

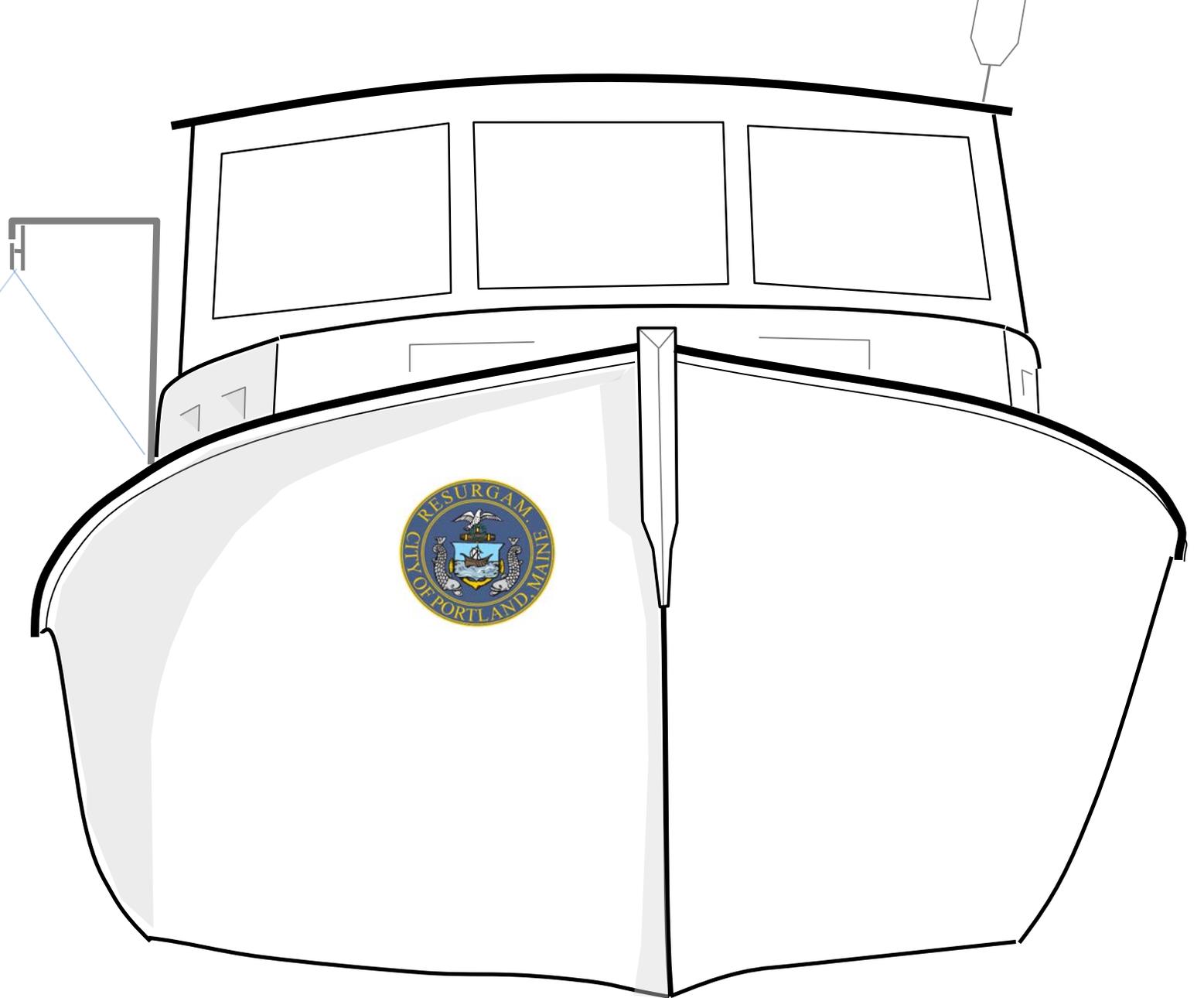
Waterfront Working Group

Meeting #2

January 17, 2019

City Hall Room 24

3:00- 6:00pm



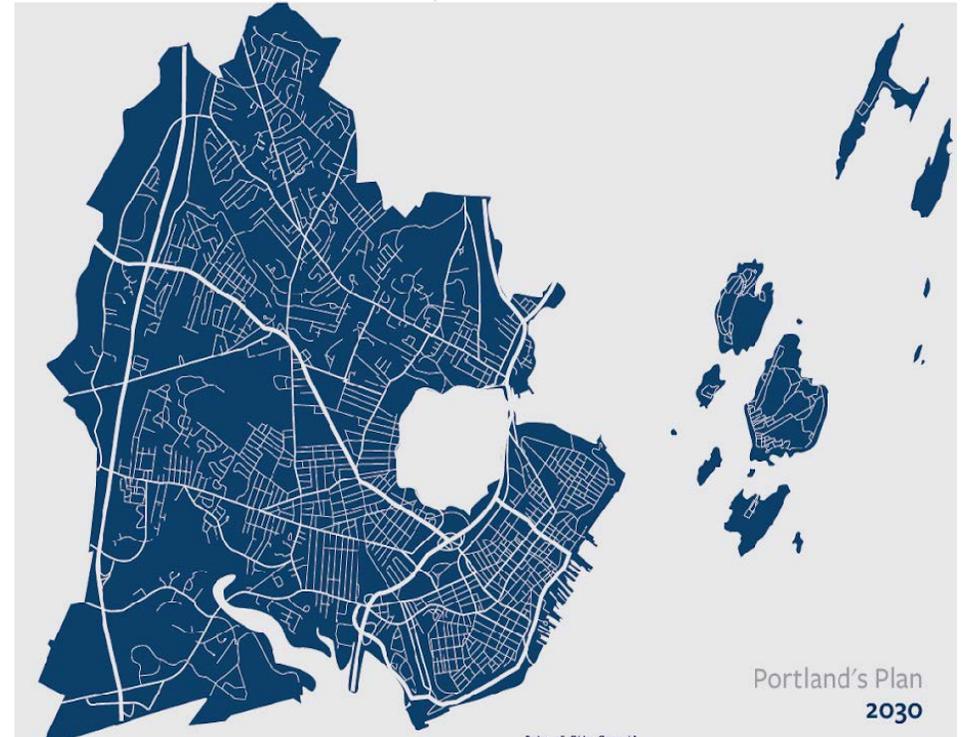
Waterfront Working Group - Agenda

1. Welcome and Introductions: *Jon Jennings, City Manager, Chair*
2. Waterfront Central Zone Background:
 - Comprehensive Plan: Portland's Plan 2030
 - 2010 WCZ Amendments
 - Current WCZ Language
3. Status on Current Projects:
 - Rufus Deering site
 - Fisherman's Wharf Conditional Rezoning
 - Other projects
4. Proposed amendments to the Waterfront Central Zone: *City Staff, Workgroup Members*
 - Contract and Conditional Rezoning
 - Other amendments suggested by Working Group
 - Fishing Priority – Options for discussion
5. Next steps

