

**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, Ardath Dixon, Daniel Herzlinger, Jon Kachmar, Joshua Barber, Michael Carey, Michael Scrameyer, Robert Foster, and Simon Thompson.

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

**May 13, 2026**

**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 comment on an agenda item, email [landbank@portlandmaine.gov](mailto: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/8251/media](https://portlandme.portal.civicclerk.com/event/8251/media)

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
  - i. Acceptance of Meeting Minutes: April 8, 2026
  - ii. New Business
    - a. Secretary's Report
    - b. Treasurer's Report
    - c. Land Bank Funding
    - d. 1133 Washington Ave.
  - iii. Old Business
    - a. Outreach Flyer
  - iv. Communications and Parcel Updates
    - a. Parcel Updates
      - Davis Pines
      - Hope Ave.

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- Murray Street
- Redlon
- Rocky Hill
- Stroudwater Boat Launch
- Stroudwater Pedestrian Bridge
- 0 Gray Road

b. **Field Trip Meeting- June 10, 2026**

- Murray Street
- Redlon Woods
- Davis Pines

c. Parks Division Report

d. 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*



**Commission Members Present:**

Alaina Chormann, Ardath Dixon, Jon Kachmar, Joshua Barber, Michael Carey, Michael Scrameyer, Robert Foster, and Simon Thompson.

**Commission Members Not Present:** Daniel Herzlinger

**City Staff:** Alex Marshall (Parks Director), Jessica Teesdale (PRF Sr. Executive Assistant), Amber Brooks (PRF PFO)

**Land Bank Commission Minutes**  
April 8, 2026

Parks, Recreation, and Facilities  
212 Canco Rd. Suite A  
Portland, Maine 04103

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

- I. Call to Order- J. Kachmar called this meeting to order at 5:01 pm
- II. Citizen Comment Period- George Rheault, East Bayside neighborhood
  - i. Public Comment Emails 2.11.2026 through 4.7.2026
- III. Agenda Items
  - i. Acceptance of Meeting Minutes: February 11, 2026, M. Scrameyer made a motion to accept the minutes, seconded by A. Chormann. Passed 8-0
  - ii. New Business
    - a. Secretary's Report: D.Herzlinger not present. The COTPAC list has been added to the share drive.
    - b. Treasurer's Report: R. Foster provided a treasurer's report. The Budget update is live on the share drive, and it includes the Davis Pines due diligence allocation

- c. FY2024 Foreclosure List for Review: Commissioners requested review parameters for the COTAPC list; suggest adding this to the next agenda.
- d. Outreach Flyer: Creating informational materials to educate stakeholders about the land bank's role and opportunities.
- Draft flyer defines land bank purpose and real estate interest, featuring branding, community call to action, and standards for easements and conservation.
  - Suggestions include emphasizing conservation easements, low-impact development, and the benefits of non-development.
  - Consider adding language about working with developers and historical collaboration examples.
  - Finalization involves review for consistency with city branding and obtaining city department approval.
  - Budget considerations include printing costs and potential graphic design support.
  - The flyer will feature city branding, logo, and possibly a city icon to ensure official recognition.

### iii. Old Business

#### iv. Communications and Parcel Updates

##### a. Parks Division Report

##### b. Parcel Updates: Updates on specific parcels, ongoing projects, and property statuses.

- Davis Farm Road: survey work underway, expected in about 1 week; appraisal to follow in 6-8 weeks.
- The owner of Davis Farm Road is actively marketing the property; the undeveloped portion may be bifurcated.
- The private road situation is complex, with discrepancies over ownership and maintenance responsibilities.
- The property owner of Rocky Hill is in contact; the previous owner retired, and new contact info is being sought.
- Other parcels like Hope Ave and Murray Street have no significant updates; development proposals are pending.
- The city is exploring trail connections at Redlon and other parcels, with potential funding and land access considerations.
- The land bank map update is pending, with efforts to coordinate with D. Roncarati and other staff.

##### c. Annual Field Trip: Planning an annual site visit to local parcels, scheduled for May or June, with logistics and site selection in progress.

- The goal is to visit 3 sites, typically during the May meeting, but June is preferred due to scheduling conflicts.
- The second Wednesday in May (May 13) and June 10 are potential dates. June 10th works

best for most. Need to check with E. Hipple for final decision.

- The trip replaces a regular meeting, with transportation arranged via bus, driven by a member of PRF leadership.
- Sites under consideration include Murray Street, Redlon, Davis Farm, and other properties with ongoing development or interest.
- Site selection depends on geography, current project status, and relevance to agenda topics.
- Advertisement and reservation for the bus are required at least a week in advance.

Parks Commission Report: R. Foster provided an update from the March Parks Commission Workshop meeting.

