



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), Doug Roncarati (Public Works-Stormwater Coordinator), Jessica Teesdale (PRF Sr. Executive Assistant)

City of Portland
Land Bank Commission Agenda
February 14, 2024
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.

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 commenter's 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

Link: <https://portlandme.portal.civicclerk.com/event/6833/media>

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: December 13, 2023
 - ii. New Business
 - a. Secretary's Report
 - b. Treasurer's Report
 - iii. Old Business
 - iv. Communications and Parcel Updates
 - a. Parks Division Report
 - b. Parks Commission Report
 - c. Redlon Woods

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.



- d. Coolidge Street Parcels
 - v. Commissioner requests for Agenda Items
- IV. Adjournment

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landbank@portlandmaine.gov



Land Bank Commission December 13, 2023 Meeting Minutes

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>

Present Commission Members: Baxter Miatke, Robert Foster, Patrizia Bailey (Chair), Simon Rucker, Alaina Chormann

Not Present: Jon Kachmar, Brian Wasser, Daniel Herzlinger, City Councilor Anna Trevorow

Staff: Ethan Hipple (Parks, Recreation, and Facilities Director), Jessica Teesdale, Doug Roncarati

- I. Call to Order
 - A. Introduction of new Commissioner Alaina Chormann
 - II. Citizen Comment Period-No citizens present to comment
 - III. Agenda Items
 - A. Acceptance of Meeting Minutes: November 8, 2023
- Motion to approve: Simon Rucker, seconded by Baxter Miatke. Approved unanimously
- ii. New Business
 - a. Secretary's Report-Simon shared the annual report section by section with the commission and discussed edits that were made.
 - b. Treasurer's Report- Update provided by Baxter Miatke all 2023 charges have come through. The Land Bank Budget will be included as exhibit B with the Annual Report when presented to the City Council Agenda. No actions
 - c. Encampment Joint Statement-Discussion by commission. Concern over the Council working around Land Bank ordinance. Council needs a super majority to change land use ordinance. How can the City Council bring up proposals without legal review?

- I. Motion to approve Encampment Joint Statement subject to minor edits: Baxter M. **Seconded by Simon R. Approved unanimously.**
- d. Annual Report Draft Approval- Motion to approve Annual report: Baxter Miatke, seconded by Robert Foster. Approved unanimously
- iii. Old Business
 - a. High Priority Parcels- Doug Roncarati provided description of how the High Priority parcels are chosen
 - 1. Waynflete Parcel update-look into conservation agreement or statement. Davis Family Pines Property update-goal is to separate the wooded parcel from the **commercial property and preserve.**

iv. Communications

Updates- Robert Foster provided Parks Commission update. Parks commission is one member over. Recommendation to Reach out to Beth Rabbit to offer one of the Land Bank open seats as a recommendation for the overfilled Parks Commission seat.

Parks Report- Ethan Hipple provided update Winter Operations have begun. Stroudwater bridge project is moving forward. Explanation of recreation easements and Portland Trails Trail easement.

Juniper Street Parcel update- Ethan Hipple provided overview of the property. Land bank is not currently interested in acquiring this lot. Ethan will communicate with property owner.

Water Resources update- Doug Roncarati provided update: City is continuing to work on updating the Capisic brook watershed plan. The assessment is complete and recommendations will be presented to the public forum. Also, RFP for HydroGeomorphological studies of Fallbrook and Fall Brook. Sagamore Neighborhood Stormwater green infrastructure retrofit project completion. Installed 30 rain garden soil filters to catch and clean water before it goes into Capisic Brook.

V. Adjournment



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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: January/February 2024

Parks Division Staffing

- Total Budgeted positions in Parks Division: 33
- Vacancies:
 - Athletic Facilities Supervisor

Citywide Unhoused Report

As a result of the City clearing Harbor View Memorial Park of a 60 tent encampment, 40 individuals took shelter at the Homeless Services Center on Riverside Street. There were roughly 40-50 occupied tents in the park at the time of this cleanup. Since the removal of the Harbor View Encampment, there has been a consistent range of 39-41 tents located citywide. With the low numbers living outside we have also seen consistent numbers at the Homeless Services Center each night. A note to capture in this report is the rat infestation that occurred due to the encampment at Harbor View Memorial Park. There was significant disturbance to neighboring properties and significant expense to the City to mitigate the infestation.

Stroudwater Bridge Project Funding Update

The Stroudwater Bridge Project to connect UNUM property on the south side of the Stroudwater River to the Stroudwater Preserve Development on the North Side of the River is working through a few stages currently. The design and engineering is almost complete and permitting has been initiated. Updated cost estimates will be in hand shortly to determine the extent of fundraising still needed to execute the project. Currently, there has been roughly \$210,000 raised for the project via a \$120,000 grant from the States Recreational Trails Program, a \$50,000 donation from Portland Trails, a \$31,385 contribution from Stroudwater Developers LLC, and \$7,500 in online donations from various neighbors and interested parties.