Portland's Plan 2030

Developed for Whole City:

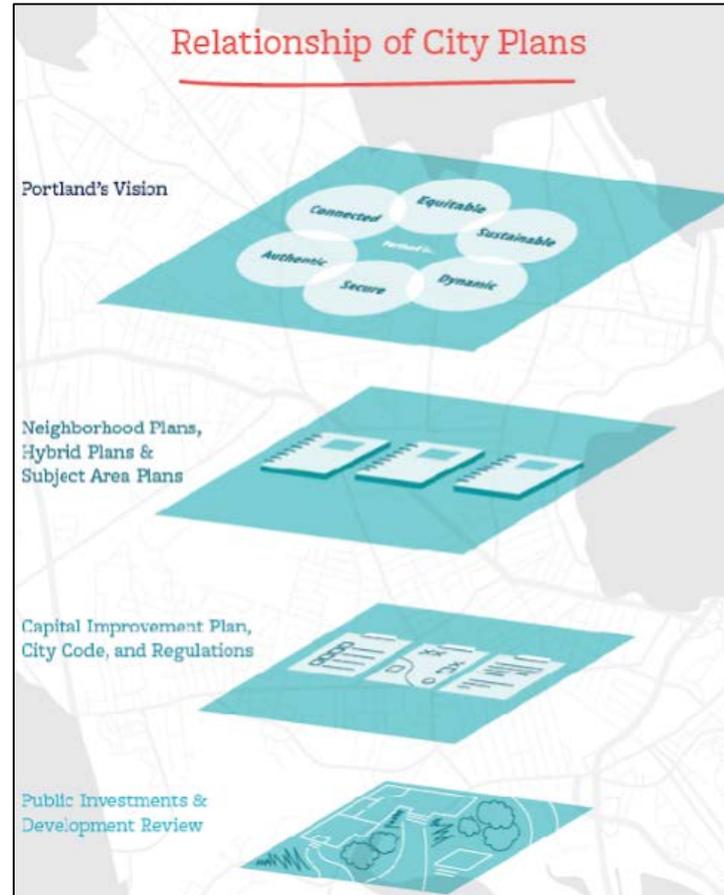
- Multi-year input process
- Guiding vision for Portland
- Informs land use and public policy with City-wide perspective



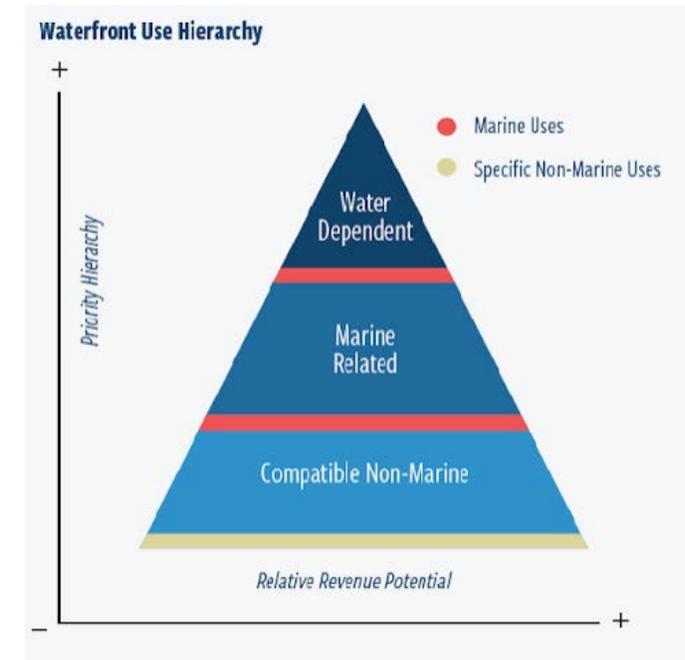
Portland's Plan 2030: What is it?



10-Year Vision



Establishes
Goals/Strategies



Portland's Plan 2030: What is it not?

Transportation Master Planning



Commercial Street Operations and Master Plan

OR

all waterside development and internal circulation routes must be maintained or otherwise provided as an element of any development.
(Ord. No. 297-05/06, 9-18-06; Ord. No. 240-09/10, 6-21-10; Ord. No. 278-09/10, 7-19-10)

DIVISION 18. WATERFRONT CENTRAL ZONE*

*Editor's note—Ord. No. 168-93, § 2, adopted Jan. 4, 1993, repealed former Divs. 18, 18.5 and 18.7, §§ 14-306-14-320.2, which pertained to waterfront zones, and enacted new provisions as Divs. 18, 18.5 and 18.7 to read as herein set out. Formerly, such provisions derived from Ord. No. 426-83, § 1, adopted Apr. 25, 1983; Ord. No. 427-83, § 1, adopted Apr. 25, 1983; Ord. No. 355-85, § 1, adopted Jan. 7, 1985; Ord. No. 438-86, § 1, adopted Apr. 7, 1986; Ord. No. 189-87, § 3, adopted Feb. 7, 1987; Ord. No. 174-87, 's; 1, 2, adopted Mar. 4, 1987; Ref. of May 5, 1987; Ord. No. 385-87, adopted Apr. 6, 1987; Ord. No. 36-89, §§ 1, 2, adopted June 28, 1989; and Ord. No. 15-92, §§ 22, 23, adopted June 15, 1992.

Order 184-14/15 repealed Division 18.7 on 6-1-2015.

Neighborhood/Thematic
Plan

Zoning

2010 Policy Statement for the Central Waterfront: Vision Statement

Development in the Central Waterfront will achieve a balance where non-marine economic development benefits the piers, Commercial Street, the Waterfront and the City by sustaining marine infrastructure, protecting opportunity for commercial marine activity, and promoting appropriate access by the public to views and activities in Portland Harbor.

