



Commission Members:

Baxter Miatke, Robert Foster, Daniel Herzlinger, Patrizia Bailey (Chair), Simon Rucker, Jon Kachmar, Brian Wasser, Alaina Chormann, City Councilor Anna Trevorrow.

City Staff:

Ethan Hipple (Parks, Recreation, and Facilities Director), Jessica Teesdale (PRF Sr. Executive Assistant)

City of Portland
Land Bank Commission Agenda
December 13, 2023
5:00 PM

City Hall Kippy Richardson Conference Room 24 located on the ground level of City Hall

The Land Bank Commission will conduct this meeting in-person from City Hall Kippy Richardson Conference Room 24 located on the ground level of City Hall.

Public comments may only be submitted in person or in writing.

To submit written public comment on an agenda item, email landbank@Portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Land Bank Commission meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenters name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

To view this meeting please visit the Livestream <https://portlandme.portal.civicclerk.com/event/6831/media>

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: November 8, 2023
 - ii. New Business
 - a. Secretary's Report
 - b. Treasurer's Report
 - c. Encampment Joint Statement Discussion
 - d. Annual Report Draft Approval
 - iii. Old Business
 - a. High Priority Parcels
 - iv. Communications and Parcel Updates

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.



- a. Parks Report
 - b. Recruitment to Land Bank Seats
 - c. Juniper Street trailhead update
 - 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:

Present:Baxter Miatke, Robert Foster, Daniel Herzlinger, Patrizia Bailey (Chair), Simon Rucker, Jon Kachmar,

Not Present: Brian Wasser, City Councilor Anna Trevorrow.

Staff:

Ethan Hipple, Jessica Teesdale, Doug Roncarati

City of Portland
Land Bank Commission Minutes
November 8, 2023
5:00 PM

I. Call to Order

II. Citizen Comment Period-No citizen comment

III. Agenda Items

i. Acceptance of Meeting Minutes: 10/11/2023 approved unanimously

Motion to accept by Herzlinger, seconded by Rucker

Public Comment: none

ii. New Business

a. Secretary's Report: Rucker- A final annual report will be available at the December Meeting.

b. Treasurer's Report-Miatke-Treasury spreadsheet is up to date.

Discussion: CIP-Bailey, Miatke, Hipple, Roncarati

Include incomplete approved projects in the budget. Kayak Dock due diligence, Communicate with D3 Councilor Phillips.

c. Maine Conservation Corps-Hipple provided MCC update, Hope Ave. trail head work is complete at Presumpscot River Preserve.

d. High Priority Parcel Review

Bailey-presented 2 High priority Parcels History of parcels and Discussion: Land Bank would want to preserve land.

Whole commission discussion.

• Waynefle Property Open Space

• Davis Family Pines

Action items- Scorecard review discussion.

Kachmar Updates: Mill Drive property sold. Oramel -pending active application for site development, lot is for sale

iii. Old Business

a. Kayak Dock-Update-Miatke- EZ Dock quote pending. Need more

specifics. Late November in person review of site with vendor. A Public meeting will commence once all information is gathered.

Kachmar-Harbor Master permit is required once all other permits are acquired

iv. Communications and Parcel Updates

a. Parks Division Report

b. Parks Commission Report-Foster and Hipple provided Parks Commission Update-Rapid member turnover. Strategic planning meeting in late January Public Camping statement consideration. Discussion on the Ordinance amendments to allow camping citywide until April 2024. Department memorandums forthcoming. Suggestion to Commission to read City Council agenda and Department Memos. Commission and Commission members may submit statements of view to the City Council.

Hipple-The Parks Division report will be provided at the December meeting. PRF will be adding a Parks Assistant Director and Deputy Director to the Department.

