

1. City Council Workshop Agenda

Documents:

[AGENDA.PDF](#)

2. Portland Ocean Terminal Presentation At Council Workshop

Documents:

[10-2-2017 PORTLAND OCEAN TERMINAL PRESENTATION AT COUNCIL WORKSHOP .PDF](#)



CITY OF PORTLAND, MAINE

CITY COUNCIL WORKSHOP

October 2, 2017

4:30 p.m. – 5:30 p.m.

City Hall – City Council Chambers

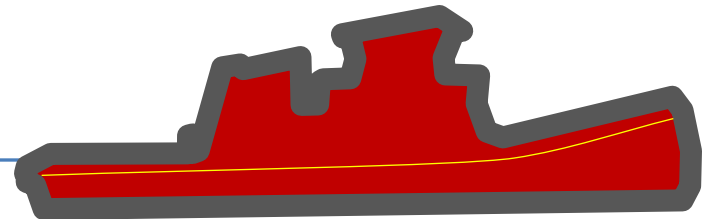
AGENDA

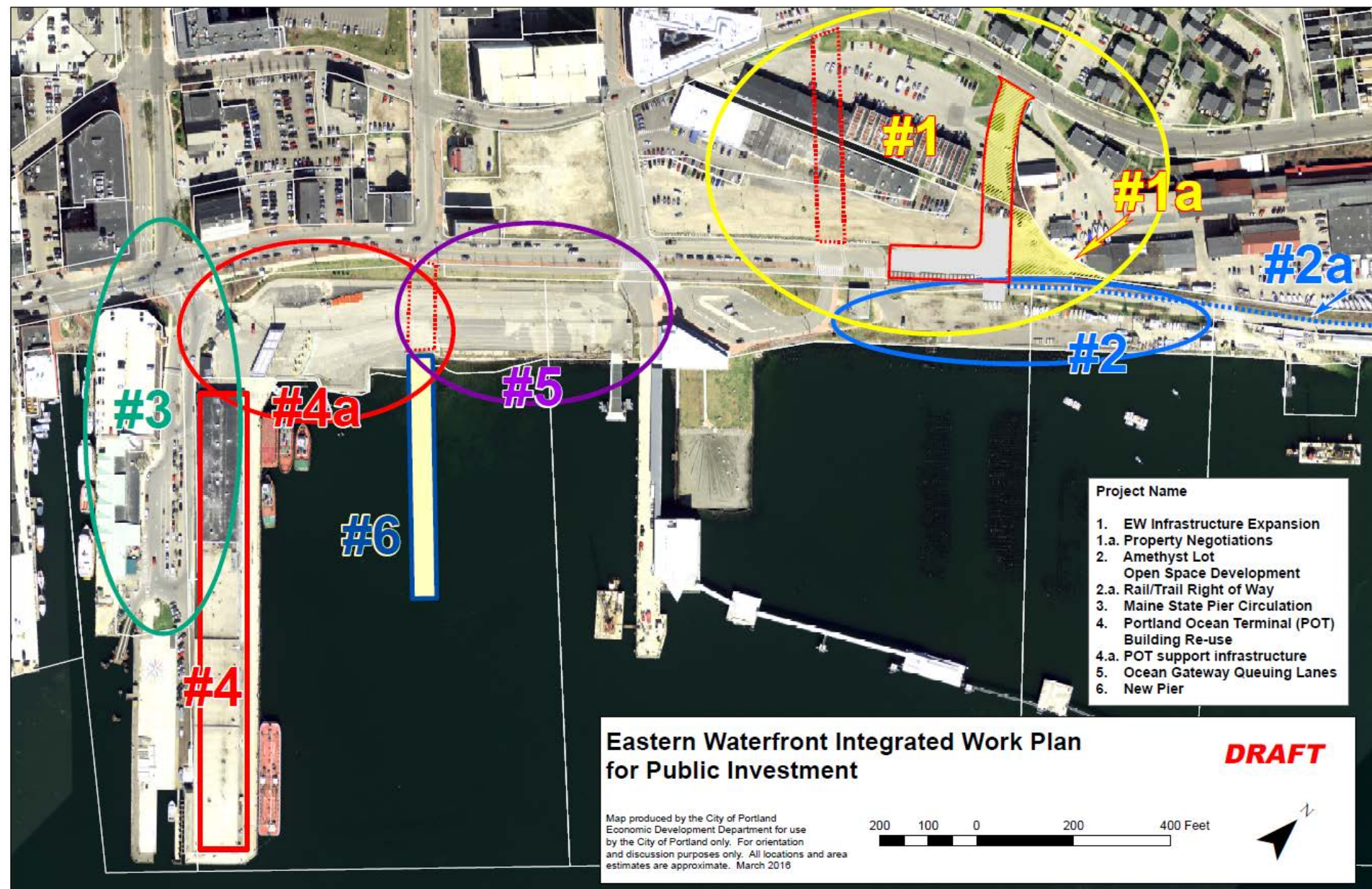
1. Maine State Pier



City Council Workshop on the Future of the Portland Ocean Terminal at the Maine State Pier

