

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)

November 13, 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 Parks, Recreation, and Facilities, 212 Canco Rd. Suite A conference room.

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 comments 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/6842/media>

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: October 9, 2024
 - ii. New Business
 - a. Secretary's Report
 - Land Bank Annual Report 2024 DRAFT
 - b. Treasurer's Report
 - c. Lambert Rd. North
 - Discussion of potential donation of property at 0 Gray Rd
 - d. Letter of Inquiry for Hope Ave. Land Conservation--review and approval
 - iii. Old Business
 - iv. Communications and Parcel Updates
 - a. Parks Division Report

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b. Parks Commission Report

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 October 9, 2024 Meeting Minutes

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

Here: <https://portlandme.portal.civicclerk.com/event/6841/media>

Present Commission Members: Alaina Chormann, Baxter Miatke, Daniel Herzlinger, Evan Ferguson-Hull, Jon Kachmar, Michael Carey, Michael Scrameyer, Robert Foster, Simon Rucker.

Not Present: Anna Trevorrow (City Councilor)

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

Call to Order -J. Kachmar called the meeting to order at 5 pm.

General Citizen Comment Period- None

Emailed comments -None

Agenda Items

Acceptance of Meeting Minutes: September 11, 2024

Motion to accept meeting minutes: Motion made by S.Rucker, seconded by R. Foster

passed: 6-0 A. Chormann, D. Herzlinger, M. Scrameyer abstain.

New Business

Secretary's Report- Annual report 2024 review-S. Rucker explains the purpose and process of creating the annual report. If anyone wants to volunteer to help with putting the annual report together they can reach out to S. Rucker. J. Kachmar goes over the process of presenting the annual report to the City Council.

Treasurer's Report- B. Miatke provides the treasurer's report. Since the last meeting, there have been no new expenses. The city account balance is \$444,817.27. Of the city account balance, \$30,000 was allocated to Stroudwater Dock. Making the available funds \$414,817.27. B. Miatke will keep the allocations separate from the city-reported budget until the allocated funds are used.

Old Business

Communications and Updates

Parks Division Report- No one is present to provide an update on the Parks Division report. No questions from the commissioners.

Parks Commission Report- R. Foster updates the Land Bank with the annual CIP vote items. Deering Oaks Pond retaining wall and Stroudwater Fore River Bridge were the top two items that the Parks Commission voted to recommend. Also, a large group of residents were present for public comment RE: skate park enhancements. Lighting, water, and shade.

Land Bank Project Assignment Updates:

Coolidge/Davenport- D. Herzlinger and S. Rucker. The site visit happened in May. The Land Bank recommends all parcels should be protected due to environmental value. D. Herzlinger will follow up with Ethan about the status of this project.

Davis Pines- J. Kachmar and A. Chormann will connect to come up with the next steps starting with tracking down ownership. Very close to Sebego to Sea Trail could be a possible connection. Doug provided a water resources update about this property and how it connects to the Presumpscot River watershed. 12 acres of undevelopable land.

Hope Ave.- M. Scrameyer and B. Miatke. Hope Ave. is still a priority. The scorecard was last updated in 2021. The Land Bank is still interested in this property. 13 acres. In 2021 listed for approximately 1M. This property may come up at a planning board meeting. Water resources have their concerns.

Murray St.- D. Herzlinger and S. Rucker. A site visit happened summer of 2024. Fallbrook watershed. Several properties in the surrounding area are on the COTAPC list. The economic development committee may have insight into working with the owner. D. Roncarati provides a historical update on the significance of this property. Discussions with the owner years ago were fruitless. Next step reach out to Ethan to find out where the city is at about feasibility.

Redlon- M. Carey and J. Kachmar. This is still a very important project for the Land Bank. With the departure of Pat Bailey, there is a huge hole in the coverage of this project. City staff will connect Pat Bailey with M. Carey to debrief this project with the new commissioner taking over. A request was made for a site visit with Pat Bailey, M. Carey, and J. Kachmar.

Rocky Hill- J. Kachmar and B. Maitake- Owner contact has been made. Scorecards exist. 3 properties converge. J B Brown is the current owner of the largest portion of the property. Inquiry has been made to transfer Exclusionary Zone housing credits. Is there a mechanism for transferring exclusionary zone credits for land? Should stay on the priority list, but no urgency. The property has recreation value for the rock wall. Doubtful that the property will be developed for anything soon.

Stroudwater Boat Launch- B. Maitake. Allocation of funds was approved at the September meeting. Waiting for the city to assign a project manager.

Stroudwater Bridge- City Staff project. No Land Bank action currently.

Holbrook- J. Kachmar provided an update about the property donation to the Land Bank. Title review and environmental due diligence are underway.

The meeting location moved to 212 Canco Rd. conference room Starting with the October meeting.

Commissioner Requests for future Agenda Items

Google Drive review

Lambert Rd. North

Hope Ave. Update

Adjournment

Portland Land Bank Commission 2024 Annual Report



December 2024

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, Jessica Teasdale, 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 (2024):

Pat Bailey, Chair, At Large (Outgoing)
Michael (Mike) Carey At-Large
Daniel Herzlinger At-Large
Michael Schrameyer District 5
Alaina Chormann District 2
Robert Foster, Vice Chair, District 4
Baxter Miatke, Treasurer, District 3
Evan Ferguson-Hull At-Large
Simon Rucker, Secretary, District 1
Jon Kachmar, Chair, At-Large
Anna Trevorrow (City Council Representative)

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 2024 contains the Registry and operating budget for the calendar year 2025.

