



Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, and City Counselor Anna Trevorrow

City of Portland
Land Bank Commission Agenda

December 14, 2022

5:00 PM

On the second Wednesday of the month at 5:00 pm, the Portland Land Bank Commission will hold a meeting remotely using Zoom.

The Land Bank Commission will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Land Bank Commission. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

Please use the link below to join the webinar:

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or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782**

Webinar ID: 984 9724 8698

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: November 9th, 2022
 - ii. New Business
 - a. Secretary's Report

The Land Bank Commission is responsible for identifying and protecting open space resources within the City of Portland. The commission seeks to preserve a balance between development and conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreational values.



- b. Treasurer's Report
 - c. Updated Scorecard
 - iii. Old Business
 - a. High Priority Parcel Committee Update -
 - iv. Communications and Parcel Updates
 - a. Parks Report
 - b. Land Bank Commission Report
 - v. Commissioner requests for Agenda Items
- IV. Adjournment

The Land Bank Commission is responsible for identifying and protecting open space resources within the City of Portland. The commission seeks to preserve a balance between development and conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreational values.

Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, Brian Wasser and City Counselor Anna Trevorow

City of Portland **Land Bank Commission Agenda** **November 9th, 2022**

Commissioner Kara Wooldrik is not in attendance

I. Call to Order

II. Citizen Comment Period:

- Article provided by George Rheault generated discussion about the Land Bank assisting with finding land for affordable housing:
 - Pat Bailey reminded the commission and the public that the city and the commission are not in the business of low-income housing. Citizens are encouraged to come forward to champion the issue. Commissioners echoed this and asserted that the Land Bank is charged with conservation, not development. City council has been advised of the commission's purpose. The commission has worked with developers in the past to assist with the development of workforce housing; they are not opposed to the issue.

III. Agenda Items

i. Acceptance of Meeting Minutes: October 12, 2022 (7 Yea and 3 Abstain)

Commissioners voiced a desire to be more streamline. Better headings, less conversations. Motion made by Pat Bailey, seconded by Anna Trevorow: to accept the minutes, pending changes.

Pat Bailey - Yea

Jayne Foley - Yea

Daniel Herzlinger - Yea

Jennifer Fox - Yea

Robert Foster - Yea

Jon Kachmar - Yea

Simon Rucker - Abstain

Baxter Miatke - Abstain

Brian Wasser - Yea

Anna Trevorow - Abstain

ii. New Business

A. Consideration for the use of Land Bank funds for contract and legal expenses for North Deering Park

- **Motion: “Voting to use land bank funds to cover the legal costs associated with the purchase and sale agreement of the Washington Ave parcel, not to exceed \$5,000, as a one time event and subject to getting the engagement letter for Land Bank Files”**

-Motion passed unanimously

- Ethan Hipple presented - The funding would cover legal, attorney fees and closing costs for the 24 new acre park/open space, North Deering Park. Much of the funding is already provided via grants and government funding.
- Estimated cost \$4,000-5,000.
- Commissioners wanted to get clarity on how the Land Bank handled these fees previously and how this situation is different. It was explained that the Land Bank is going with an outside attorney.
- Tom Jewel is no longer available - he used to do this for the commission for a discounted rate.
- There is a \$10,000 line item within the budget for legal fees.
- Back up paperwork and documentation requested: IE the letter of agreement.
- Capping the amount at \$5,000 is a good idea.
- This is a time-sensitive issue and the city’s attorney’s office cannot assist due to limited staffing, closing time frame estimate is February or March 2023.
- Usually a conservation/recreation easement is associated with these purchases, deed restrictions are added as a part of the government funding provided, outside and internal legal counsel can assist with those.
- Timing is limited, going with another attorney for a better deal is not currently possible.
- Request made - Land Bank be included in future communications regarding The North Deering Park.

B. Secretary's Report - Simon to work with Thom in getting a meeting together prior to the next meeting for draft approval

- Annual report is underway and should be completed by December 2022 for a vote by the next Land Bank meeting.