October 2, 2017





Project Area 4

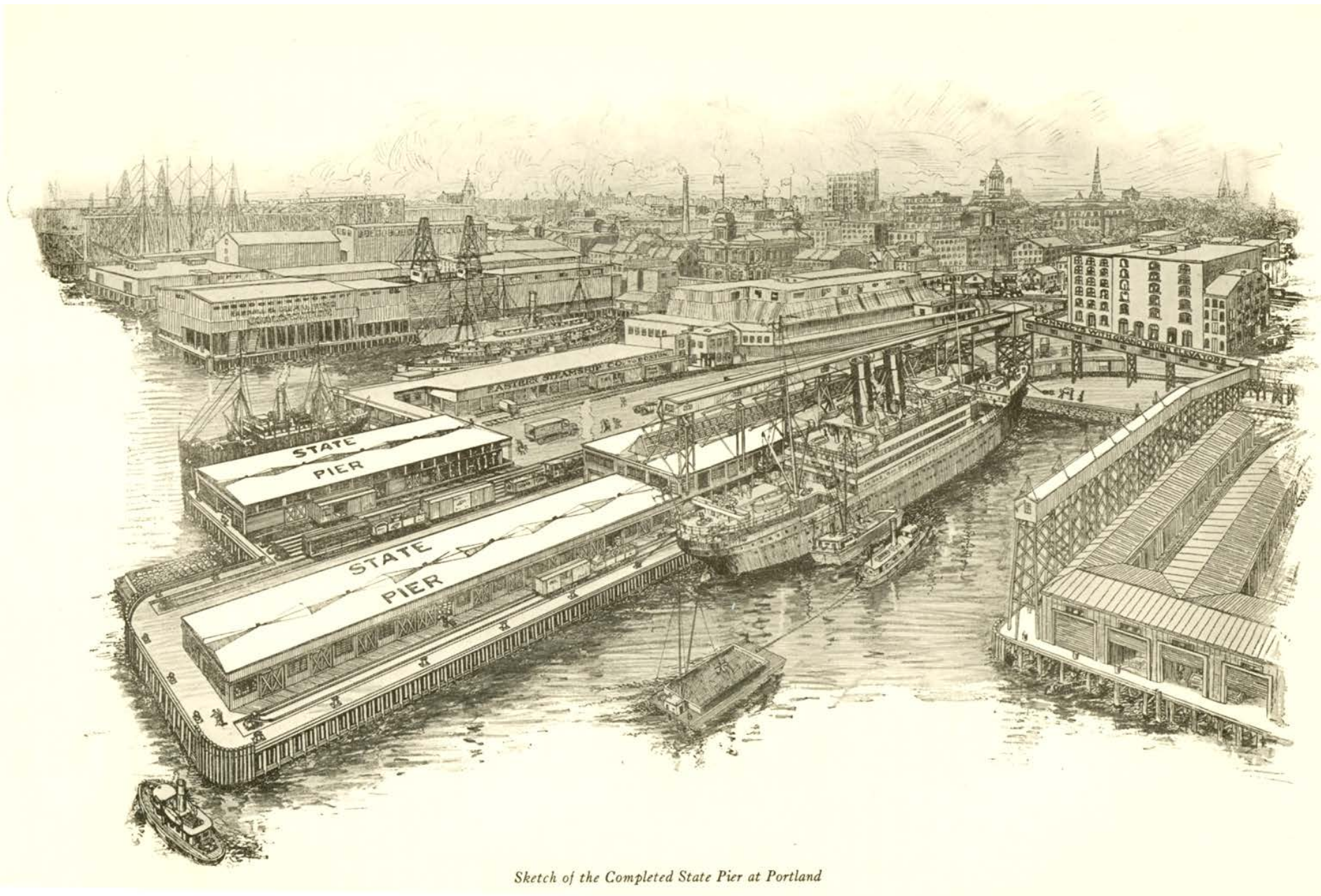
Portland Ocean Terminal Building Re-use Planning and Supporting infrastructure

4. Portland Ocean Terminal (POT) Building Re-use		Evaluate increased commercial and marine tenant use of available vacant second floor office space and vacant ground floor marine industrial space.
4.a. POT support infrastructure		Identify and design supporting infrastructure to facilitate 4. POT Re-use.

