

City of Portland
Land Bank Commission Agenda

The Land Bank Commission is responsible for identifying and protecting open space resources with 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:

Alaina Chormann, Anna Trevorrow (City Councilor), Baxter Miatke, Daniel Herzlinger, Evan Ferguson-Hull, Jon Kachmar, Michael Carey, Michael Scrameyer, Robert Foster, Simon Rucker.

City Staff: Ethan Hipple (Parks, Recreation, and Facilities Director), Doug Roncarati (Public Works-Stormwater Coordinator), Jessica Teesdale (PRF Sr. Executive Assistant)

October 9, 2024

5:00 PM

On the second Wednesday of the month at 5:00 pm, the Portland Land Bank Commission will hold a meeting at City Hall in the Kippy Richardson Conference Room 24 located on the ground level.

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 person'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/6841/media>

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: September 11, 2024
 - ii. New Business
 - a. Secretary's Report
 - Annual report 2024 review
 - b. Treasurer's Report
 - iii. Old Business
 - iv. Communications and Parcel Updates
 - a. Parks Division Report
 - b. Land Bank Commission Report
 - c. Land Bank Project Assignments
 - d. Holbrook
 - e. Meeting location move to 212 Canco Rd. conference room

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v. Commissioner requests for Agenda Items

IV. Adjournment

City of Portland | Parks, Recreation and Facilities Management

Ethan Hipple, *Director*

Alex Marshall, *Director of Parks*



Land Bank Commission September 11, 2024 Meeting Minutes

This meeting was recorded and is available to watch on the Agendas and Meetings Portal

Here:

Present Commission Members: Baxter Miatke, Evan

Ferguson-Hull, Jon Kachmar (Chair), Michael Carey, Robert Foster, Simon Rucker.

Not Present:Alaina Chormann, Anna Trevorow (City Councilor), Daniel Herzlinger, Michael Scrameyer

Staff: Ethan Hipple (Parks, Recreation, and Facilities Director), Doug Roncarati (Public Works-Stormwater Coordinator), Jessica Teesdale (PRF Sr. Executive Assistant)

Call to Order

Jon Kachmar called the meeting to order at 5 pm

General Citizen Comment Period- None

Emailed comments

Invitation to Thomas Park Dedication

Agenda Items

Acceptance of Meeting Minutes: June 12, 2024

Motion to accept meeting minutes: motion to accept meeting minutes made by S.Rucker; seconded by B. Miatke. The motion passed unanimously with E.F. Hull and M. Carey abstaining

Commissioner Introductions

Land Bank Mission:

J. Kachmar reads the land bank code from Chapter 2 of the city ordinance.

Objectives from the 2024 annual report

2025 priorities

Commissioner terms

Meeting protocols and shared drive best practices.

S.Rucker and J.Kachmar provide an overview of how the Land Bank operates and where and how to access information about the Land Bank. Scoresheets are explained

New Business

Secretary's Report:

S. Rucker provides the secretary's report.

Treasurer's Report:

B. Miatke provides the treasurer's report. \$450,389.63. Spent Presumpscot River trail repair by Portland Trails \$5,572.41. Leaving \$444,817.27

Holbrook Parcel action item: Motion was made by S. Rucker seconded by B. Miatke for passage. Passage 6-0. (Absent A. Chormann, A. Trevorow, D. Herzlinger, and M. Scrameyer)

Approving a motion to acquire Holbrook Lots 335/E14,15,16,17 via donation pending title research and due diligence. Due diligence would include but is not limited to a title review and a basic environmental review (Transaction Screen Assessment) up to \$5000.

Old Business

Stroudwater Dock update and vote: The motion was made by S. Rucker seconded by B. Miatke for passage. Passage 6-0. (Absent A. Chormann, A. Trevorow, D. Herzlinger, and M. Scrameyer)

Approving a motion to allocate up to \$30,000 of Land Bank Funds to move forward with the Stroudwater dock project outlined in the June 12, 2024 Stroudwater Dock presentation made by B. Miatke

Communications and Parcel Updates

Parks Division Report

Parks Commission Report

Land Bank Project Assignments

The project assignment list is in the Land Bank Share drive projects folder.

Commissioner Requests for Agenda Items

Adjournment

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 maintenance 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
Alaina Chormann, District 2
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:

Michael Goldman, Associate Corporation Counsel
Ethan Hipple, Director, Parks, Recreation and Facilities Department
Doug Roncarati, Stormwater Program Coordinator
Jessica Teesdale, Senior Executive Assistant to Director of Parks, Recreation and Facilities Department
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.

