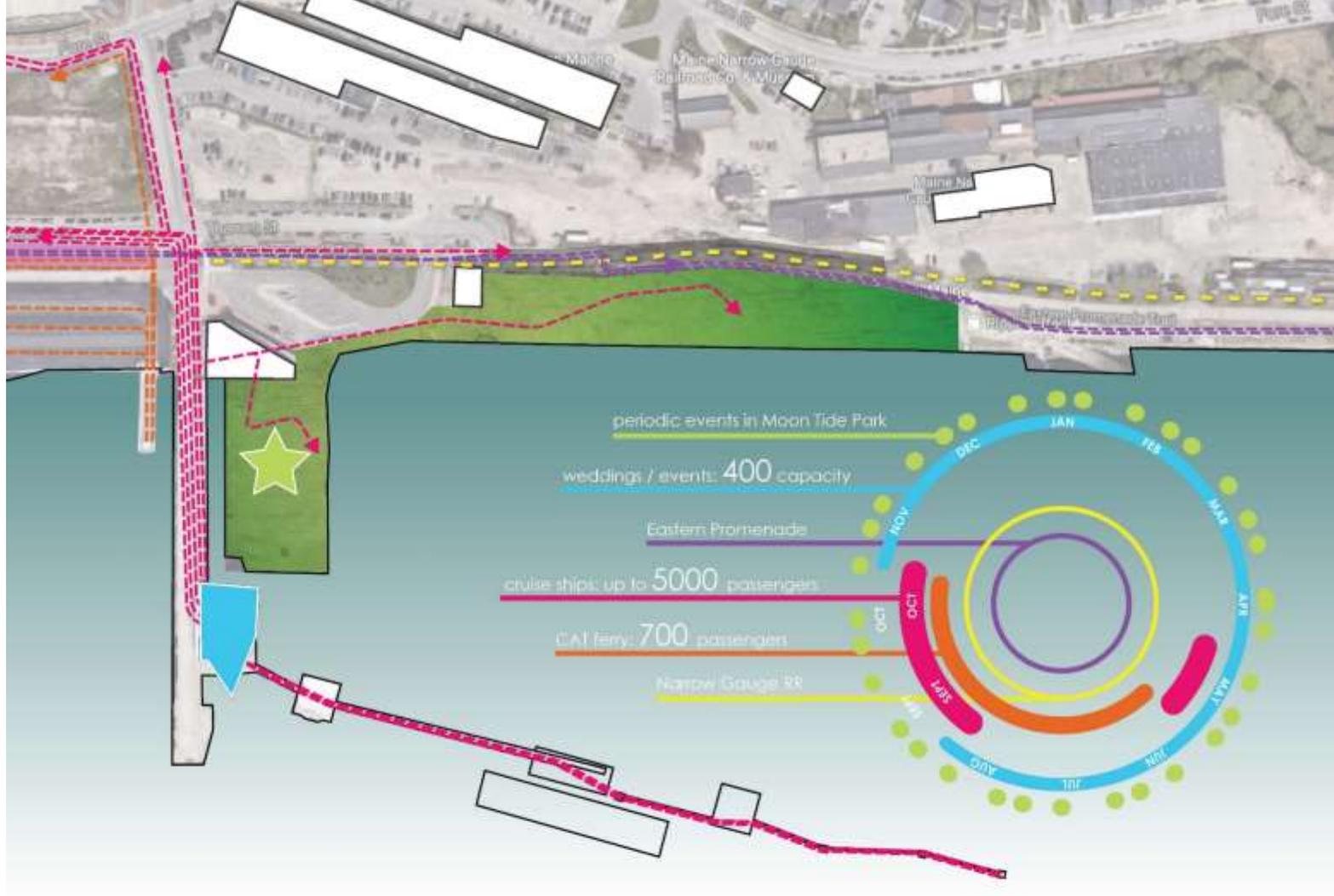
- Public boat landing and transient vessel berthing
- Public open space and accessible multi-use trail enhancements
- Permanent facilities for community boating
- Enhanced public views
- Opportunities for passive enjoyment of the Bay
- Access to the intertidal zone
- Storm water treatment
- Short-term and long-term plan for remnant piling fields

Program Assessment

Means to Accomplish **Program Elements**

- Tide pool playground
- **Public art**
- Fountains and play features (hills, mounds, boulders, splash pads, etc.)
- **Seating for multiple uses in a variety of conditions**
- **Living shoreline**/beach construction
- **New fixed piers and re-use of existing pilings where feasible and historic pier areas**
- **Floating docks**
- Reasonably scaled and sensitively sited structures supporting on-site program (potentially on land, docks, or floats)
- Small on-land structures supporting on-site program
- Green infrastructure highlighting **interaction between water and land**
- Storm drain outfall on the site which will allow the city to provide separated storm drain service to the Munjoy Hill/Fore Street Watershed
- **Pathways (internal, at water's edge, or extending over the water) augmenting the Eastern Promenade Trail**
- **Shared facilities that accommodate multiple compatible uses**
- Lawns and/or hills
- Picnic areas
- **Steps, ramps, seats at/to the water's edge**
- Information signs/wayfinding
- Short-term parking and **pick up-drop off serving on-site uses**
- Public rest rooms, changing rooms
- Launch and haul capabilities for on-site community boating tenants