**Policy Statement adopted
Into the Comprehensive Plan 2010**

2010 Policy Statement for the Central Waterfront: **Development Policies**

- **Preserve access to berthing and adequate space for commercial marine activity .**
- **Expand non-marine use opportunities .**
- **Accommodate as much non-marine use as can reasonably be absorbed within the zone without detrimental impacts to the overall volume of marine activity .**
- **Link non-marine development revenues with marine infrastructure investments.**
- **Expand the public's opportunity to access the Central Waterfront .**
- **Plan for climate change resiliency.**
- **Prohibit residential development.**

Waterfront Central Zone (WCZ): Overview

Foundation

Purpose

Definitions

Uses

Permitted/
Conditional

Prohibited

Development Standards

Dimensional
Standards

Performance
Standards

WCZ: Uses Explained

- Water Dependent
- Marine Related
- Compatible Non-Marine

Permitted



- Reviewed by Planning Board using Conditional Use Standards

Conditional



- Not Generally Compatible
 - Drinking Establishments
 - Residential Uses
 - Hotels**

Prohibited



WCZ: Development Standards

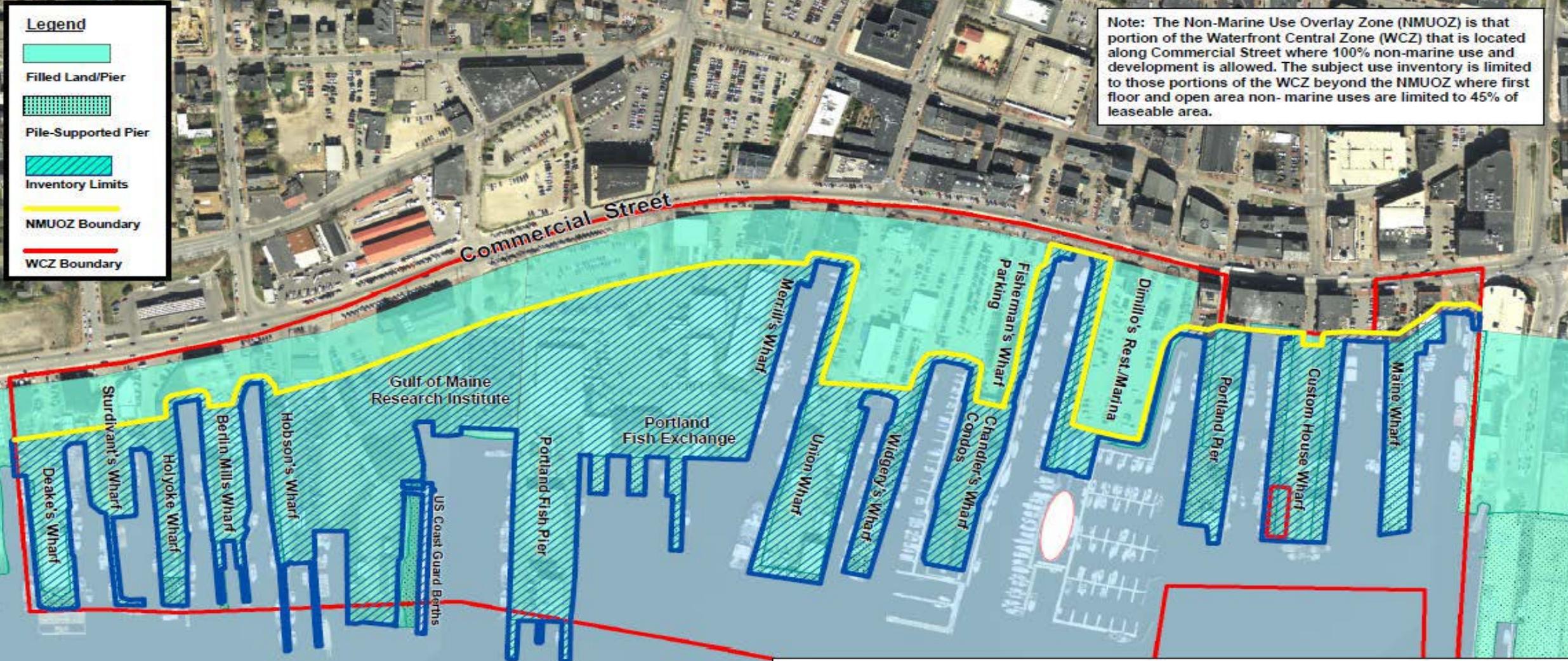
All	Non-Marine	Not Permitted*
<ul style="list-style-type: none">• Performance Standards	<ul style="list-style-type: none">• NMUOZ• Non-Marine Standards	<ul style="list-style-type: none">• Conditional/Contract Rezoning

* Exceeding Use/Dimensional Requirements must fulfill additional requirements prior to being eligible for a conditional/contract rezoning

Legend

- Filled Land/Pier
- Pile-Supported Pier
- Inventory Limits
- NMUOZ Boundary
- WCZ Boundary

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 leaseable area.

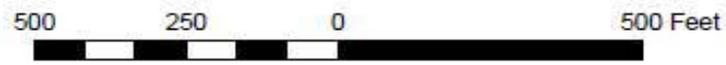


Non Marine Use Overlay Zone



WCZ Use Inventory

Map produced by the City of Portland Planning Division from Portland GIS Program data. Locations are approximate. Intended for orientation purposes only. May 2013.



Inventory Map Extent: Buildings and Open Areas in the Marine Use portion of the Zone (outside of the NMUOZ. See Note.)