2023 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, a small pond, 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, the Trust for Public Land, and the Portland Parks Conservancy, 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 E.
- **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.** The Land Bank Commission is exploring the acquisition of a lot adjacent to Oat Nuts Park on Juniper Street. It is not clear at this time if lot is a fit for LBC priorities.
- **Hand Carry Boat Launch at Stroudwater Park.** The Land Bank Commission is exploring the possibility of installing a hand carry boat launch at this access point.
- **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.** Trail improvement projects took place on multiple Land Bank properties, and were conducted by the Portland Youth Corps, Maine Conservation Corps, and Portland Trails. Project highlights include access improvements at the North Deering Park, linking Washington Avenue Extension with the ballfield and existing trails, erosion control and trail improvements at Presumpscot River Preserve, and multiple new bridges and turnpikes at Baxter Woods.
- **Impact of Encampments.** Encampments were a consistent presence on Land Bank properties in 2023. Weekly statistics of tent counts are kept by the Park Rangers, and this year saw a new high in October with over 280 tents Citywide, many of them on Land Bank properties. These encampments create unhealthy conditions in the properties and inhibit the use of the properties as public open spaces. The Land Bank Commission's statement on encampments is attached to this report as Exhibit F.
- **Tax-Acquired Properties Committee (TAPC) List Review.** The Land Bank Commission annually reviews tax-acquired properties in order to further the objectives of TAPC which including finding the highest and best use for property for the benefit of the City, its neighborhood and its citizens, and to establish a clear and fair policy for the disposition of property. Properties suitable for Land Bank protection are inventoried and assessed for addition to the Land Bank holdings.

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 G.

Land Bank Commission Project Initiatives 2024

- *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.
- *Continue acquisitions of parcels in Oat Nuts Park.* There is the potential for the acquisition of additional lots for Oat Nuts Park going into 2024.

- *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.
- *Continue work on the Waldo Street Boat Hand Carry.* This public access point in the Land Bank is located along the Stroudwater River adjacent to Congress Street. The Land Bank Commission will continue to work towards having this amenity constructed.
- *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.
- *Davis Pines.* The property on Davis Farm Road in North Deering contains the City's last stand of old growth white pine forest, and has potential to provide cultural and educational opportunities for residents, school groups and others. Formal access, signage and trails as a Land Bank property would greatly increase the recreational value to Portland's residents.
- *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 Oat Nuts 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 Oat Nuts 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 Oat Nuts Park. Oat Nuts Park is an approximately 23-acre undeveloped wooded area located off of Summit Street in the North Deering neighborhood. Oat Nuts 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. This 27-acre forested parcel was a high priority open space parcel for several years due to its adjacency to existing conservation land, its network of trails and its natural and recreational values. With this addition, the City has added protection to its largest remaining undeveloped area around the headwaters of the Fore River.

E-67 North Deering Park. This locally-known woodland area with informal trails was acquired, along with the adjacent ball fields, with the assistance of The Trust for Public Land in 2023. While there are designated USFWS and City of Portland wetland areas, the primary reason for LBC consideration was the area's need for open space for recreation.

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 Athletic Fields Property

HP-9 MTA Land Holm Ave

HP-10 PTC Land Holm Ave

HP-11 410 Auburn St

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, Maine

Parks & Open Space and Land Bank Holdings

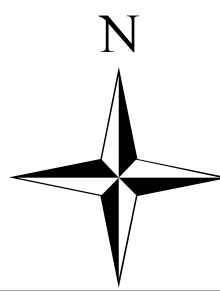
with Resource Protection Zone,
City Property & Portland Water District Property

