

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)

August 12, 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. 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/8254/media>

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: May 13, 2026
 - ii. New Business
 - a. Secretary's Report
 - b. Treasurer's Report
 - c. University Park Play Space
 - d. Falmouth Spur Redesign: Approval for archaeological and geotechnical boring
 - iii. Old Business
 - a. Stroudwater Boat Launch funds
 - b. Outreach Flyer Draft
 - iv. Communications and Parcel Updates
 - a. Davis Pines
 - b. Portland House Undeveloped Parcel

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- c. Parks Division Report
 - d. Land Bank 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:

Ardath Dixon, Daniel Herzlinger, Jon Kachmar, Joshua Barber, Robert Foster, and Simon Thompson.

Commission Members Not Present: Alaina Chormann, Michael Carey, Michael Scrameyer

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

Land Bank Commission Minutes
May 13, 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](#):

Call to Order- J. Kachmar called this meeting to order at 5:04 pm

Citizen Comment Period- Anna Stromwell of Woodlawn Street

Agenda Items

Acceptance of Meeting Minutes: April 8, 2026, S. Thompson made a motion to accept the minutes, seconded by J. Barber. Passed 5-0; 1 abstained

New Business

Secretary's Report:

- File Optimization: With the annual report finalized, D. Herzlinger announced plans to clean up old drive archives and known files. He requested that individual commissioners review documents and weed through their respective active projects.
- Project Assignment Spreadsheet: J. Teesdale noted that the tracking sheet originally updated by staff needs current inputs by the secretary regarding individual

commissioner assignments.

Treasurer's Report:

- 2022 Allocation Status: A previously questioned \$50,000 allocation from 2022 has been officially confirmed by A. Brooks

Land Bank Funding:

- CIP Ordinance Correction: The Corporation Counsel verified that both the Land Bank and Public Arts Commissions are entitled to a full 0.5% of the Capital Improvement Plan (CIP) fund rather than an internally capped \$50,000 baseline.
- Revised Balances:
 - The newly calculated 2027 CIP allocation stands at \$230,000.
 - The current account total has reached approximately \$775,000.
 - Subtracting allocated but unspent balances leaves an estimated available balance of \$725,000.
- Proactive Strategy: J. Kachmar emphasized that having a more robust budget means the Commission should be more proactive in putting funding toward competitive projects, noting that some city counselors have questioned why the bank accumulates unspent funds.

1133 Washington Ave

- Sale Update: The parcel recently sold to Cooper Properties for an estimated \$4M to \$5M.
- Site Survey: Mike and S. Thompson conducted a walkthrough with neighbors Judy and Shannon. The site contains the former St. Joseph's rehab facility building, a significant trail system connecting Gray Street to University Park, and a potential vernal pool. Neighbors are doing online state registry research to confirm the vernal pool's ecological status.
- Development Opportunities: The commission discussed establishing communication with the new owner regarding conservation subdivision incentives under the updated Recode, which allows for increased housing density on smaller footprints to protect constrained, wooded areas.

Old Business

Outreach Flyer:

- Status: M. Carey is currently drafting a second iteration of the outreach flyer. Once a tighter version is established, it will be handed to J. Teesdale to format within standard branding guidelines prior to final commission review. The item is deferred to the next regular business agenda.

Communications and Parcel Updates:

Parcel Updates:

Davis Pines:

- Boundary survey mapping and descriptions are complete, and field pins will be placed shortly. Boundaries were tightened to target exclusively undeveloped acreage.
- The

survey has been provided to the appraiser. Due to a broader real estate boom, a full market-value appraisal covering wet and dry components of the 9-acre site is backlogged by 11 weeks at a cost of \$5,800.

- A. Dixon noted the existence of another contiguous 5-acre undeveloped parcel to the south (near the stormwater ponds) that could serve as future bird habitat, though it was omitted from the current tracking loop.
- The continuous legal status of Davis Farm Road remains a gray area; it is currently gated, treated as a private road, and maintained selectively by a tenant/owner association that has not produced written documentation.

