

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, Baxter Miatke, Daniel Herzlinger, Evan Ferguson-Hull, Jon Kachmar, Michael Carey, Michael Scrameyer, Pious Ali (City Council), 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)

January 8, 2025

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, Portland, Maine 04102.

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/7474/media>

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: December 11, 2024
 - ii. New Business
 - a. Treasurer's Report
 - b. Budget Approval-vote
 - c. Secretary's Report
 - d. Land Bank Annual Report
 - e. Land Bank Holdings Map
 - iii. Communications and Parcel Updates
 - a. Project assignments
 - b. Murray Street
 - c. 0 Gray Road

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- d. Parks Division Report
- e. Parks Commission Report
- iv. Commissioner requests for Agenda Items
- IV. Adjournment

City of Portland | Parks, Recreation and Facilities Management

Ethan Hipple, *Director*

Alex Marshall, *Director of Parks Division*



Commission December 11, 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/7473/media>

Present Commission Members: Baxter Miatke (Treasurer), Daniel Herzlinger, Evan Ferguson-Hull, Jon Kachmar (Chair), Michael Carey, Michael Scrameyer, Simon Rucker (Secretary)

Not Present: Alaina Chormann, Pious Ali (City Councilor), Robert Foster

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

Call to Order– J. Kachmar called the meeting to order at 5:00 pm

General Citizen Comment Period– The following people came to provide public comment– Sarah Goodall (Hope Ave. resident), Jessie, Michael Shaughnessy of Westbrook, Steph Noyes (Falmouth Friends of the Presumpscot River), Pete Champagne (Hope Ave. resident) Bob Benak (Falmouth Resident)

Agenda Items

Acceptance of Meeting Minutes: November 13, 2024

Motion to accept meeting minutes: The motion was made by M. Scrameyer and seconded by D. Herzlinger.

Passed: 6–0 with 1 abstain

New Business

Land Bank Current Holdings Map–tabled discussion until a future meeting

Secretary's Report– S.Rucker provided updates and described the edits made to the 2024 annual report.

Treasurer's Report– B. Miatke provides a budget report. As of 12/10, the current budget with allocations is \$444,817.27. Without allocations, the budget is \$547,217.27

Communications and Updates

Parks Division Report–E. Hipple provided an update on the Parks Division report.

Parks Commission Report– R. Foster was not in attendance so the Parks Commission report was tabled until the next meeting.

Redlon Woods–Mike Carey was not able to make contact with the owner of the Barry parcels. Contact with a neighbor has been made but no update was provided on the willingness of the property owners to engage in purchase negotiations. Questions arose regarding whether the funds currently allocated to purchase the Barry parcels should remain on the allocations list in 2025.

o Hope Ave.–D. Roncarati abstained from discussions because he is a member of the Friends of the Presumpscot River. A scorecard on this property exists. The commission engaged in discussions about what next steps should be taken. The question of allocating funds to this project arose. Creating a letter of interest was discussed.

Commissioner Requests for Agenda Items

- Project allocation discussion
- Review o Gray Rd and Murray St.
- Land Bank holdings map update
- o Hope Ave. suitability

Adjournment

2025 DRAFT Land Bank Commission Budget			
	Prepared by: Baxter Miatke (Treasurer)	12/10/2024	
	Reviewed by: Jon Kachmar (Chair)	12/11/2024	
	Updated and Finalized At Meeting	12/11/2024	
	<u>General Statement of Financial Position</u>		<u>Notes</u>
	Account Balance from City: (As of 12/10/2024)	\$444,817.27	Account Balance reported from City Staff (Amber Brooks), does not include 2022 (FY23) Allocation
			This is an estimated additional amount still to be confirmed by city staff
	Estimated 2022 (FY23) Land Bank Allocation	\$ 50,000	
	Restricted Gifts (parks account)	\$ 2,400	
	Total Estimated Available as of 12/10/2024	\$ 547,217.27	Includes estimated FY23, FY24, FY25 allocation and restricted gifts
	<u>2024 Anticipated Expenditures</u>		
			Approved/allocated expense by LBC in 2022, but not yet expensed. Associated with Redlon Woods project
	Berry Parcel	\$ 99,000	
	Other Land Acquisitions	\$ 100,000	Assume \$100,000 for to be determined for acquisitions and contributions in 2025. LBC continues to work on acquisitions of parcels in Oat Nuts Park, Davis Pines, Rocky Hill, Murray Street, Hope Avenue, Holbrook Lots.
	<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
	Boat Launch Project- Stroudwater Park Parcel	\$ 30,000	Approved and allocated expense by LBC at September 2024 meeting. Parks department assigned manager to implement. Anticipate installation/purchase in 2025
	Administrative	\$ 3,000	Assume administrative fees for comission
	Total 2025 Estimated Expenditures	\$ 287,000	
	Percentage of Available Funds for 2025 Expenditures	52%	

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

- **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.
- **Coolidge and Davenport Lots.** These lots have been allocated from the City-owned tax acquired properties for stormwater mitigation through the Department of Public Works and will not be Land Bank properties.
- **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 2024 but there has been a decrease year over year. As of November there were 33 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