Exhibit D

Legend

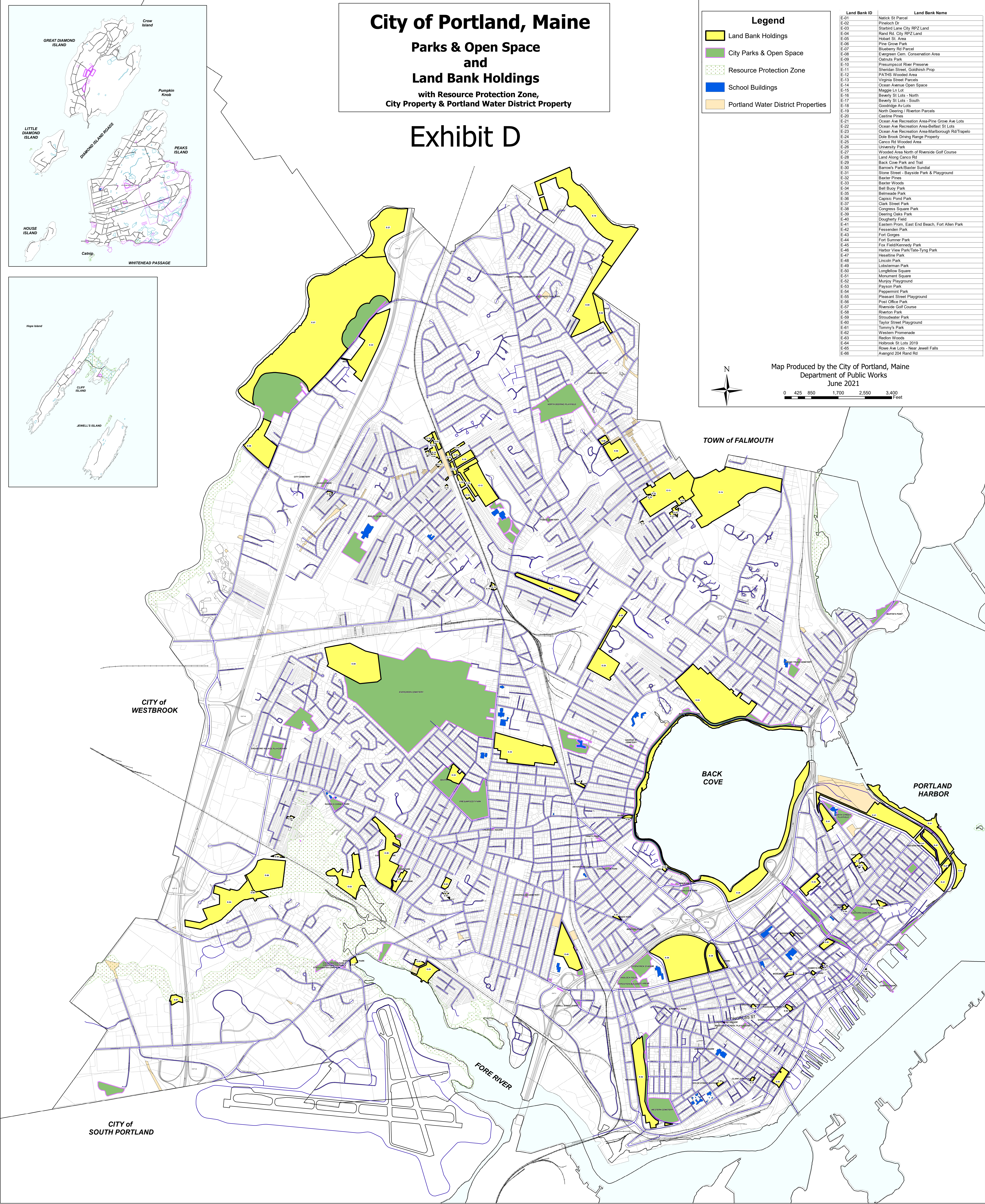
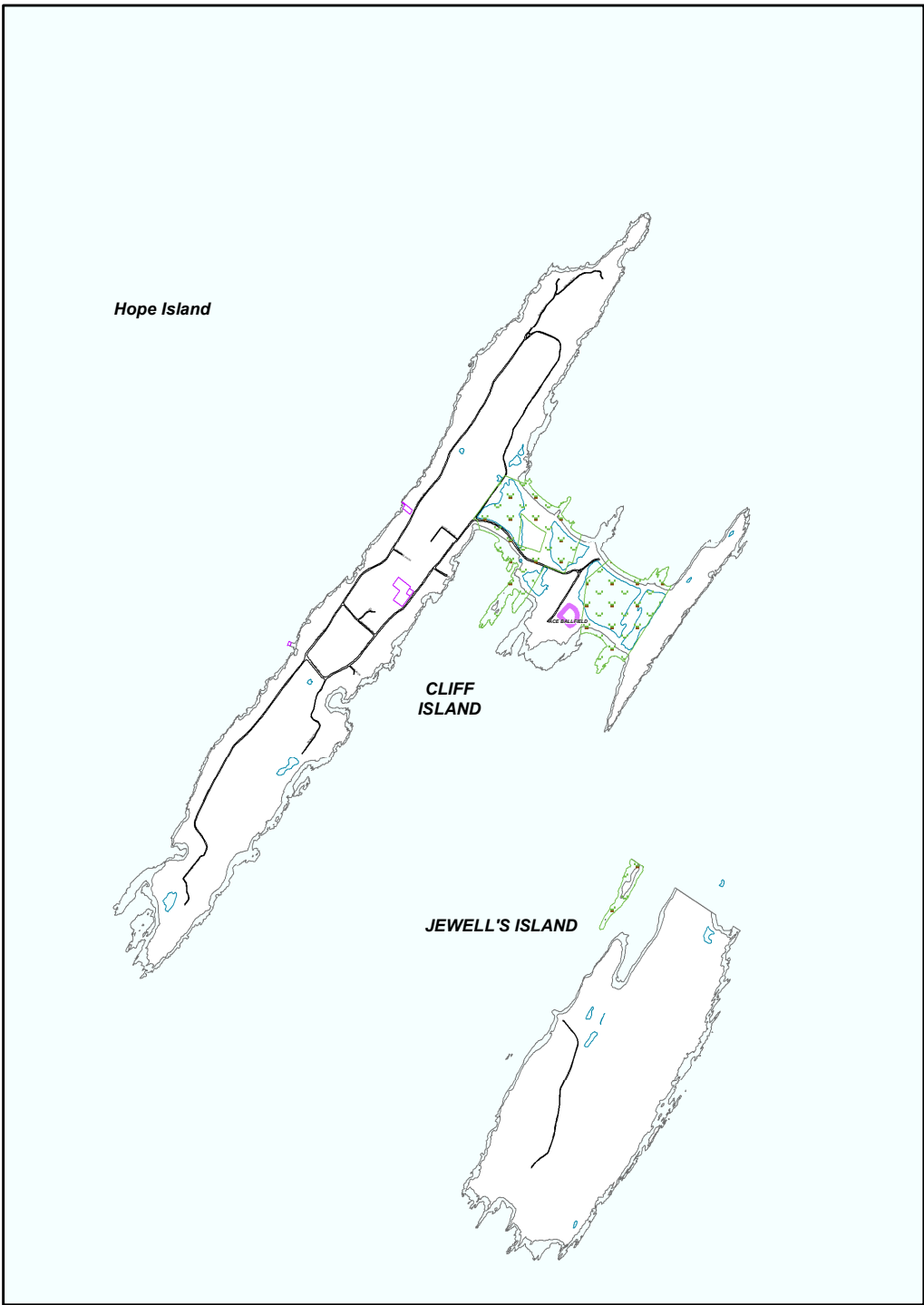
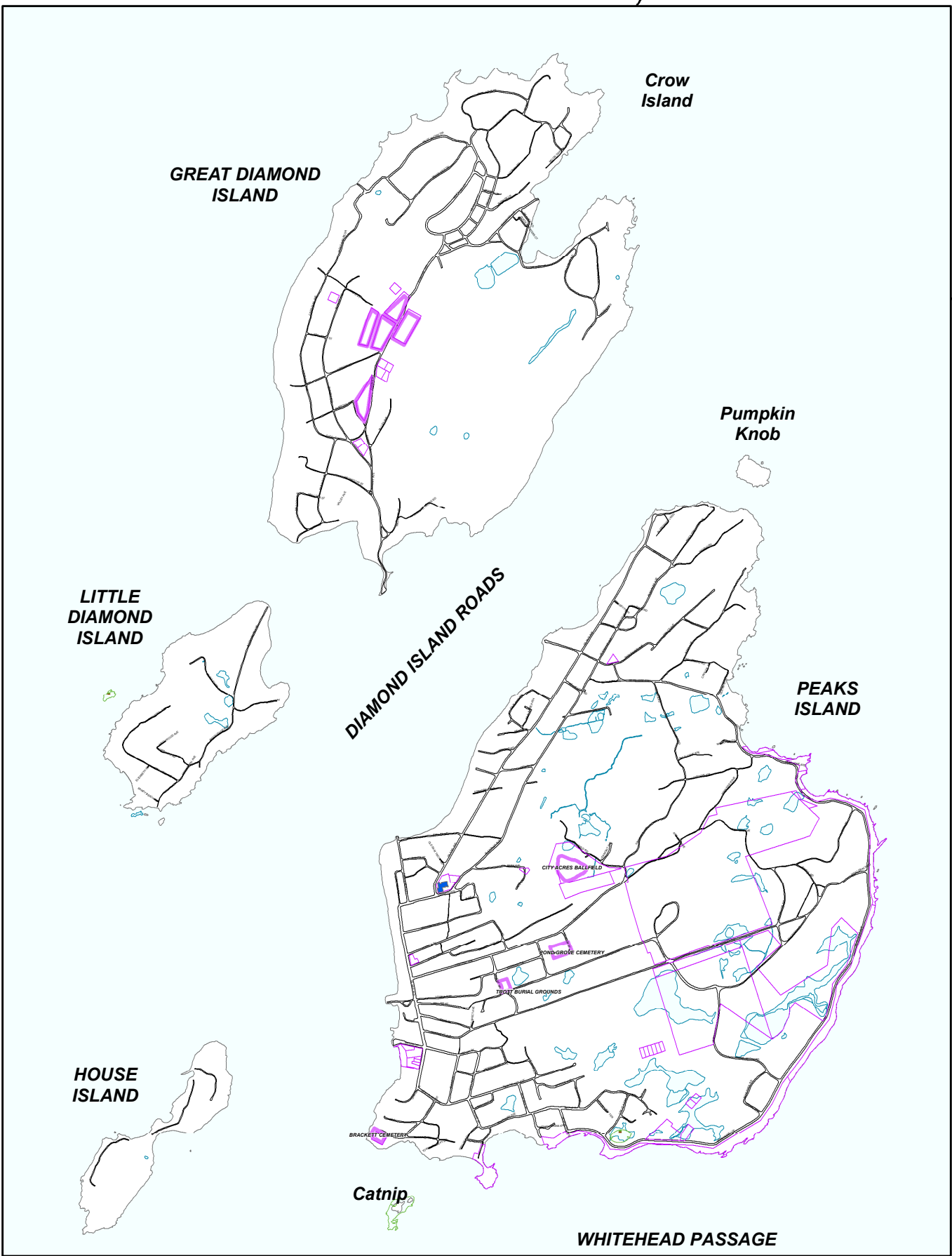
- Land Bank Holdings
- City Parks & Open Space
- Resource Protection Zone
- School Buildings
- Portland Water District Properties