AMETHYST LOT VISITOR DYNAMICS: CRUISE SEASON

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Trail



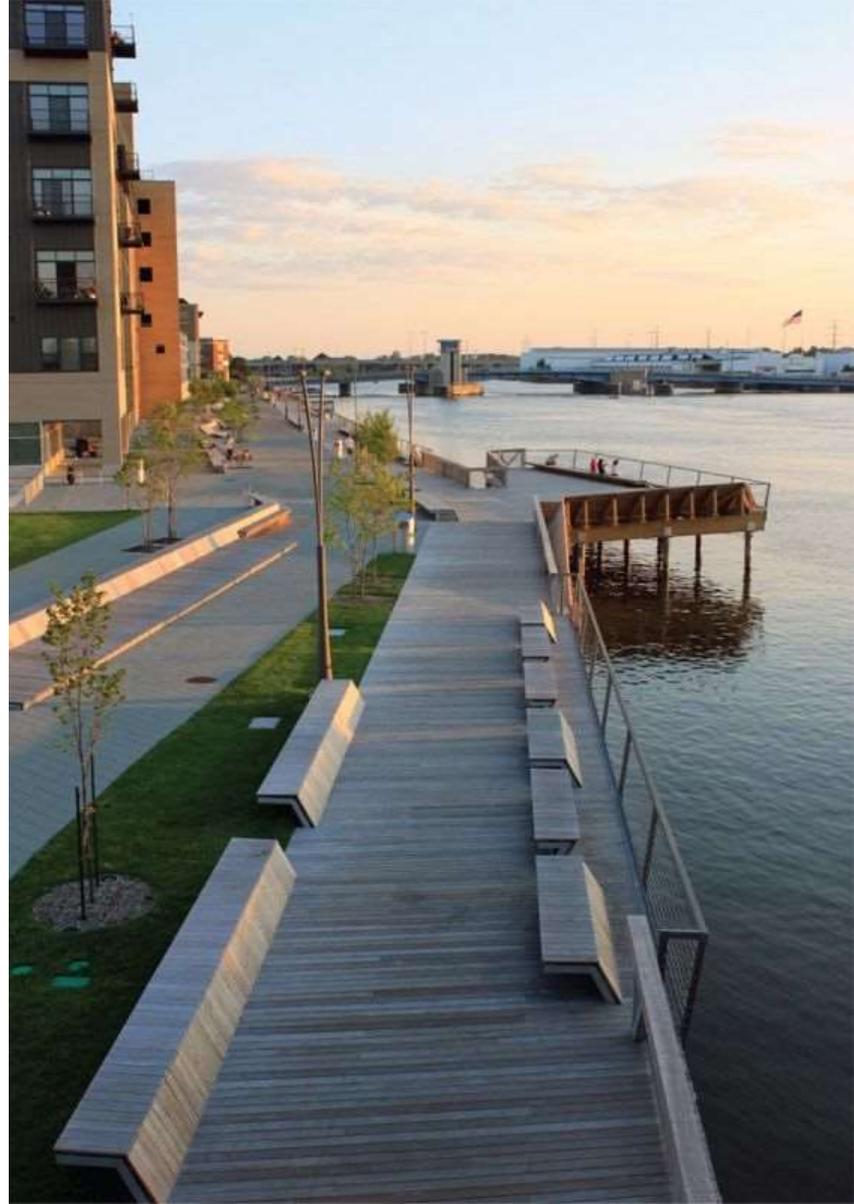
Multi-level Access



Dedicated Multi-Use Trail



Boardwalk
Fixed seating
Structure over water



Boardwalk Naturalized Edge



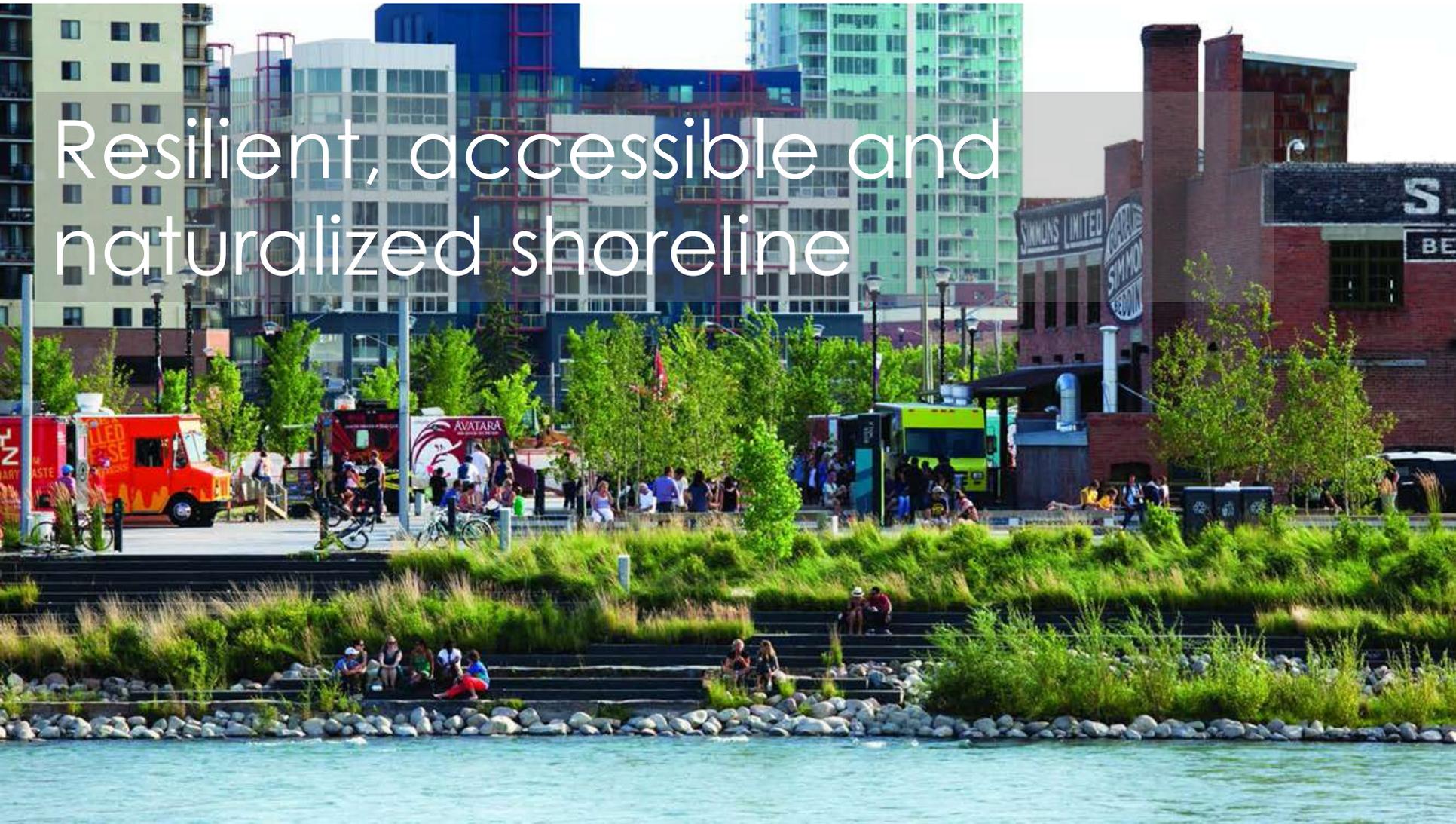


Naturalized Upland Stormwater Control

Informal Seating

A scenic view of a waterfront at sunset. In the foreground, two people are sitting on large, flat, light-colored rocks, looking out over the water. The water is calm with gentle ripples. In the background, there is a residential area with houses and trees along the shore. The sun is low on the horizon, creating a warm, golden glow. A small tree is visible on the right side of the frame. The overall atmosphere is peaceful and serene.