C. Treasurer's Report - Request made that Ethan and Kara be included in the process.

- Land Bank 2023 fiscal budget provided.
- Redlon Woods wire did go through, as did the wire for Hale parcel in Trolley Park.
- Updates pending on expenditure classification for tracking purposes. Current city City Balance stands at \$438,184.68 (as of Nov 7th, 2022). Additional future expenditures not included: North Deering Park & Berry Parcel. Including those, the City balance is \$259,184.68. An additional \$50,000 will be added when the CIP is finalized.

iii. Old Business

A. High Priority Parcel Committee Update - No actions taken

- No meeting happened, Pat will try again before the next meeting.

B. Update on North Deering Funding -

- City Council for approval in the next two weeks. Legal fees have already been discussed.

iv. Communications and Parcel Updates

A. Parks Report/Land Bank Commission report -

Commissioners were encouraged to voice their concerns to the City Council as individual citizens.

- Concerns were raised about the proposed C3 concert in Payson park. The Parks Commission does not have the purview with this issue and will let the City Council decide, guided by the Parks Department. Commissioners concerned about the ordinances and park closure.

B. Redlon Woods Letters - No actions taken

- Follow up to the closing of the 1st parcel. The city has provided a letter of contribution tax benefit.
- Residents from Redlon encountered Andrew Tufts. The resident will be meeting with him and the Maine Audubonto discuss bettering the woods.
- Phase 2 on the closing for the Berry lots is in process.

C. Update on Coolidge Lots -

Ethan will provide a wetlands delineation on the lots. Collaboration is needed to generate additional funding.

- More information needed about the parcels due to housing and wetlands. City will reimburse the Land Bank if some of the parcels are used for housing.

v. Commissioner requests for Agenda Items - More quantitative/numerical scale is ideal, a new scorecard will be presented by Daniel. Potentially meeting in person next time, Thom to review this possibility.

- Watershed research and protection is being updated, Land Bank should be included.
- Tech is not currently available for in-person meetings.

IV. Adjournment - Meeting adjourned

Portland Land Bank Commission 2022 Annual Report



December 2022

Acknowledgment

The Land Bank Commission is pleased to present its annual report to the City Manager and City Council whose collective wisdom and vision

recognized a “need to balance development within the municipality with conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreation values” by creating an entity to ensure conservation and preservation of limited open space. The Commission offers special thanks and appreciation to Michael Goldman, Ethan Hipple, Alex Marshall, Greg Mitchell, Mike Murray, Samara Ray, Doug Roncarati, and all staff whose hard work supports the Commission’s efforts.

Overview

Under The City of Portland, Maine Code of Ordinances, Article III-A, the Land Bank Commission is charged with the responsibility of submitting an annual report to the City Manager and making recommendations for preserving open space to the City Council. This annual report provides a summary of the work the Commission completed in the last year. The Land Bank Commission receives funding to assist with achieving the goals of the Commission and to acquire property for open space conservation purposes. One half of 1% of the City’s annual Capital Improvement Budget is set aside for the acquisition of property recommended to the City Council for Land Bank status and for remedial work on existing Land

Bank holdings. The Commission has other methods to acquire or protect open space property which include personal property donations, direct purchases, easements, land trades, grants, and developer agreements.

Commission Members (2022):

Pat Bailey, Chair, At Large
Simon Rucker, Secretary, District 1
Baxter Miatke, Treasurer, District 3
Jon Kachmar, At Large
Jennifer Fox, At Large
Jayne Foley, District 4
Dan Herzlinger, District 4
Robert Foster, District 4
Brian Wasser, District 1
Anna Trevorow (City Council Representative)

Non Voting Members

Kara Wooldrik, Portland Trails Representative
Maine Audubon Society Representative (vacant)

Staff Support:

Tom Jewell, Outside Counsel, Jewell & Bulger, P.A.
Michael Goldman, Associate Corporation Counsel
Ethan Hipple, Director, Parks, Recreation and Facilities Department
Alex Marshall, Parks Director, Parks, Recreation and Facilities Department
Greg Mitchell, Consultant, Housing & Economic Development
Mike Murray, Director of Cemeteries and Project Management
Thomas Nickerson, Senior Executive Assistant, Portland Parks, Recreation and Facilities Management
Doug Roncarati, Stormwater Program Coordinator
Samara Ray, Senior Executive Assistant

Introduction

This document, including the attached Exhibits, is the Annual Report and Updated Registry of Open Spaces as set forth in Section 2-42 (g), Article III-A of the City of Portland, Code of Ordinances created by the City Council in 1999 which established the Portland Land Bank Commission with the following stated purposes:

1. Act as an advocate for the acquisition and conservation of open space within the city;
2. Cooperate with other agencies and parties on wetlands mitigation projects;
3. Recommend on a priority basis the acquisition of various interests in real estate in order to effectuate the goal of this article;
4. Accept gifts and funds from both private and public sources and disburse such funds for the purposes hereunder;
5. Act as a liaison to other public and private nonprofit agencies involved in planning, acquiring, disposing, and managing land within the municipality; and
6. Recommend an annual budget to the city manager and city council to carry out its purpose.

City Code requires the Commission to annually file a report consisting of two parts: the Registry of Open Space and an operating budget.

The Registry of Open Space must list all open space of types in Code Section 2-43 (a), publicly or privately owned, located within the city or abutting the city as potential buffer areas, for the purpose of providing information pertinent to property utilization, protection, development, or use of such open space. The Registry must show all property interests then currently held by the city, including a description of the use of those interests and all acquisitions, improvements, or dispositions of all property interests held by the city at any time during each filing.

The types of land and interests specified in Section 2-43 (a) are the following:

- Ocean, harbor, river, stream, or pond frontage and adjoining back lands;
- Fresh or saltwater marshes, estuaries, flood plains and adjoining uplands;
- Islands;
- Land for future passive public outdoor recreational use, including hiking, trails, bicycle paths, green belts, and high elevations with a view;
- Aquifers, aquifer recharge areas, and other ecologically fragile or significant property;
- Properties with unique historical or geological characteristics or otherwise important to the community's cultural welfare;
- Woods or forest land;
- Farmland or wildlife habitat;
- Open spaces which help shape the settlement pattern of the community by promoting the neighborhood concept and discouraging sprawl;

- Vacant parcels of land, vacant buildings and properties or buildings and properties in significant disrepair which may be reclaimed for the purpose of establishing natural areas for conservation and open space land; or
- Conservation or trail easements and other similar interests in land.

A map of Land Bank Holdings is attached as Exhibit D. To view a full-sized map of Land Bank holdings click [here](#).

The Operating Budget for all expenses and projects of the Commission is required to be submitted to the City Manager and City Council by Code Section 2-41 (h) (9). That Section of the Code specifies that the budget “shall include a separate budget for expenditures from the Land Bank fund, which expenditures will be limited to the purposes for which the fund is dedicated.”

Compliant with the stated requirements in Code, the Land Bank Commission Annual Report for 2022 contains the Registry and operating budget for the calendar year 2023.

2022 Accomplishments

- **Hale Parcel - Riverton Trolley Park Addition-** The Land Bank Commission (LBC), on February 9th 2022, voted to recommend to the City Council the City acquisition of the Hale Parcel at 834 Riverside Street to be added to the existing Riverton Trolley Park. This would constitute a 0.9-acre addition to the park. The scorecard for 834 Riverside Street indicates that the property would contribute to healthy forest, wetlands, and climate mitigation benefits as it is forested with mature, native trees. The scorecard also indicates the property would contribute to protecting the aesthetics and historic values of Riverton Trolley Park. This parcel would become part of the larger Presumpscot River Preserve, and it would contribute towards sustainable land use as this area has been designated for significant open space associated with the Preserve. There was minimal fiscal impact to the City since the LBC covered the appraised value portion of the acquisition (\$27,000) and Allagash Brewing Company had agreed to cover the remaining portion of the acquisition (\$23,000) for a total of \$50,000 showing the LBC utilizing both private donors and the LBC budget.
- **North Deering Park (1831 Washington Avenue).** North Deering Park consists of approximately 8 acres of forested wetlands between Washington and Auburn Avenues in North Deering. This is a cooperative project between the Land Bank Commission and the Trust for Public Land, who are also working to conserve the adjacent ballfield and 410 Auburn Street which is on the Land Bank Priority Parcel List (HP-11). In September 2021, the Commission voted to allocate \$80,000 of Land Bank funds for the acquisition of the 8 acre parcel and continued its due diligence and coordination in 2022. The City of Portland, working with TPL, received a \$400,000 grant from the Outdoor Recreation

Legacy Program (ORLP), a federal program, for additional acquisition funding. A map and summary are attached as Exhibit G.