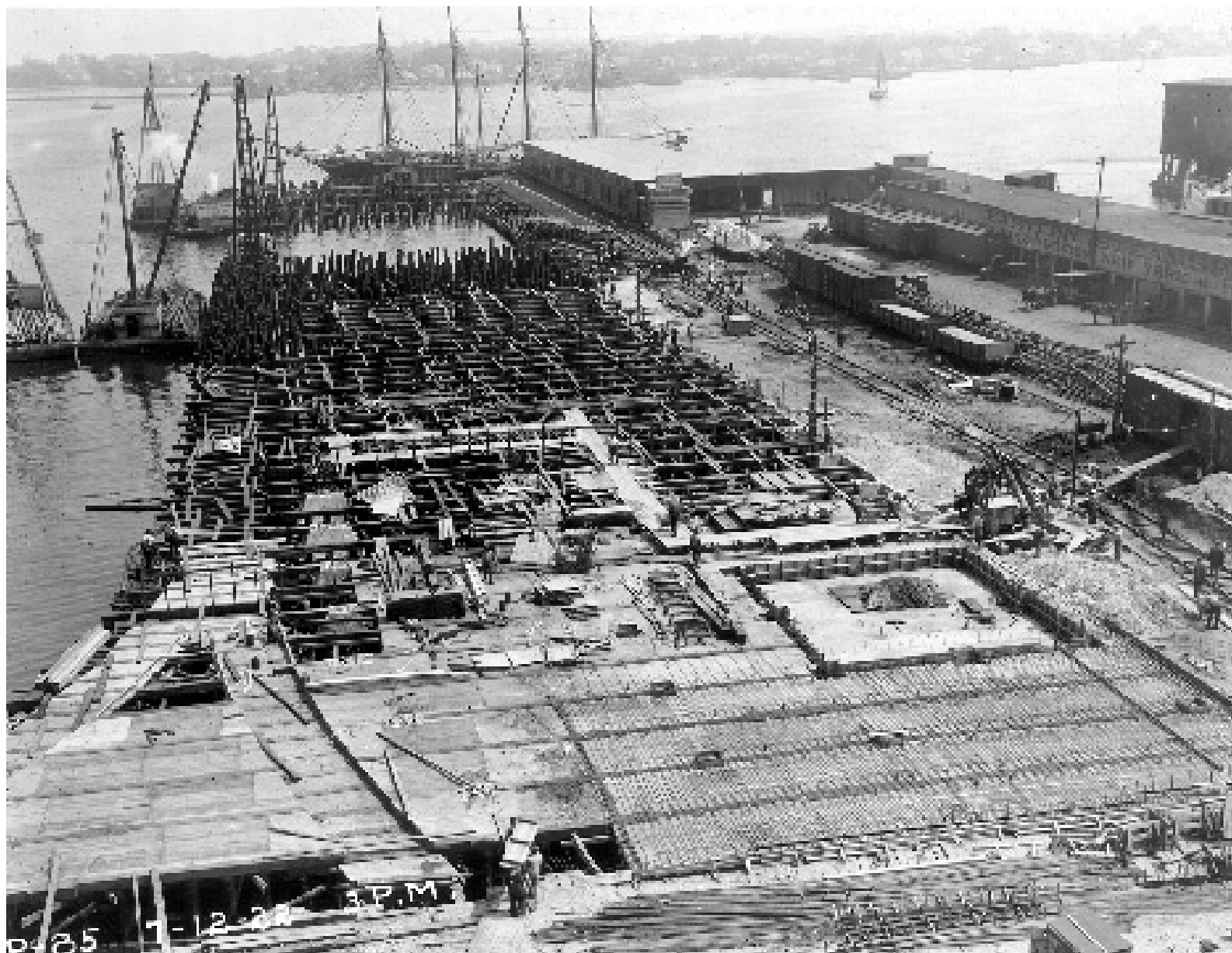




History and Background



Sketch of the Completed State Pier at Portland

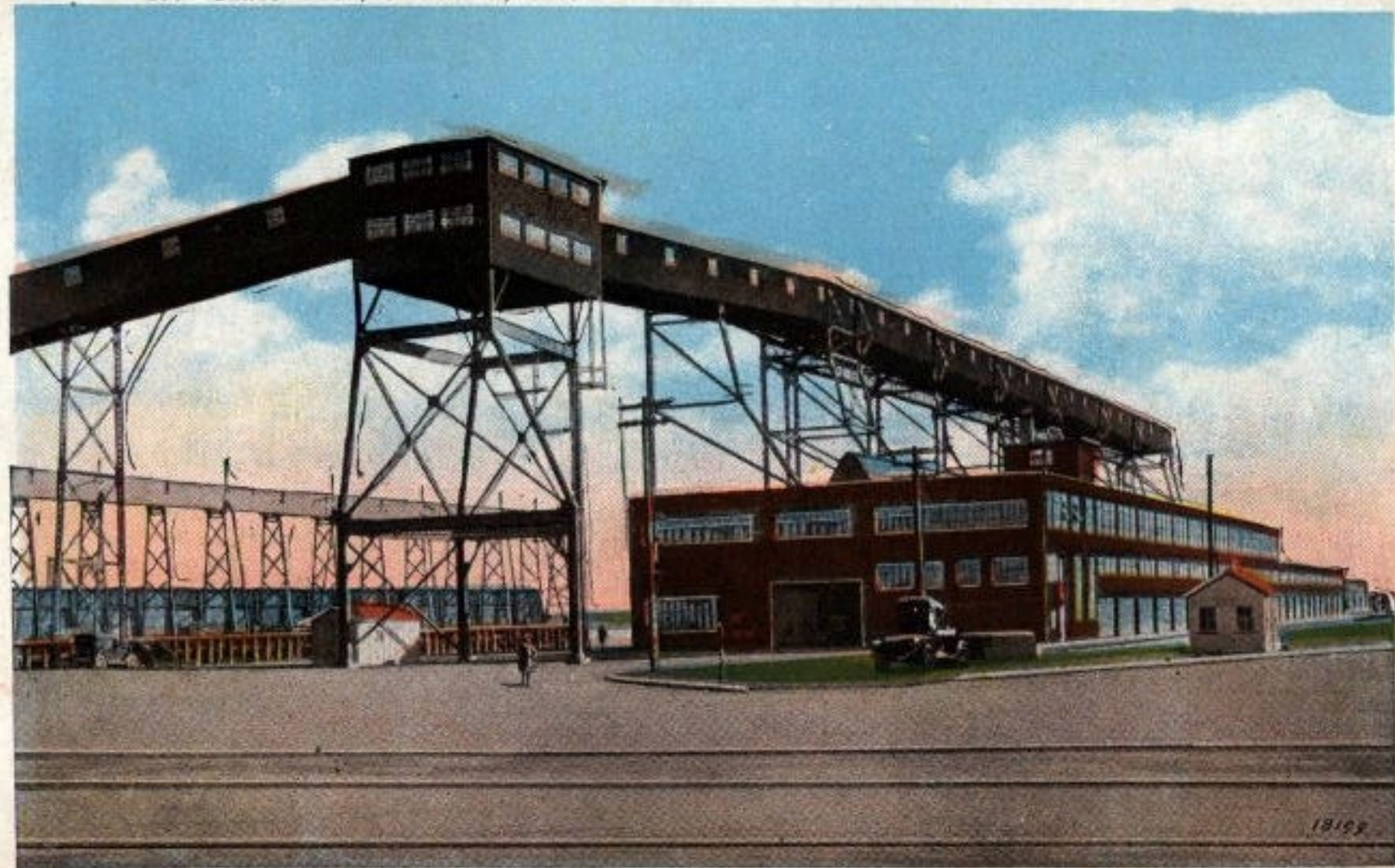


Maine State Pier under construction, 1922



1924 Tax Photo

39:—State Pier, Portland, Me.