Land Bank ID	Land Bank Name
E-01	Natick St Parcel
E-02	Pineloch Dr
E-03	Starbird Lane City RPZ Land
E-04	Rand Rd. City RPZ Land
E-05	Hobart St. Area
E-06	Pine Grove Park
E-07	Blueberry Rd Parcel
E-08	Evergreen Cem. Conservation Area
E-09	Oaknut Park
E-10	Presumpscot River Preserve
E-11	Sheridan Street, Goldfish Prop
E-12	PAHS Wooded Area
E-13	Virginia Street Parcels
E-14	Ocean Avenue Open Space
E-15	Maggie Ln Lot
E-16	Beverly St Lots - North
E-17	Beverly St Lots - South
E-18	Goodridge Av Lots
E-19	North Deering / Riverton Parcels
E-20	Castine Pines
E-21	Ocean Ave Recreation Area-Pine Grove Ave Lots
E-22	Ocean Ave Recreation Area-Bellast St Lots
E-23	Ocean Ave Recreation Area-Marlbrough Rd/Trapelo
E-24	Dole Brook Driving Range Property
E-25	Canco Rd Wooded Area
E-26	University Park
E-27	Wooded Area North of Riverside Golf Course
E-28	Land Along Canco Rd
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 Bury Park
E-35	Belmeade Park
E-36	Capasic 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	Redden Woods
E-64	Holbrook St Lots 2019
E-65	Rowe Ave Lots - Near Jewell Falls
E-66	Avengrid 204 Rand Rd