- **Redlon Woods.** Working in conjunction with the neighbors, Phase II of the Redlon Woods was acquired and put into the Land Bank with unanimous consent by City Council. City Council has also approved the acquisition of Phase 1. The Land Bank Commission continues to work with the owners to obtain the necessary releases to acquire these parcels.
- **Potential Projects.** The Land Bank Commission works with landowners and community members to evaluate potential open space acquisitions for the City of Portland.
- **Trail improvements and maintenance.** The Land Bank Commission allocated a total of \$14,200 for a six-person field team for two weeks of trail maintenance at Riverton Trolley Park and \$6,385.85 for a three-person field team and materials for one week of trail maintenance and bridge construction at Presumpscot River Preserve.
- **New Land Bank Commissioner.** In 2022, the Land Bank Commission welcomed Brian Wasser. With the addition of three Commissioners in 2021, the Land Bank Commission now has all seats filled. Information about commissioners, including term dates and bios, can be found [here](#).
- **Encroachment License Review** - In March 2022, the LBC voted against a requested encroachment license on LBC property for 165 Sheridan, which would have allowed installation of soil nails in a subsurface encroachment on City of Portland property at Fort Sumner Park.

Program Budget and Project Initiatives for 2023

Per Chapter 2 of the City Code, an annual appropriation of 0.5% of the total annual capital improvement program is to be deposited into the Land Bank Fund. The annual appropriation of 0.5% of the total CIP for 2018, 2019, 2020, 2021, and 2022 is shown on a separate line item in our budget as the bonding has not been authorized. For planning purposes the appropriated amount of \$287,627 from these fiscal years is shown on a separate line item.

Available funding as of December 8, 2021 for the planned work activity by the Land Bank Commission is approximately \$593,789.87, as indicated in the 2021 Land Bank Commission Budget which is attached as Exhibit I.

Land Bank Commission Project Initiatives 2023

- *Complete the acquisition of the Riverton Trolley Park Addition* (see above).
- *Continue work towards the acquisition of North Deering Park* (see above).
- *Complete the acquisition of parcels in Redlon Park.* The Land Bank Commission is currently working on acquiring additional parcels within Redlon Woods. Redlon Woods consists of several acres of open space surrounded by Brighton Avenue, Stevens Avenue, Capisic Street and Bancroft Street. The Land Bank Commission has been working on conservation of Redlon Woods since 2000 and it was one of the project examples that led to the formation of the Land Bank Commission. A map of the Redlon Woods project is attached as Exhibit E.
- *Continue acquisitions of parcels in Oatnuts Park.* There is the potential for the acquisition of additional lots for Oatnuts Park going into 2022.
- *Review and assess Tax Acquired Parcels Committee List.* The Land Bank Commission will annually review and assess the TAPC list for TAPC properties suitable for Land Bank protection and provide our recommendations to city staff.
- *Trail improvements, wayfinding and maintenance on Land Bank parcels.* Land Bank signage will be installed and trail maintenance will continue to be funded on Land Bank properties.
- *Hobart Street Boat Hand Carry.* This public access point in the Land Bank is located along the Stroudwater River just west of Thompson's Point. There is the potential to upgrade the access for boat access for the public to the water.
- *Coolidge and Davenport Lots.* This potential project would be allocated from the City-owned tax acquired properties to the Land Bank. Conserving these parcels will help the City to address the existing impacts of stormwater pollution caused by development in the watershed and prevent additional impairments from new development.
- *Reworking High Priority Parcel list and Scorecard format.* The Land Bank Commission continues to work towards improving project evaluation methods by updating the High Priority Parcel list to reflect changes in the landscape, and to update the scorecard evaluation tool to incorporate new data and technologies available to the Commission.
- *Green Space Gathering.* The Land Bank hopes to again work with the Parks Commission to assist with developing the agenda and logistics with the annual Green Space Gathering that focuses on open space advocates. The status of the gathering for 2022 is TBD.

- *Continue to field proposals to the Land Bank Commission from community members.* We receive requests from the public to consider parcels of land to be put into the Land Bank and these requests constitute several of the ongoing projects.