North Deering Park recap-Planned improvements are ballfield and trail upgrades. Working with Portland trails for access point upgrades..

v. Commissioner requests for Agenda Items

IV. Adjournment

DRAFT STATAMENT RE PUBLIC ENCAMPMENTS (12/12/2023)

Portland City Council:

As our City continues to grapple with the homelessness crisis, the Land Bank Commission would like to reiterate the role of our Commission and express our concerns with and opposition to a broad suspension of public camping restrictions in our public park system.

The Land Bank Commission's role is discrete and limited in scope. We are charged with the "conservation and preservation of limited open space with important wildlife, ecological, environmental, scenic or outdoor recreational values" (Portland, Me., Code § 2-42). We are required to maintain Land Bank properties "predominantly in [their] natural, scenic or open condition". Inconsistent uses, including uses that may arise from large-scale encampments, including but not limited to accumulation of trash, destruction of vegetation, and loss of cultural or recreational values, require Land Bank approval. (§ 2-43(b).)

We recognize the need to support community members experiencing homelessness and the need to center policy decisions around their well-being and dignity. However, our charter is clear and relates exclusively to the protection of Land Bank properties. We must therefore draw the Council's attention to the potential risks of a public camping allowance to our public parks, especially one that is not narrowly tailored:

- **Allocation of limited parks department resources.** Existing encampments strain our Parks Department. Authorization of additional, scattered campsites risks exacerbating this problem and further endangerment of staff.
- **The burden on the natural environment.** Long-term camping can have significant ecological impacts, including degradation and loss of natural habitats. Restoration after damage can be costly and result in inaccessibility to the public for long periods.
- **Deprivation of use.** Portland's public park system and protected open spaces are the result of the vision, dedication, stewardship, and generosity of many. Expanded allowances for public camping risk further deprivation of use for all of us, but especially children, and citizens without private outdoor spaces.

The Portland Land Bank Commission is committed to being a part of this vital conversation and to finding solutions that respect the needs of our community members experiencing homelessness while preserving the integrity and accessibility of our parks and open spaces for future generations.

Respectfully,
Pat Bailey (Chair)

[Additional MEMBERS]

Portland Land Bank Commission 2023 Annual Report



December 2023

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, 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 (2023):

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

Non Voting Members

Portland Trails Representative (vacant)
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
Doug Roncarati, Stormwater Program Coordinator
Jessica Teesdale, Senior Executive Assistant to Director of Parks, Recreation and Facilities Department
Sanne Lynam, Assistant to the Director
Thomas Nickerson, Senior Executive Assistant, City of Portland, Parks, Recreation and Facilities Management
Madeline Groeger, Office Associate, City of Portland, Parks, Recreation and Facilities Management

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 2023 contains the Registry and operating budget for the calendar year 2024.

2022 Accomplishments

- **North Deering Park (1831 Washington Avenue).** North Deering Park was acquired by the City of Portland in June of 2023. It consists of approximately 24 acres of forested wetlands and a developed baseball diamond and parking area on several parcels between Washington and Auburn Avenues in North Deering. This was a cooperative project between the Land Bank Commission and the Trust for Public Land, with the Land Bank Commission contributing \$80,000 towards the acquisition. 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. An [article](#) about the project is attached as Exhibit _.
- **Redlon Woods.** The Land Bank Commission continues to work with the owners to obtain the necessary releases to acquire these parcels. The lender has not provided an adequate response or an approval for the required release.
- **Oat Nuts Park.** Potential parking area.
- **Hand Carry Boat Launch at Stroudwater Park.**
- **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.** Riverton Trolley Park? Presumpscot River Preserve? North Deering Park? And how much \$ spent.

- **Impact of Encampments.**

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 from these fiscal years is shown on a separate line item.

Land Bank Commission Budget which is attached as Exhibit E.

Land Bank Commission Project Initiatives 2023

- *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 2023.
- *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 2023 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.

E-67 North Deering Park. Have to confirm this #.