Resilient, accessible and naturalized shoreline



Fishing





Community Boating

Sailing Instruction



Transient Boating



Public Art



Lighting / Evening Effect





Interwoven boating and community spaces



Waterfront Event Space



Cafe and Sunny Seating



A piece of natural Maine coastal landscape within urban Portland



Serrated edge reduces wave action and allows for safe boating practice



Places to sit within the landscape with views of water



Flexible Spaces for Markets and Festivals











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AMETHYST PARK OPTION 1: BOARDWALK WATERFRONT

Stantec

MARCH 2 2017



AMETHYST LOT OPTION 2: PEOPLE'S PARK

Stantec

MARCH 2 2017



AMETHYST LOT OPTION 3: EXPERIENCING THE WATER

Stantec

MARCH 2 2017

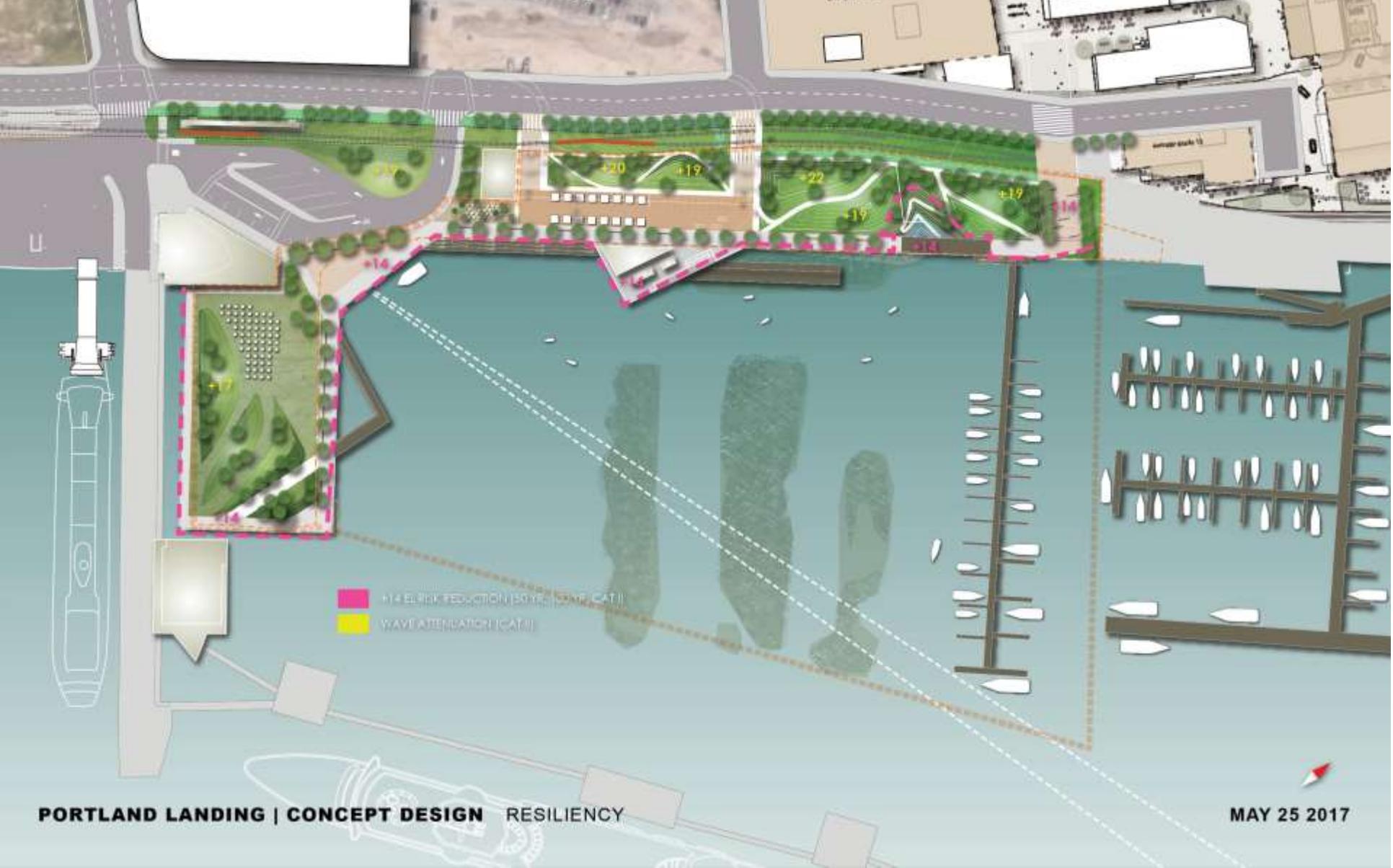


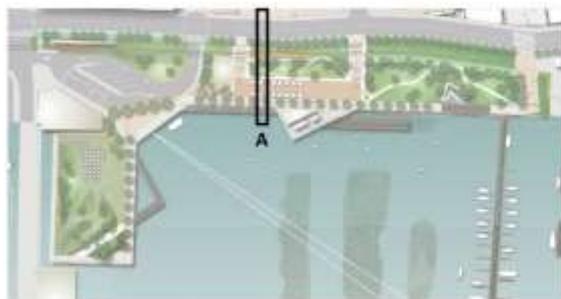
AMETHYST LOT OPTION 4: ECOLOGICAL EDGE

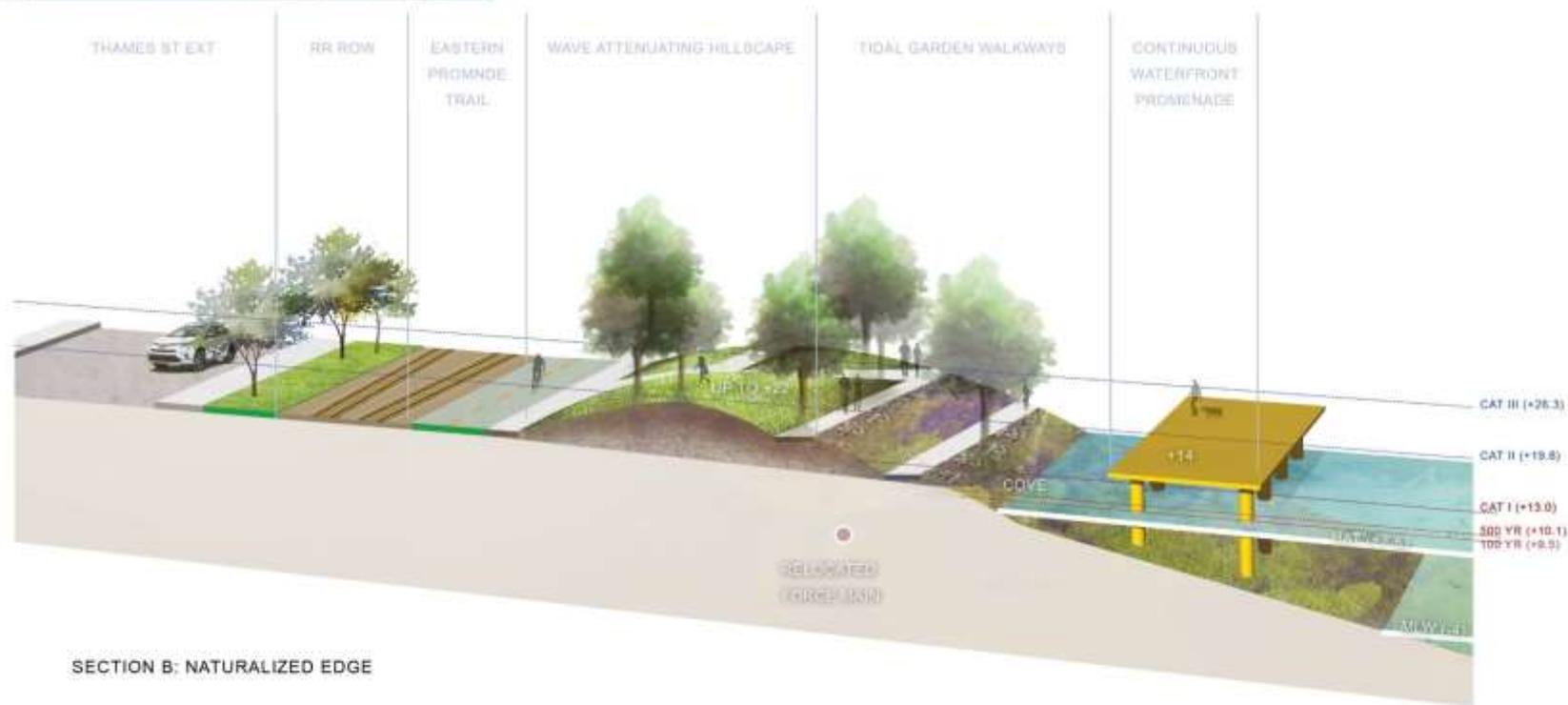
Stantec

MARCH 2 2017

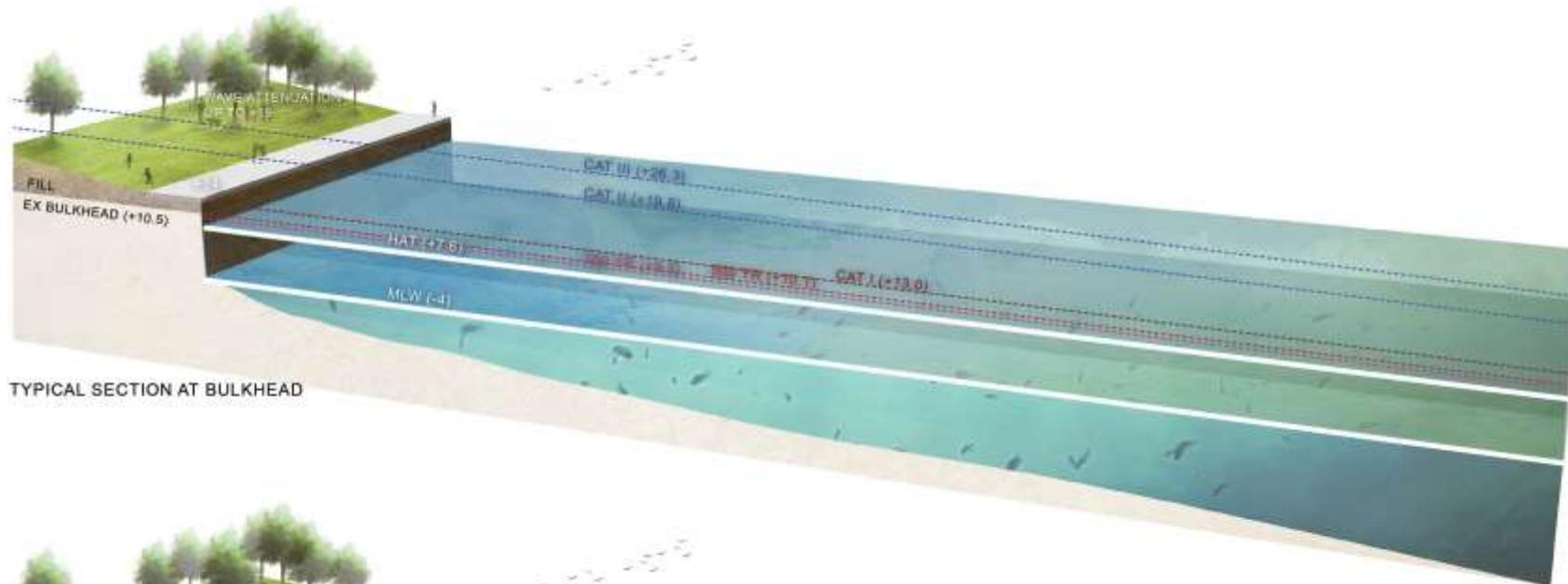




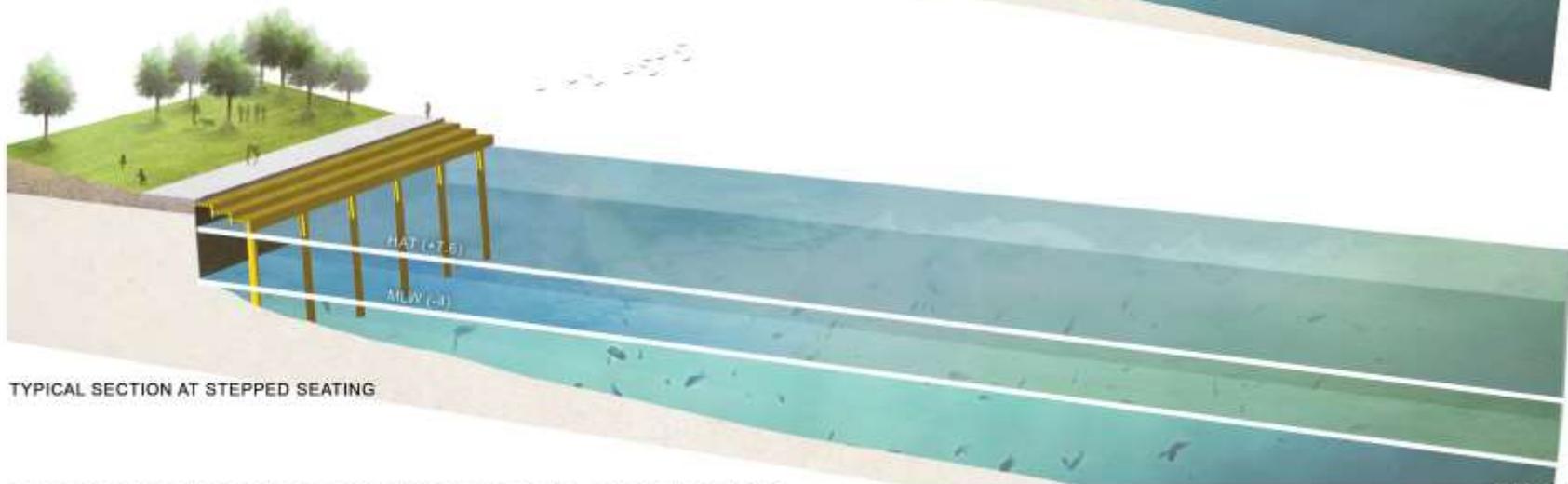