Exhibit A – Description of Current Land Bank Registry Existing Holdings (Open Space)

E-1 Natick Street. This parcel is contiguous with the northern end of the Interurban Line parcel (HP- 19) which, like its counterpart, runs along the western side of the railroad line. The land provides a wooded buffer between the railroad line and adjacent residential development and includes a trail that is heavily used by local residents. A network of wetlands and a stream are also located on the property.

E-2 Pineloch Drive. Situated next to Oatnuts Park, this parcel follows a sewer right-of-way and brook, which are flanked on both sides by mixed woodlands. The Portland Water District conveyed this property to the City in 2001. The trail through Oatnuts Park emerges into the cleared right-of-way and follows it for several hundred feet before reentering the woods and continuing on towards the Presumpscot River Preserve.

E-3 City RPZ Land on Starbird Lane. This large parcel is located next to the Fore River Sanctuary, at the confluence of Capisic Brook and the Fore River, and consists of a mix of marshland, wet meadow, and woodland. It serves as valuable habitat for migratory waterfowl and other species of wildlife. Forming its southern border, the railroad line affords excellent views of the marsh.

E-4 City RPZ Land on Rand Road. This parcel, along with the Union Water-Power land (HCP-14) is located off Rand Road just to the west of the Fore River Sanctuary. The property is predominantly wooded, with the exception of the CMP right-of-way that runs the length of the parcel. It forms a significant drainage area with many hills and gullies collecting and guiding stormwater toward the Fore River. Consequently, numerous streams and wetlands are located throughout the parcel. The blend of softwoods and hardwoods, shrubs, and ground cover provide abundant habitat for wildlife, including deer. Together these parcels serve as an important wildlife corridor for the Fore River, even though it is bounded to the west by the Maine Turnpike. Several footpaths wind through the woods and along the right-of-way, connecting to Portland Trails' Fore River Sanctuary trail system. This includes a trail along the remains of the historic Cumberland and Oxford Canal.

E-5 Hobart Street Area. Situated off Hobart Street these parcels provide public access to and afford spectacular views of the Fore River. It also links with Portland Trails' Fore River Trail on the other side of Hobart Street. Portland Water District maintains a pump station and outfall at the site.

E-6 Pine Grove Park. Pine Grove Park, as the name implies, is an 8-acre parcel on Ray Street that is mostly covered with mature white pine. Several paths wind through the park bringing attention to interesting ledge outcrops.

E-7 Blueberry Road Parcel. Located along the Stroudwater River at the end of Blueberry Road, this one-acre parcel includes a section of the proposed Stroudwater River Corridor (HCP-15)

nearest the Maine Turnpike. This City-owned property provides direct access to the river and Stroudwater Trail. The Portland Water District has a pump station on part of the property. The land is currently afforded some protection by virtue of being in the Resource Open Space Zone (ROS) and the Shoreland Overlay Zone.

E-8 Conservation Area at Evergreen Cemetery. This area at the rear of Evergreen Cemetery just beyond the ponds is a pleasant and inviting refuge of undeveloped woodland, undulating ground and rock outcroppings in the city. It consists primarily of two landscapes. One is a high central area of exposed bedrock vegetated with small trees. The other is lower, more level and somewhat poorly drained woodland with larger trees and an open plain of ground. The tree cover is mixed deciduous and evergreen consisting largely of White and Red Oak species, White Pine and Hemlock, with some Birch and Red Maple. The area is approximately 30 acres in size. It contains a number of existing trails. This area, in conjunction with the rest of the cemetery, provides an excellent habitat for a variety of bird species. For this reason Evergreen Cemetery is a favorite spot for birding enthusiasts. In addition, joggers, walkers, cross-country skiers, and dog owners use the area.

E-9 City-Owned Parcels in Oatnuts Park. Oatnuts Park is an approximately 23-acre undeveloped wooded area located off of Summit Street in the North Deering neighborhood. Oatnuts Park is contiguous with the Presumpscot River Preserve. It includes a gated entrance on Summit Street and existing trails providing access to the Presumpscot River Preserve and to nearby residential streets.