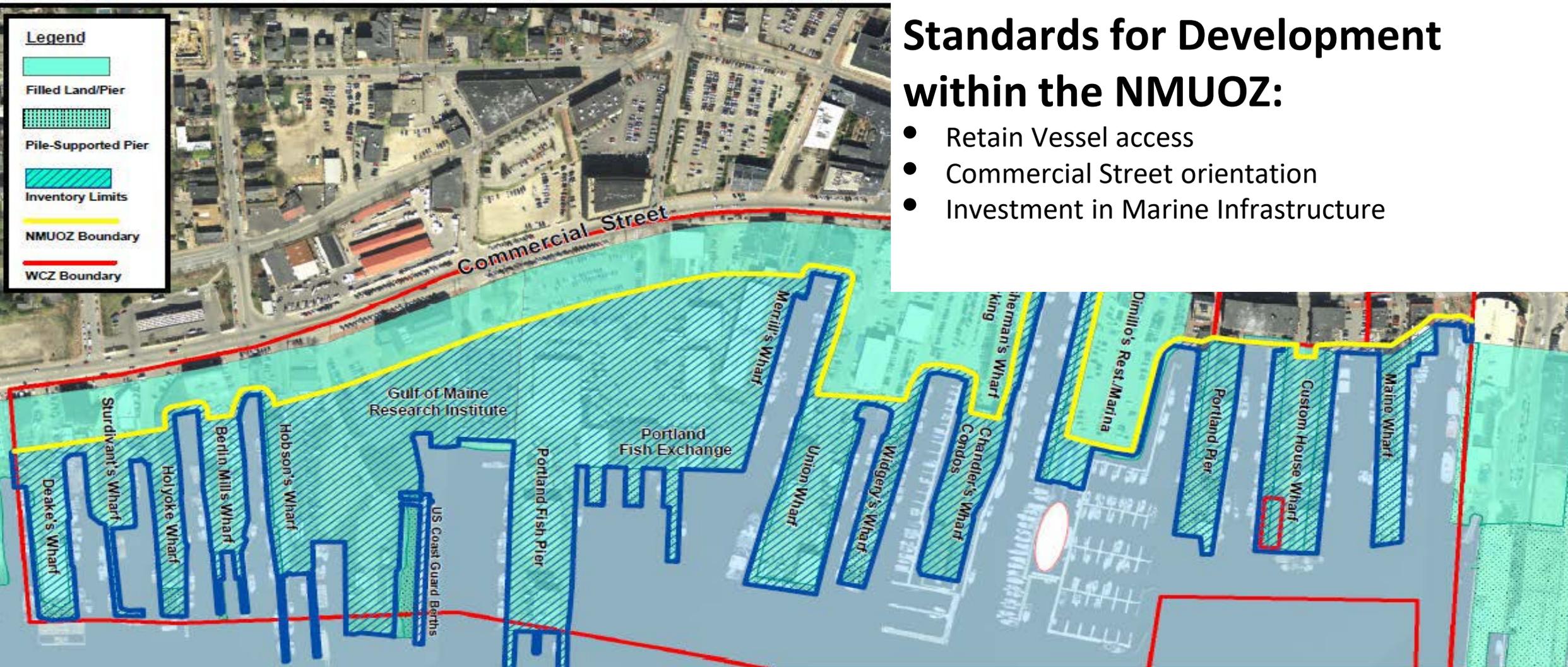


Legend

- Filled Land/Pier
- Pile-Supported Pier
- Inventory Limits
- NMUIOZ Boundary
- WCZ Boundary

Standards for Development within the NMUIOZ:

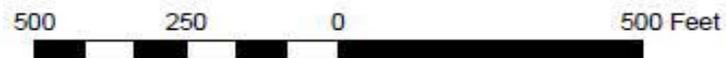
- Retain Vessel access
- Commercial Street orientation
- Investment in Marine Infrastructure



WCZ Use Inventory

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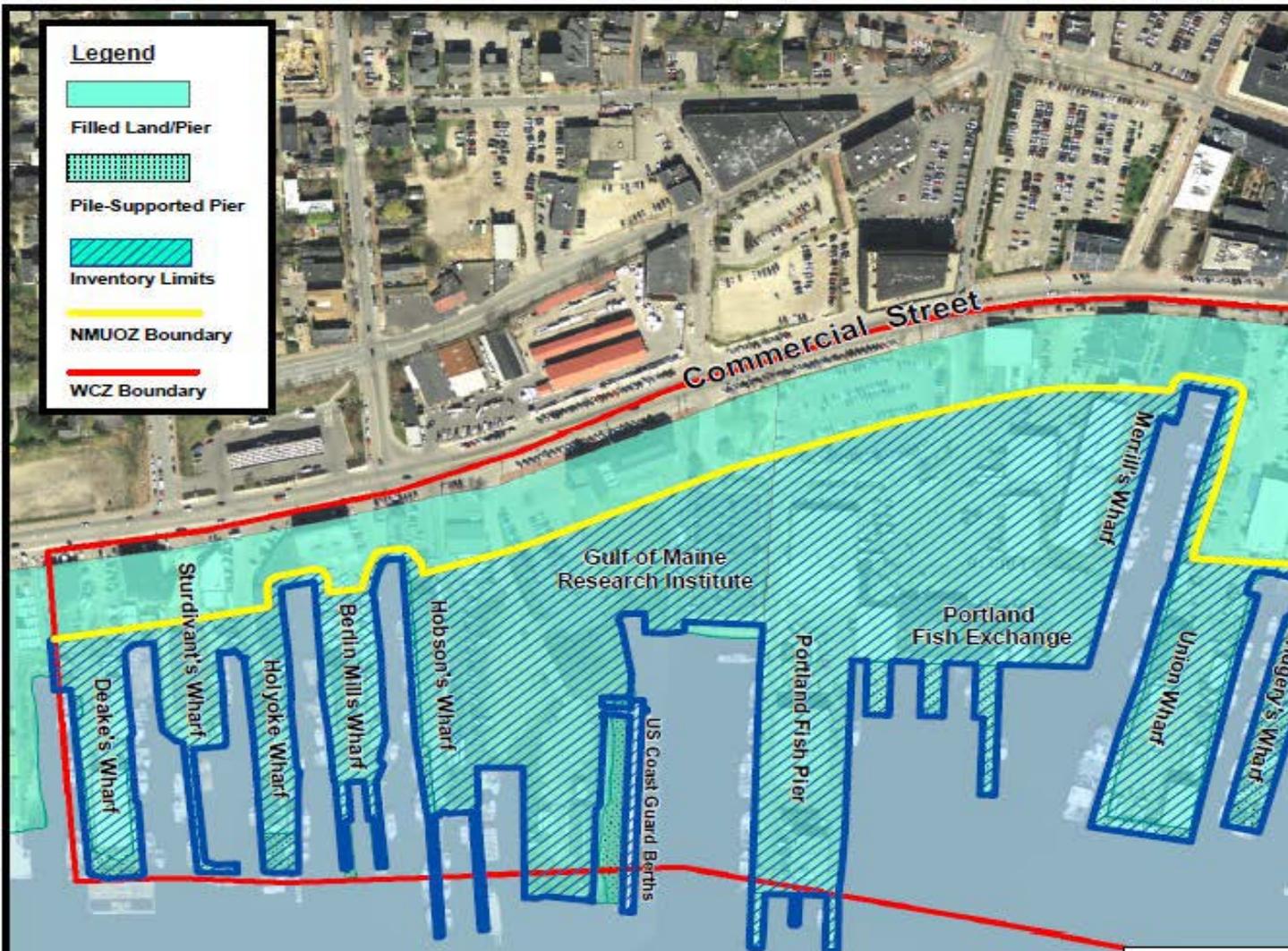