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



CITY OF PORTLAND
Parks, Recreation & Facilities Department
Ethan Hipple, Director

CITY OF PORTLAND
Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

Memorandum

TO: Parks Commission and Land Bank Commission

FROM: Alex Marshall, Parks Director, Parks, Recreation and Facilities Department

SUBJECT: Parks Division Update

DATE: December 2023

Parks Division Staffing

- Total Budgeted positions in Parks Division: 33
- Vacancies:
 - None

Monument Square Christmas Tree

The Forestry Team selected a beautiful 55' Blue Spruce for the Monument Square display this Holiday season. The tree was extracted from its home on Lubec Street in South Portland and was delivered to Monument Square on Wednesday, Nov 15 by our talented City Forestry Team with the help of Keeley Crane and Shaw Brothers for transport. Auxiliary support was provided by the Portland Police Department and the Parking Division as they escorted the specimen to its final destination. Portland Downtown assisted in the celebration and tree lighting on Friday, November 24th. Portland Downtown has a tree camera that can be seen here: <https://portlandmaine.com/treecam/>

Order 68 Council Resolution

The City Council took up Order 68 on their November 20th meeting. After 5 hours of public comment the council voted down the order 6-3. The proposal was then approved by a vote of 7-2 to be explored by the HHS & Public Safety Committee.

Bayside Tree Planting Blitz Update

In 2023, Parks Staff submitted a Request for Proposals to plant 80 or more trees in the Bayside Neighborhoods using American Rescue Plan Act(ARPA) Funds. The RFP resulted in no bids. Parks has since acquired additional Community Development Block Grant(CDBG) funding to add an additional 45 trees for a total of 125 +/- trees anticipated for the Bayside Neighborhoods. These two funding streams will be combined within a larger RFP this Winter for potential Spring construction and planting. This work will complement the 41+ trees that the Forestry and Horticulture Teams and Community Partners planted this past year along with annual plantings planned for these two neighborhoods in 2024.

Winter Operations

It is that time of year where many are gearing up for snow and ice. Our Parks Maintenance Crew morphs into a sidewalk clearing operation during the winter months with the help from Horticulture, Ballfields and Cemeteries. That team covers over 120 miles of sidewalks and trails each storm with a handful of them working on heavy snow load, heavy ice, pinch point and tip-down locations. The Forestry Division

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Ethan Hipple, Director

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Alex Marshall, Parks Director

diverts from tree work during each storm to focus on Public Safety Buildings, on-peninsula School parking lots, snow ban parking lots and various other city parking lots. Our Ballfields division participates in overnight sidewalk clearing in the Downtown District and then helps with sidewalk pinch points during the day. The Playground Division keeps City Hall Plaza and the Police Station open while also clearing and maintaining the ice on three citywide ponds (Payson Park, Ludlow and Deering Oaks). Finally, our Park Rangers help with shoveling various city buildings and will also help keep the cross country ski trails open at Deering Oaks and Payson Park as conditions permit. Stay tuned for a Parks Winter Operations video coming out next week.

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Deering Oaks Park ADA Walkway improvements: Phase three providing ADA access to the wading ravine was completed this past Summer. Phase 4, which is the sidewalk along Tennis Court Drive, is under design development currently in hopes of breaking ground in the Summer or Fall of 2024.
- Fitzpatrick Drainage Improvements: Drawings are complete. An RFP is ready to be advertised.
- Preble Street Field & Stormwater Project: Final design and landscaping plans have been finalized. There have been some construction delays that will push the installation of the field back to the Fall of 2024 with field play to begin in the Spring or Summer of 2025.
- Riverton Preserve: Recreation improvement plans are in progress and will consist primarily of a trail network with other improvements. This project is intended to fulfill LWCF conversion requirements, and final approval of the improvement plan rests with the state and National Park Service, which has a public engagement process.
- Lower Western Prom Park Improvements: Final design improvements have been made and we have secured the additional funding via CDBG to execute the project later in 2024.
- Longfellow Elementary School Playground: Parks Staff are working with a design consultant on the construction drawings and bid documents for a Winter/Spring 2024 bid and Summer/Fall 2024 construction.
- Stroudwater Bridge Project: The City has contracted with a consultant to perform the design and engineering for installing a city owned bridge that already exists near the site. This project has \$120,000 in Recreational Trails Program funding with the remaining project funds to come from private donations.