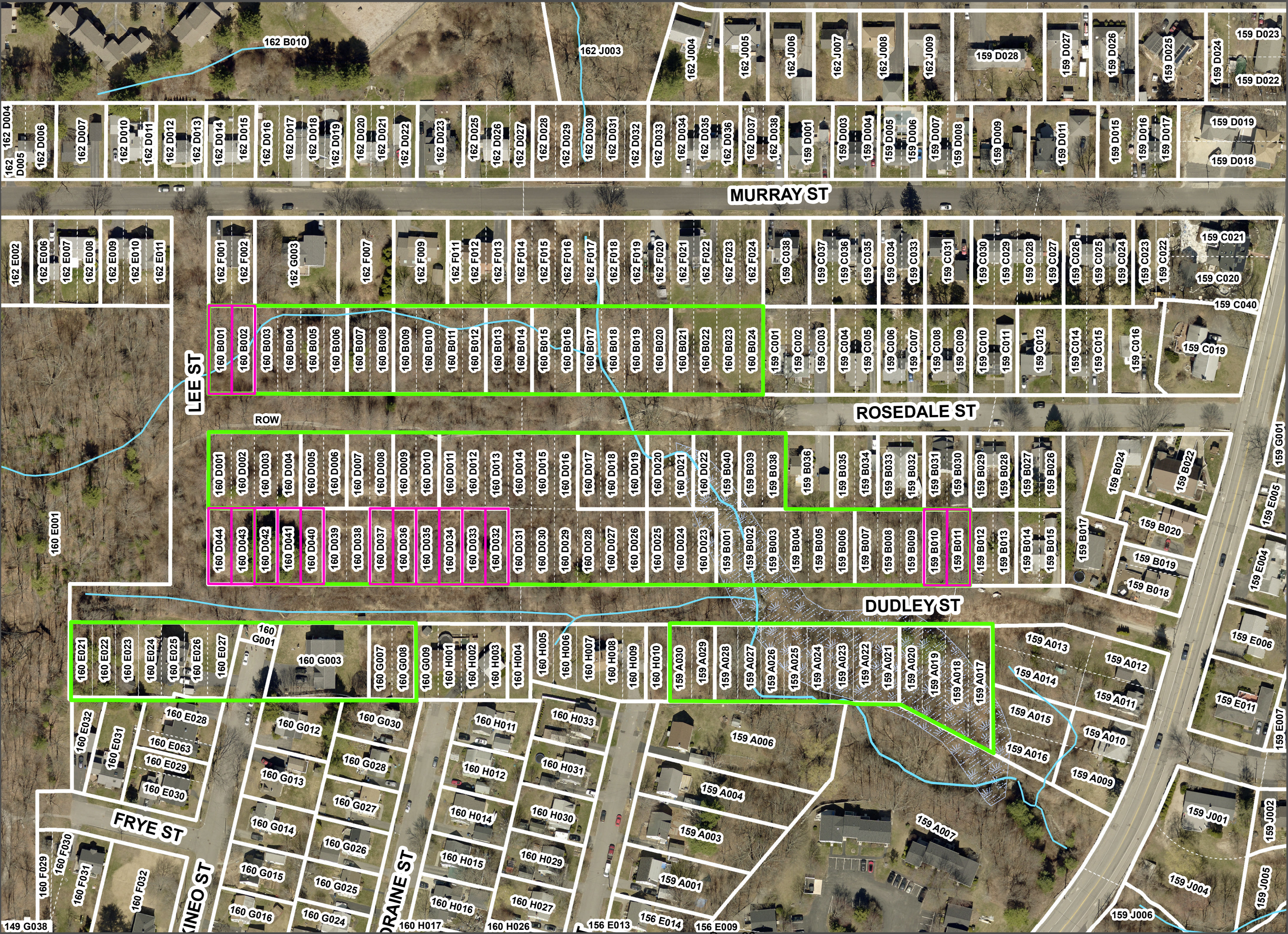
2025 Land Bank Project Assignments				
Project	Commissioner 1	Commissioner 2	Scorecard Complete	Status
Davis Pines	Jon Kachmar	Alaina Chormann	yes	
				Lots of public support based on letter LBC sent out. Waiting to hear soil survey to see what portion, if any, is developable. Can we get some kind of appraiser on the cheap?
Hope Ave.	Michael Scrameyer	Baxter Miatke	yes	
Murray Street	Daniel Herzlinger	Simon Rucker	yes	Can LBC make a recommendation that the City flag it with Assessor as a hold?
				Mike had a site visit and has connected with Maura Price. Will see if they can move it along.
Redlon	Michael Scrameyer	Mike Carey	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			Will be ready for approval at December 2024 meeting.
0 Gray Road	Jon Kachmar	City Staff	no	

Date: April 4, 2024
 Project: HP 15 Murray Street Parcels
 Parcel IDs: See attached
 Map References: Davenport Ave etc.
 Review with City Staff

Summary & Recommendation:

Primary Land Bank Criteria	Land Bank Ordinance Reference	Yes	No	Maybe	Notes/Comments
Does the property have, or contribute to, healthy forest ecosystem?	Section 2-43(a)(7)			x	The forest type indicated on the map is Maple Hardwood (blue). While this is an urban/residential area, contiguity with Canco Woods and nearby Payson Park might allow for a functioning ecosystem. The riparian ecosystem should also be considered.
Does the property have, or contribute to, healthy wetlands, streams, river, ocean, aquifers or other water bodies?	Section 2-43(a)(5)	x			From the National Wetlands Inventory map, this appears to be an important area for the Back Cove estuary/ocean wetland area.
Does the property help mitigate or adapt to climate change impacts? (CO2 storage, storm impacts, tidal impacts)		x			This is an important area for absorbing excessive rainfall events, as the brook provides drainage. It could also help absorb storm surges through Back Cove.
Does the property provide an opportunity to protect or improve an ecosystem?	Section 2-43(a)(5)			x	Impacts to Fall Brook need to be assessed. For the terrestrial ecosystem, there would be a loss of tree cover if developed but this might not impact the forest on surrounding areas.
Does the property create a connection or link between nearby Parks, Land Bank, or conserved properties?	Section 2-43(a)(11)	x			The trails map indicates connections to the Canco Woods network, a potential new trail, and possible connection to Payson Park across Ocean Avenue.
Does protecting the property support Portland's desired sustainable land use pattern of a dense core with developed corridors and nodes?	Section 2-43(a)(9)	x			The open space and bike/ped maps indicate a corridor along Murray Street connecting to Canco Woods and Canco Road. On the ground conditions will need to be investigated.
Does protecting the property support Portland's desire for equal access to undeveloped natural space in every neighborhood? (all residents within a 10 minute walk)				x	ParkScore indicates a small priority area in this area.
Does the property provide water access for the fishing industry OR for recreation?	Section 2-43(a)(1)		x		No water access.
Does the property provide passive recreation opportunities?	Section 2-43(a)(4)	x			There appear to be existing trails and/or potential for new trails on this property

Secondary Land Bank Criteria	Land Bank Ordinance Reference	Notes/Comments
Is this a time-limited opportunity?		Many of the parcels are on the TAPC list so they are available (see map).
Cost		On cost for TAPC parcels is City staff time, due diligence.
Maintenance needs, short or long term		City staff or Portland Trails maintain a presence due to other trails nearby, they should be looked to for more information.
Are there opportunities for leveraging collaboration (in purchase, programming and/or maintenance)		TBD
Is there significant stakeholder support/opposition? (Subtract up to 2 points)		Given the support for the Canco Woods project, there would seem to be a positive baseline to start from.
Are there other competing land uses?		Need more input on developability of this area - doesn't appear to be suitable for housing.
Are there opportunities to achieve multiple goals of Land Bank &/or other City entities		Yes, there exists the potential to add recreation space, enhance stormwater management, and protect water quality in Casco Bay.
Are there underserved areas where geography is a priority for ecological health or human wellness?		TBD
Historical significance (humans)	Section 2-43(a)(6)	
Geologic significance	Section 2-43(a)(6)	
Is there potential for urban agricultural use?		