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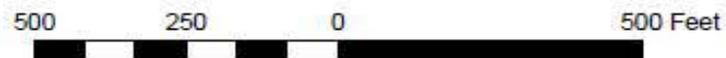
Non-marine uses outside of the NMUIOZ:

- 55% Marine Use required on all ground floors and open areas
- Vacancies or change of tenancy must be offered to marine use – advertised in “targeted media”
- Uses inventoried – Required of the pier owner at time of application
- Inventories compiled for entire zone and reported by Planning Authority
- Pier edge (5’ minimum) and berthing reserved for marine use



WCZ Use Inventory

Map produced by the City of Portland Planning Division from Portland GIS Program data. Locations are approximate. Intended for orientation purposes only. May 2013.



Inventory Map Extent: Buildings and Open Areas in the Marine Use portion of the Zone (outside of the NMUIOZ. See Note.)





Maine Wharf : 44% Non-Marine



Maine Wharf : 56% Marine

60 Portland Pier: Luke's Lobster
57 % Marine (Building) 61% Marine (Open area)



**Public Access
retained to end of Pier**



Union Wharf Office Building

WCZ: Contract/Conditional Rezoning Explained

WHAT IS IT?

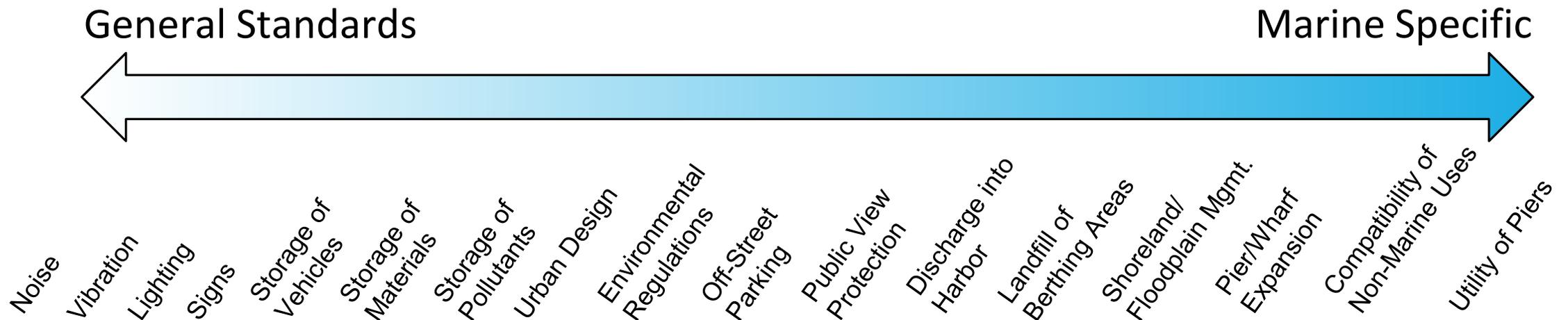
- Negotiation process wherein a new 'site-specific' zone is agreed to between Property Owner and City Council.
- Available to all property owners regardless of zone
- WCZ is UNIQUE in that it provides an extra step in the process, a requirement that certain standards be met before being found eligible.
- Council must still find proposals to be consistent with Comp Plan.

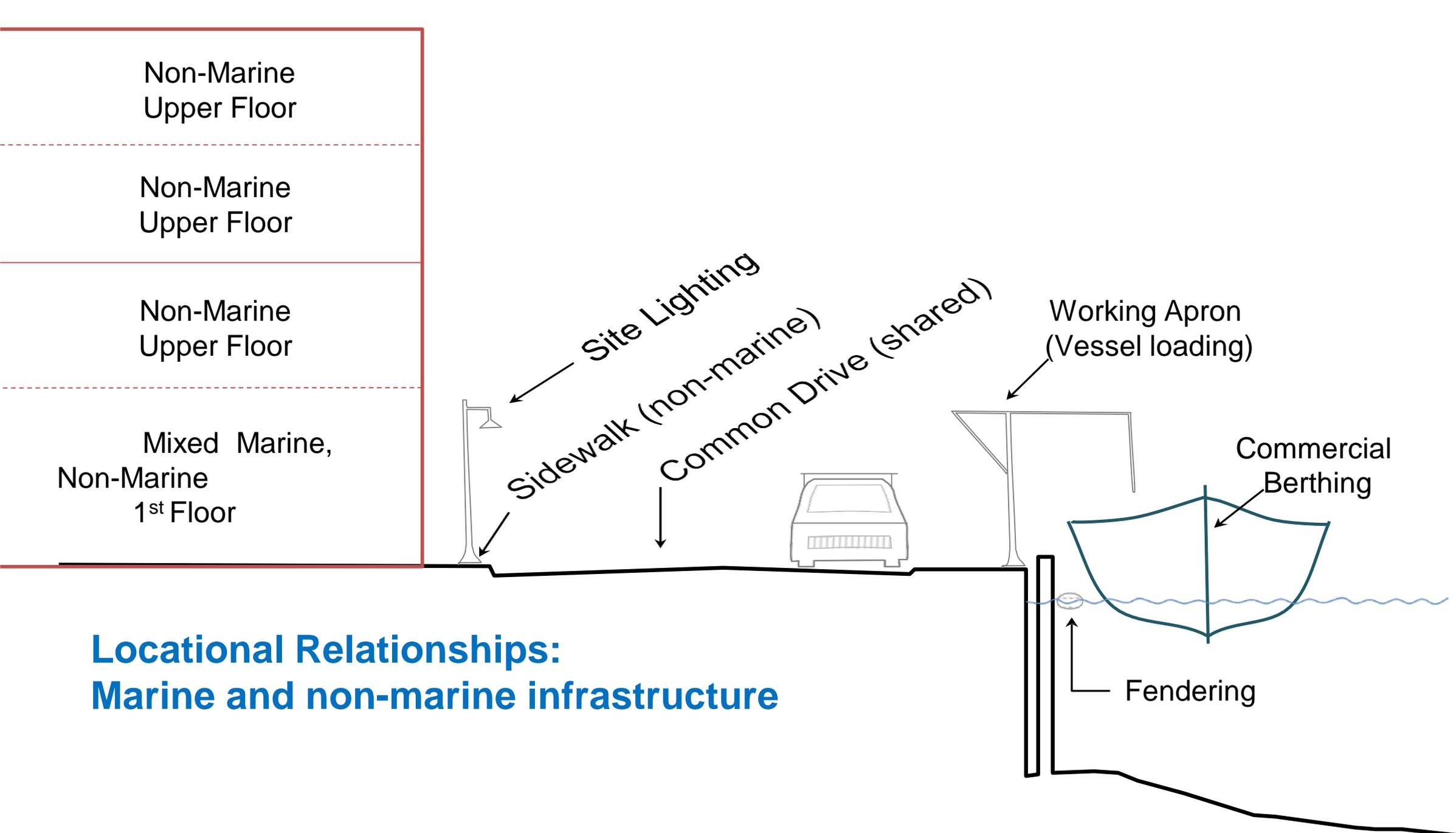
WHAT IT IS NOT?