Hope Ave.: No new updates were introduced.

Murray Street: Appraisals up to \$2,000 for two lots were approved back in February. Progress is slow due to the broader appraisal crunch. Moving forward, the commission will secure survey quote feedback to properly define the lot parameters.

Redlon (Redlon Woods): Through Portland Trails, residents requested simple wayfinding markers, a bench, and clearer boundaries between public pathways and private property lines across existing city-owned plots. Portland Trails will arrange a GPS field run to locate the trail's coordinates.

Rocky Hill: A contact has been secured for the warehouse owner, and a new CEO has stepped in at JB Brown (the core landholder). The main hurdle remains establishing responsive communication with the separate landowner who holds the potential quarry face climbing wall.

Stroudwater Boat Launch: A. Marshall is managing the project and reviewing design options. Historical funding numbers will likely need adjustments to account for inflation.

Stroudwater Pedestrian Bridge (Presumpscot River Pedestrian Bridge): The bridge structure is complete, rugged, and functional. The city is currently deploying an active native planting stabilization layout alongside a youth corps to restore disturbed peripheral soil lines.

O Gray Road: The land may potentially revert to city holding, but an official confirmation remains paused until the developer manages to sell the remaining layout units.

Annual Field Trip:

Logistics: The commission confirmed a June 10th site tour visiting Murray Street, Redlon Woods, and Davis Pines.

Arrangements: Members will meet at the Canco office before boarding a staged bus transport on the far side of Murray. Commissioners are reminded to wear trail gear, prepare for an active hike, and bring bug spray.

Parks Division Report:

- Encampment Trends: A review of the provided report shows a significant reduction in encampment footprints on city-owned land. Live location updates are tracked weekly via the city web map portal.
- Eastend Beach Plan: Members noted brief local reporting regarding field

measurements and capital improvement funding frameworks, pointing to Alex as the point person for a formal breakdown.

Parks Commission Report:

Payson Park Event: Scheduled for June 16th from 4:30 PM to 6:00 PM at Payson Park. All are welcome to attend.

Vacancies: Multiple application windows are closing soon. Members whose seats are up for renewal are urged to check the online portal and reapply immediately if they intend to stay on.

Commissioner requests for Agenda Items

- Summer Adjustments: Because the Commission traditionally cancels the July session due to summer travel, the next regular formal meeting session is scheduled for August.
- Special Sessions: If rapid milestones occur regarding the Davis Pines purchase and sale agreement, a workshop or a specially noticed public session (requiring a one-week advanced public posting) may be called over the summer break.
- New Tracking Focus: A development review application has been filed for 10 Auburn Street / North Deering Park near Parsons Pond. The massive area contains an established force main sewer layout, preventing structure additions directly over the easement lines unless it is explicitly relocated by developers.

Adjournment

Parks, Recreation and Facilities Management

Ethan Hipple

Director

Alex Marshall

Parks Director

August 4, 2026



Dear Land Bank Commission,

University Park is a beloved Urban Forest to the community surrounding it. It has a wonderful tree canopy and a beautiful and annually improved section of the Sebago to the Sea Trail running through it. This Open Space serves as a diverse habitat for this neighborhood while also providing a significant amount of cooling to all the homes surrounding it. When you look at this park from an aerial perspective, you truly see its prominence and importance to the recreational fabric of the neighborhood.

The construction of new housing adjacent to University Park emphasizes the need for more recreational amenities. One of these concepts that is currently being discussed and embraced by community members is the construction of a natural-style play space for the nearby youth. This would be a brand new playground that City Staff would need to maintain but would be a welcome addition to this neighborhood. Residents currently have to travel significant distances to the closest playgrounds: Lyseth Elementary (1.3 miles), Ocean Avenue Elementary School (1.4 miles), Longfellow Elementary School (1.4 miles), or Talbot Elementary School (1.4 miles). There also is not a park playground located in this area of the City. The nearest would be Heseltine(1.7 miles) or Payson Park(2 miles)

As you can see from the attached imagery, there are some fun but natural-looking ways to construct a playground that staff would like to explore in collaboration with the community. Our goal from presenting this information this evening is for the Land Bank to weigh in on whether they are supportive of this non-conforming use of Land Bank property .