- The Party in the Park is scheduled for June 16th, focusing on pedestrian safety.
- Activities include painting a crosswalk at Basement Park and possibly writing recommendations for the Midtown parcel.
- The city is conducting a public survey on the Bayside parcel, with results expected from upcoming meetings.
- The Parks Commission is actively recruiting new members, with three vacancies to fill.

v. Commissioner requests for Agenda Items

- University Park Natural Playground
- COTAPC tutorial
- Outreach Flyer
- Davis Farms
- Finalize field trip details

IV. Adjournment

Draft 1/4/23 - City of Portland Land Bank Project Score Card Template

Date: 4/13/2026

Project: 1133 Washington Ave

Parcel IDs:

Map References:

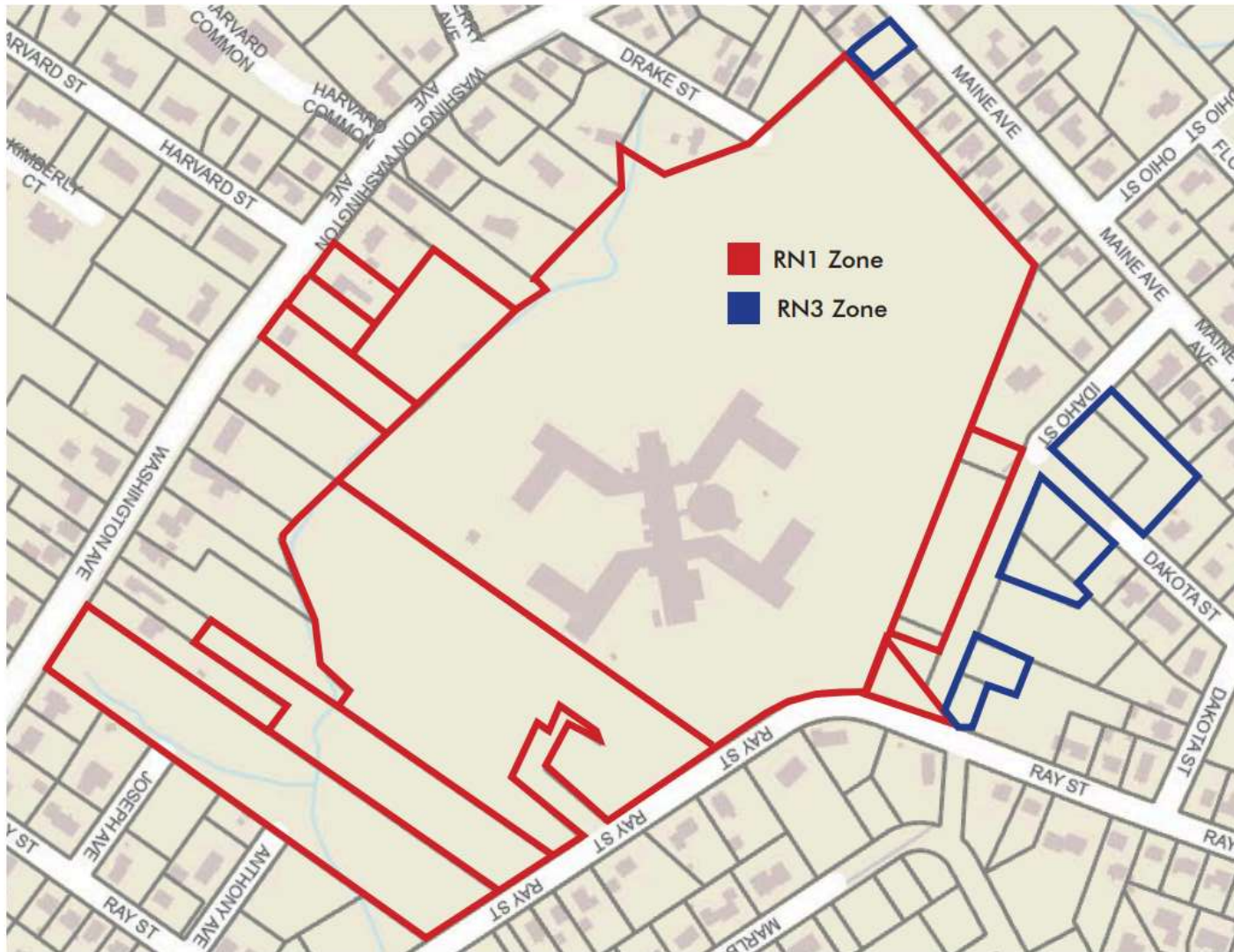
**Summary & Recommendation:** Fall Brook, an urban impaired stream, runs through the front portion of the property, which is already developed and is appropriate for future development. The back half of the property is wooded, wet, and may contain a vernal pool. Working with the developer may present limited conservation opportunities to add portions of this property to the Land Bank.