- Contract/Conditional rezoning is NOT a Conditional Use, which is permitted by-right, so long as certain development standards are met.
- A single step process. Conformance with all performance and conditional rezoning standards must be evident, before property owner can move forward with rezoning.

WCZ: Performance Standards

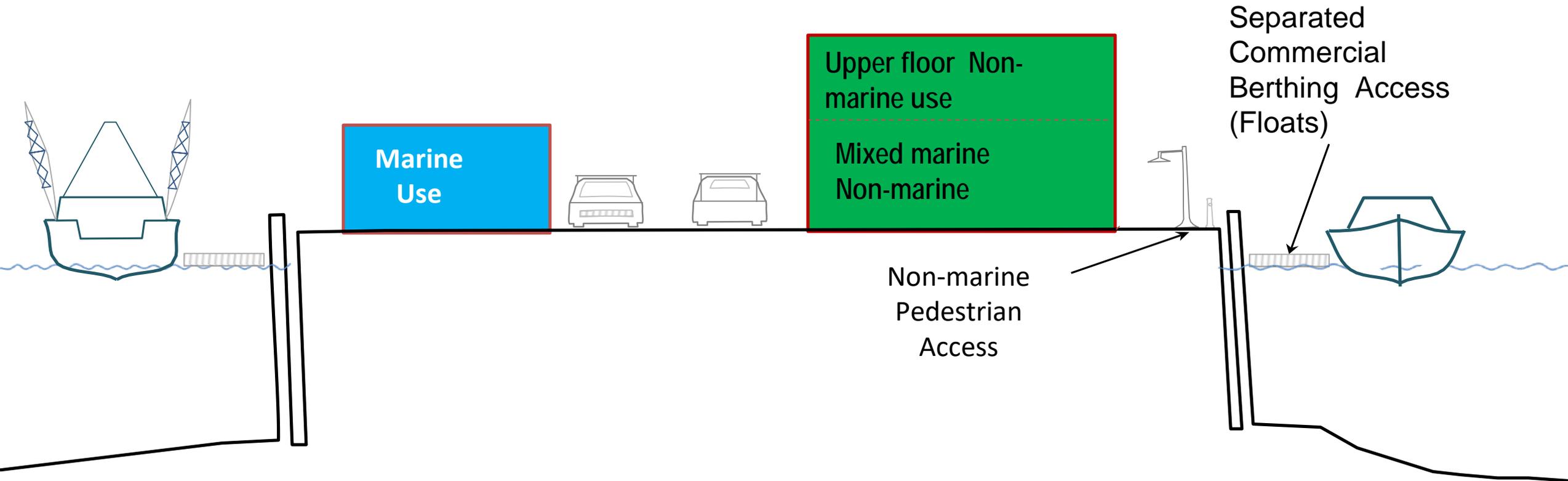
- Performance Standards = Means of ensuring compatibility and preventing nuisance among like uses