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LEGEND

- Murray St Lots
- Land Bank Parcels

Drainage

- Brook
- Ditch or Brook

Water Bodies

- swamp

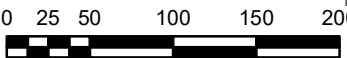
HP-15 Murray Street Parcels

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



April 2, 2024

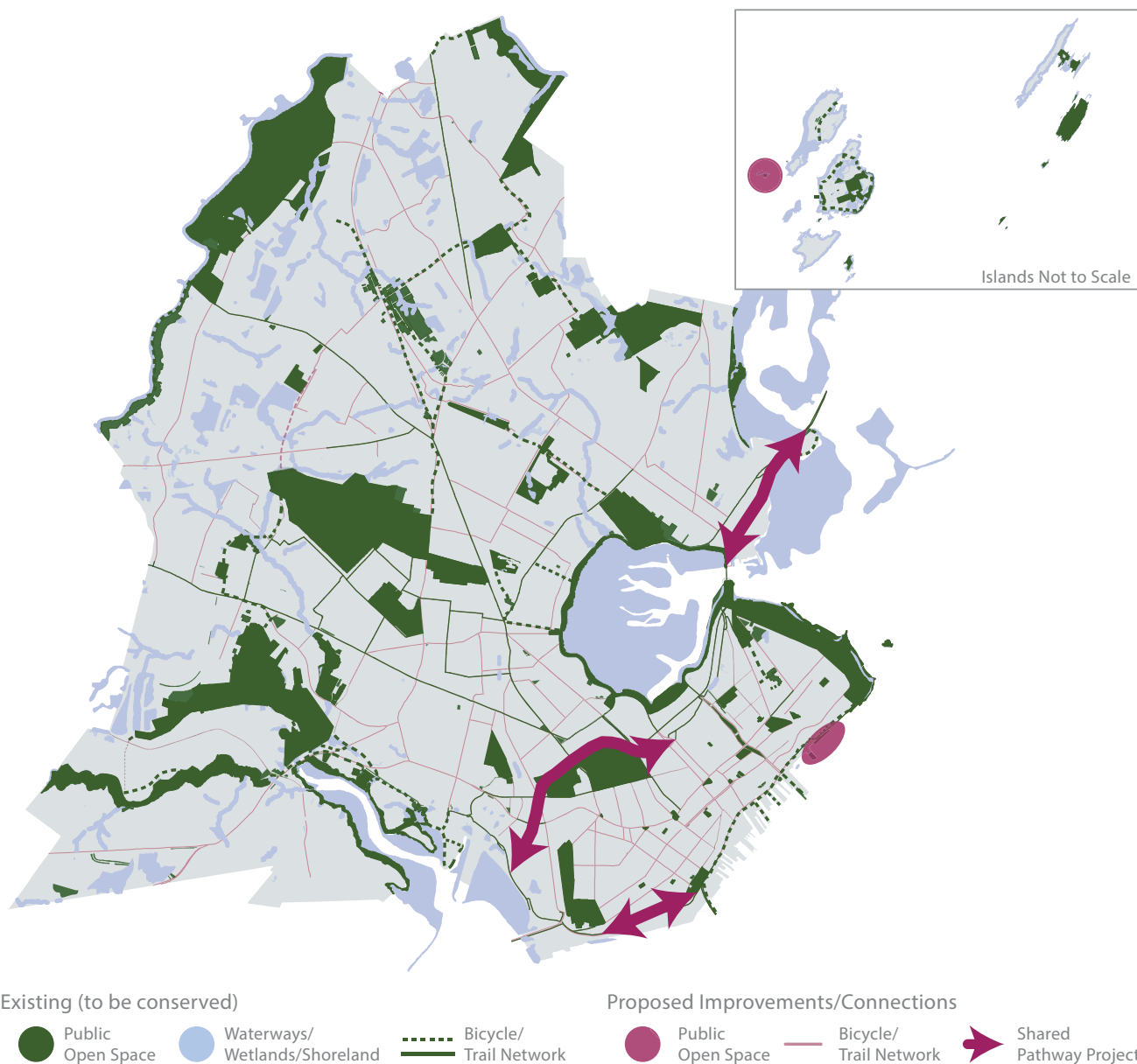
DESIGN BY: DAR DRAWN BY: DAR CHECK BY: XXX