18193

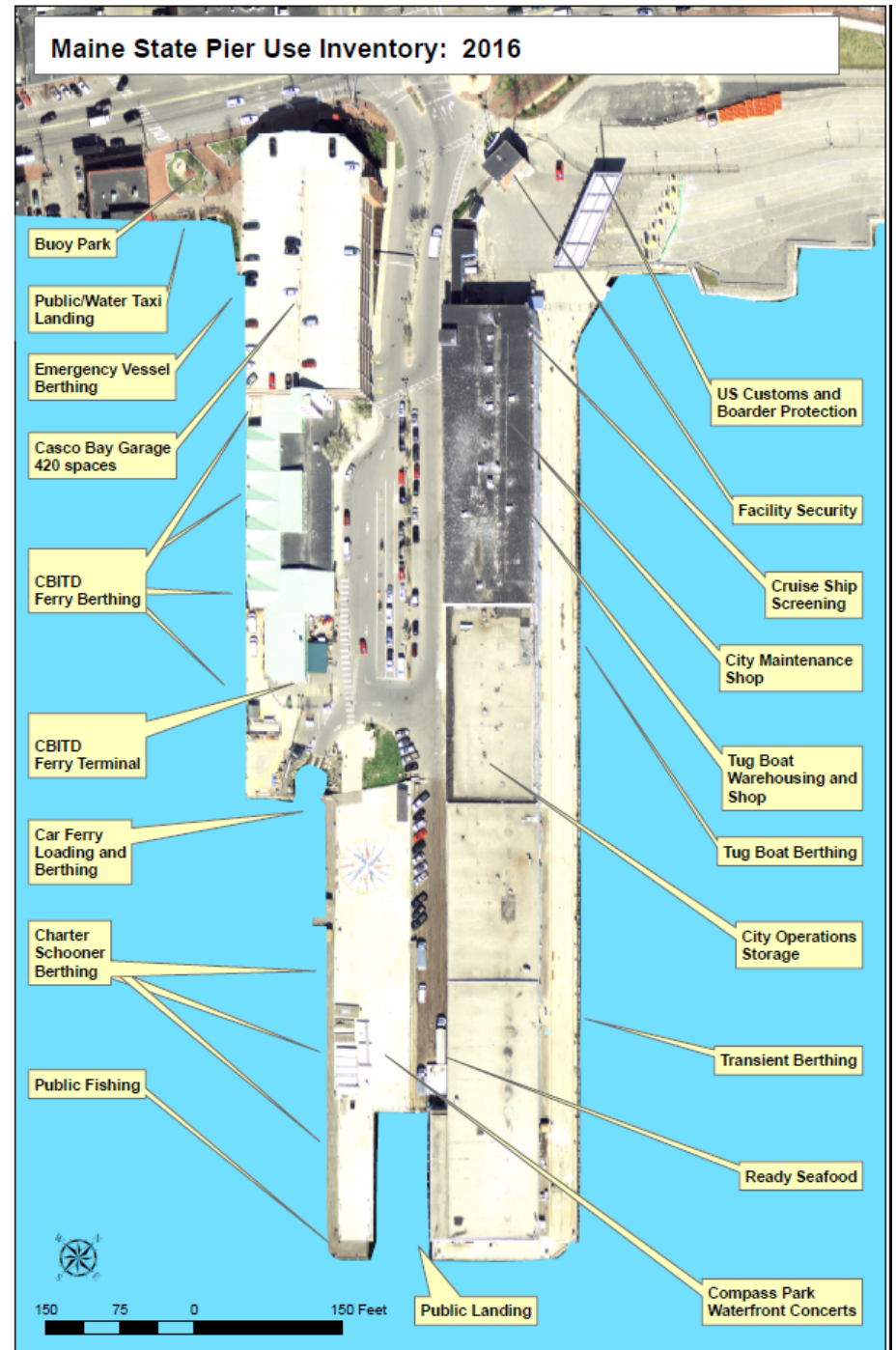


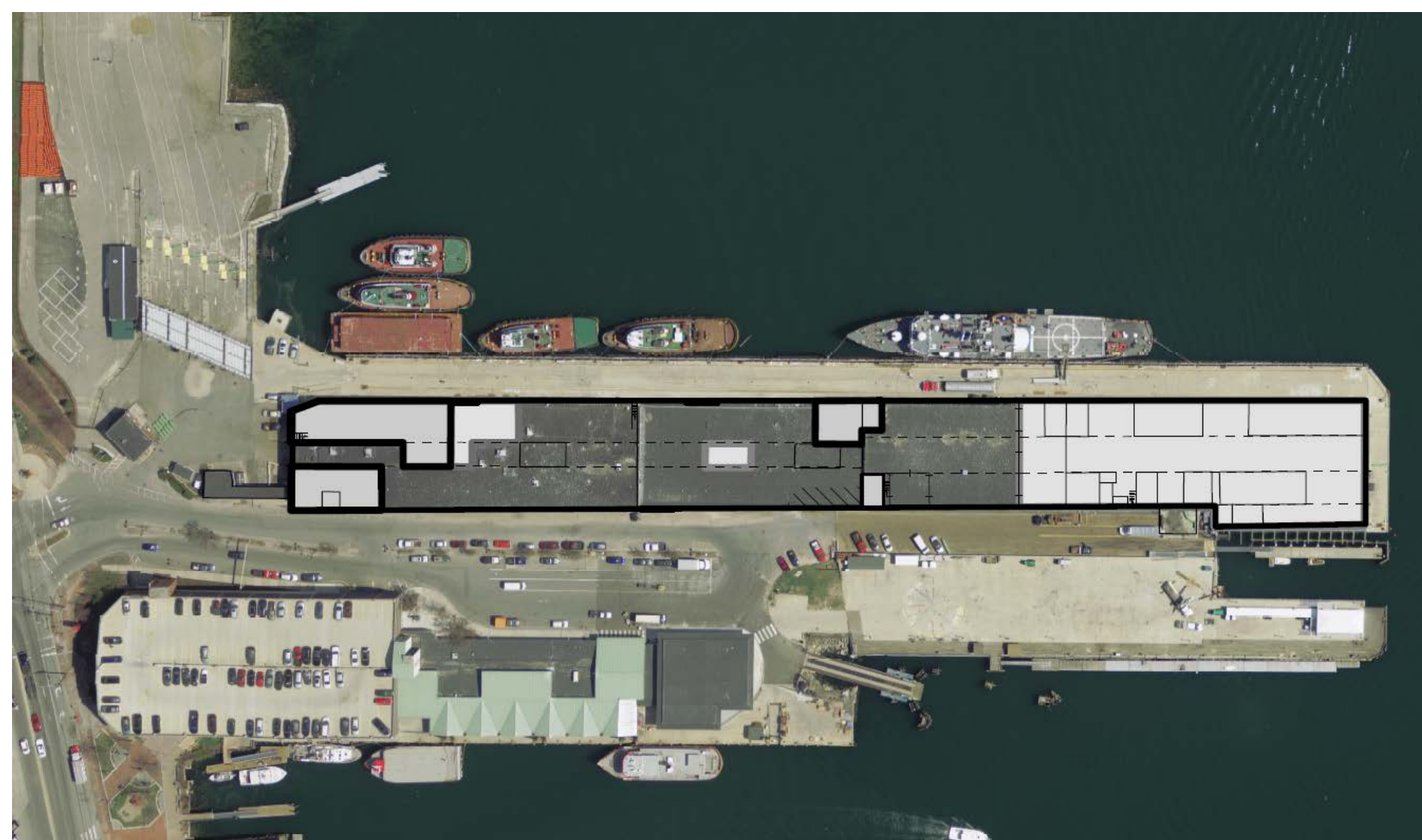


Over 20 public and private operations share the Maine State Pier

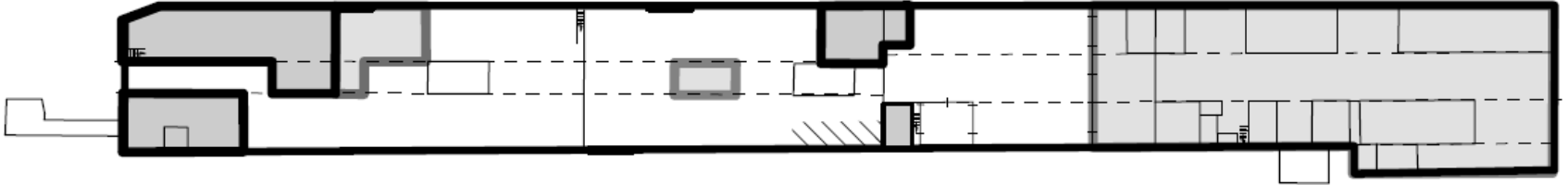
Integration and coordination is crucial

Current policies informing Future pier changes were Adopted in 2006





Portland Ocean Terminal: Immediate Context



Portland Ocean Terminal: Basic Stats

940 feet long

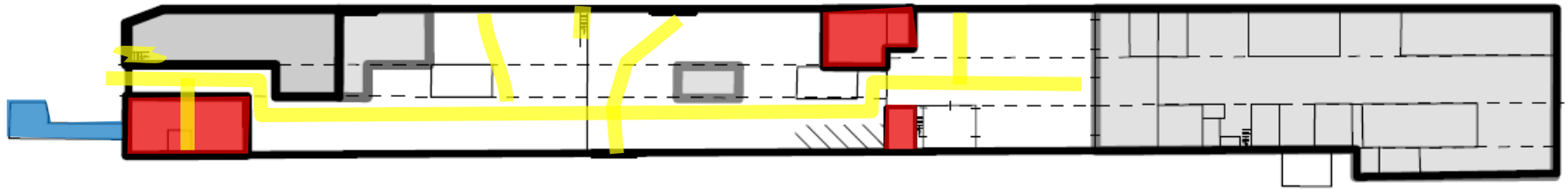
90+ feet wide

First Floor

92,000 sq feet