A handwritten signature in black ink, appearing to read "Alex Marshall".

Alex Marshall

Parks Division Director

University Park open space



Concept ideas for the neighborhood play space



Hillside slide off earthen mound



Natural stone and aggregate bridge



Expanded slide and playspace view



Alternative hillside slide design option



Interpretive play platform



Natural material play structures



Youth dirt pumptrack



Youth dirt pumptrack

Existing Right-of-Way

Proposed Right-of-Way

Proposed Test Borings on
City of Portland Property
Work Start Date TBD

Proposed Test Borings on
MTA Property
Work Beginning July 2026

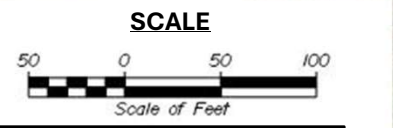
Exit 52 Interchange

Proposed On Ramp

Proposed Off Ramp

Proposed Falmouth Spur Bridge

**Maine Turnpike Authority
Falmouth Spur Bridge Replacement
Proposed Test Boring Location Plan**



Draft for Coordination
June 26, 2026





Existing Right-of-Way

Archaeological Phase 1 Area:
Approximately 2 Acres
To be refined upon start of
fieldwork

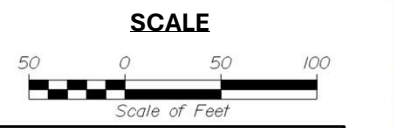
Proposed On Ramp

Exit 52 Interchange

Proposed Off Ramp

Proposed Falmouth Spur Bridge

Maine Turnpike Authority
Falmouth Spur Bridge Replacement
Archaeological Phase 1 Proposed Area



Draft for Coordination
June 17, 2026



Existing Right-of-Way

Proposed Right-of-Way

Proposed Test Borings on
City of Portland Property
Work Start Date TBD

Proposed Test Borings on
MTA Property
Work Beginning July 2026

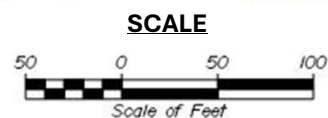
Exit 52 Interchange

Proposed On Ramp

Proposed Off Ramp

Proposed Falmouth Spur Bridge

**Maine Turnpike Authority
Falmouth Spur Bridge Replacement
Proposed Test Boring Location Plan**



Draft for Coordination
June 26, 2026





Conceptual Right-of-Way
Acquisition: **2.0 Acres**
To the City of Portland

Conceptual Right-of-Way
Acquisition: **1.9 Acres**
From the City of Portland

Existing Right-of-Way

Proposed Right-of-Way

Proposed On Ramp

Exit 52 Interchange

Proposed Off Ramp

Proposed Falmouth Spur Bridge

**Maine Turnpike Authority
Falmouth Spur Bridge Replacement
Conceptual Land Swap Detail**

SCALE
50 0 50 100
Scale of Feet

Pre-Decisional Draft
May 13, 2026





Conceptual Right-of-Way
Acquisition: **2.0 Acres**
To the City of Portland

Conceptual Right-of-Way
Acquisition: **1.9 Acres**
From the City of Portland

Existing Right-of-Way

Proposed Right-of-Way

Proposed On Ramp

Exit 52 Interchange

Proposed Off Ramp

Proposed Falmouth Spur Bridge

**Maine Turnpike Authority
Falmouth Spur Bridge Replacement
Conceptual Land Swap Detail**

SCALE
50 0 50 100
Scale of Feet

Pre-Decisional Draft
May 13, 2026



Let's Turn Unused Land Into Community Value

OPEN SPACE

SMART GROWTH

COMMUNITY PARTNERSHIPS

CONSERVATION

The Portland Land Bank Commission works with developers, real estate professionals, and property owners to identify, conserve, and steward open space for the long-term benefit of Portland.