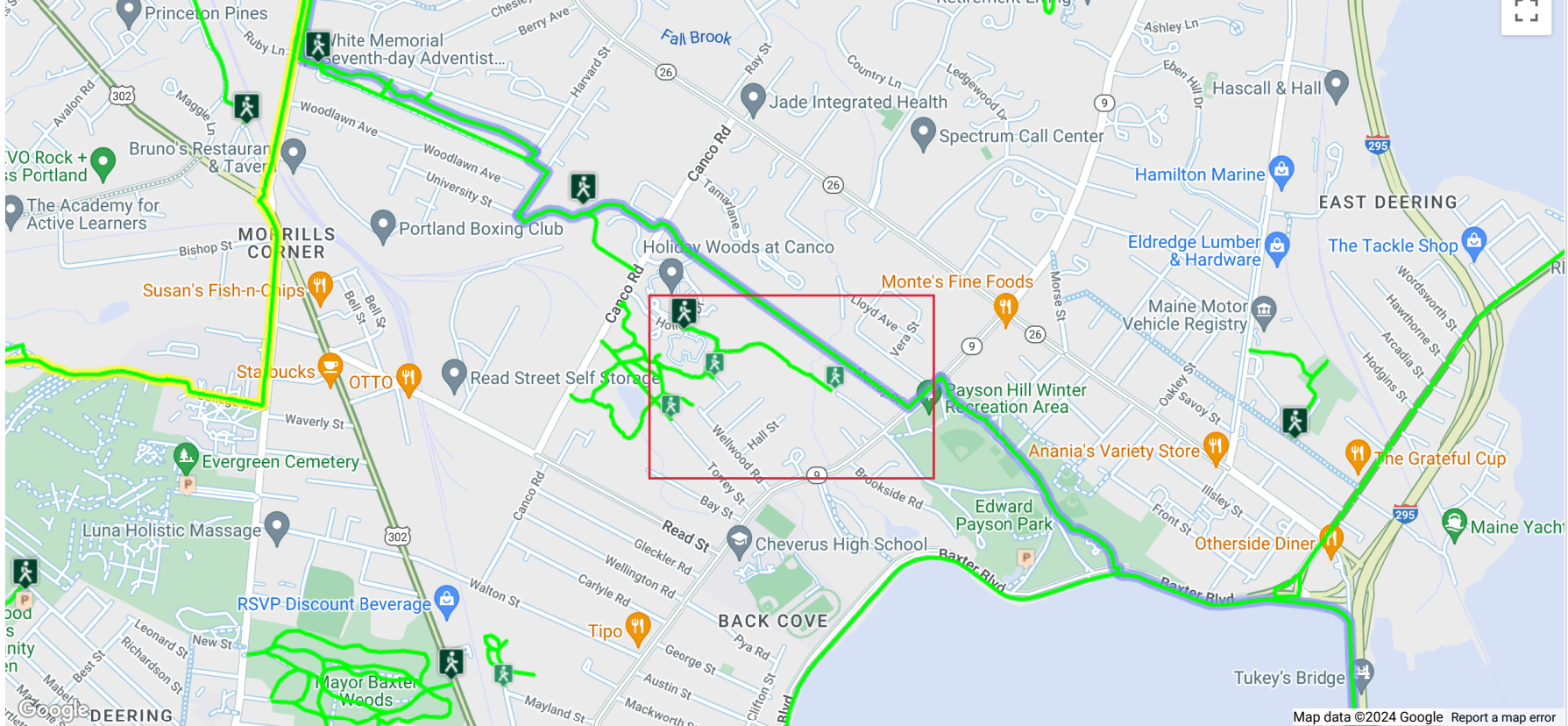




FUTURE LAND USE

Open Space Connections



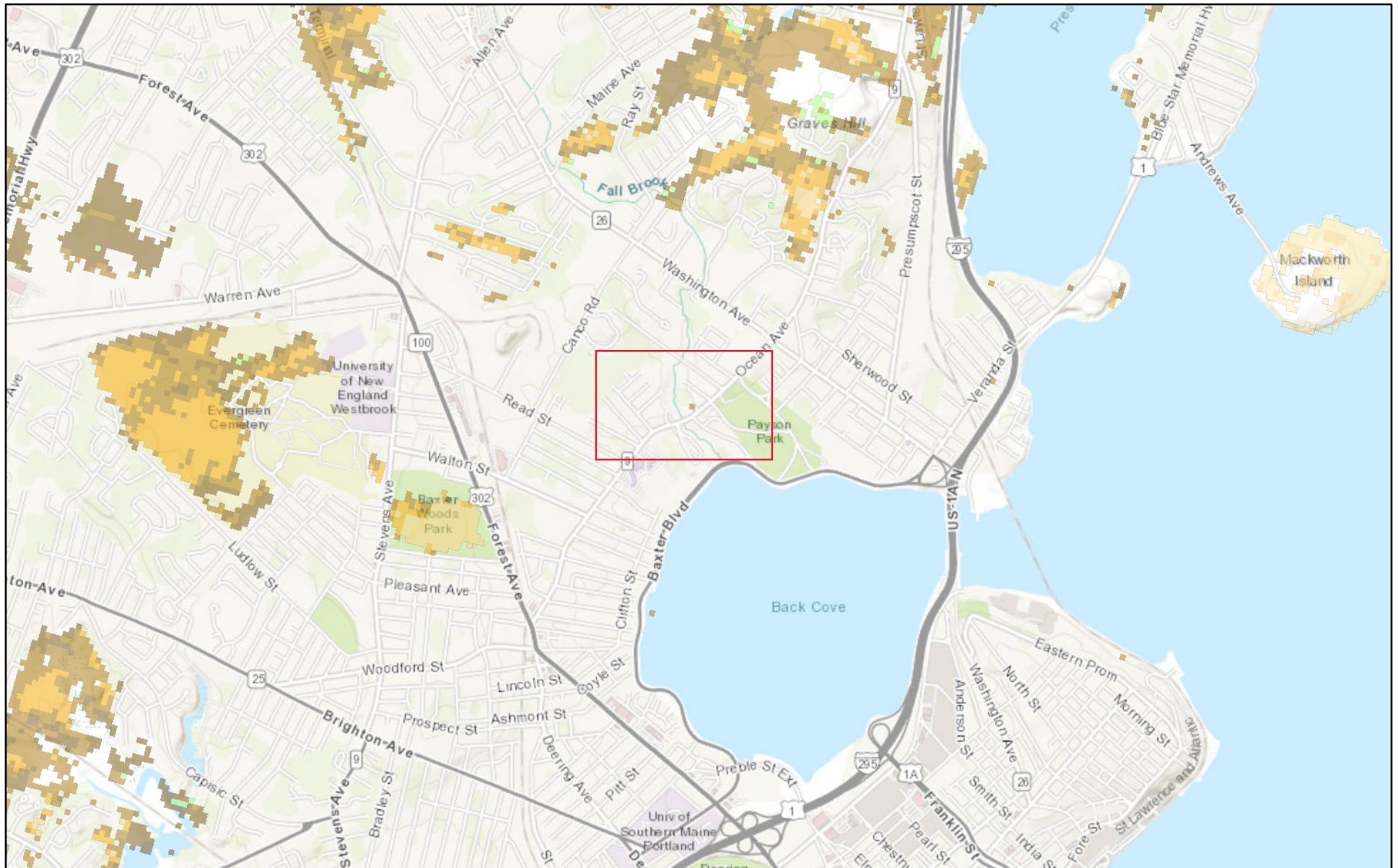


Show 10 entries

Search:

	Title	Category	Description	Link
	Back Cove Trail	Mountain Biking, Dog-friendly, All trails	This stonedust path offers great views of the Portland skyline. Maintained and owned by the City of Portland. Ideal for walking, running, biking, and dogs. More info	
	Baxter Woods	Mountain Biking, Snowshoeing, Dog-friendly, Birding, All trails	Baxter Woods is a city-owned, 30-acre nature preserve offering towering pines, and quiet, shaded trails suitable for foot and bike traffic. More info.	
	Bayside Trail	Dog-friendly, Wheelchair Accessible, Biking, All trails	This trail cuts through Bayside/East Bayside neighborhoods for access to local businesses and downtown. Paved. More info.	
	Berle Mile	All trails	A 19-acre gem with beautiful ponds, accessible only by the Page 24	