Second Floor

29,000 sq feet



Portland Ocean Terminal: Current Uses

Utilities

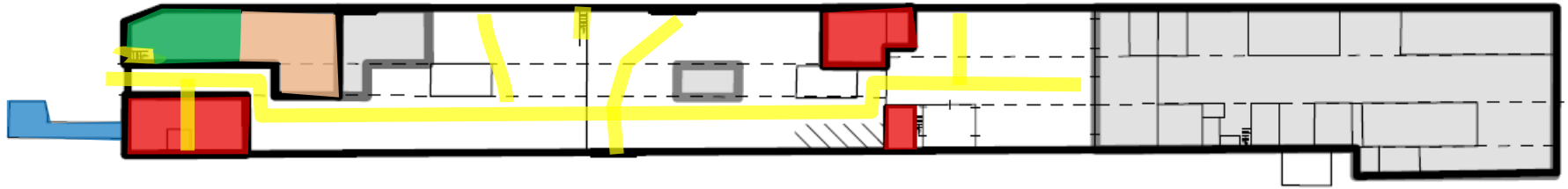


Mechanical Core



Circulation





Portland Ocean Terminal: Current Uses

Cruise Ship Support



City Shop/Maintenance



Private Leases



Tenant Storage

Variable

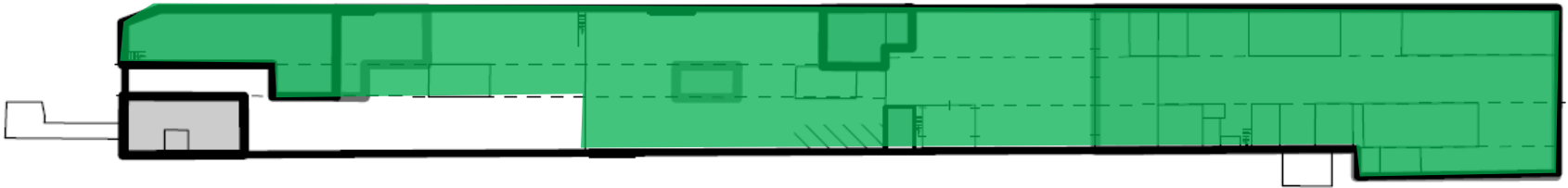
City Storage

Seasonal

Vehicles

Variable

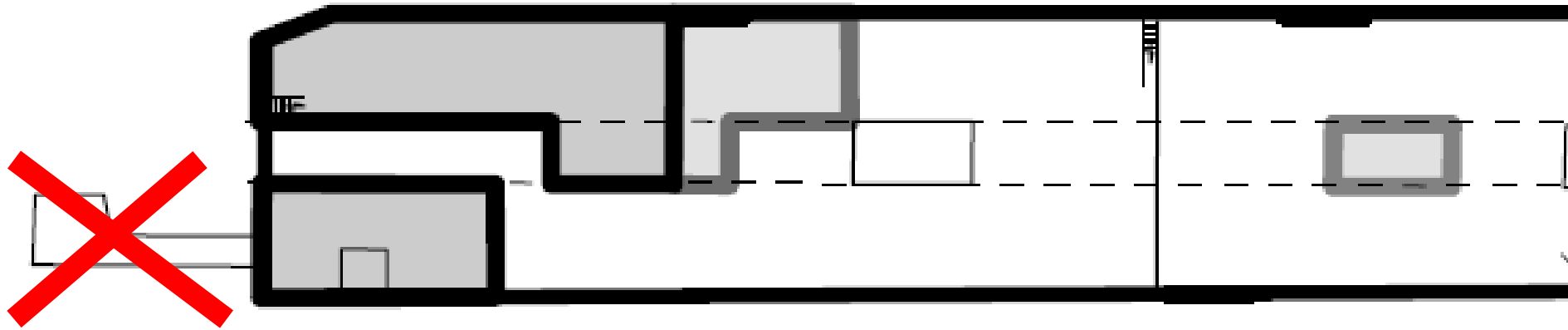
Concepts for higher utilization of the Upper floor and Northerly End of the POT