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			Back half of property is wooded
Does the property have, or contribute to, healthy wetlands, streams, river, ocean, aquifers or other water bodies?	Section 2-43(a)(5)	X			Fall brook runs through the front of the property along Washington Ave. The back half of the property is wet and is a watershed for Fall brook. The property likely contains wetlands, seasonal streams, and a vernal pool.
Does the property help mitigate or adapt to climate change impacts? (CO2 storage, storm impacts, tidal impacts)		X			The wooded portion of property sequesters carbon. Vernal pools also act as a carbon sink should one exist on the property. The wetlands on the property act as a buffer for Fall Brook. And parts of the property are within Fall Brook's FEMA flood map.
Does the property provide an opportunity to protect or improve an ecosystem?	Section 2-43(a)(5)	X			If an active vernal pool does exist on the property, then conserving at least a portion of this property will help to protect this ecosystem.
Does the property create a connection or link between nearby Parks, Land Bank, or conserved properties?	Section 2-43(a)(11)	X			Nearby residents recently built out social trails on the back wooded portion of this property that connect to the Portland Trails network off Ray Street. These trails could help provide a connection between Pine Grove Park and the Quarry Run Dog Park.
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		Since this property is directly accessed from Washington Ave, development here would fall within Portland's good urban planning practices. The front half of the property is already developed and would be a appropriate for redevelopment while the back half of the property has higher conservation value.
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	TPL's park map shows a few small pockets within walking distance of 1133 Washington Ave that don't have access to greenspace within a 10min walk. Adding greenspace here may help remedy this. However, Pine Grove Park, Canco Woods, and the Quarry Run Dog Park, are in relatively close proximity.
Does the property provide water access for the fishing industry OR for recreation?	Section 2-43(a)(1)		X		Fall Brook doesn't appear substantial enough to support freshwater fishing.
Does the property provide passive recreation opportunities?	Section 2-43(a)(4)	X			There is a social trails network on the back half of the property that could help extend the Portland Trails network. Also an opportunity for birdwatching and nature sightings.

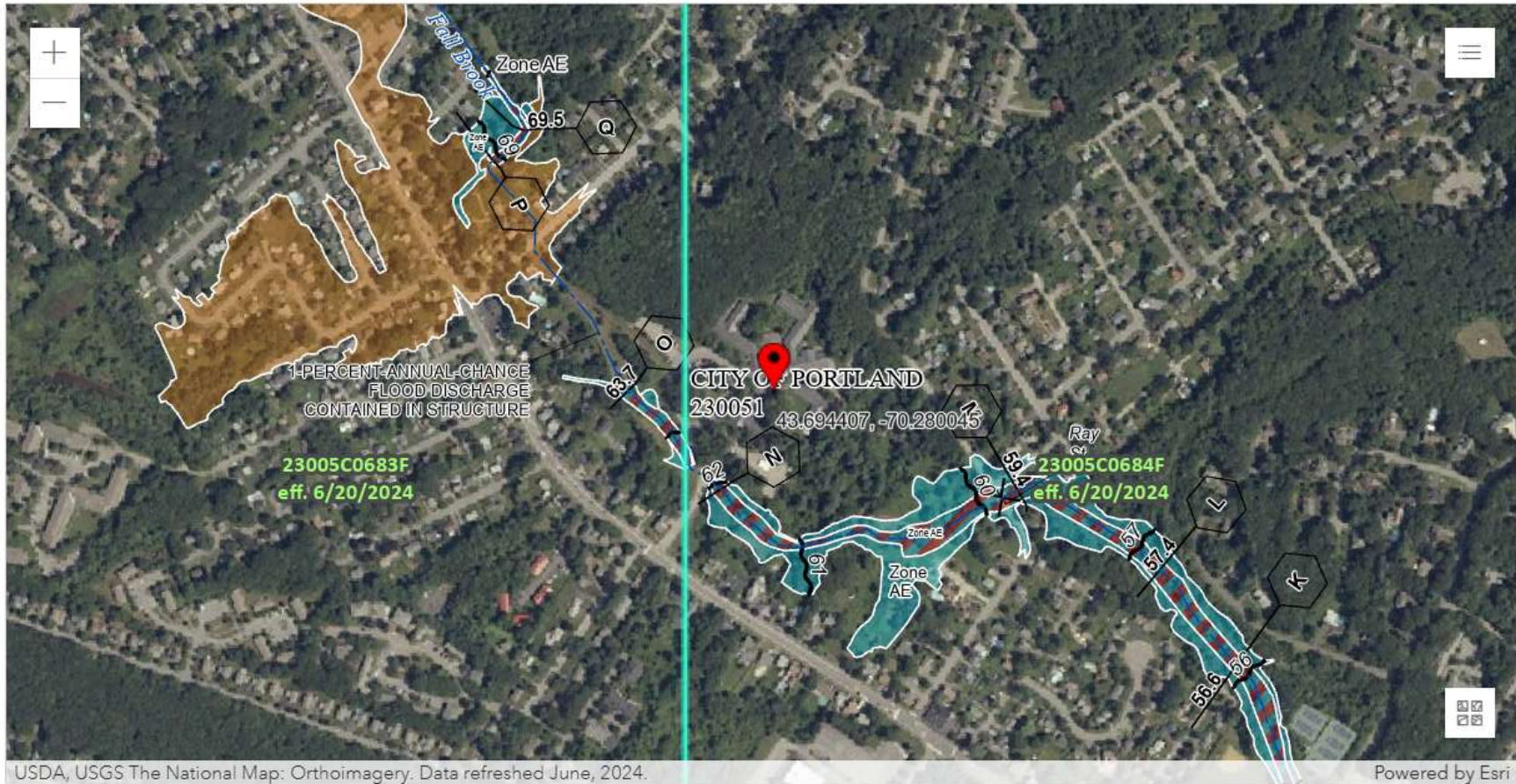
Secondary Land Bank Criteria	Land Bank Ordinance Reference	Notes/Comments
Is this a time-limited opportunity?		Yes. The property just sold to a developer. Working with the developer to offer some form of land conservation opportunity for portions of the property may be the best course of action.
Cost		The entire property just sold for ~\$4M. Depending on the difficulty of developing the wet, wooded back portion of the property, and especially if there is a vernal pool there, the cost may be relatively low to acquire portions of the property.
Maintenance needs, short or long term		The wooded portion of the property and the social trails network there would require little to no maintenance.
Are there opportunities for leveraging collaboration (in purchase, programming and/or maintenance)		Yes. Portland trails has already mapped out the social trails, which are listed on their digital map. They are poised to act as stewards of these trails should that portion of the property be conserved. Working with the developer will be critical to keeping a trails network somewhere on the property.
Is there significant stakeholder support/opposition? (Subtract up to 2 points)		Yes. There is strong support among a few local residents for some level of land conservation of the property.
Are there other competing land uses?		Yes. The property was recently purchased by a developer. Roughly half of the property is already developed as part of the old St. Joseph's assisted living facility.
Are there opportunities to achieve multiple goals of Land Bank &/or other City entities		Yes. The already developed portion of the property is appropriate for a future development, while wet, wooded portions of the property could be added to the Land Bank.
Are there underserved areas where geography is a priority for ecological health or human wellness?		It seems like there are already adequate green spaces for nearby residents.
Historical significance (humans)	Section 2-43(a)(6)	There is a graveyard from the 1700-1800's on the property.
Geologic significance	Section 2-43(a)(6)	Likely none.
Is there potential for urban agricultural use?		There may be an opportunity for a community gardens on the property.

