

order 54-09/10  
Feb 19 9-9-09

JILL C. DUSON (MAYOR)  
KEVIN J. DONOGHUE (1)  
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CHERYL A. LEEMAN (4)

**CITY OF PORTLAND**  
IN THE CITY COUNCIL

JOHN R. COYNE (5)  
JOHN M. ANTON (A/L)  
DORY RICHARDS WAXMAN (A/L)  
NICHOLAS M. MAVODONES (A/L)

**ORDER ESTABLISHING SHORT TERM FUTURE  
DEVELOPMENT FOR THE MAINE STATE PIER**

Whereas, the City owns a valuable asset along the waterfront that is the Maine State Pier;  
and

Whereas, the City desires to maintain such property in a manner most beneficial to the  
residents and property owners of the City; and

Whereas, in order to appropriately plan for the future uses of the Pier it is desirous to  
undertake a short term development plan with a goal of energizing the area, creating a  
usable open space and spurring future investment by the private sector;

Now therefore, it is the consensus of the Council that the interim development plan for  
the Maine State Pier, that being development by the City in the next 1-3 years, shall be  
guided by the following basic principles:

1. Compass Park shall generally be improved for use as open space, with the potential, depending on engineering feasibility, for enlarging the embayment at the end of the pier and housing a larger public landing;
2. Southerly End of the Pier. The City should consider removing a portion of the Transit Shed at the southerly end of the pier, with exact size of removal to be determined by cost and feasibility, which space will then be joined to enlarge the existing open space area that is Compass Park;
3. Northerly End of the Pier. The City should consider rehabilitating the remaining portion of the Transit Shed (at the southerly end of the pier) for reuse as allowed by zoning. The extent of the rehabilitation will be determined by cost and feasibility.
4. 1000 Foot Berth. Maintain and retain for deep water berthing.
5. Uplands West of India Street. Retain Ocean Gateway queuing, customs inspection and multimodal uses.
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7. Thames Street Lot. Market land for sale at market rate or redevelop consistent with the Eastern Waterfront Master Plan.