



Commission Members:

Baxter Miatke, Robert Foster, Alaina Chormann, Michael Scrameyer, Daniel Herzlinger, Patrizia Bailey (Chair), Simon Rucker, Jon Kachmar, Brian Wasser, 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
March 13, 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/6834/media>

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: February 14, 2024
 - ii. New Business
 - a. New member introduction-Michael Scrameyer
 - b. Secretary's Report
 - c. Treasurer's Report
 - d. May field trip to priority sites
 - e. Parcel Review Assignments
 - f. City Owned Tax Aquired Properties
 - iii. Old Business

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. Stroudwater Dock Update
 - iv. Communications and Parcel Updates
 - a. Parks Divison Report
 - b. Parks Commission Report
 - c. Redlon Woods
 - d. Coolidge Street Lots
 - 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.

City of Portland | Parks, Recreation and Facilities Management

Ethan Hipple, *Director*

Alex Marshall, *Director of Parks*



Land Bank Commission February 14, 2024 Meeting Minutes

Present Commission Members: Robert Foster, Daniel Herzlinger, Simon Rucker, Jon Kachmar, Alaina Chormann

Not Present: Baxter Miatke, Patrizia Bailey (Chair), Brian Wasser, City Councilor Anna Trevorrow

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

I. Call to Order

II. Citizen Comment Period – No public comment email or in person comments

III. Agenda Items

i. Acceptance of Meeting Minutes: Motion by S. Rucker to approve December 13, 2024

unanimous acceptance of minutes 5 in favor

ii. New Business

a. Secretary's Report – Annual report to City Council was not on the February 5th City Council Agenda as planned. LB Annual report to be rescheduled on the February 26th CC agenda.

b. Treasurer's Report – Baxter not present. Tabled until March meeting

iii. Old Business

iv. Communications and Parcel Updates

- a. Parks Division Report – Ethan provided a parks update re: Encampments and park clean up. Ethan H. answers questions on the CIP process and how projects are selected and specific CIP projects.
- b. Parks Commission Report – Rob F provided update. Topics discussed: Thomas park approval, Corporate counsel answered questions about commission meeting rules and greenspace gathering. PC question for LB: Can Stroudwater parcel become acquired by the Land Bank? Ethan H. explained current

recreation easement on Stroudwater parcel.

- c. Redlon Woods–Pat B. not present to provide most current parcel update. Ethan H. provided a brief overview of the history of the Redlon woods parcel. Add item to next agenda to provide a more thorough update from Pat.
 - d. Coolidge Street Parcels–Pat B. not present to provide current parcel update. Doug R. provided an update on the city stormwater permit and hydrogeomorphic study taking place on the watershed that this parcel is contained. This study will be used to provide a watershed management plan.
- v. Commissioner Requests for agenda items
- a. Redlon Woods– Pat update
 - b. Coolidge Parcels– Pat update
 - c. High Priority Parcels list– Plan Field trip to parcels possibly May meeting
 - d. Stroudwater dock –Baxter

IV. Adjournment

FY2022 CITY TAX FORECLOSURES - VACANT LAND PARCELS ON 2/16/2024

RED HIGHLIGHTED VACANT LAND PARCELS - LAND BANK COMMISSION NOT INTERESTED IN.

PARCEL	NO.	PROP STREET	PROP DESC	SF	Total AV
013-M-030-001	189	CONGRESS ST	LAND	522	\$5,430
085-J-008-001	75	SPRUCE AVE	LAND/Peaks Island	17,685	\$6,130
085-L-008-001	139	SPRUCE AVE	LAND	10,018	\$6,650
085-Q-014-001	25	ORWAY AVE	LAND	22,346	\$11,200
085-U-006-001	60	ONWAY AVE	LAND	10,280	\$6,300
085-V-007-001	0	5TH ST	LAND	26,223	\$35,200
159-B-010-001	0	DUDLEY ST	LAND	6,011	\$4,800
160-B-001-001	0	ROSEDALE ST	LAND	6,795	\$5,500
160-D-007-001	0	ROSEDALE ST	LAND	6,011	\$4,800
160-D-036-001	0	DUDLEY ST	LAND	6,011	\$4,800
160-D-040-001	0	DUDLEY ST	LAND	6,011	\$4,800
160-D-042-001	0	DUDLEY ST	LAND	9,016	\$7,200
200-C-001-001	0	PHILLIPS ST	LAND	9,147	\$6,400
272-N-032-001	0	PORTER AVE	LAND	3,615	\$4,730
297-F-014-001	0	GOODALE ST	LAND	7,274	\$5,800
306-A-001-001	0	LEIGHTON AVE	LAND	71,743	\$82,800
309-D-041-001	84	ALDWORTH ST	LAND	10,018	\$32,800
332-F-008-001	0	BEAL ST	LAND	13,982	\$34,500
339-C-009-001	0	HAMPTON ST	LAND	6,011	\$8,400
343-B-029-001	3	VILLA AVE	LAND	5,183	\$7,700
344-H-001-001	0	BREWSTER ST	LAND	9,016	\$69,700
345-A-026-001	0	PLYMOUTH ST	LAND	12,893	\$50,800
345-C-010-001	0	VILLA AVE	LAND	4,138	\$6,130
347-A-018-001	0	PENNELL AVE	LAND	4,486	\$6,650
347-B-015-001	0	PENNELL AVE	LAND	6,490	\$5,200
347-B-018-001	0	PENNELL AVE	LAND	14,505	\$11,600
348-B-001-001	0	COOLIDGE AVE	LAND	30,274	\$24,200
348-C-001-001	1	DAVENPORT AVE	LAND	92,826	\$74,300
349-G-004-001	0	DAVENPORT AVE	LAND	4,268	\$6,300
349-H-003-001	0	COOLIDGE AVE	LAND	5,183	\$7,700
351-A-043-001	8	ABNER LN	LAND	9,278	\$5,200
402-I-006-001	0	ASH ST	LAND	10,802	\$8,700