# SAINT JOSEPH'S MANOR | 1133 WASHINGTON AVE

## TAX MAP

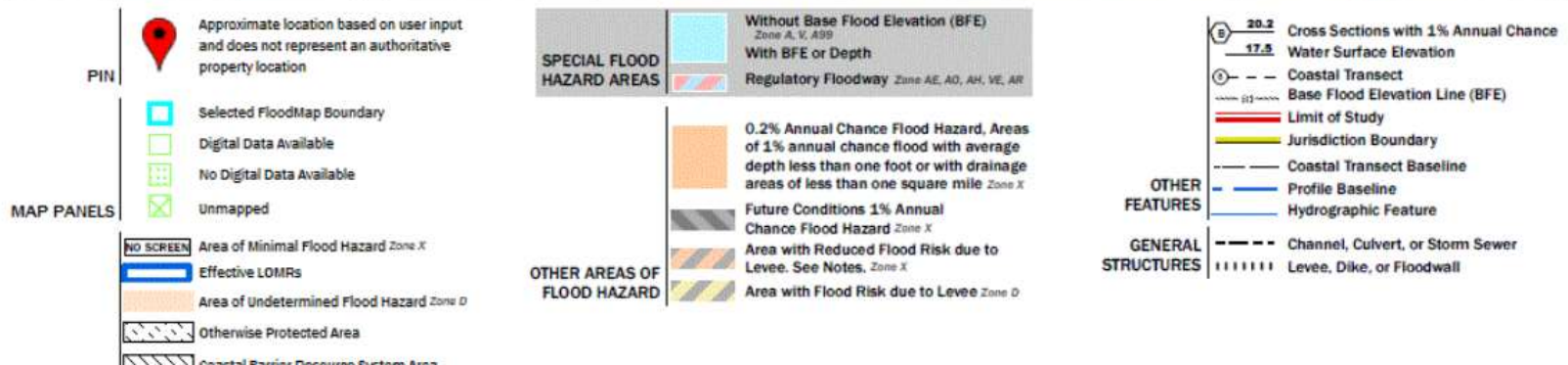


FEMA Flood Map: 1133 Washington Ave

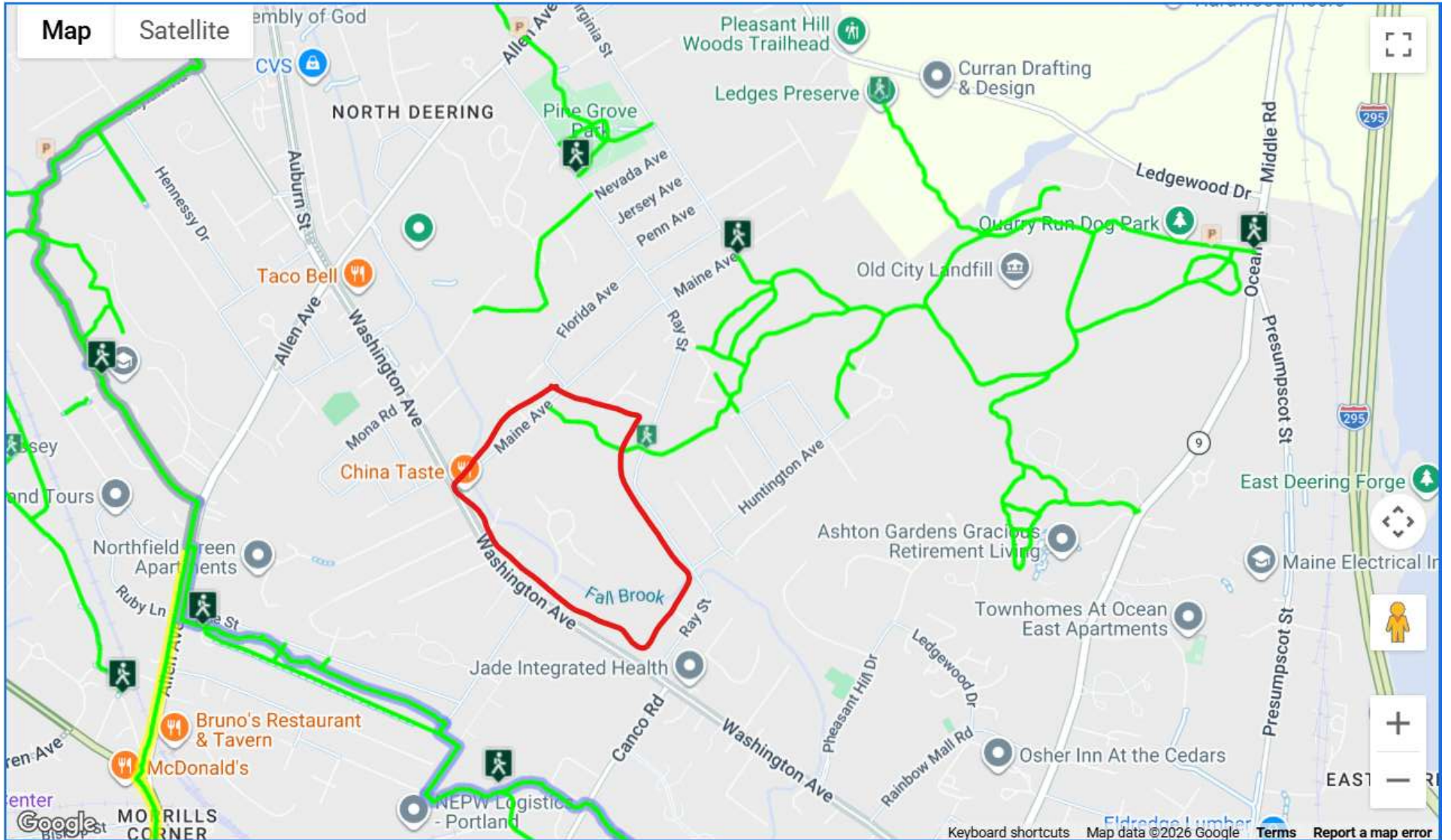


USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri



Portland Trails Map: 1133 Washington Ave





- Park With Public Access
- 10-Minute Walk Service Area
- Priority Areas For New Parks
- Very High
- High
- Moderate