HP 15 Murray - Carbon Sequestration Potential - Potential Forest Carbon Sequestration (2010-2050)

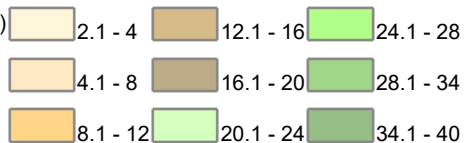


April 4, 2024

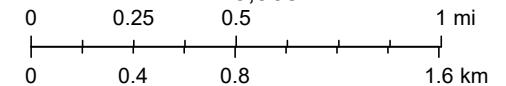
Potential Carbon Sequestration 2010-2050 (metric tons / acre)

< -1

-0.9 - 2

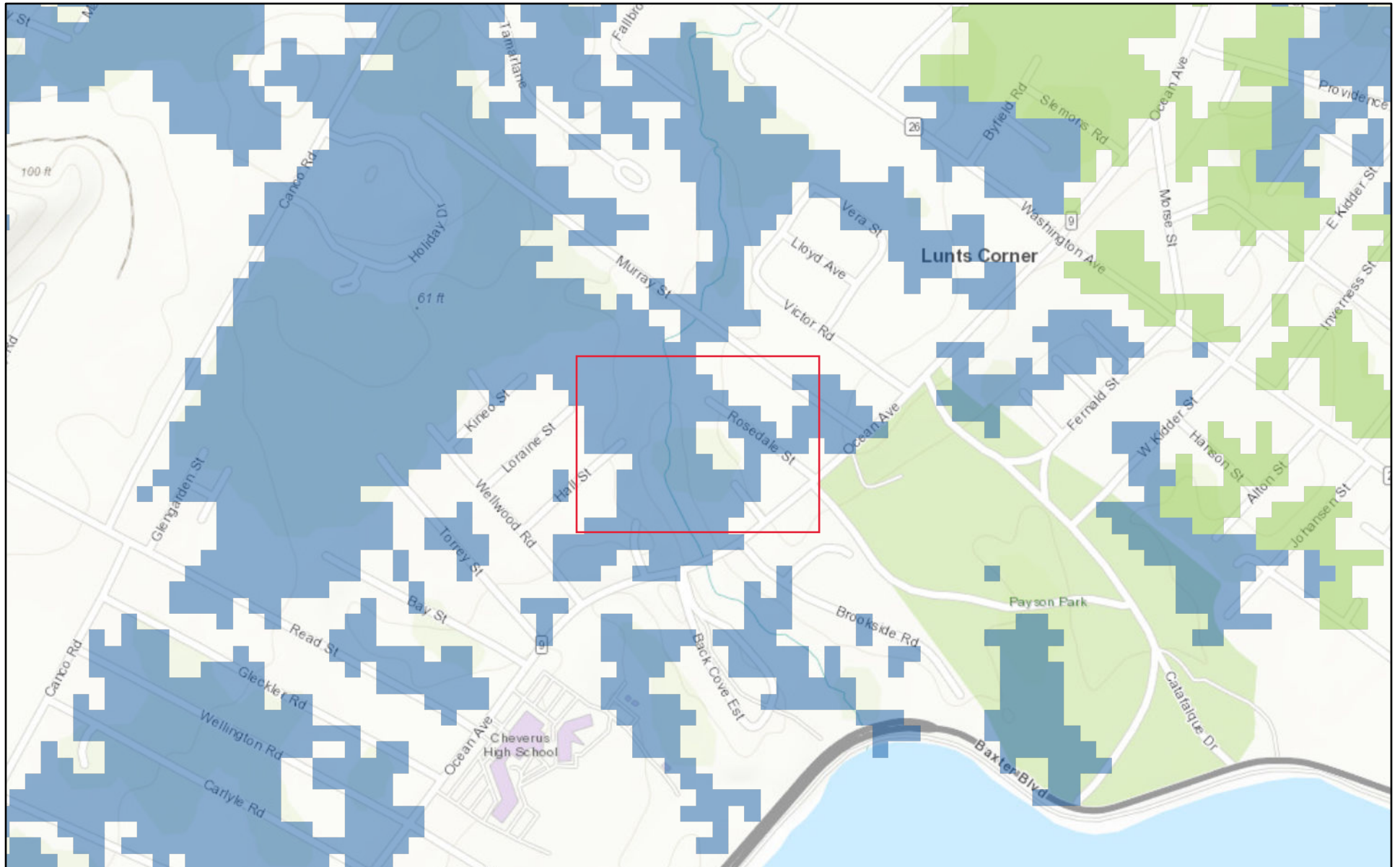


1:40,965

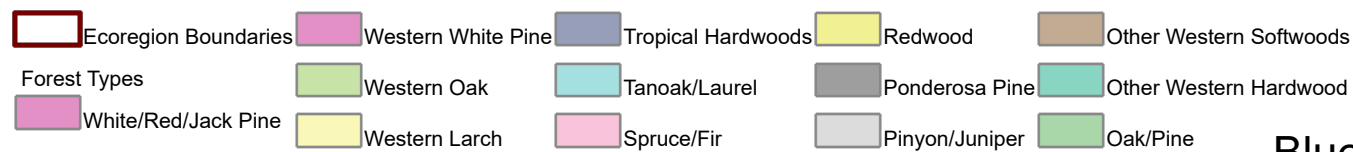


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

HP 15 Murray - Forest Type - undefined