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Parks, Recreation & Facilities Department
Ethan Hipple, Director

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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

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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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2024 construction.

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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: March 2024

Parks Division Staffing

- Total Budgeted positions in Parks Division: 33
- Vacancies:
 - Athletic Facilities Maintenance Worker III
 - Park Ranger
 - Parks, Playgrounds, Ballfields, Horticulture & Forestry Seasonals

Citywide Unhoused Report

At this time there are 32 encampments citywide. These are discovered tents and not a comprehensive number of people. Our Park Ranger Team alongside the Health and Human Services Outreach Team of 2 have continued to locate and provide opportunities for services to those continuing to live outdoors through the Winter months. The Homeless Services Center has also been operating roughly with a 20-40 bed capacity during this time. As the weather warms up we expect the numbers to shift outdoors which our Parks teams alongside assistance from Police and Public Works will continue to monitor. We will continue to tag and remove tents on public property.

CIP Update

The Citywide CIP is currently making its way through the Finance Committee. Below is a list of projects that were presented by the Finance Director to the Committee:

1. Title IX Construction for Payson Park	\$300,000
2. Riverton Pool	\$2,300,000
3. Back Cove Re-pave Tukey's Bridge Approach	\$295,000
4. Eastern Promenade Food Truck Court Electricity	\$50,000
5. Ice Arena Chiller Refurbishment	\$200,000
6. Reiche Playground Replacement	\$500,000
7. Stone Street Playground Design & Engineering	\$40,000
8. Golf Course Improvements	\$50,000
9. Payson Park Tennis Court Lights	\$200,000
10. Congress Square Park Redesign(Planning Dept. Request)	\$750,000
Total =	\$4,685,000

Emerald Ash Borer

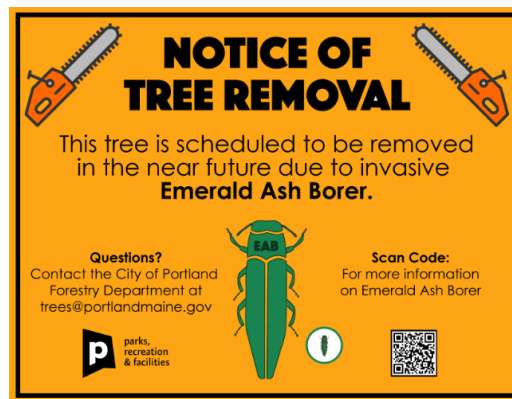
As many folks have probably known or seen, there has been a significant number of ash trees removed

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from various prominent streets on the peninsula over the last couple months. This is a direct result of the infestation of Emerald Ash Borer and how quickly it compromises a cities canopy. Overall, Forestry Staff and contractors have removed 122 ash trees citywide since January 1, 2024. Below you will find a link to our website which explains more about this issue and how we are managing it. You will also see these signs placed in locations where trees are planned to be removed or have already been removed.

<https://www.portlandmaine.gov/1485/Emerald-Ash-Borer>



Dog Poo-llution

With the early snowmelt and onset of Spring, there has been a steady increase in concerns from staff and constituents on the amount of dog feces that is being left in the parks and open spaces. This challenge has progressively become more challenging to manage and has prompted a streamlined approach to education and enforcement to try and curb the act of leaving this waste about. Staff have convened a working group to put this campaign together which will be discussed at a future Parks Commission meeting. Currently, city staff have been partnering with the Cumberland County Soil and Water District (CCSWD) on a campaign called Greener Neighborhoods Cleaner Streams where CCSWD staff and city staff educate students in Portland on the importance of keeping our storm drains and waterways clean. You can learn more with the link below:

<https://www.cleanerstreams.org/>

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- Fitzpatrick Drainage Improvements: Drawings are complete. This improvement will be coordinated with stadium improvements that USL Portland will be conducting to prepare the stadium for the 2025 season.



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- 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.
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- 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.