Map Produced by the City of Portland, Maine
Department of Public Works
June 2021

0 425 850 1,700 2,550 3,400
Feet



Portland opens a new park, giving North Deering neighborhood a green space

pressherald.com/2023/07/03/portland-opens-new-park-in-north-deering

July 4, 2023



Betsy Cook, the Maine state director for Trust for Public Land, said the new 24-acre North Deering Park is a “hidden gem” that will help fill a need in the neighborhood. *Cullen McIntyre/Staff Photographer*

[Buy Image](#)

A new city-owned park is coming to Portland’s North Deering neighborhood.

The 24-acre park will mostly preserve existing wooded areas and trails, with little development planned. But city and state leaders say the park helps fill a need in an area that lacked public green space.

The sale of the land went through last week, with the city purchasing two private properties for \$833,000 – paid for with state and federal grants and private fundraising.

Though currently somewhat overgrown, North Deering Park is now open to the public for “informal neighborhood use” like walking dogs and using existing trails, said Ethan Hipple, the city’s director of Parks, Recreation and Facilities.



The city now will take over its upkeep. There is an existing baseball field that the city will make some improvements to this summer, he said, but largely the area will remain open green space as part of the grant terms.

“I think all along the vision has been to improve what is there,” Hipple said. “It’s going to remain pretty much in a natural state.”

Currently, there are no plans to add a playground or larger infrastructure, he said.

Tucked behind a community of houses down a dirt road, the park opens to a vast clearing and unpaved parking lot. Worn bleachers and a snack stand overlook the former Little League field, which Betsy Cook, the Maine state director for the Trust for Public Land, said will likely become a multi-sport field.

The surrounding woods give the feeling of being in the country, despite being wedged between residential parts of the city.

NATIONAL MOVEMENT

The city bought the land with grants from the federal Outdoor Recreation Legacy Partnership Program (\$400,000) and the Land for Maine’s Future Program (\$160,123), the Portland Land Bank (\$80,000), and \$192,877 in private fundraising.

The acreage is “a hidden gem,” Cook said.

The project has been in the works for years and is intended to be part of a national movement to ensure all residents are within a 10-minute walk to some kind of green space.

“This neighborhood was a missing link until now,” Cook said.



The city plans to clean up the old baseball field at North Deering Park, but otherwise, the park will largely remain as is, with wooded areas and walking trails. *Cullen McIntyre/Staff Photographer*

[Buy Image](#)

Most of Portland, 94%, met that mark, according to the Trust for Public Land. The new park brings that up to 96%, Cook said. Areas not covered are scattered throughout the city, including some parts of Peaks and Big and Little Diamond Islands, East Deering, and Riverton.

“In Portland, we have a very high rate of access, so this will bump that number up and give access to a neighborhood that does not currently have access to a park,” Hipple said.

“Portland continues to evolve, and it has become more dense, so who knows what this neighborhood will look like in a hundred, 50, or 20 years,” he said. “I think it’s really important to look at green space and make sure it’s spread equitably around the city.”

PUBLIC INPUT

The city could make some changes, depending on the results of an upcoming public meeting.

