



Michael J. Bobinsky
Director of Public Services

TO: Portland Land Bank Commission

FROM: Michael J. Bobinsky, Director

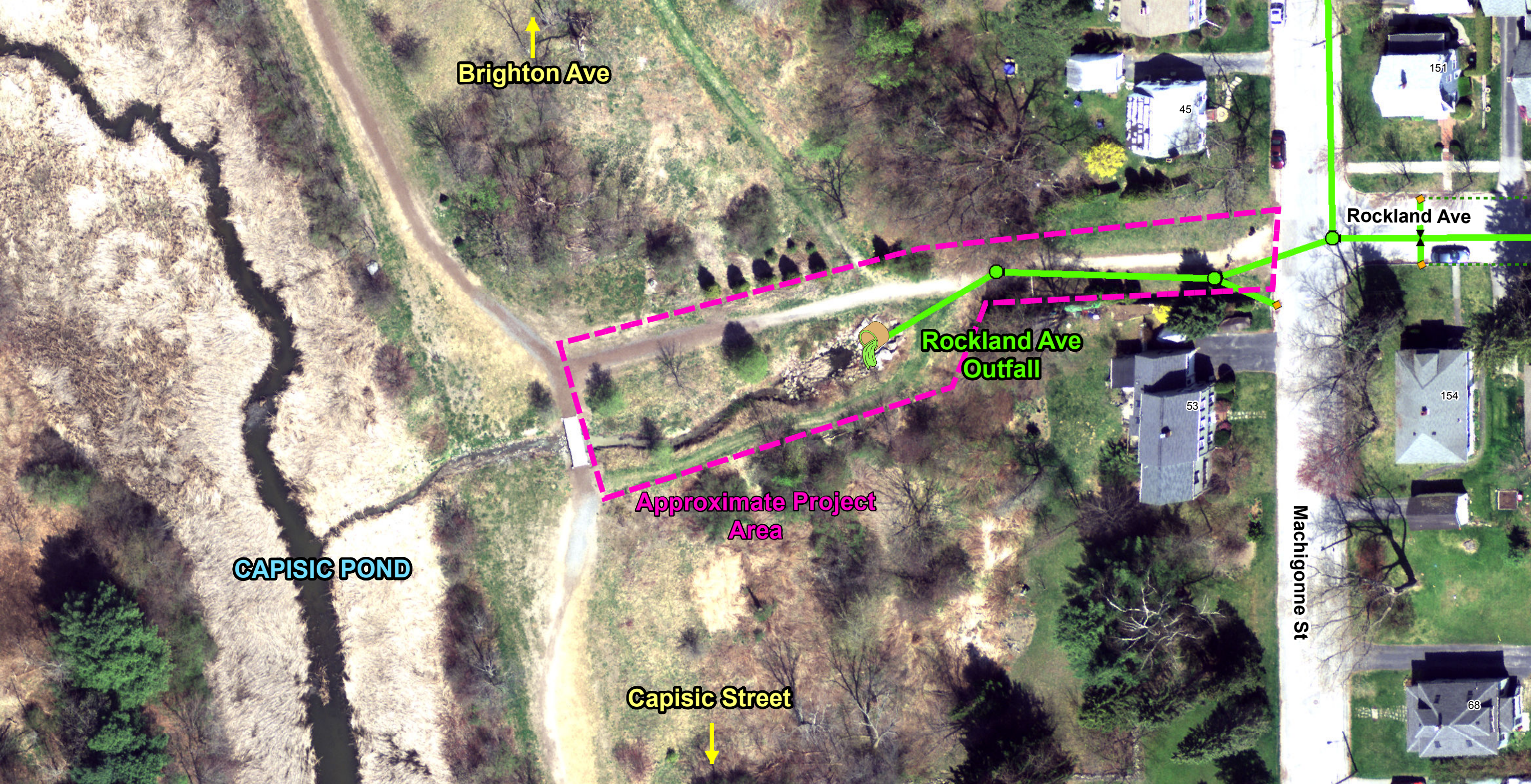
DATE: August 21, 2014

RE: Rockland Avenue Stormwater Outfall at Capisic Pond Park

Over the last several years the Department has engaged in an extensive neighborhood discussion and public process to develop a plan for improving the Rockland Avenue Stormwater Outfall at Capisic Pond Park. This outfall is the discharge point for a storm drain system collecting runoff from a large portion of the Capisic Brook Watershed, mostly residential neighborhoods. The project includes repairs to the outfall pipe, installation of an underground water quality treatment unit and stabilization of the channel between the outfall and the pond. The latter includes extensive landscaping, which will also improve the appearance of the site. This project has received all the necessary State and Federal environmental permits and has been reviewed by the City Planning Department. It is scheduled for construction this fall. The project must be completed during a very narrow window of time between September and October to avoid environmental issues (Note that all work on the project must be completed by November 15th, 2014).

Under the new Land Bank Commission ordinance, improvements that will disturb more 5,000 square feet of area within a Land Bank property must be reviewed by the Commission and be approved by the City Council. The outfall improvement project will disturb about 10,000 square feet of area in Capisic Pond Park and is therefore subject to review and approval.

Given the maintenance needs this project addresses and overall water quality and aesthetic benefits it will provide, the Department requests that the Land Bank Commission approve this project and forward a positive recommendation to the City Council.



Brighton Ave

CAPISIC POND

Approximate Project Area

Rockland Ave Outfall

Capisic Street

Rockland Ave

Machigonne St