E-10 Presumpscot River Preserve. The 48-acre Presumpscot River Preserve, located in the North Deering neighborhood, is one of the river's largest areas of undeveloped riparian land. It abuts land owned by Portland Trails, the Town of Falmouth and other private landowners who keep their land wild. The parcel is heavily wooded and many of the steep slopes that traverse the landscape are overgrown and difficult to access. The property includes over 3100 feet of river-frontage, providing direct access to the beauty and peacefulness of the river. The preserve is crossed by a cascading stream and several stream pools. It provides Portland residents with unequalled opportunities within the city for nature study, fishing, and picnicking. Further, with the removal of the Smelt Hill Dam in 2003, alewives have returned to the lower Presumpscot River for their annual migratory run. They draw a variety of other wildlife to the river including cormorants and osprey, which congregate at Presumpscot Falls looking for an easy meal. The City is cooperatively managing the preserve in conjunction with Portland Trails. There are several wonderful trails that provide direct access to the river within the preserve and beyond its borders.

E-11 Sheridan Street Property. This property forms one of the few areas of open space on the bay side of the Eastern Promenade. The land drops precipitously from the western side of North Street to the eastern side of Sheridan Street, making most of it unsuitable for development. It offers accessible open space between Sheridan Street and North Street, and good views of Back Cove and points west. It links via footpaths to the grounds of the East End School.

E-12 PATHS Wooded Area. Located behind the Portland Arts and Technology High School (PATHS), this land is comprised of a few lightly wooded areas, but is mostly open and includes both scrub-shrub wetlands and granite outcroppings. Over the past ten years the School has used the land as a training ground for students. The PATHS property and North Deering/Riverton Parcels (E-19) serve as the headwaters of Dole Brook, a stream that runs west through Riverside Golf Course to connect with the Presumpscot River. Preservation of these wetlands, fields and woodland buffers is critical to protecting water quality within Dole Brook Watershed.

E-13 Virginia Street Parcels. These City-owned, tax-acquired parcels adjacent to Maine Ave and Ray Street are contiguous with the Ocean Ave Open Space (E-14) and part of the Ocean Avenue Recreation Area. This undeveloped land features a mix of shrubs, trees, wetlands and streams. Several trails running through this property connect it to the larger Portland Trails network. The property's proximity to extensive residential neighborhoods creates an exceptional opportunity for recreation, education, and conservation activities.

E-14 Ocean Avenue Open Space. This property is the area formerly used as a landfill on outer Ocean Avenue near the intersection with Presumpscot Avenue. The 60+ acre site includes the capped landfill, Quarry Run Dog Park, and adjacent woodlands and wetland areas, which provide a mix of habitat for a variety of wildlife species including turkeys, deer and fox and song birds, especially migrating sparrows. In fact, the site is so popular with "birders" that is known as the "Dragon Fields" due to its proximity to the former Dragon Cement quarry. The landfill rises approximately 50-70 feet above the gravel drive at the highest point, affording good views in all directions, including Casco Bay to the south and east. These properties, in combination with the Virginia Street Parcels (E-13) and other nearby City-owned tax-acquired parcels make up the Ocean Avenue Recreation Area. The Commission has been working to protect additional trails and wildlife habitat, mainly wetland areas, contiguous with these existing holdings.

E-15 Maggie Lane Lot. This triangular lot off Maggie Lane, in combination with a trail easement on private property, was acquired in 2008 to provide trail access and linkage along the Riverton Rail Trail. Portland Trails constructed a trail head and boardwalk to connect with the trail network.

E-16 Beverly Street Lots – North. The Beverly Street Lots - North link with southern counterpart and the Natick Street Property along the west side of the Riverton Rail Trail. These lots were acquired to protect the Dole Brook stream corridor, provide access to the trail and to preserve a wooded buffer between the trail and adjacent properties.

E-17 Beverly Street Lots – South. The Beverly Street Lots - South, link with their northern counterpart and the Natick Street Property along the west side of the Riverton Rail Trail. These lots were acquired to protect wetlands associated with Dole Brook, provide access to the trail and to preserve a wooded buffer between the trail and adjacent properties.

E-18 Goodridge Avenue Lots. These wooded lots behind the intersection of Goodridge Avenue and Eleanor Street were acquired in conjunction with the Maggie Lane Lot and a trail easement to provide trail access and linkage along the Riverton Rail Trail. Portland Trails completed the new section of trail in 2010.