### Schools

- School 10-Minute Walk Service Area
- School

### Park amenities

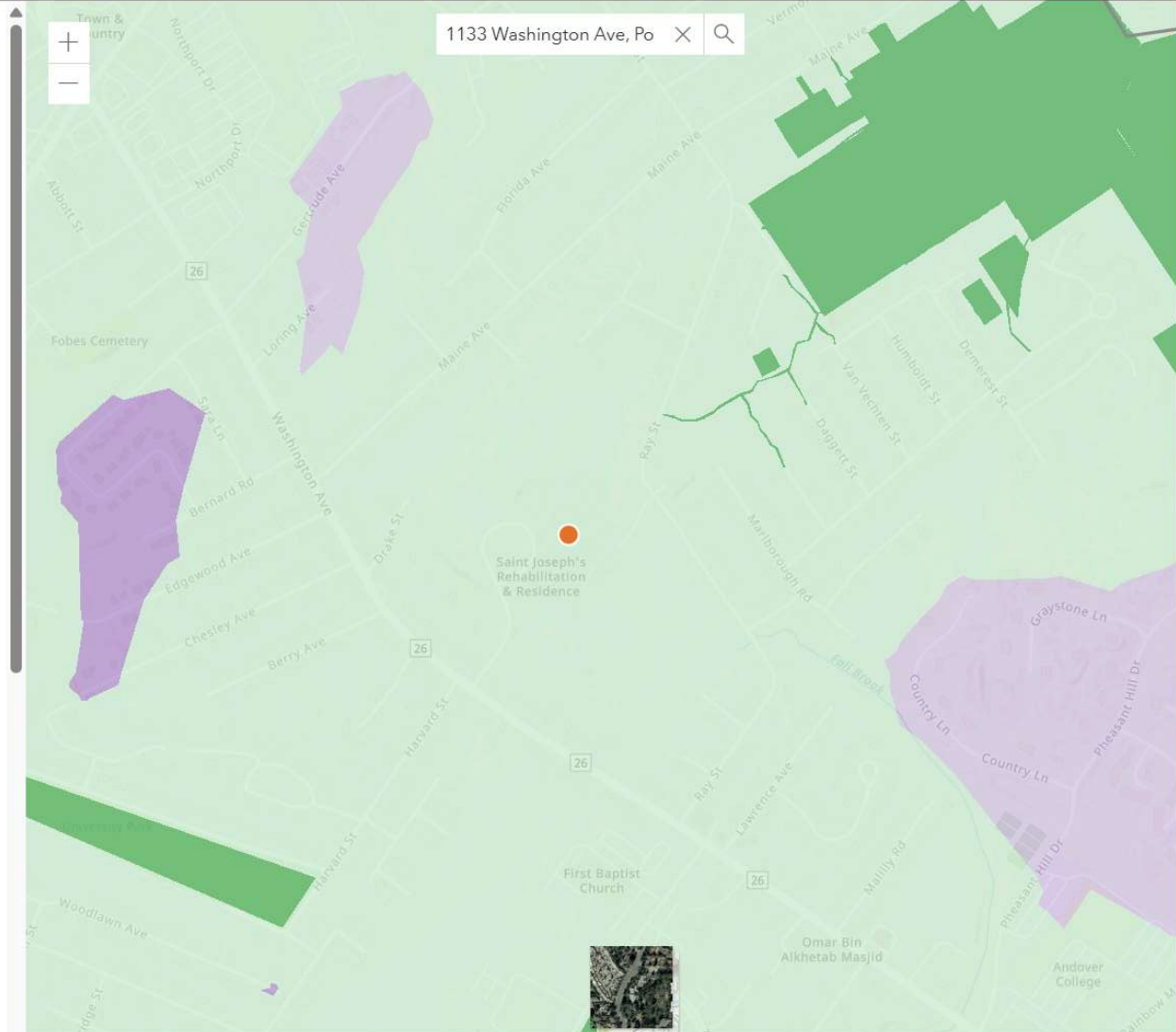
- Playground
- Trail

### ParkScore - park acreage equity analysis

- Park Acres Per Person
- Income - Neighborhoods With Highest Percent