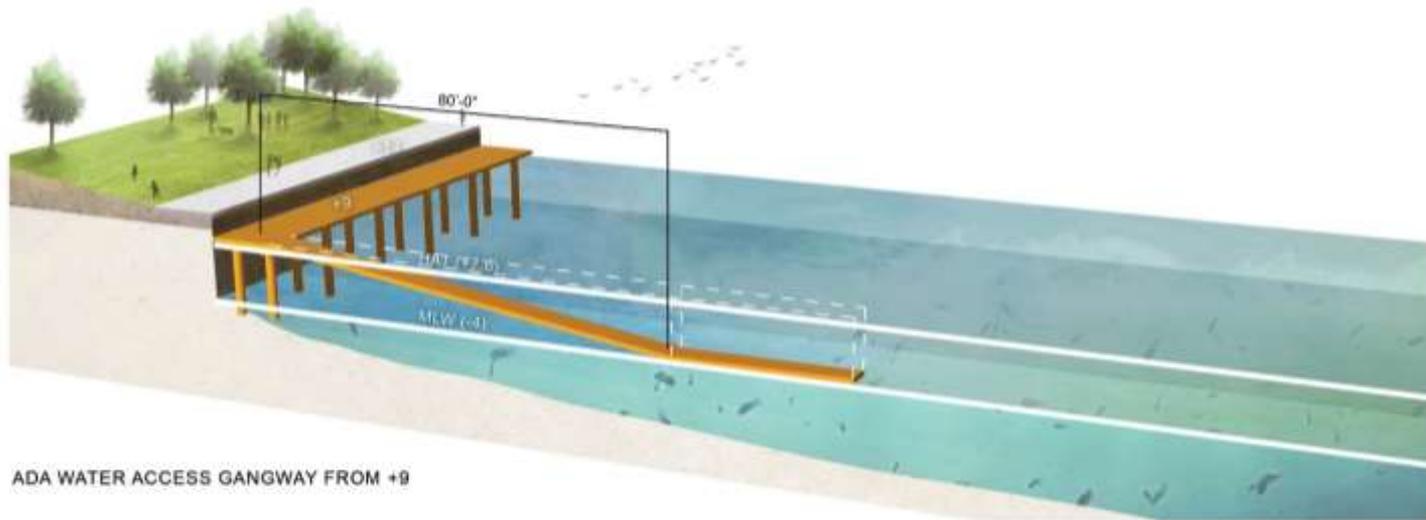




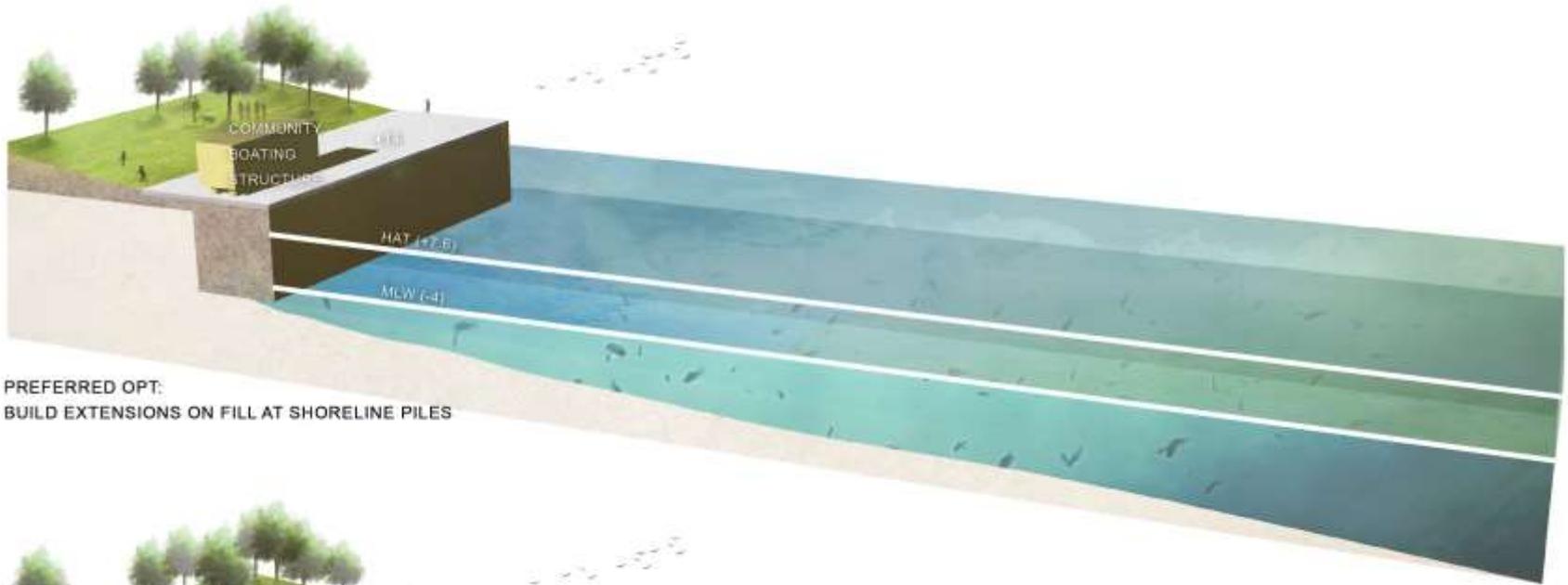
TYPICAL SECTION AT BULKHEAD



TYPICAL SECTION AT STEPPED SEATING



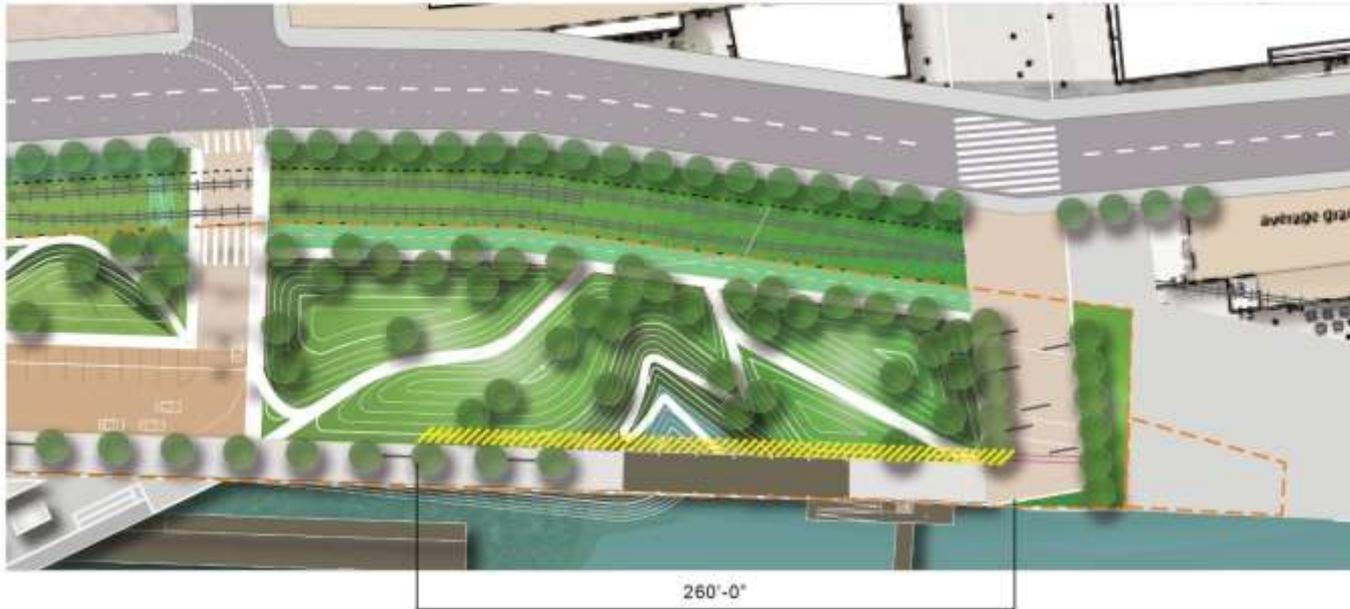
ADA WATER ACCESS GANGWAY FROM +9



PREFERRED OPT:
BUILD EXTENSIONS ON FILL AT SHORELINE PILES



ALTERNATE:
EXTENSIONS BUILT ON PILES (AREA REMAINS SUBJECT TO VE REQ)