E-19 North Deering / Riverton Parcels. This large group of parcels is located north and west of the PATHS Wooded Area (E-12), just across the tracks from the Riverton Rail Trail. These wooded parcels provide connectivity to the Portland Trails network, provide significant wildlife habitat and preserve wetlands and stream buffers essential to maintaining the health of Dole Brook.

E-20 Castine Pines. This attractive grove of pine trees at the intersection of Forest Avenue and Castine Avenue was acquired as conservation land in 2008 through a land swap with a local developer planning to build additional housing on the street.

E-21 Ocean Ave Rec Area-Pine Grove Ave Lots. These lots near Copley Woods Circle were purchased to fill in gaps at the southern edge of the Ocean Avenue Recreation Area. This acquisition preserves trail connectivity and wooded wetlands in this area. Additional lots near Stepping Stone Lane were also included in this transaction.

E-22 Ocean Ave Rec Area-Belfast St Lots. These lots near Maine Avenue and Ray Street were donated to the Land Bank as conservation land to fill in gaps at the north-western edge of the Ocean Avenue Recreation Area. This acquisition preserves trail connectivity and wooded wetlands in this area.

E-23 Ocean Ave Rec Area-Marlborough Rd/Trapelo St Lots. These lots near Copley Woods Circle were purchased to fill in gaps at the southern edge of the Ocean Avenue Recreation Area. This acquisition preserves trail connectivity and wooded wetlands in this area.

E-24 Dole Brook Driving Range Property. This property across the street from Riverside Golf Course was once used as a driving range. The land is mostly wooded with the exception of a clearing for the former driving range and slopes towards a ravine that carries Dole Brook on its way to the Presumpscot River. Dole Brook has been identified as an impaired stream by the Maine Department of Environmental Protection, because it does not meet its designated water quality classification due to the impacts of urban stormwater runoff. State and Federal regulations under the Clean Water Act require the City to restore water quality in the brook. This property was placed in the Land Bank to protect the stream corridor, prevent further water quality degradation and potentially provide for passive recreational activities, such as trails or a low-impact driving range.

E-25 Canco Woods. The Canco Woods property was protected in 2012 through a collaborative partnership between neighborhood residents, the Trust for Public Land, Portland Trails, the Land Bank Commission and the former land owner, Union Water- Power Company. This very popular 13-acre wooded area features wetlands, streams and trails. The City also has a sewer

right-of-way through a portion of the property. Canco Woods is owned by the City and is subject to a conservation easement held by Portland Trails.

E-26 University Park. A popular spot for off-leash dog walking, University Park can be accessed from either Yale Street off Allen Avenue or from the east at Harvard Street. The property is bisected by the Harvard Street Path.

E-27 Wooded Area North of Riverside Golf Course. This wooded area is part of Riverside Golf Course and is bordered by the Presumpscot River and Interstate 95.

E-28 Land Along Canco Road. This parcel connects to the larger Canco Woods to the south (E-25) and contains the road frontage of The Woods at Canco retirement home.

E-29 to E-62 – See Exhibit B

E-63 Redlon Woods. This wooded area, located in the Rosemont neighborhood, features an interesting mix of woodlands, wetlands and ledge outcroppings, as well as some popular informal walking and mountain biking trails. The desire to protect this open space was the impetus behind the creation of the Land Bank Commission in 1999. Long-term protection of Redlon Woods has involved and will continue to require collaboration between the Land Bank Commission, City, neighboring property owners, local NGOs and other open space preservation advocates.

E-64 Holbrook Street Lots 2019. This property was an addition to E-1 Natick Street in 2019 via the City-owned, tax acquired parcels.

E-65 Rowe Avenue Jewell Falls. Located directly above Jewell Falls, this undeveloped property is an excellent example of a small riparian urban parcel that could help improve the health of the stream below.

E-66 Avangrid 204 Rand Rd.