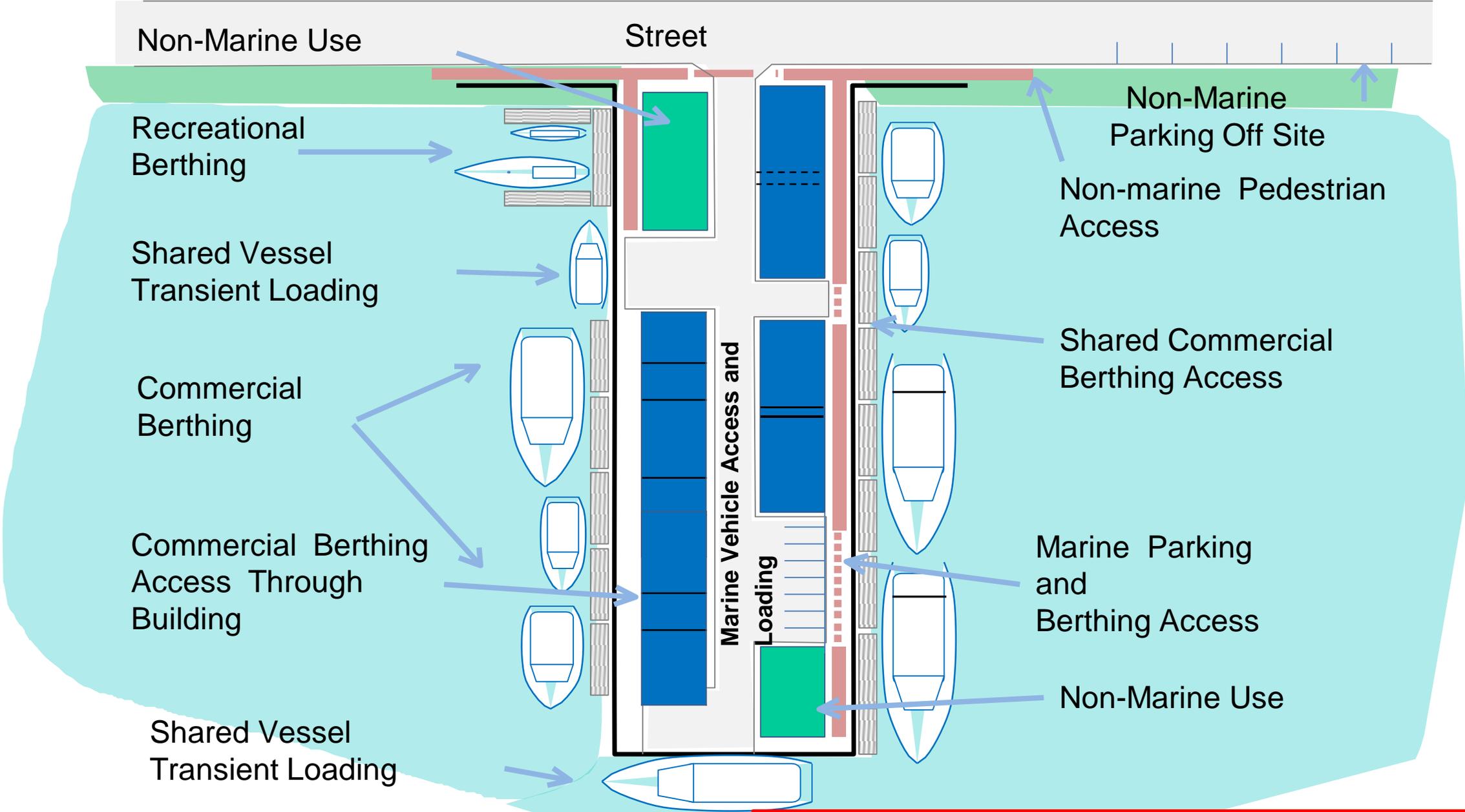


**Locational Relationships:
Marine and non-marine infrastructure**

Marine and Non-marine Use Compatibility



Applicable to a variety of pier types and sizes



Marine and Non-marine Use Compatibility

WCZ: Next Steps – Short Term

- Planning Board Workshop on January 22, 2019 to discuss changes to the conditional rezoning standards of the WCZ
- Proposal is to go beyond the additional standards required for conditional rezonings in the current WCZ and, based on the recent Comprehensive Plan, eliminate the option for conditional/contract zones in the WCZ
- Would be the only zone in the City that did so

Waterfront Working Group

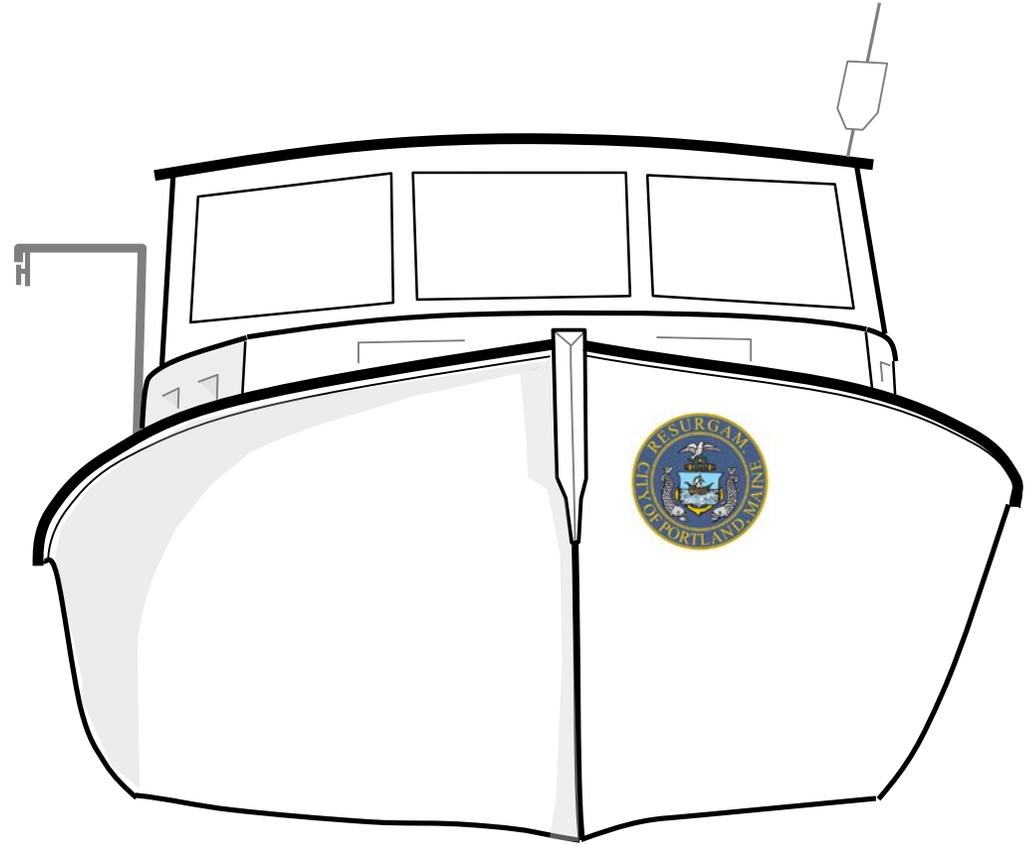
Questions?

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WCZ: Rufus Deering Contributions