- Consolidate and organize City and tenant marine operations and storage
- Retain Existing Marine Tenants – Charter, Tugs, Ready

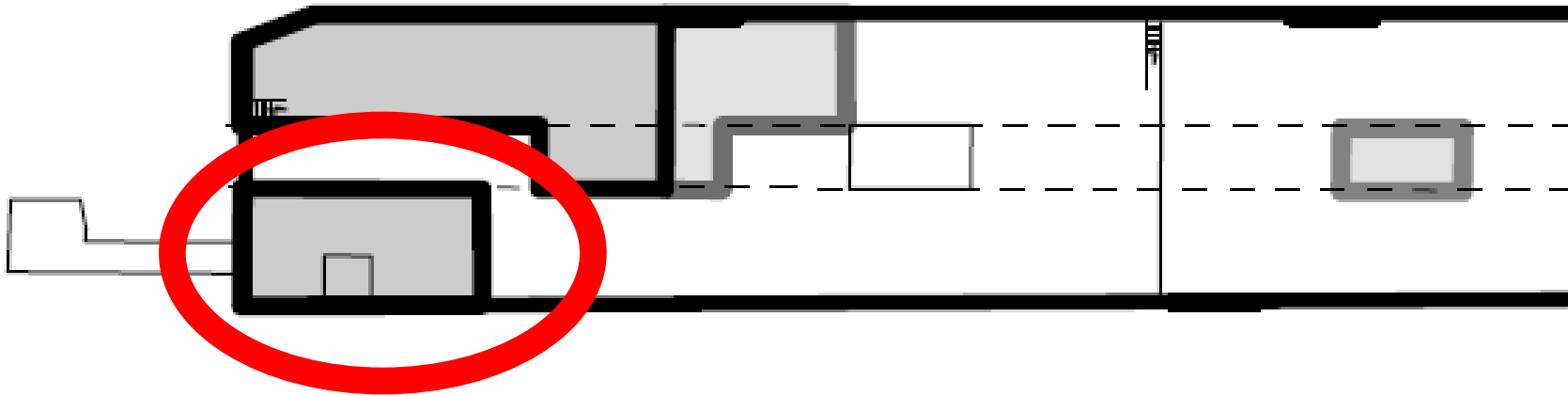
**Over 80% of the first floor would
be retained for Marine Use**