April 4, 2024



1:10,241

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

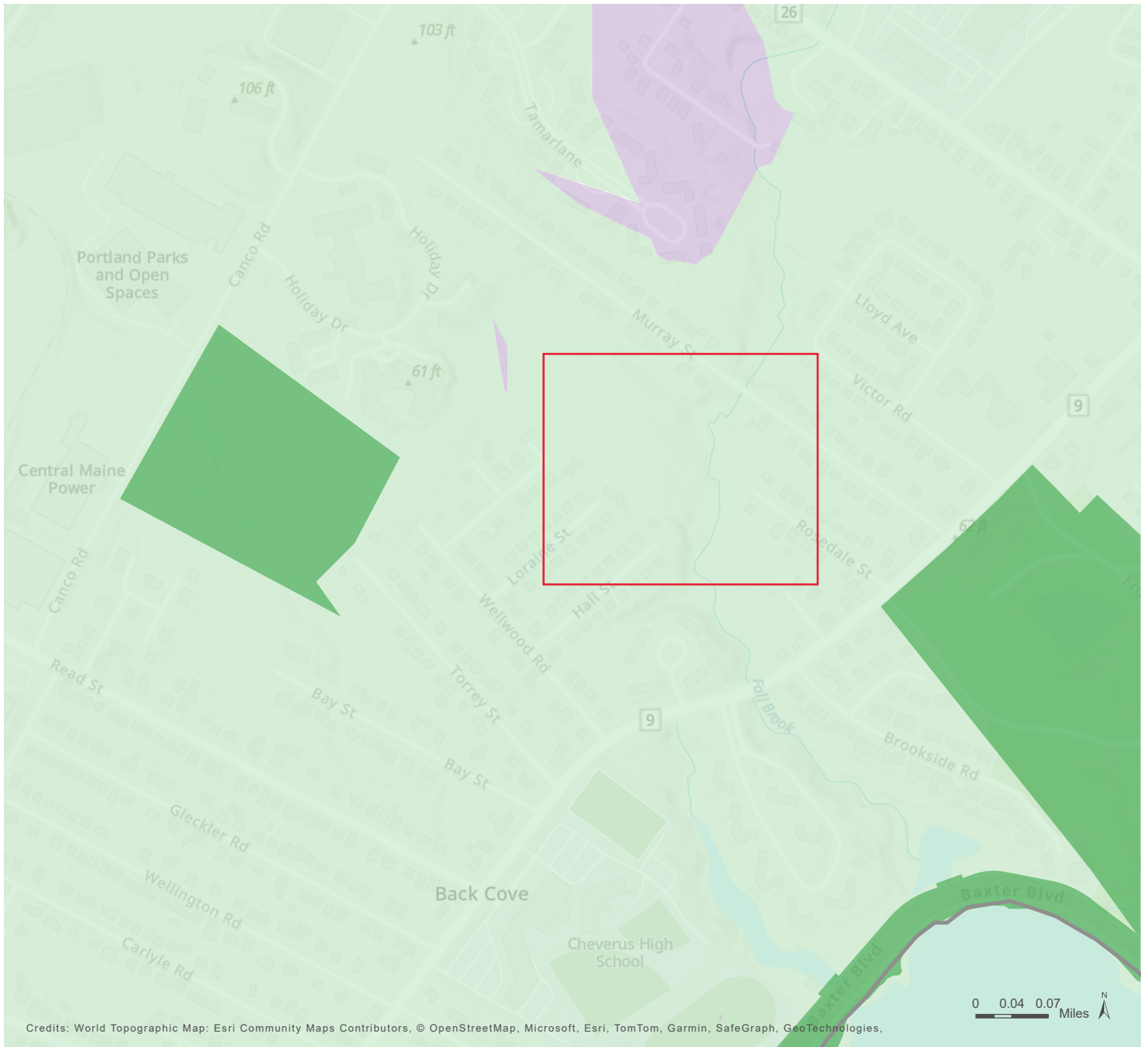
Blue = Maple/Hardwoods

(c) The Nature Conservancy

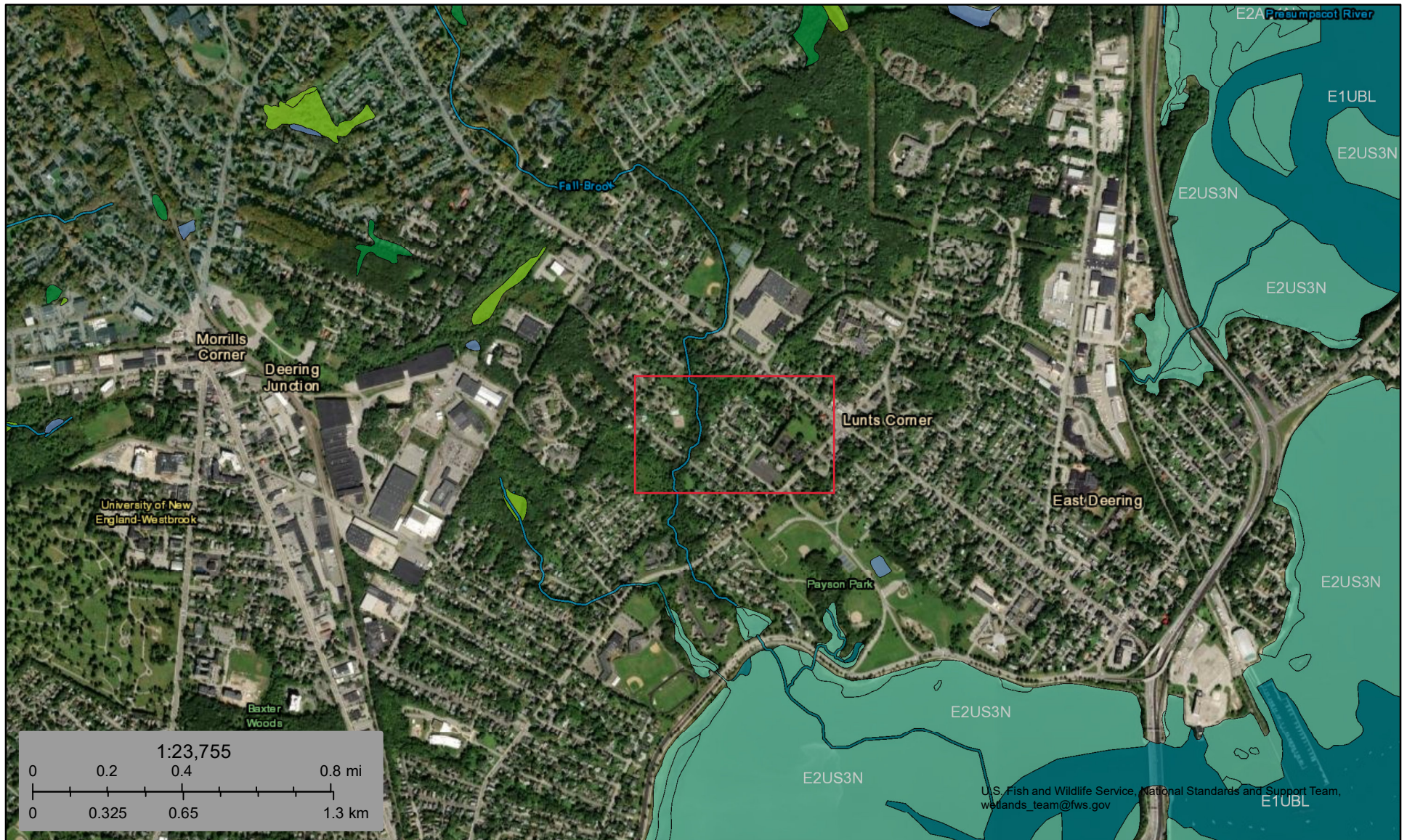
ParkServe Map Export



ParkServe®



- ParkServe Place
- Park with public access
- 10-minute walk service area
- High priority
- Moderate priority
- World Hillshade
- Priority areas for new parks (place)**
- Very high priority