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

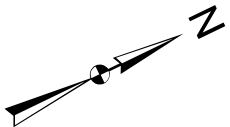
- Brook
- Ditch or Brook

Water Bodies

- swamp
- Countour Lines

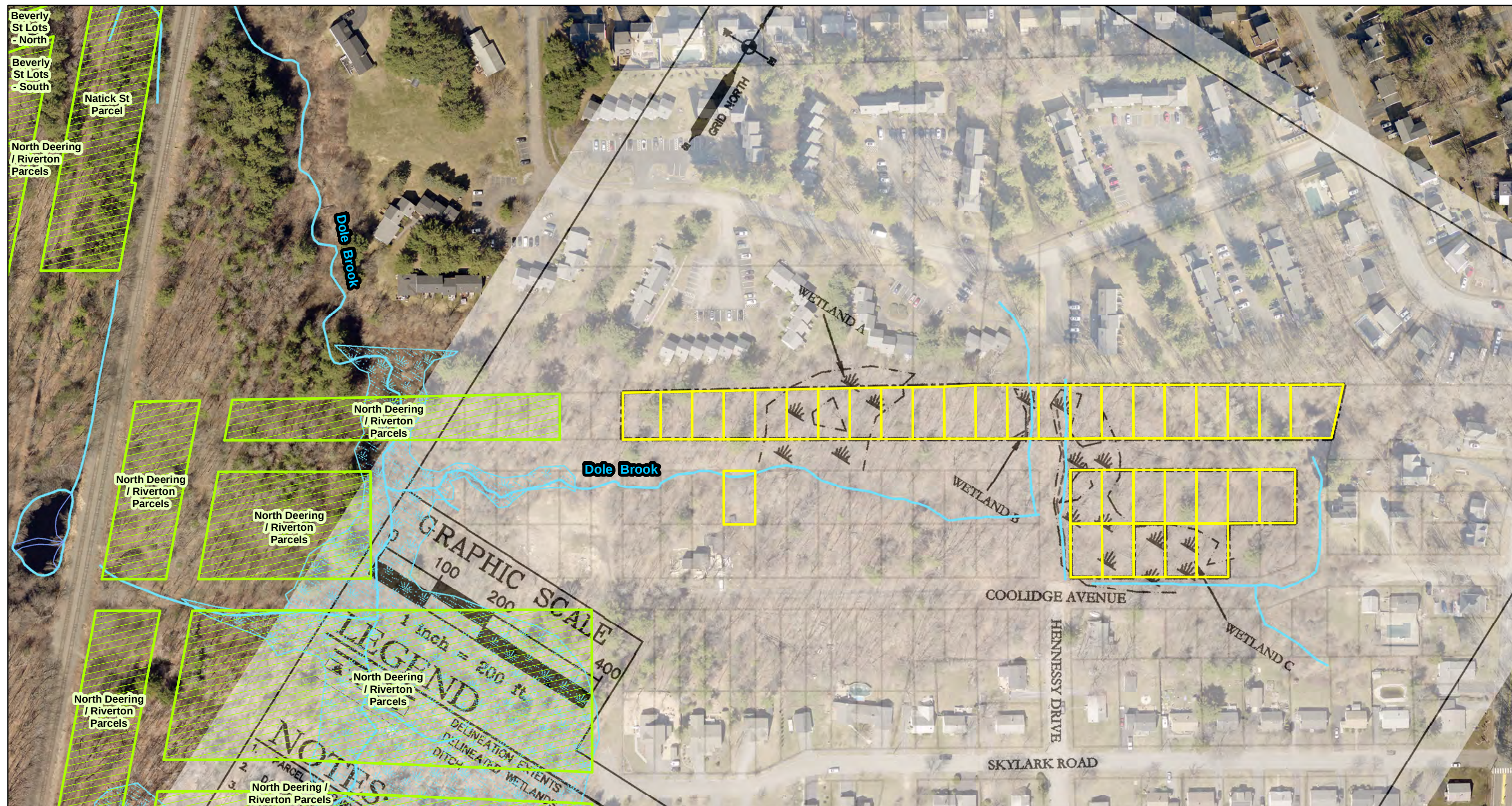
Redlon Woods Area

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



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

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



WASHINGTON AVENUE

WETLAND A

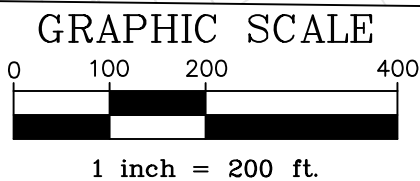
WETLAND B

WETLAND C

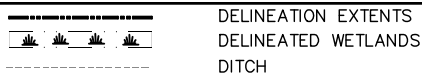
COOLIDGE AVENUE

HENNESSY DRIVE

SKYLARK ROAD



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



PLAN DATE:

NOVEMBER 2022

FIELD WORK DATE:

NOVEMBER 2022

SCALE: 1"=200'

PROJ. #: 22-053PO