Concepts for higher utilization of the Upper floor and Northerly End of the POT



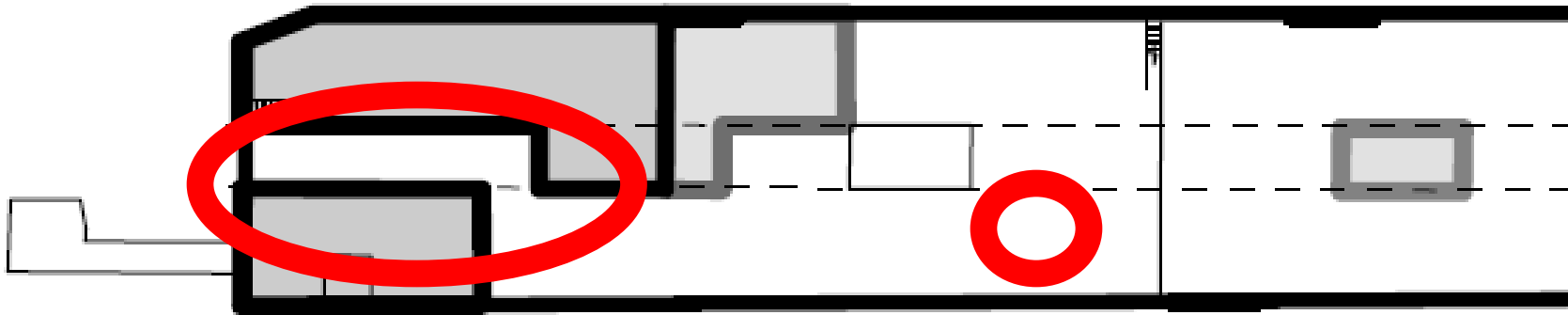
Remove Utility Room

Concepts for higher utilization of the Upper floor and Northerly End of the POT



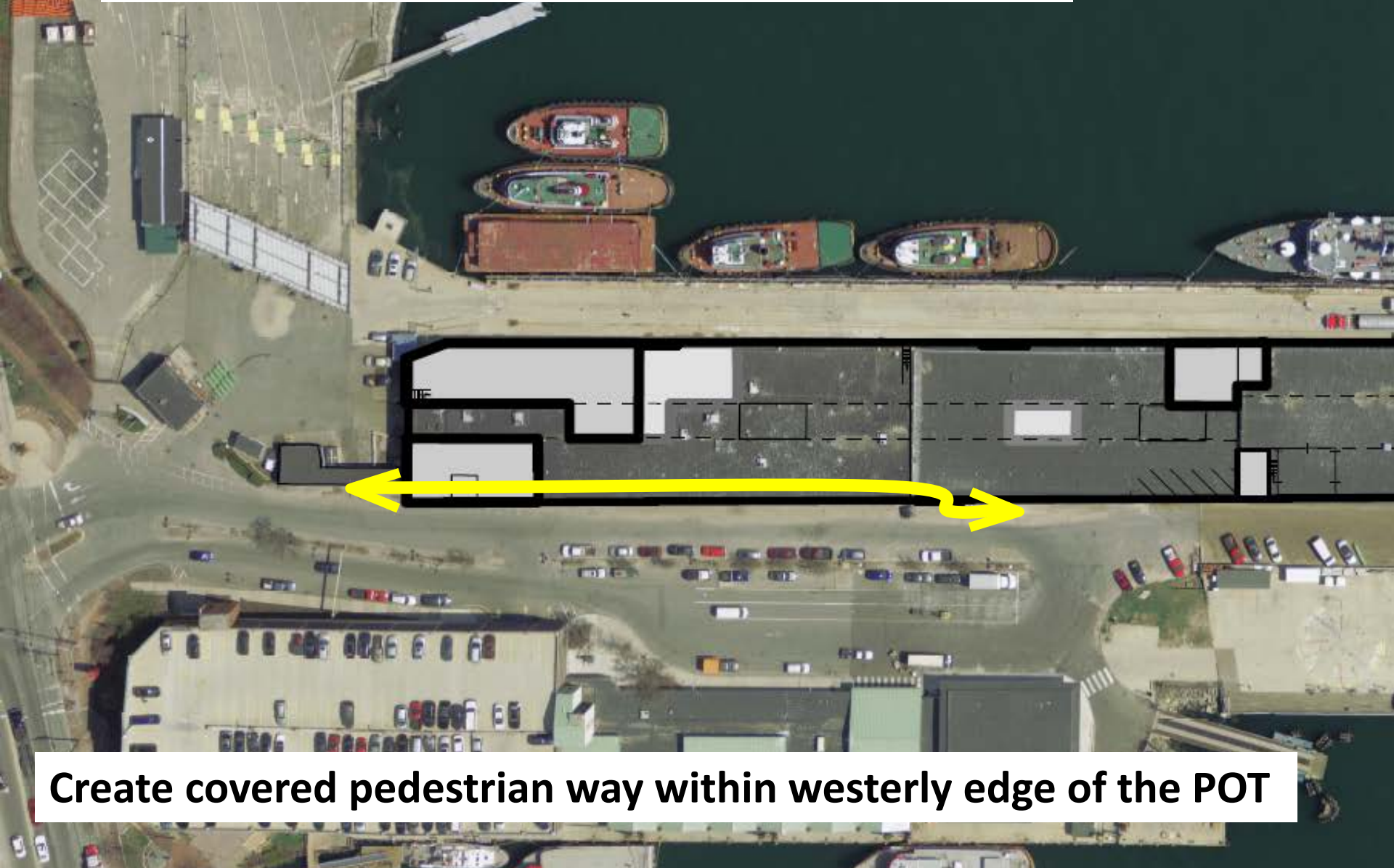
Remove Elevator and Mechanical Core

Concepts for higher utilization of the Upper floor and Northerly End of the POT



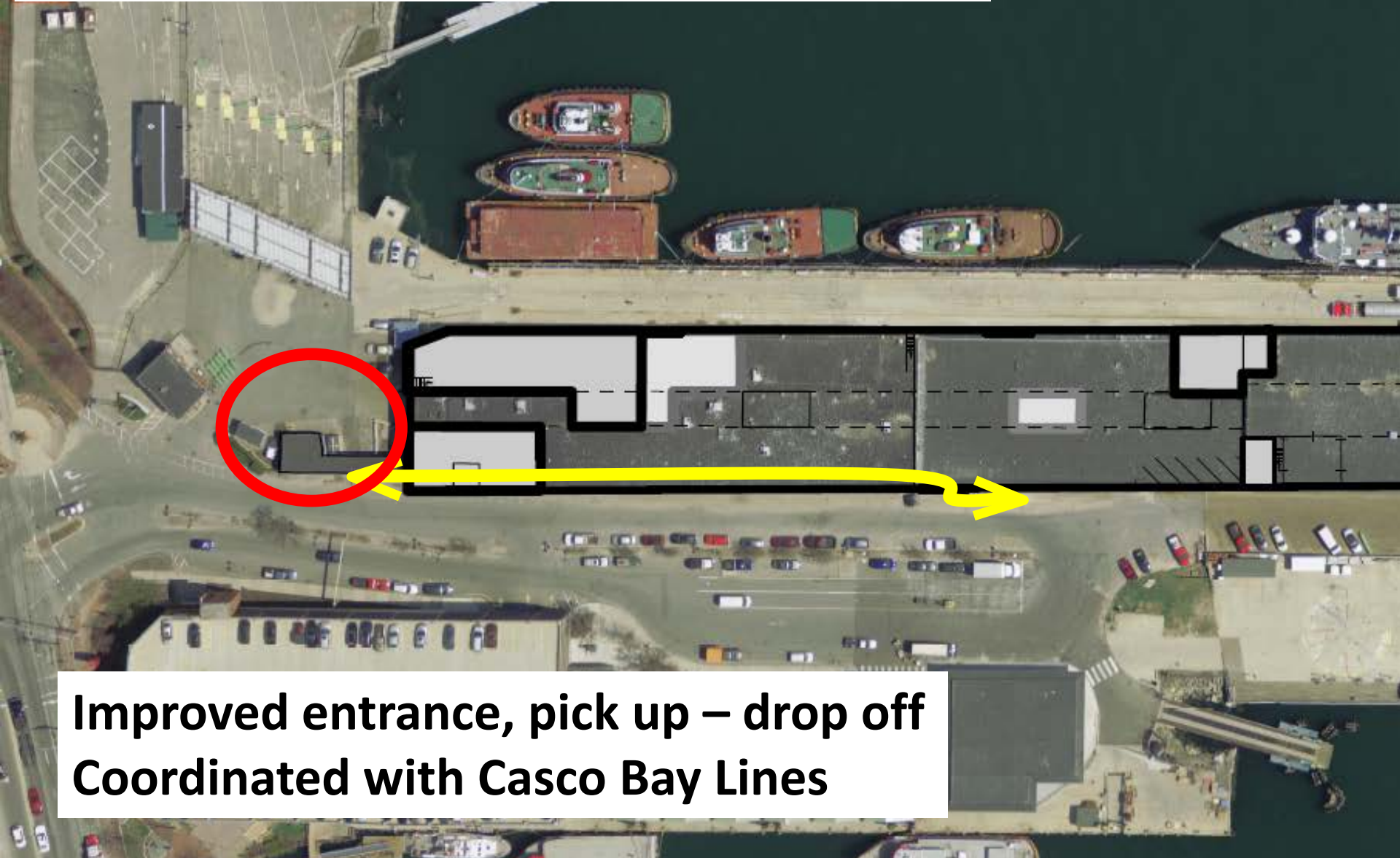
New Primary and Secondary Lobbies for Second Floor
New Mechanical Core