The Portland Parks Conservancy, a nonprofit that helped raise money to buy the park, is planning to host a community meeting this summer or fall to ask residents what they'd like to see.

"As we talk to the public about what they might want to see there, I'm really interested in their thoughts and concerns, but I don't think we'll make many changes," said Nan Cumming, executive director of the Portland Parks Conservancy.



The new park in North Deering will feature a sledding hill. *Cullen McIntyre/Staff Photographer*
[Buy Image](#)

Cumming expects most of the renovations will be minimal, like improving signage, creating more trails and fixing the ballpark.

Before the city purchased the land, its fate was uncertain, she said.

"Now it's going to be kept in public hands, and I think that's really something to cheer for," Cumming said.

The park is near Lyseth Elementary School and Lyman Moore Middle School, which allows for outdoor learning opportunities for students, the statement said.

It has pedestrian access on Washington Avenue, near a few bus stops. Informal trails also will connect the park to Auburn Street.

The property's potential is evident, Cook said, pointing to the sports field and hill where people sled in the winter.

"It's easy to see history and future as it's in this interim phase," she said. "There are some awesome assets that have started to deteriorate," but the city can now step in to preserve and enhance the features of the park.

Christmas Tree Shops plans to close all its stores in the United States

Black bear that bit Porter woman has been euthanized

© 2024

Exhibit F

LAND BANK STATEMENT REGARDING ENCAMPMENTS (Approved on 12/13/2023)

Portland City Council:

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

The Land Bank Commission is 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). The Commission is 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 the Commission’s approval. (§ 2-43(b).)

The Commission recognizes 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. The Commission 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 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), Baxter Miatke, Robert Foster, Daniel Herzlinger, Simon Rucker, Jon Kachmar, Brian Wasser, Alaina Chormann

This statement was approved by vote of the Land Bank Commission on 12/13/23

Exhibit G

2024 DRAFT Land Bank Commission Budget		
	Prepared by: Baxter Miatke (Treasurer)	12/14/2023
	Reviewed by: Pat Bailey (Chair)	xx/xx/xxxx
	Updated and Finalized At Meeting	xx/xx/xxxx
<u>General Statement of Financial Position</u>		<u>Notes</u>
Account Balance from City: (As of 12/14/2023)	\$392,989.68	Account Balance reported from City Staff (Amber Brooks), does not include 2022 (FY23) Allocation or 2023 (FY24) Allocation
Estimated 2022 (FY23) Land Bank Allocation	\$ 50,000	This is an estimated additional amount still to be confirmed by city staff
Estimated 2023 (FY24) Land Bank Allocation	\$ 50,000	This is an estimated additional amount still to be confirmed by city staff
Restricted Gifts (parks account)	\$ 2,400	
Total Estimated Available as of 12/14/2023	\$ 495,389.68	Includes estimated FY23, FY24 allocation and restricted gifts
<u>2024 Anticipated Expenditures</u>		
Berry Parcel	\$ 99,000	Approved by LBC in 2022, not yet expensed (expected 2023) - Pat to confirm
Other Land Acquisitions	\$ 75,000	Assume \$75,000 for to be determined acquisitions in 2024.
<u>Acquisition Related Dilligence</u>		
Survey	\$ 10,000	Assume 3 surveys at approximately \$3,400 each
Appraisals	\$ 10,000	Assume 3 appraisals at approximately \$3,400 each
Environmental Assessments	\$ 5,000	Assume 2 Environmental Assesments at \$2,500 each
Legal	\$ 10,000	Assume 2 legal reviews up to \$5,000 each
<i>Sub Total Acquisition related Costs \$35,000</i>		
Land Maintenance	\$ 20,000	Assumes Portland Trails Work and Parks and Rec on existing Land Bank Properties
Hobart Street LBC Property Boat Launch Design	\$ 10,000	Due diligence and surveys/design for hobart street LBC property boat laucnh
Administrative	\$ 3,000	Assume administrative fees for comission
Total 2024 Estimated Expenditures	\$ 242,000	
Percentage of Available Funds for 2022 Expenditures	49%	



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: September 2024

Parks Division Staffing

- Total Budgeted positions in Parks Division: 39
- Vacancies:
 - Parks Project Manager x2
 - Park Ranger
 - Forestry Supervisor

Citywide Unhoused Report

At this time there are 42 encampments citywide which is slightly down from 45 at the beginning of September. Overall, in 2024, City Staff (primarily Rangers), have tagged and removed 572 tents citywide with the first record being the January resolution of Harbor View's 92 tent sites. Last year in September there was a high of 244 tents recorded around the city with a yearly high of 282 on October 6, 2023. Park Rangers continue to tag and remove between 10-30 tents from City land each week and conduct a thorough clean-up afterward. There continues to be steady capacity available at the shelter.

Baxter Woods Trail Enhancements

The Baxter Woods Trails saw some major upgrades over the last two weeks with upwards of 75 yards of material having been added to fix erosion areas and provide an elevation where water will run off during our heavier rainstorms. These improvements have made for a much-improved experience in this beautiful space.