Exhibit B – Specific Properties (Portland Parks) Dedicated as Land Bank Property Interests

E-29 Back Cove Park and Trail
E-30 Barrow's Park/Baxter Sundial
E-31 Stone Street - Bayside Park & Playground
E-32 Baxter Pines
E-33 Baxter Woods
E-34 Bell Buoy Park
E-35 Belmeade Park
E-36 Capisic Pond Park
E-37 Clark Street Park
E-38 Congress Square Park
E-39 Deering Oaks Park
E-40 Dougherty Field
E-41 Eastern Prom, East End Beach, Fort Allen Park
E-42 Fessenden Park
E-43 Fort Gorges
E-44 Fort Sumner Park
E-45 Fox Field/Kennedy Park
E-46 Harbor View Park/Tate-Tyng Park
E-47 Heseltine Park
E-48 Lincoln Park
E-49 Lobsterman Park
E-50 Longfellow Square
E-51 Monument Square
E-52 Munjoy Playground
E-53 Payson Park
E-54 Peppermint Park

E-55 Pleasant Street Playground

E-56 Post Office Park

E-57 Riverside Golf Course

E-58 Riverton Park

E-59 Stroudwater Park

E-60 Taylor Street Playground

E-61 Tommy's Park

E-62 Western Promenade

E-63 Redlon Woods

Exhibit C - Current Land Bank Commission High Priority Parcels

HCP-1 Glickman, GDI
HCP-9 Brackett St Lots at Indian Trail, Peaks
HCP-11 Riverton Trolley Park Parcels
HCP-12 Verizon/Fairpoint Pines
HCP-13 Redlon Road Parcels
HCP-15 Stroudwater River Corridor
HP-3 ACE Griffin's Cove, Cliff Island
HP-4 Kensington St Parcel
HP-6 RPZ 1601-1660 Congress Street
HP-7 Waynflete School Property
HP-9 MTA Land Holm Ave
HP-10 PTC Land Holm Ave
HP-11 410 Auburn St
HP-12 1831 Washington Ave
HP-13 Rocky Hill
HP-15 Land West of Murray St
HP-19 Inter-urban Line
HP-21 Fore River Corridor on Yellowbird Ln
HP-24 Salem St Parcels

Draft 12/6/22 - City of Portland Land Bank Project Score Card Template

Date:
Project:
Parcel IDs:
Map References:

Summary & Recommendation:

TOTAL SCORE: 0 (out of maximum 67 points)

SCORE AS PERCENT 0%

Primary Land Bank Criteria	Land Bank Ordinance Reference	Score (0-5) (0 = lowest value; 5 = highest value)	Rationale/Justification
Does the property have, or contribute to, healthy forest ecosystem?	Section 2-43(a)(7)		
Does the property have, or contribute to, healthy wetlands, streams, river, ocean, aquifers or other water bodies?	Section 2-43(a)(5)		
Does the property help mitigate or adapt to climate change impacts? (CO2 storage, storm impacts, tidal impacts)			
Does the property provide an opportunity to protect or improve an ecosystem?	Section 2-43(a)(5)		
Does the property create a connection or link between nearby Parks, Land Bank, or conserved properties?	Section 2-43(a)(11)		
Does protecting the property support Portland's desired sustainable land use pattern of a dense core with developed corridors and nodes?	Section 2-43(a)(9)		
Does protecting the property support Portland's desire for equal access to undeveloped natural space in every neighborhood? (all residents within a 10 minute walk)			
Does the property provide water access for the fishing industry OR for recreation?	Section 2-43(a)(1)		
Does the property provide passive recreation opportunities?	Section 2-43(a)(4)		

Subtotal Primary Criteria

0

Max score = 45

Secondary Land Bank Criteria	Land Bank Ordinance Reference	Score (0-2) Up to 2 additional points	Rationale/Justification
Is this a time-limited opportunity?			
Cost			
Maintenance needs, short or long term			
Are there opportunities for leveraging collaboration (in purchase, programming and/or maintenance)			
Is there significant stakeholder support/opposition? (Subtract up to 2 points)			
Are there other competing land uses?			

Are there opportunities to achieve multiple goals of Land Bank &/or other City entities			
Are there underserved areas where geography is a priority for ecological health or human wellness?			
Historical significance (humans)	Section 2-43(a)(6)		
Geologic significance	Section 2-43(a)(6)		
Is there potential for urban agricultural use?			

Subtotal Secondary Criteria

0 max 22 additional points

Date:

Project:

Parcel IDs:

Map References:

Summary & Recommendation:

TOTAL SCORE: 0 (out of maximum 67 points)

SCORE AS PERCENT 0%

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Subtotal Secondary Criteria		0 max 22 additional points	