- Race - Neighborhoods With Highest Percent

### Demographics

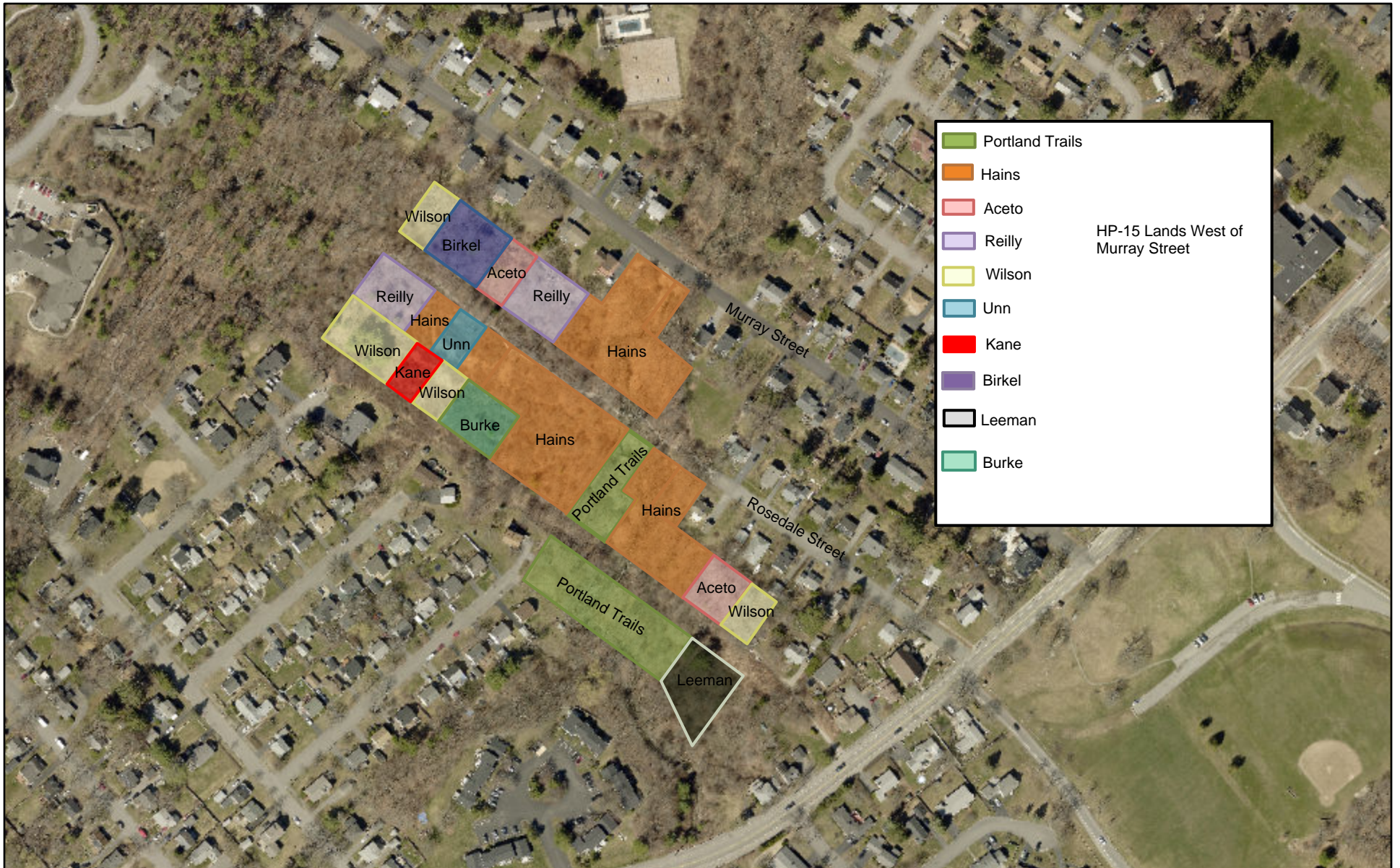
- Low-Income Households (%)
- Over Age 64 (%)
- Children Under 19 (%)
- Population Density (Per Acre)
- Adults With Less Than High School Education (%)
- Limited English Speaking (%)