City-Owned Land in Portland

A Story Map   [DISCLAIMER](#)[City-Owned Parcels](#)[Parcels Categorized](#)[Land Bank / Parklands](#)[Schools](#)[Services & Industry](#)[Deed-Restricted & Islands](#)[Other Parcels](#)[Other Info](#)

intentionally preserves open space (highlighted in green). City-owned parcels also include landscape and historic features like cemeteries, the Riverside Golf Course, and parks (highlighted in turquoise).

Click any colored parcel to learn more about it. Grey footprints indicate buildings that intersect with City-owned land.

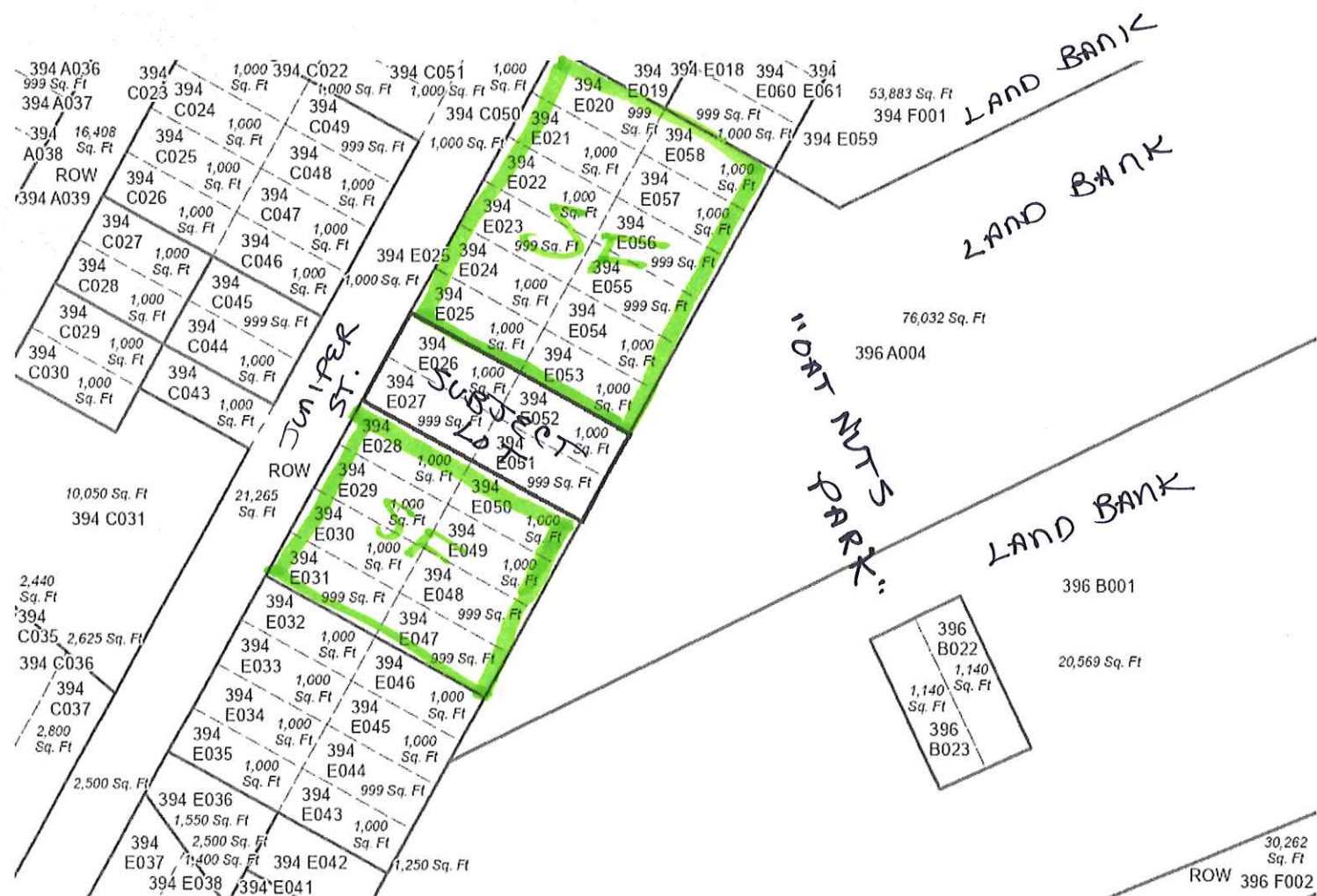


Approximate location of Shirley Dunham's property
identified as 394-E-26-27-51-52



Subject Lot is 394-E-26-27-51-52 owned by Shirley Dunham who purchased it from the City in 1996 and is now interested to determine if the City would like to purchase it back in an email from her of 9/5/2023.

SF = Single-Family Residence



CITY OF PORTLAND-PAPER STREET PROJECT

<u>STREET</u>	<u>SUBDIVISION NAME</u>	<u>REGISTRY OF DEEDS</u>		<u>2017 STAFF RECOMMENDATIONS</u>	<u>2017 COMMENTS</u>
		<u>BOOK</u>	<u>PAGE</u>		
Idaho Street	The Pines - Section A	16	29	Continue	Continue from the end of the 1968 accepted portion of Idaho Street in a southeasterly direction to the end.
Iffley Street	Portland Villa Sites	14	7	Continue	
Illinois Avenue	The Pines - Section D Revised	17	7	Continue	Continue from Virginia Street northeasterly to the northeast side of Montana Street.
Illsley Street	Plan of L.W. Dyer	7	2	Continue	