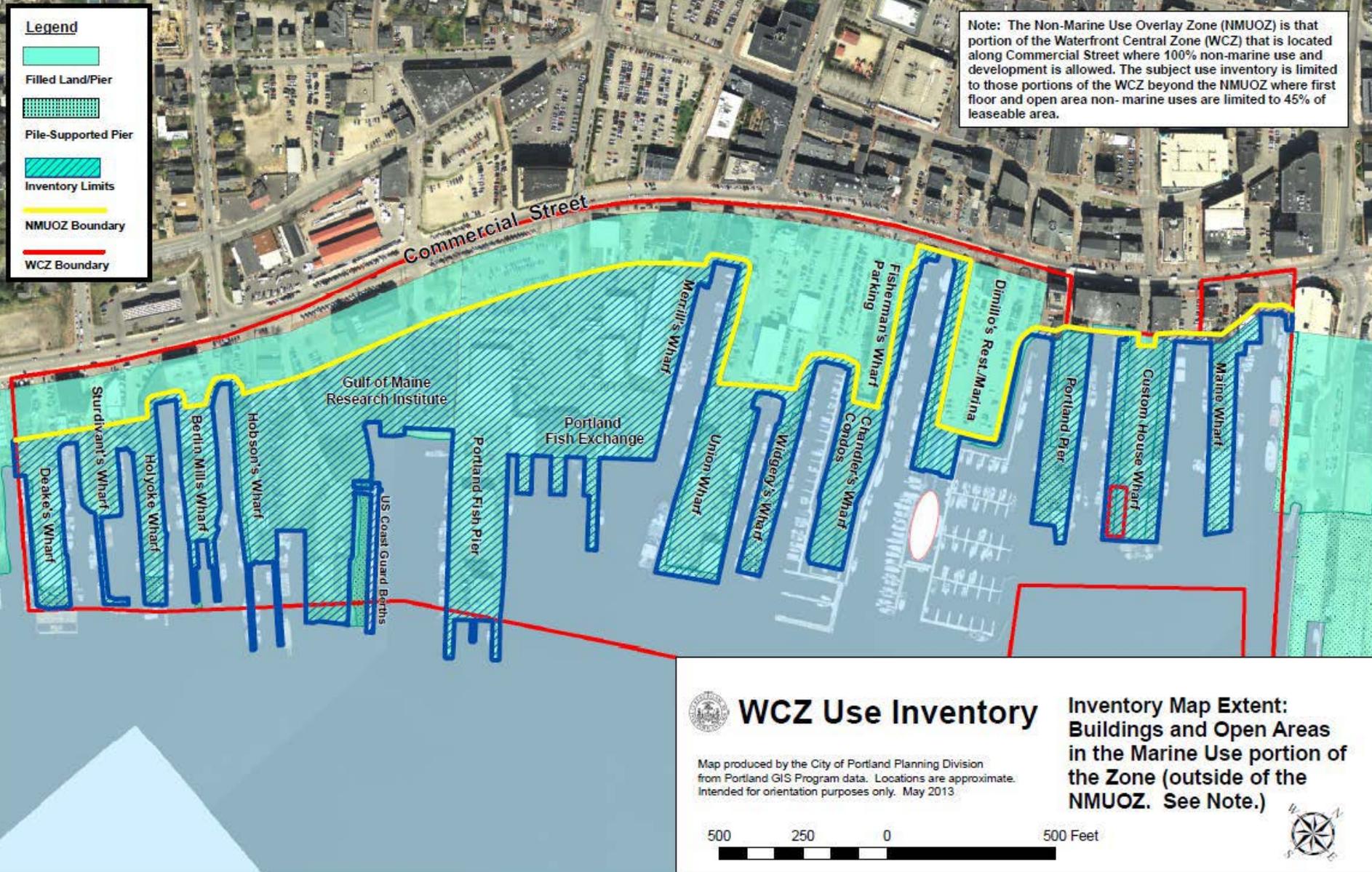
- B5b, not WCZ
- \$40,000 → Commercial Street Operations and Master Plan
- Traffic Movement Permit
 - \$35,000 → Beach Street
 - \$150,000 → Signal at High and Commercial
- \$10,000 → TMA
- Provides additional off-street parking for marine uses



Fisherman's Wharf Update

- Request for hotel has been withdrawn.
- Future plans for this site are unclear at this stage.





Fisheries Priority: Where and How?

Legend

Commercial Street
ROW Offset

NMUOZ

Commercial Street Right of Way

- 50 ft
- 100 ft
- 150 ft
- 200 ft
- 250 ft
- 300 ft
- 350 ft
- 400 ft
- 450 ft
- 500 ft
- 550 ft

Waterfront Central Zone Commercial Street Offsets



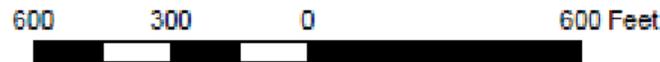
Map produced by the City of Portland Department of Economic Development from City of Portland 2016 pictometry and GIS parcel data. Offset distances are approximate. Intended for visualization only. Not for design or regulatory compliance. January 2019



Waterfront Central Zone



**Parking Areas:
Larger Scale and Commercial Lots**



Parking Inventory

Parking Lots

Lot #	Lot Location (approximate)	Area (Sq Ft)	Number of Spaces
1	Hobson's Wharf/Coast Guard	36,000	120 +/- Capacity by calc. Variable - used also for marine storage
2	Gulf of Maine Research Inst.	32,000	80 By count
3	Coast Guard Berths (SOHRE)	32,000	70 By calc.
4	Fish Pier, Marine Trade Center Lot	33,500	99 By count
5	Fish Pier, Commercial St. Lot	56,300	156 By count
6	Merrill Wharf, Cumberland Storage	30,600	105 By count
7	Union Wharf	39,800	115 By count
8	Whigsey Wharf/Union Wharf	22,400	80 By count
9	Fisherman's Wharf (1)	51,500	175 By calc.
10	Fisherman's Wharf (2)	14,000	49 By count
11	Long Wharf/Diesel's	94,800	380 By calc.
12	Totals	423,000 Sq Ft	1335 approximate count

Map produced by the Portland Planning Division from year 2005 GIS Program data. For use in the evaluation of Waterfront Central Zone text amendments. Parking lots shown are lots that are greater than 30,000 square feet and/or lease to off-site uses.

Parking Lots

<u>Lot Location (approximate)</u>	<u>Area (Sq Ft)</u>	<u>Number of Spaces</u>
Hobson's Wharf/Coast Guard	36,000	120 +/- Capacity by calc. Variable – used also for marine storage.
Gulf of Maine Research Inst.	33,000	83 By count
Coast Guard Berths (GOMRI)	22,000	73 By calc.
Fish Pier, Marine Trade Center Lot	33,500	99 By count
Fish Pier, Commercial St. Lot	56,300	156 By count
Merrill Wharf, Cumberland Storage	30,600	105 By count
Union Wharf	29,800	115 By count
Widgery Wharf/Union Wharf	22,400	80 By count
Fisherman's Wharf (1)	51,500	175 By calc
Fisherman's Wharf (2)	14,000	49 By count
Long Wharf/Dimillo's	94,800	280 By calc
Totals	423,900 Sq Ft	1335 approximate count