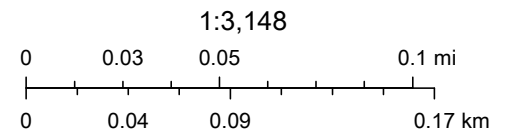




# ArcGIS Web Map



2/25/2022, 5:04:59 PM



City of Portland, DPS



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

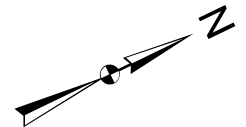
**LEGEND**

- Land Bank Parcels
  - Berry: Phase 1
  - Land Bank: Phase 2
  - Land Bank: Phase 3
  - Private: Taylor
  - Private: Motley St
  - Private: Caroline St
- Drainage**
- Brook
  - Ditch or Brook
- Water Bodies**
- swamp
  - Countour Lines

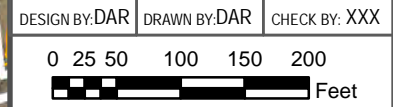


**Redlon Woods Area**

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



February 9, 2024



## PORTLAND LAND BANK HIGH PRIORITY PARCEL SUMMARY

### PROPERTY NAME: DAVIS FAMILY PINES

**Location:** Davis Farm Road near Washington Ave extension and Falmouth town line

**Size:** 10 acres

**Priority Scorecard:** This site was ranked using the Land Bank prioritization process and matrix (scorecard) that is on file with the Land Bank's records. The site ranked as a priority site since it meets many of the criteria for Land Bank properties. Although the property is not directly connected to other parks or conserved lands and is not within a 10-minute walk of a neighborhood, it does offer a unique opportunity for residents to walk among old growth white pines that exist nowhere else in Portland. Also, the property does not have competing land uses since it would be challenging to develop due to steep slopes and water drainage patterns, and the property is within an industrial zone not appropriate for residential housing.

**Ownership:** The parcel (CBL 368 B004001) is owned by 5 Davis Farm Rd, LLC. A small portion of the proposed conservation area along the northern boundary belongs to the adjacent building lot owned by Eugene and Richard Van Loan from Manchester, NH (CBL 368 B001001) and is identified as 13 Davis Farm Rd.

#### **Characteristics and Values:**

This undeveloped property is unique since it contains about 5 acres of old growth white pine (*Pinus strobus*) forest, one of only 11 sites statewide in Maine that was registered with the Maine Critical Areas Program on April 20, 1979. (source: Natural Old-Growth Forest Stands in Maine and its Relevance to the Critical Areas Program, May 1983). Old growth stands are literally a connection to the past and have cultural and historic value due to the age and size of the trees, which are estimated to be up to 130ft. tall and between 150-200 years old. Additionally, old growth forest has different habitat characteristics such as the type of vegetation present and snags (dead trees or downed logs) that have evolved to support shelter for wildlife. In conversations with City of Portland Forester Jeff Tarling (personal comm. Dec 2019), the Davis Family recognized the importance of the large white pines on their property as they started to sell it for development of the industrial park. The family referred to the "small" and "tall" pines on their farm and seemed they may have been the original stewards of the unique white pines still standing today.

The property is adjacent to developed industrial park including buildings and parking lots. The undeveloped parcel includes steep slopes and drainage areas that indicate significant flow events occur on the property and drain to the lower portion of the property abutting the Maine Turnpike. The parcel provides stormwater management

for the abutting buildings, parking lots and road by allowing adjacent runoff to flow down the property to the lower wet area that eventually is hydrologically connected to the Presumpscot River. The undisturbed state of the parcel provides wildlife habitat that is uncommon in Portland due to the size of the white pines, and it is assumed this site provides habitat for several bird species including owls and other raptors that require these conditions.

The property has considerable opportunity to provide residents an opportunity to see the City's last stand of old growth white pine forest, which has potential to provide cultural and educational opportunities for residents, school groups and others. The property also currently provides recreational opportunities for employees (possibly nearby residents) of the industrial park since there are informal paths in some areas already; however, formal access, signage and trails as a Land Bank property would greatly increase the recreational value to Portland's residents.

**Figure 1.** Overview of the parcel showing the extent of the proposed acquisition as well as water features and topography.



**Figure 2.** Photos of the site showing the undeveloped condition and informal recreational uses by employees and/or residents.





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**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:** May 2026

#### **Parks Division Staffing**

- Total Budgeted positions in Parks Division: 51
- 4 Vacancies:
  - Horticulture Supervisor
  - Cemetery Supervisor
  - Athletic Facilities Foreperson
  - Horticulturist

#### **Citywide Unhoused Report**

At this time, there are 31 encampments citywide, which is a significant increase from last month's report of 21. Of the 31 active tent sites, 4 of them are located on City property. Overall, in 2026, City Staff (primarily Rangers) have tagged and removed 149 tents citywide. Park Rangers continue to tag and remove between 5 and 20 tents from City land each week and conduct a thorough clean-up afterward with the help of other Parks staff or contractors. At this time there is a steady uptick in tents and activity citywide which is putting strain on our team to keep up with while also gearing up for the season.