CIP Update

The Departmental CIP Priority List has been sent to the City Manager for review with the Finance Director. Below is what was submitted:

- | | |
|--|-------------|
| 1. Title IX Construction for Payson Park | \$300,000 |
| 2. Riverton Pool | \$1,500,000 |
| 3. Deering Oaks Pond - Stacked Wall Reconstruction Phase 1 | \$1,900,000 |
| 4. Back Cove Re-pave Tukey's Bridge Approach | \$295,000 |
| 5. Eastern Promenade Food Truck Court Electricity | \$50,000 |

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Parks, Recreation & Facilities Department
Ethan Hipple, Director

CITY OF PORTLAND

Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

6. Ice Arena Chiller Refurbishment	\$200,000
7. Reiche Playground Replacement	\$500,000
8. Stone Street Playground Design & Engineering	\$40,000
9. Riverton Gym Floor Replacement	\$150,000
10. Golf Course Improvements	\$50,000
11. Improvements at 212 Canco Road	\$150,000
12. Lincoln Park Fence - Pearl Street	\$200,000
13. Evergreen Cemetery and Forest City Cemetery Road Reconstruction	\$100,000
14. Barricades for Outdoor Events	\$140,000
15. Merrill Auditorium Orchestra Pit Lift	\$275,000
16. Western Promenade Valley Street Stone Retaining Wall Repair/Rebuild	\$115,000
Total =	\$5,965,000

Stroudwater and Clark Street Playgrounds

The Stroudwater Playground at Stroudwater Village Park, located off Westbrook Street, has a small playground that has lived a good life. Our Playground's Team has removed the structure and have built a replacement play element to be installed this Spring. Simultaneously, the Team is replicating the structure from Stroudwater Village Park for a new structure at Clark Street Playground which will also be installed this coming Spring. These are two incredibly valuable pocket park playgrounds that will have a facelift for 2024.

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



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Parks, Recreation & Facilities Department
Ethan Hipple, Director

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Alex Marshall, Parks Director

2024 construction.



CITY OF PORTLAND, MAINE
DEPT. OF PUBLIC WORKS
212 CANCO RD, SUITE B
PORTLAND, MAINE 04103
PHONE (207) 874-8801

LEGEND

- Land Bank Parcels
- Berry: Phase 1
- Land Bank: Phase 2
- Land Bank: Phase 3
- Private: Taylor
- Private: Motley St
- Private: Caroline St