PORTLAND LANDING | CONCEPT DESIGN AERIAL VIEW

MAY 25 2017



PORTLAND LANDING | CONCEPT DESIGN PROMENADE FROM THE PINCH POINT

MAY 25 2017



PORTLAND LANDING | CONCEPT DESIGN FESTIVAL PLAZA FROM WAVE ATTENTION HILLSCAPE

MAY 25 2017



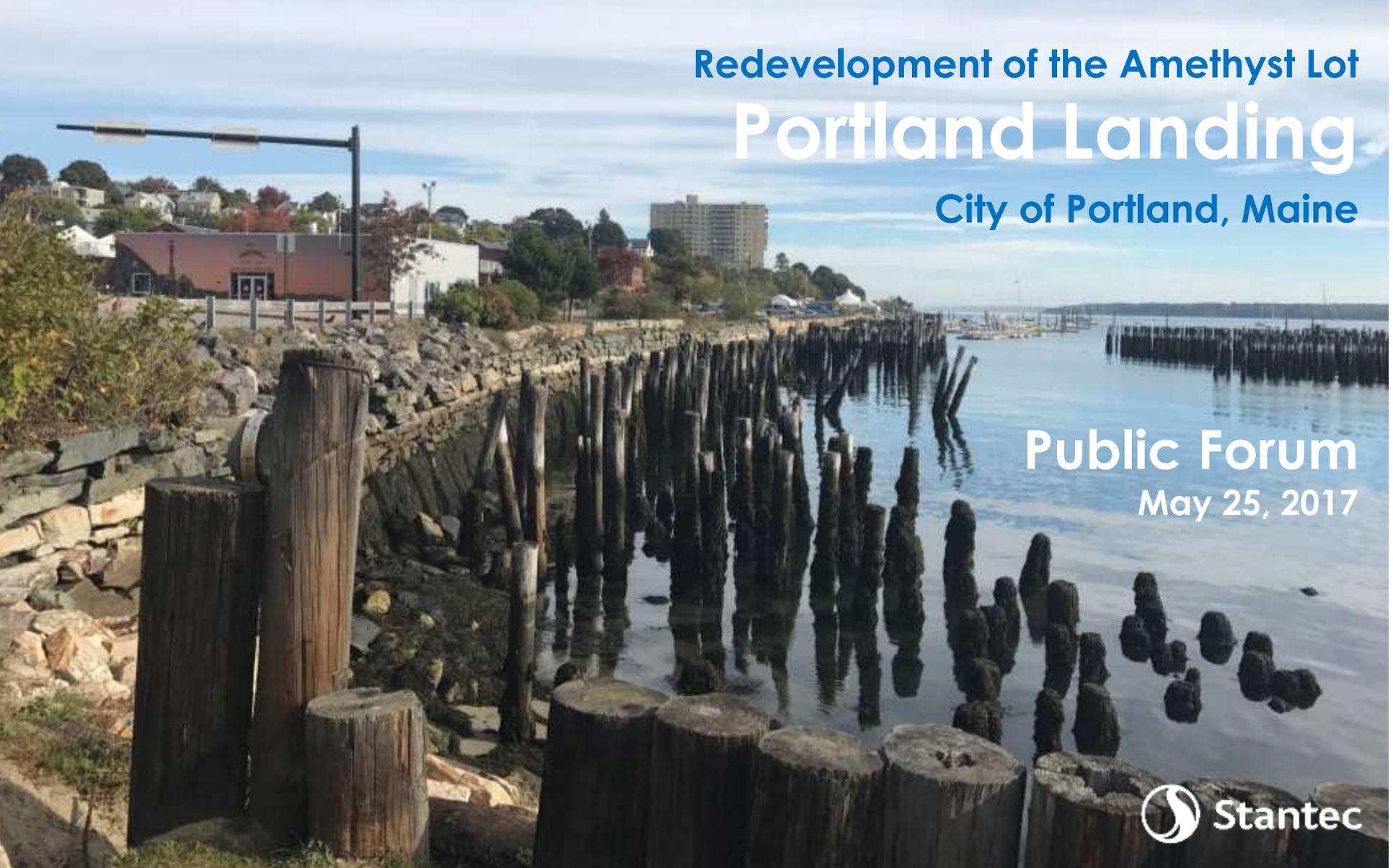


To Access Today's Presentation.....

www.portlandmaine.gov/1943/park-projects

Available by COB on 5/26/17.





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