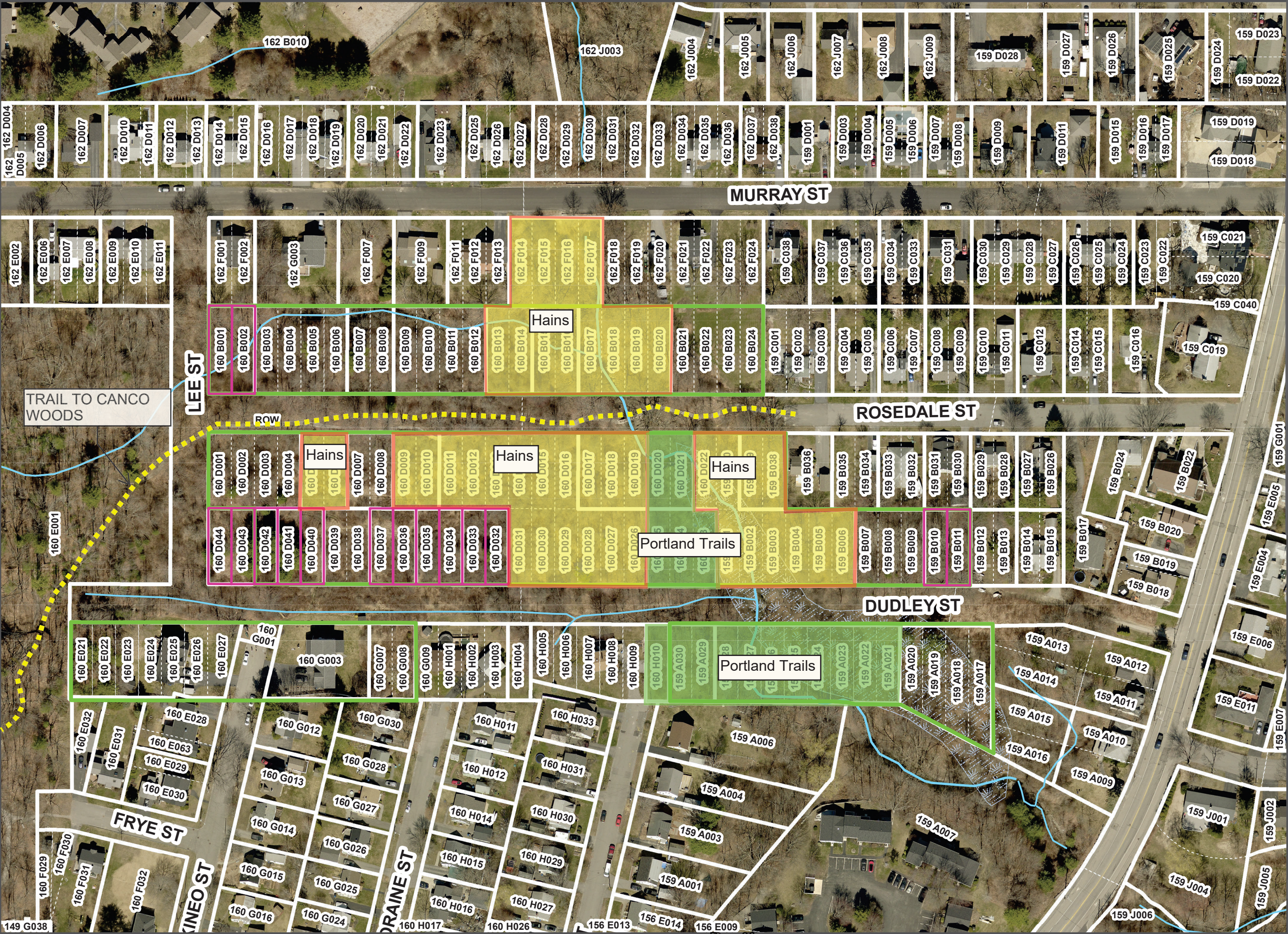


April 4, 2024

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



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HP-15 Murray Street
Parcels

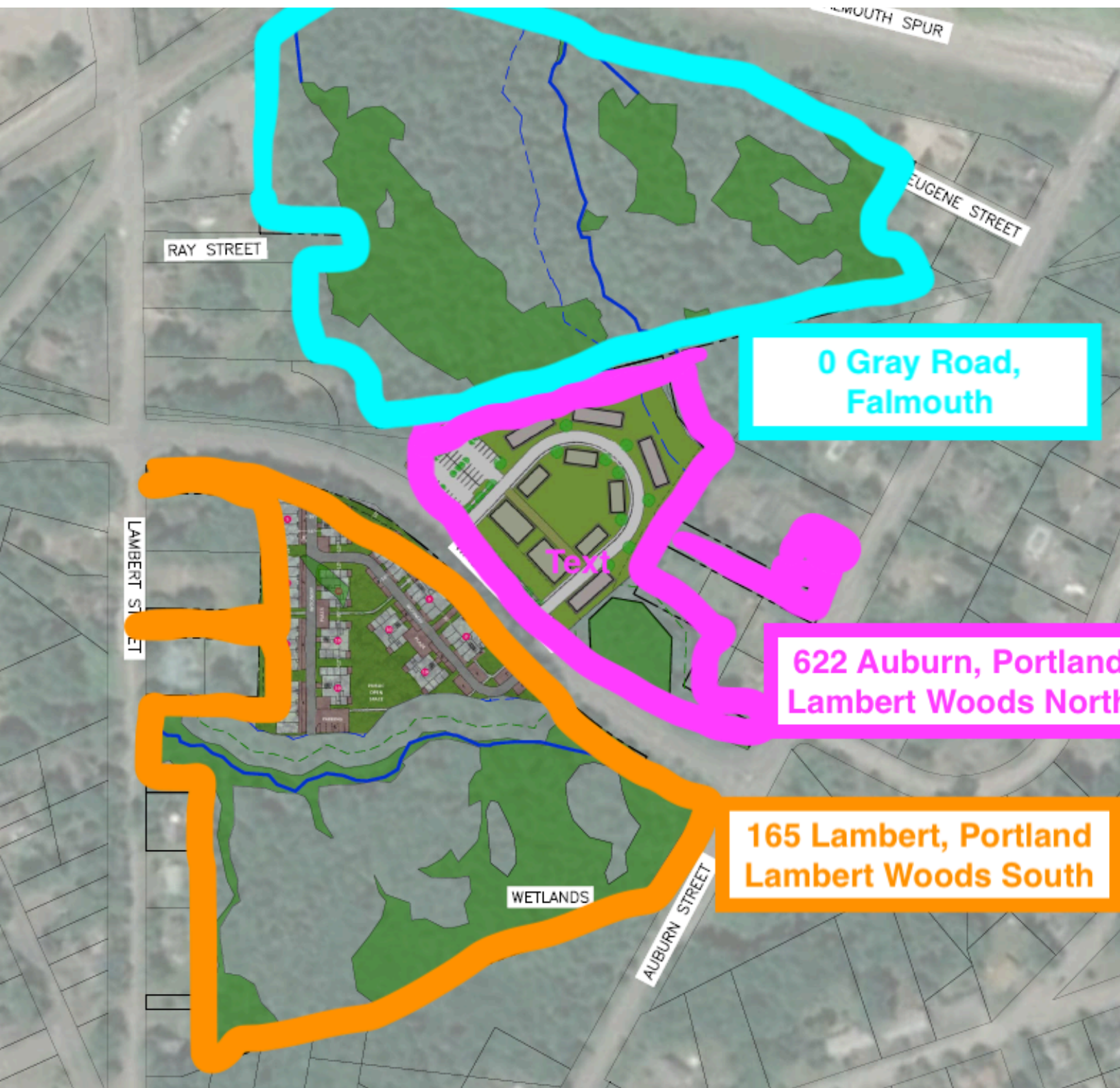
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April 2, 2024

DESIGN BY: DAR DRAWN BY: DAR CHECK BY: XXX





0 Gray Road



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

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

Memorandum

TO: Parks Commission and Land Bank Commission

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

SUBJECT: Parks Division Update

DATE: December 2024 / January 2025

Parks Division Staffing

- Total Budgeted positions in Parks Division: 43
- Vacancies:
 - Arborist III
 - Park Maintainer x2

Citywide Unhoused Report

At this time there are 35 encampments citywide which is consistent with the November numbers. Overall, in 2024, City Staff (primarily Rangers), have tagged and removed 827 tents citywide with the first record being the January resolution of Harbor View's 92 tent sites. Last year at this time there were 127 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.

Winter Operations & Recreation

We have been geared up and ready to roll once winter officially hits us. Our Parks Maintenance Crew morphs into a sidewalk-clearing operation during the winter months with the help of Horticulture, Ballfields, and Cemeteries. That team covers over 120 miles of sidewalks and trails each storm with a handful of them working on heavy snow loads, heavy ice, pinch points, and tip-down locations. The Forestry Division diverts from tree work during each storm to focus on Public Safety Buildings, on-peninsula School parking lots, snow-ban parking lots, and various other city parking lots. Our Ballfields division participates in overnight sidewalk clearing in the Downtown District and helps with sidewalk pinch points during the day. The Playground Division keeps City Hall Plaza and the Police Station open while clearing and maintaining the ice on three citywide ponds (Payson Park, Ludlow, and Deering Oaks). Finally, our Park Rangers help with shoveling various city buildings and will also help keep the cross-country ski trails open at Deering Oaks and Payson Park as conditions permit. The Winter Operations video is attached separately.

Land Bank Signs