Concepts for higher utilization of the Upper floor and Northerly End of the POT



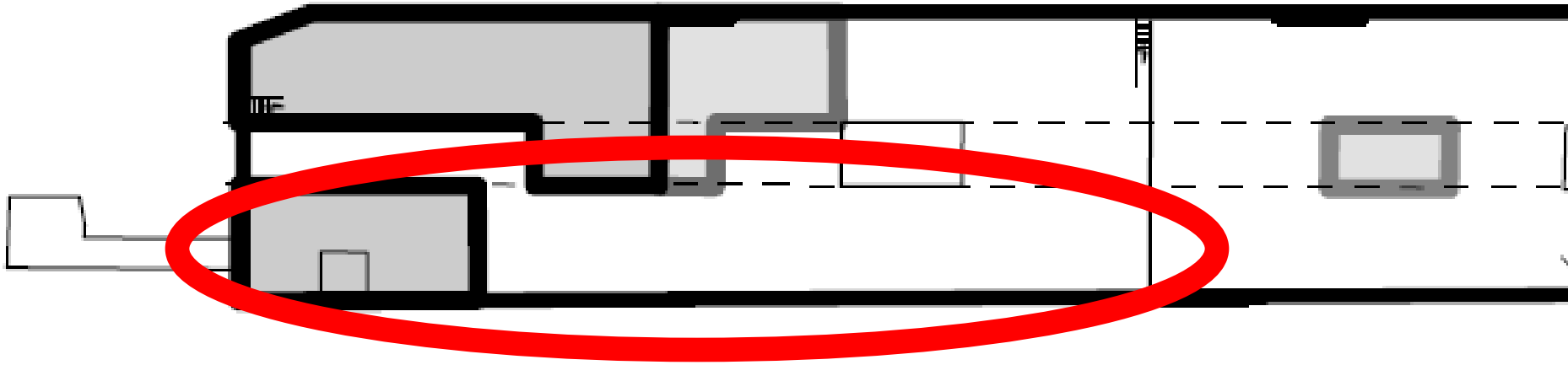
Create covered pedestrian way within westerly edge of the POT

Concepts for higher utilization of the Upper floor and Northerly End of the POT



Improved entrance, pick up – drop off
Coordinated with Casco Bay Lines

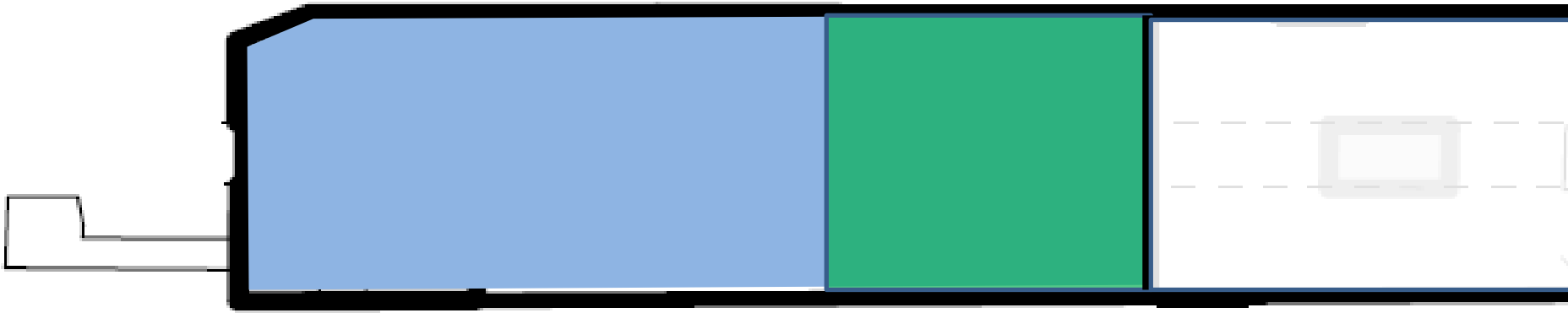
Concepts for higher utilization of the Upper floor and Northerly End of the POT



**Introduce Market Style Retail
Oriented to the interior of the pier**



Concepts for higher utilization of the Upper floor and Northerly End of the POT



**Prepare entire second floor for reuse
Potential Uses**

- **Office incubator complex**
- **Event and meeting space**

Ongoing Process

1. ***Inventory existing uses***, assets, and current opportunities – including physical space, circulation, and parking requirements.
2. ***Assess existing conditions*** and maintenance needs of pier and building structure and systems.
3. ***Coordinate with existing operations*** including future CBITD and CAT ferries, Ready Seafood, Portland Tug, cruise operations, charters, US Customs and Border Protection, and City Events.
4. ***Generate concepts*** for short-term improvements facilitating greater use of the POT.

Results of a staff process would be reported to the EDC prior to taking further steps toward implementation.

Potential Process

Longer-term Consultant Process:

Following and building from the internal process described above:

- Secure funding, draft scope, and release RFP for ***consulting services*** to refine development concepts and potentially provide for a more comprehensive rethinking of the POT structure for both use and physical improvements.
- Establish clarity on the future footprint and operations of ***international ferry***
- Gather input from pier ***stakeholders and the public.***
- Confirm ability to amend ***security*** plans
- Generate ***development alternative*** to be presented for review and approval by the EDC and the City Council prior to implementation.



Questions?