2024 Accomplishments

- **Coolidge and Davenport Lots.** These lots have been 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.
- **Hand Carry Boat Launch at Stroudwater Park.** The Land Bank Commission is working with the Parks Department to install a hand carry boat launch at this access point. Due to a backlog of maintenance items, this work will commence in 2025.
- **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 includes 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 2025

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 2025

- *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.
- *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.
- *Rocky Hill.* Rocky Hill is a noted Portland landmark off Canco Road, having long been visited by hikers and rock climbers for its views and terrain. With high potential as a

signature recreation area for the City, the Land Bank Commission continues to work with the landowners on a possible open space solution.

- *Murray Street.* The lots near Murray Street have connections to the Canco Woods network, a potential new trail, and possible connection to Payson Park across Ocean Avenue. The area is important for stormwater runoff and drainage and has a mapped wetland complex. The Land Bank Commission will continue to explore this opportunity in 2025.
- *Hope Avenue.* This large area on the city boundary with Falmouth borders the Presumpscot River Preserve. Purchased for development in 2022, the Land Bank Commission is standing by if a conservation opportunity that fits City of Portland priorities arises.
- *Holbrook Lots.* The Land Bank Commission is working on moving these tax-acquired lots into the Land Bank, a process which has been ongoing since 2019. The lots are located on a paper street and are surrounded in part by existing Land Bank holdings (Beverly Lots, Natick Street Lot, PATHS open space area).
- *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

RAY STREET

0 Gray Road,
Falmouth

622 Auburn, Portland
Lambert Woods North

165 Lambert, Portland
Lambert Woods South

WETLANDS



RAY STREET

EUGENE STREET

ALMOUTH SPUR

LAMBERT STREET

WASHINGTON AVE

WETLANDS

AUBURN STREET

**Portland Land Bank Commission
Portland, Maine**

November 7, 2024

To: 338 Falmouth Foreside Partners LLC

The Portland 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 recreation values.

The Land Bank Commission would like to express an interest in adding acreage from parcel 448 A001001, 13.7 acre lot off Hope Ave, to the Land Bank's stock of properties for conservation purposes. This property is a high priority based on our ongoing prioritization list, and the conservation value has been assessed and documented using our scoring matrix. The Portland Land Bank regards the following public benefits of conserving all or a portion of this lot including...

- Protecting Presumpscot River and Presumpscot River Preserve water quality and ecosystem characteristics
- Helping to mitigate climate impacts with intact forest cover and carbon sequestration
- Increasing recreational trail access adjoining the Presumpscot River Preserve

Please contact the Portland Land Bank Commission if you have interest in discussing a possible conveyance that would meet the goals of the Commission. We would be glad to discuss this matter and determine if there might be opportunities to collaborate.

Thank you for your consideration.



Jon Kachmar
Portland Land Bank Commission, Chair
860-227-0914
jon.kachmar@gmail.com

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



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

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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: November 2024

Parks Division Staffing

- Total Budgeted positions in Parks Division: 43
- Vacancies:
 - Forestry Supervisor
 - Parks Project Manager

Citywide Unhoused Report

At this time there are 33 encampments citywide which is down from 42 at the beginning of October. Overall, in 2024, City Staff (primarily Rangers), have tagged and removed 690 tents citywide with the first record being the January resolution of Harbor View's 92 tent sites. Last year at this time there were 201 tents citywide. 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.

Dougherty Field Skatepark Enhancements in 2025

The Skatepark at Dougherty Field saw a doubling of size in 2023 and has been loved by the community ever since. As part of the finishing touches of that project the Portland Forestry Team is planning to install upwards of 20 trees within the surrounding area of the skatepark to help provide shade in the near future. Additionally, the Parks Division will be pursuing a water fountain for both the Basketball/playground area and the skatepark.

9 Hole Disc Golf Course at Payson Park

Over the last two years, Staff have been working with a local organization named JoySwitch to fine tune a plan to place a permanent disc golf course in a Portland Park. After dozens of weekend pop up disc golf events, it was determined that Payson Park made the most sense for the first installation of a course. In working with the organization and the Friends of Payson Park, Staff were comfortable in moving forward with a 9 hole course to be placed within the Northwest quadrant of the park and outside of most activated areas. This new amenity has been highly sought after by the disc golf community and will be a welcome addition to the Portland Park system. The anticipated timeline of completion is this Fall through the Winter for a Spring 2025 opening.

Athletic Field Robotic Painter

Our Athletic Fields Team recently acquired a robotic line painter. This technology is widely used around

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the world for its efficiency and precision, using GPS technology. Each athletic field will be programmed into the system and will only require 1 staff member to supervise. Normally, it takes 3 staff members over 90 minutes to mark and line out a field. This machine will be able to do it in under 45 minutes and it will be incredibly precise in the finished product. Staff are very excited about this improvement which will allow them to focus more of their attention on organic turf rehabilitation work such as aerating, overseeding, top dressing and fertilizing.

City Staff Tackle Fall Maintenance at Ft. Gorges

A group of 18 staff members spanning from Park Maintenance, Horticulture, Forestry, Park Rangers, Ballfields, Maine Conservation Corps Members and Administrative Staff all took a trip out to Ft. Gorges the last week in October with the assistance of Rippleffect and their beach landing craft. With hand and power tools, the team took to removing a significant amount of overgrowth and invasives around the parade grounds and viewing corridors so folks can enjoy the beauty of the Fort on their next visit.

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 later this Fall for Spring/Summer 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 and did not receive a bid within the allocated budget so will be revised and re-advertised in the coming months.
- 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 later this Fall, 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



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Pier.

- Talbot School Court Reconstruction: This project will be converting 2 of the tennis courts into 6 pickleball courts while leaving one multi-use court still in place. This project went out to bid with anticipated ground breaking in the Spring of 2025 for a Summer 2025 completion.