Parks Staff have begun installing 'Welcome to' signs at the entrances to Land Bank properties such as Canco Woods, Presumpscot River Preserve, and North Deering Park. Each of these posts will receive a 'Welcome to' sign and a 'park rules' sign. Additional signs to be installed in 2025 are: University Park, PATHS Open Space, Virginia Woods, Pine Grove Park, and Evergreen Woods

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Ethan Hipple, Director

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Boyd Street Garden Rebuild

As a result of the soil testing for community gardens, it was determined that Libbytown, Clark Street, North Street, Payson Park, Casco Bay, Boyd Street, and Valley Street needed to have raised beds due to elevated levels of contaminants found in various locations. The Maine CDC recommended having these beds converted to raised beds within the next 5 years. As a result, Cultivating Community has been partnering with the City to start that process which was initiated at Libbytown Garden earlier in 2024. A second build occurred at the school garden at North Street in the Fall of 2024 along with new bed space at Payson Park. Most recently, half of the Boyd Street garden beds were rebuilt by a group of 60 volunteers on a frigid Saturday in December. Preparation work was conducted via the Parks Division's Horticulture Team with contractor help filling the beds from Seaside landscaping. The second half of the beds and remaining finishing touches will be done before the 2025 season begins. Planning for the next rebuild is ongoing.

Project Manager Hiring

In 2024, the Parks Division was able to add a Project Manager to the Team to help tackle the 50+ active projects in the division, for a total of 3 Park Project Managers. With projects such as Portland Harbor Common, Kiwanis Pool Replacement, Deering Oaks ADA Improvements, Lower Valley Street Improvements, Riverton Trolley Park Recreation Improvements, Longfellow/Rieche Playground Replacements, Public Restrooms, Talbot Pickleball Court Improvements, etc. all in process, there was a need for resources to manage them.

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 Winter for Summer/Fall 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 2025 bid and Summer 2025 construction. Playground Equipment has been selected.



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- Portland Harbor Common: Bid documents are being prepared and the project should go out to bid in the month of January, 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 Winter/Spring at Preble Field and Valley Street along with vault modifications being done at Eastern Prom, Fox Field, and the Fish 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.