Annual Meadow Mowing

Each season the parks team identifies and promotes 'no mow' or 'low mow' areas within the parks. These areas are typically established in underutilized spaces that would be better served to promote pollinator habitat and activity. In order to keep these meadows flush with natives and desired vegetation, we need to mow them annually so that woody plants and invasives do not overrun them. This schedule starts around the end of September and through October as there is an incredible amount of ground to cover before snowfall. Some locations see a mowing in the late Spring after insects have left the space.

Riverton Trolley Park Volunteer Planting Day

The Riverton Trolley Park Meadow project is making some incredible headway as of late. The spaces that

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

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

were planted last year are looking lush and beautiful and the tarped areas from this Summer are ready to see new plants and seed. The Parks Conservancy, Maine Audubon and Parks Division are all banding together to do a volunteer planting day next Wednesday the 9th from 8 am - 12 pm. They will be working on planting the 700 or so plugs that have been purchased for this project. There is another City Staff event happening the following day where additional planting will be done, invasives will be removed, trash will be disposed of and trails will be resurfaced.

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Deering Oaks Park ADA Walkway improvements: Phase 3, providing ADA access to the wading ravine was completed in the Summer of 2023. Phase 4, which is the sidewalk along Tennis Court Drive, is under design development currently in hopes of going out to bid this Fall for Spring 2025 construction.
- Preble Street Field & Stormwater Project: The 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 Spring of 2025 with field play to begin in the Fall of 2025 or Spring of 2026.
- 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: This project has been bid out. Anticipated groundbreaking to occur in the Spring of 2025.
- Longfellow Elementary School Playground: Parks Staff are working with a design consultant on the construction drawings and bid documents for a Winter 2024 bid and Summer 2025 construction.
- Portland Harbor Common: Bid documents are being prepared and the project should go out to bid in the Fall of 2024, with construction potentially starting in the spring of 2025.
- Stroudwater Bridge: Fundraising and permitting is still ongoing for this project to proceed. So far we have raised \$210,000 of the \$365,000 needed to continue bidding.
- Public Restrooms: So far, the city has installed 15 new public restrooms citywide over the past 3 years. There are another 3 new vaulted toilets to be installed this coming Fall at Preble Field and Valley Street along with vault modifications being done at Eastern Prom, Fox Field, and the Fish Pier.

2024 Land Bank Project Assignments			
Project	Commissioner 1	Commissioner 2	Scorecard Complete
Coolidge/Davenport	Daniel Herzlinger		yes
Davis Pines	Jon Kachmar	Alaina Chormann	yes
Hope Ave.	Michael Scrameyer		?
Murray Street	Daniel Herzlinger	Simon Rucker	?
Redlon	TBD		?
Rocky Hill	Jon Kachmar	Baxter Miatke	yes
Stroudwater Boat Launch	Baxter Miatke		?
Stroudwater Bridge	City Staff		?
Annual Report	Simon Rucker		

Received 7/23/2024
LP

City of Portland
Application for Donation of Property to the City

Please complete this form and email it back to ljn@portlandmaine.gov

If you have any questions regarding this form, please contact the Housing and Economic Development Dept. at (207) 874-8683, or via email at ljn@portlandmaine.gov

335-E- Lot 14, 15, 16, 17

I. Property Details for donation to the City:

Chart, Block & Lot Number(s): 335-E- Lot 14, 15, 16, 17
(From Assessor's Maps)
(Phone number for City Tax Assessor's Office (207) 874-8486)

Property Address: Holbrook St Newton St

Land Assessed Value: 10,700

Building Assessed Value: 0 No Building

Total Assessed Value: \$ 10,700.00

Yearly Taxes to City: 156.73

No. of Years you have owned this property: approximately 28-30 years

If other than land, please describe: _____

II. Applicant Information

Name ARTHUR WHIPPLE Email arthur.whipple@yahoo.com

Address 31 East Grand Ave #30 Old Orchard Beach, ME
04064

Years at current address 10

Phone 207-615-9607

Are you or have you ever been employed by the City of Portland? NO

If yes, indicate dates employed and position: Date: _____

Position _____ Dept. _____

Please list any relatives employed by the City of Portland

NONE

V. Contingencies

If there are any contingencies as part of the proposed donation, please indicate below