Indiana Avenue	The Pines - Section B	16	41	Vacate	
Jackson Boulevard, Cushings Island	Whitehead Passage Subdivision	106	9	Continue	
Jersey Avenue	The Pines - Section C Revised	17	6	Continue	Continue from Virginia Street northeasterly to the northeast side of Montana Street.
Jewel Road, Peaks Island	Oceanside Project Section 2	92	39	Continue	
John Street, Peaks Island	Estate of Luther Sterling	516	210	Continue	
Joseph Avenue	Washington Terrace	13	72	Continue	
Juniper Road, Peaks Island	Skillings Farm	11	99	Continue	
Juniper Street	Oatnuts Park	9	103	Continue/Vacate	Continue from Summit Street in a northeasterly direction to the northeasterly line of Lot # 226 on PB 9_103. Vacate the remainder northeasterly of the northeasterly line of Lot #226.
Kansas Avenue	The Pines - Section D Revised	17	7	Continue/Vacate	Continue from Virginia Street southwesterly to the easterly corner of Lot #1484 on PB 17_7. Vacate from the easterly corner of Lot #1484 southwesterly to Ray Street.
Kentucky Avenue	The Pines - Section B	16	41	Vacate	
Kervin Street	Portland Gardens	12	23	Continue	Name changed from Gay Street to Kervin Street.
King Street	Frost Villa Sites	14	25	Continue	
King Street	Avalon Highlands	12	11	Continue	
Label Street [sic] Avenue	Pine Tree Terrace	30	29	Continue	
Lane Avenue	Pine Tree Terrace	30	29	Continue	
Ledgewood Street, Peaks Island	Robert F. Skillings	11	101	Continue	
Lee Street	Forest Hills Extension	15	41	Continue	
Levia Street	Brighton Avenue Terrace	11	13	Continue	