

## VI. Building Heights for Port Structures

There has been considerable discussion during the zone text amendment process as to the *need* for taller buildings.

In addition to cold storage, other uses such as the operators of Portland Yacht Services have expressed.

The image to the right shows a Casco Bay Lines ferry being brought into a shed for repair. Thanks to Mr. Phin Sprague for use of the photo. The image shows that ship repair buildings are highly dependent on the size of the shed door. In the image below, showing the existing Portland Yacht Services (PYS) shed, one can see how the height of that structure was



Existing Portland Yacht Services Shed highlighting the relationship between door height and building height



determined by the height of the door (highlighted in yellow.)

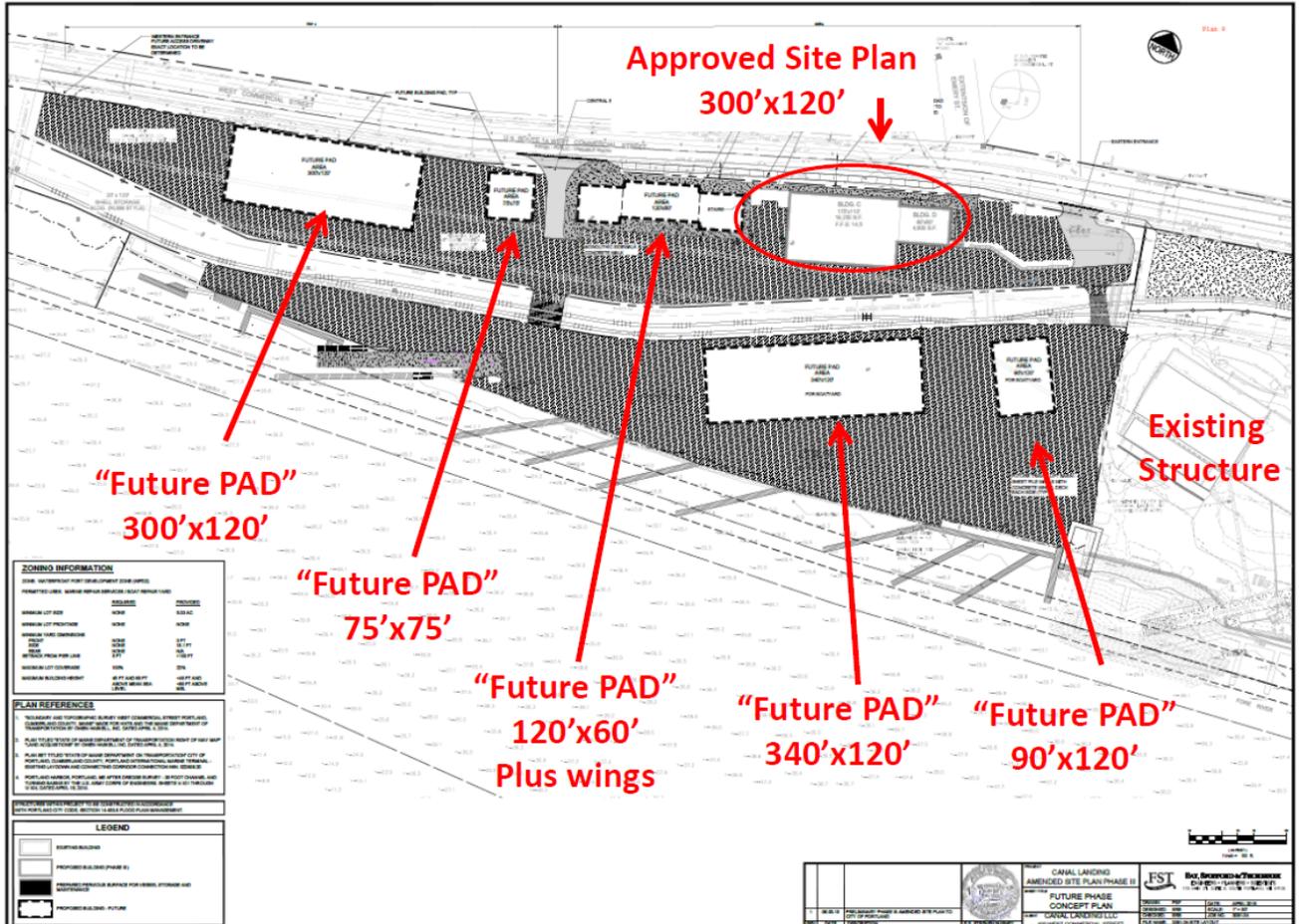
According to Mr. Sprague, this door (and therefore shed) is too small to accommodate his target market for commercial vessels and larger

yachts. Taller building heights for the WPDZ would allow for the development of infrastructure expanding the capacity of Portland harbor to service larger vessels locally and regionally.

PYS is a significant employer with a skilled workforce occupying two boat yards on the Portland Waterfront. PYS has plans to expand facilities in the WPDZ and has been approved by the Planning Board for a next phase of development for boat storage and marine retail. Mr. Sprague has indicated that future expansions depend on having a shed with capacity to accommodate larger vessels. This investment and the associated employment hinges on achieving greater building height for the zone.

Approved and potential developments on the PYS site are showed in the annotated image below.

## Portland Yacht Services Approved Plan and Future Expansion



Economic Development and Planning Staff will continue to collect information from other port occupants to better understand and describe the need for taller buildings in the WPDZ. Such information will be provided at future meetings for the Planning Board's consideration.