NO

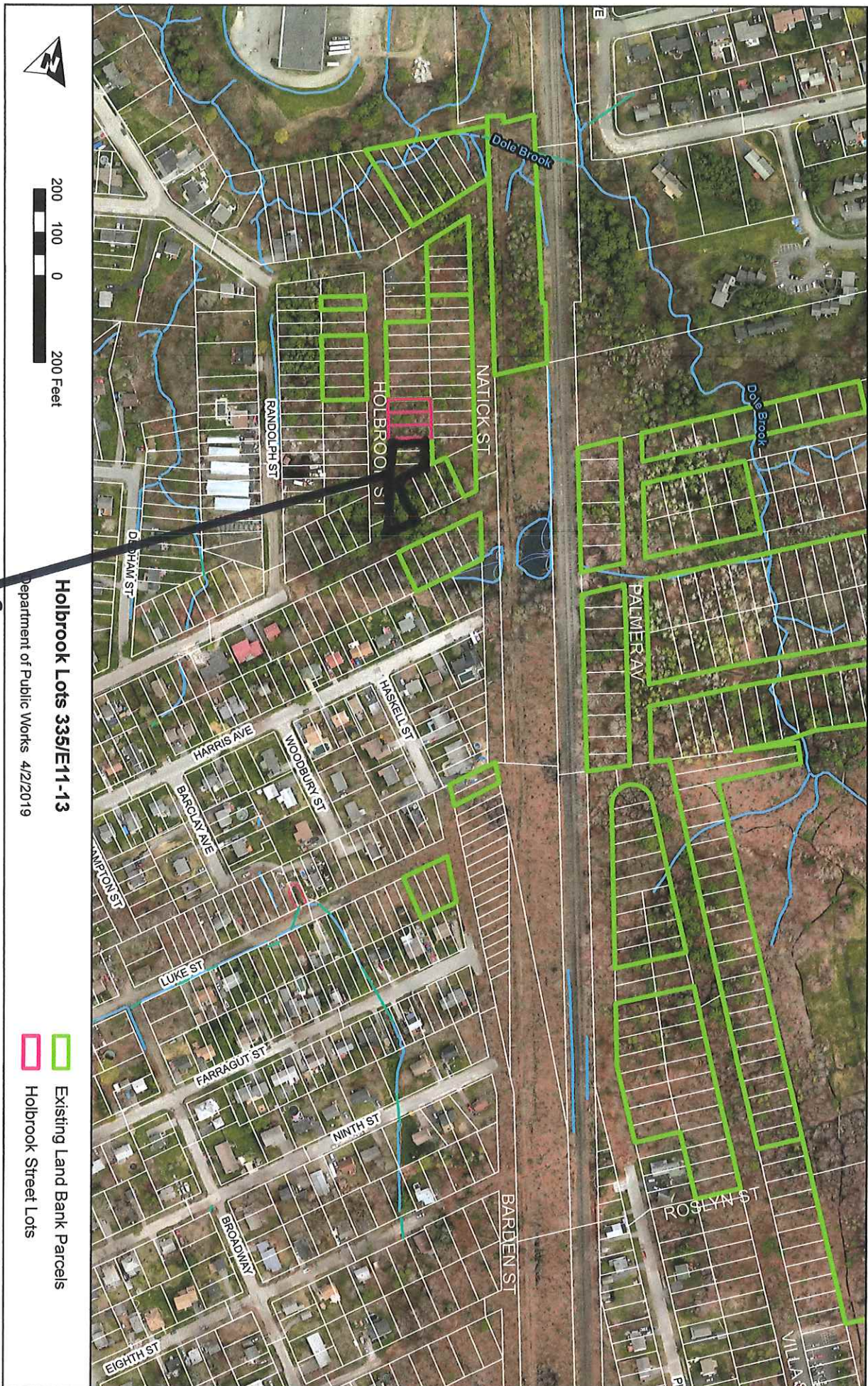
VI. Applicant's Acknowledgement

The applicant acknowledges that this is an application for the purpose of donating property and only represents an expression of that interest. The applicant further acknowledges that all donations of property may require final approval by the Finance Director, City Manager, Housing and Economic Development Committee or Land Bank, and the City Council. This document is merely an expression of interest on the part of the applicant.

The Donor may be required to sign a Donation Agreement.

Arthur Whipple
Applicant Signature

June 18, 2024
Date



PARID: 335 E014001
WHIPPLE ARTHUR

0 HOLBROOK ST

Parcel	
Parcel ID	335 E014001
Property Location	0 HOLBROOK ST
Unit	
Living Unit	
Land Use Code	40 - VACANT LAND
	Verify legal use with the Zoning Office
Land Area (acreage)	.308
Land Area (square footage)	13416
Notes	335-E-14 TO 17 HOLBROOK ST NEWTON ST 13418 SF
Utilities	7 - NONE - -

Owners	
Owner	WHIPPLE ARTHUR
Address	31 E GRAND AVE # 30
City, State, Zip	OLD ORCHARD BEACH ME 04064
Deed Date	0
Book	
Page	

Assessed Values	
Land	\$10,700
Building	\$0
Total	\$10,700
Homestead / Veterans Exemption	\$0
Other Exemptions	\$0
Taxable Value	\$10,700

Sales History					
Date	Price	Grantee	Grantor	Book	Page
01/01/1800	\$0	WHIPPLE ARTHUR			

Assessment History						
Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2023	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2022	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2021	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2020	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2019	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2018	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2017	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2016	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2015	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700
2014	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700