#### **Duck House and Fountain Installed**

On Thursday, April 23rd, the City's Parks Division placed the Deering Oaks Duck House and Fountain within the pond for the 2026 season. You may notice that the duck house looks a little different from recent years. Our Playgrounds Team performs maintenance work on the house each Winter and this year they painted it to match its original colors, commemorating 140 years. This traditional color will revert to the more familiar red color next year so enjoy it while it lasts.

#### **The Great Portland Pick-up**

We want to thank all the amazing groups for their contributions around the city during this event. Overall, there were 18 groups citywide with over 500 volunteers doing neighborhood and park cleanups. Hundreds of bags of trash were collected during this effort. We are so grateful for this effort and all the work the Parks Conservancy and Sustainability Teams put in to make it happen. Well done!

#### **Portland Harbor Common Park Ground Breaking**

The currently coined 'Portland Harbor Common Park' broke ground on Friday, April 10th. This monumental occasion was well attended by local business leaders, elected officials, city staff and friends. It marked the kick off to the project which will be progressing over the next 6 months.



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**Parks, Recreation & Facilities Department**  
**Ethan Hipple, Director**

**CITY OF PORTLAND**

**Parks, Recreation & Facilities Department**  
**Alex Marshall, Parks Director**

**Capital Improvement Program(CIP) Council Approved List 2026**

The City Council voted on the CIP for Fiscal Year(FY) 2027 on Monday, April 27, 2026. One of the councilor amendments resulted in an increase to the contribution to the Land Bank and Public Art funds to the full 0.5% of the CIP. Below is a list of Park Projects that were funded through this project:

- Longfellow School Community Playground Improvements: \$270,000
- East End School Playground Design & Construction: \$70,000
- Deering Oaks Lighting Improvements: \$550,000
- Deering Oaks Roadway Repaving - Tennis Court Road: \$270,000
- Fencing Replacement: Various locations: \$450,000
- Congress Square Park: \$300,000
- Court Resurfacing - Various (DHS Tennis, Reiche School, Pleasant St, Taylor St): \$150,000
- Fitzpatrick Track Resurfacing: \$500,000
- Dougherty Field Skatepark Lighting: \$200,000

Total = \$2,760,000

**Community Development Block Grant(CDBG) Allocation**

The City Council approved the CDBG allocation for FY27 and Parks, Recreation & Facilities received \$250,000 to support the Community Garden rebuild needs. Since soil testing was commenced in 2024, garden beds at Libbytown, Boyd Street, Casco Bay Common Share, and the North Street School Beds have been raised with soil barriers installed. The remaining beds required to be raised are Payson Park, Valley Street, Clark Street, and North Street. This funding will accomplish providing a safe space to grow food but also improve any deteriorating infrastructure at the gardens such as sheds, fencing and water systems.

**Park Projects and Department Updates**

Staff are working on the following Park Improvement projects:

- Stroudwater Bridge: The Stroudwater Bridge has been completed. Final site work disturbance restorations will occur when the weather improves.
- 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, has been bid and is currently under review for potential construction in the Summer 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 it will be revised and re-advertised in the coming months.



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**Ethan Hipple, Director**

**CITY OF PORTLAND**

**Parks, Recreation & Facilities Department**  
**Alex Marshall, Parks Director**

- Longfellow Elementary School Playground: Playground Equipment has been selected. The project went out to bid in the Spring of 2025, only to receive one bid substantially over the budget for the project. It went out to bid again this Winter and staff again will be reviewing bids shortly for a potential Summer 2026 construction project.
- Reiche Elementary School Playground: The bids went out in the Fall of 2025, and a contractor has been selected to perform the work during the summer break of 2026.
- Portland Harbor Common: Groundbreaking has occurred and construction begins in early May, 2026.
- Public Restrooms: So far, the city has installed 15 new public restrooms citywide over the past 3 years. Recent modifications were done to the units at The Eastern Promenade, Commercial St/Fish Pier, and Fox Field to include a vault for increased storage capacity. 4 more public restrooms are on the way, with one at Lower Western Promenade, 1 at the Spring and High Street parking lot, and 2 at the Eastern Promenade near the existing bathhouse.
- Tyng-Tate Playground: Final designs are being completed, and the project bid documents are soon to be submitted to the Purchasing Department for review. With the help of a CDBG grant allocation in July of 2025, the project should have enough resources to be completed to the design's satisfaction.
- Riverton Trolley Park Recreation Improvement Project: The bid documents for the Riverton Trolley Park Parking Lot improvements are being finalized for an anticipated Spring 2026 construction schedule. Once complete, the final step in completing the LWCF project requirements would be installing the remaining signage that has already been fabricated.
- Fore River Kayak Launch: The Land Bank has allocated funding to install a kayak launch at the head of the Fore River in Stroudwater Park at the corner of Congress and Waldo Streets. Parks Staff are exploring the options for this launch to help formalize and improve an existing use in this space.
- Trinity Park Reconstruction: Trinity Church Representatives and City Staff have been working to finalize the construction documents and design for Trinity Park. Donated funds and Memorandum of Understanding has been approved by City Council.