Drainage

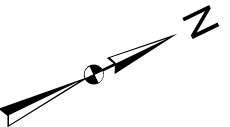
- Brook
- Ditch or Brook

Water Bodies

- swamp
- Countour Lines

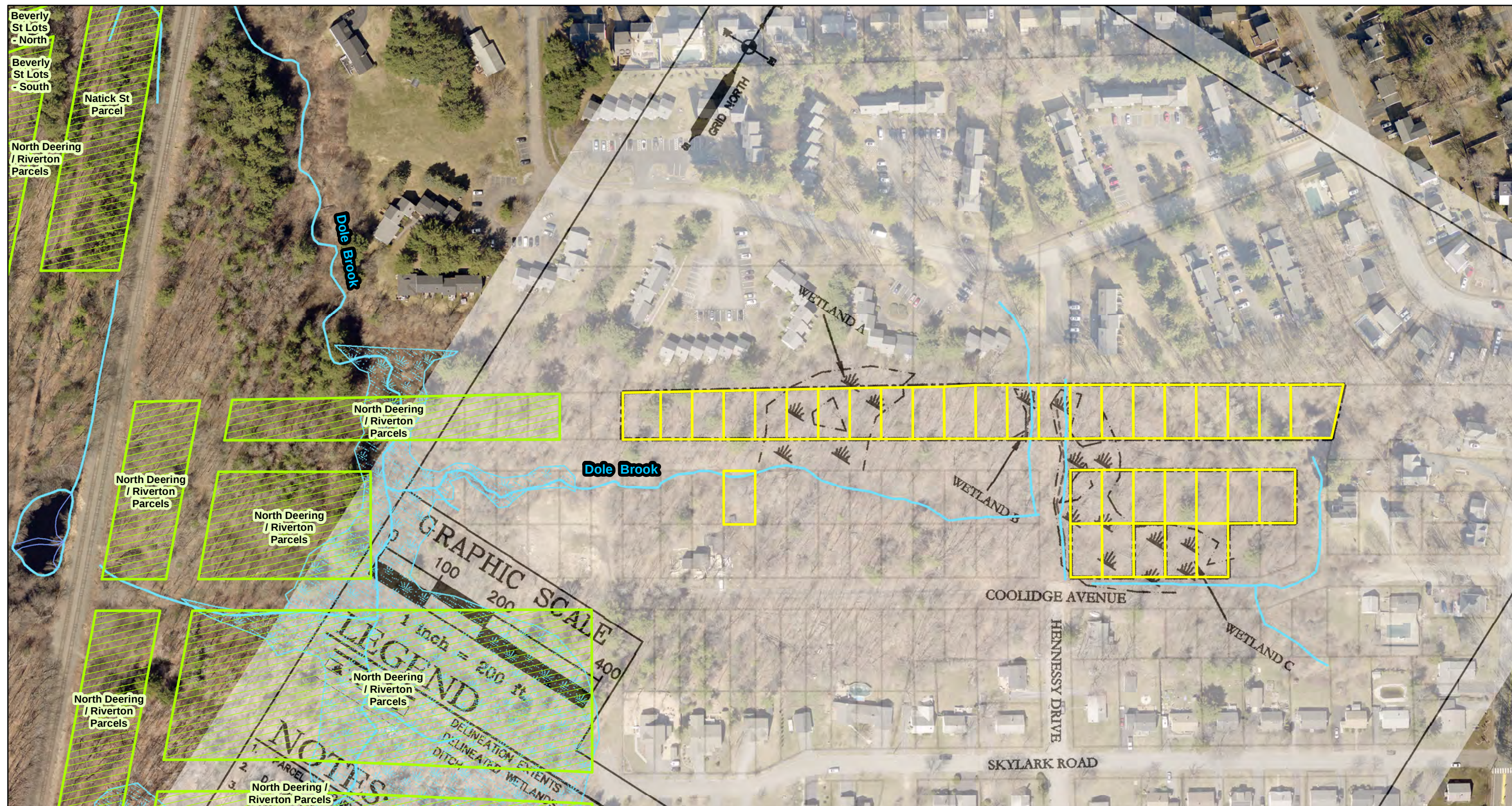
Redlon Woods Area

Note: Drainage & Water Bodies were derived from aerial imagery, not survey or wetland delineation. They are an indicator of potential water features only.



February 9, 2024

DESIGN BY: DAR	DRAWN BY: DAR	CHECK BY: XXX
0 25 50 100 150 200 Feet		



Coolidge Ave & Davenport Ave Lots

Map by City of Portland DPW 2/27/2023

Legend

- Tax Acquired: 348-B-1 to 5 & B-8 to 14; 348-C-1 to 13 & 349-C-13 to 21; 349-G-4
- Brook; Drainage
- Mapped Wetlands*
- LandBank

NOTES:

1. PARCEL

2. DITCH

3. DITCH

Scale: 1 Inch = 150 Feet

*Only applies to the area west of Oramel Ave. Wetland mapping data for Davenport & Coolidge avenues is not available.



WASHINGTON AVENUE

WETLAND A

WETLAND B

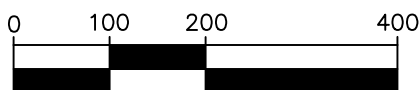
WETLAND C

COOLIDGE AVENUE

HENNESSY DRIVE

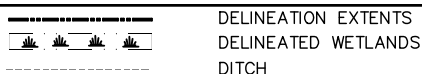
SKYLARK ROAD

GRAPHIC SCALE



1 inch = 200 ft.

LEGEND



NOTES:

1. PARCEL BOUNDARY INFORMATION OBTAINED FROM STATE OF MAINE GIS DATABASE.
2. DATUM: NAD83 STATE PLANE MAINE WEST (FEET).
3. 2 FOOT CONTOURS OBTAINED FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA).
4. WETLAND BOUNDARIES WERE IDENTIFIED AND DELINEATED BY JONES ASSOCIATES INC IN NOVEMBER OF 2022 ACCORDING TO U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION.
5. WETLAND FLAGS WERE LOCATED USING TRIMBLE GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY WITH EXPECTED AVERAGE ACCURACY OF SUB-METER. THIS METHOD IS RECOGNIZED BY BOTH STATE AND FEDERAL AGENCIES. HOWEVER, JONES ASSOCIATES INC RECOMMENDS THAT THE WETLAND BOUNDARY BE SURVEYED USING A MORE PRECISE METHOD IF ANY FILL OR REGULATED ACTIVITIES ARE TO BE PERFORMED WITHIN 20 FEET OF THE GPS LOCATED WETLAND.
6. NO STREAMS WERE OBSERVED DURING THIS DELINEATION. DITCHES WERE OBSERVED AND SKETCHED ONTO THE WETLAND PLAN AND ARE APPROXIMATE ONLY. DITCHES ARE NOT CLASSIFIED AS WETLANDS.

PLAN TITLE:

WETLAND PLAN
COOLIDGE & DAVENPORT AVENUE
TAX MAP 348 LOTS C001-C013 & B005-B014
TAX MAP 349 LOTS C013-C021
PORTLAND, MAINE 04103

PREPARED FOR:

LORI J. PAULETTE
389 CONGRESS STREET
PORTLAND, MAINE 04101

PREPARED BY:

JONES ASSOCIATES INC.
Foresters, Surveyors And
Environmental Consultants



280 POLAND SPRING ROAD, AUBURN, MAINE 04210
(207) 241-0235

PLAN DATE:

NOVEMBER 2022

FIELD WORK DATE:

NOVEMBER 2022

SCALE: 1"=200'

PROJ. #: 22-053PO