✳️ **Got land that's sitting idle, constrained, or stuck? The Land Bank Commission is here to help find a conservation path forward.**

HOW WE CAN HELP

We're a Resource, Not a Roadblock

The Land Bank Commission works alongside developers, nonprofits, and city boards to identify and protect open space — conserving land that serves Portland's ecology, recreation, and long-term community goals.

Have a parcel that's constrained, irregular, or not suited for development? An easement conversation to start? We're the right call.

THE BUSINESS CASE

Strong Neighborhoods Are Good for Everyone

Addressing vacant and deteriorated properties strengthens public health and safety, supports residents in building wealth, and improves local government finances. Open, conserved land is part of that equation.

When the right parcels are conserved and stewarded, it strengthens what surrounds them. That's what we're working toward — open space that makes Portland a better place to live, work, and invest.

WHY PARTNER WITH US

We Help Find a Home for Hard-to-Place Land

Parcels that are constrained, irregular, or ecologically sensitive often don't have a clear development path. We help identify whether conservation or stewardship is the right fit.

01

CONSERVATION FIRST

We evaluate parcels for their open space value and work to protect land that serves Portland's ecology, wildlife, and recreation needs.

02

VIBRANT PLACES

Conserved open space supports public health, recreation, and quality of life — the building blocks of a neighborhood people want to live in.

OUR MANDATE

About the Land Bank Commission

The Commission is a public body with the authority to acquire, hold, and protect open space in alignment with Portland's community goals — preserving land for ecology, wildlife, recreation, and long-term neighborhood vitality. Our responsibilities include:

- Acquisition and conservation of open space within the city
- Advising the City Council on priority acquisitions
- Pursuit of gifts and funds from private and public sources
- Proactive protection through easement or deed restriction
- Ongoing citywide open space inventory
- Collaborative review of development projects and parcels

WHY IT MATTERS

"Addressing vacant, abandoned, and deteriorated properties is essential to making sure everyone can live in a neighborhood with a bright future."

Center for Community Progress · communityprogress.org

Let's Talk About What Conservation Can Do for Your Project

Whether you have a parcel with conservation potential or just want to understand our process, we're easy to reach.

✉ landbank@portlandmaine.gov

🌐 portlandmaine.gov/715/Land-Bank-Commission

📍 City of Portland, Maine



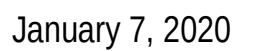
 Designated Land Bank
 Verizon-Fairpoint Pines
 Town Line

- Brook
- Ditch or Brook

Swamp

Contour Lines

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



0 25 50 100 150 200
Feet



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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: July/August 2026

Parks Division Staffing

- Total Budgeted positions in Parks Division: 52
- 2 Vacancies:
 - Athletic Facilities Maintainer
 - Forestry Foreperson (NEW)

Citywide Unhoused Report

At this time, there are 27 encampments citywide, which is down 5 tents from this time last year. Of the 27 active tent sites, 5 of them are located on City property. Overall, in 2026, City Staff (primarily Rangers) have tagged and removed 247 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.

Portland School Playground Reconstructions

Both Reiche and Longfellow School playgrounds are in the middle of being reconstructed. This work will continue well into the school year as the contractors start from scratch at each site and build back a unique and high play value site for each location. Staff are incredibly excited to see these spaces transform over the coming months.

Stroudwater Bridge Ribbon Cutting Ceremony

The Stroudwater Bridge project has been completed and is in full use. A ribbon cutting ceremony is being held on Wednesday, August 12th at 1pm at the bridge to celebrate this long anticipated installation. All are welcome to join us!

First Light Commons Progress Update

Portland Harbor Common has officially been renamed First Light Commons by City Council after an extensive public outreach and committee review process. Currently, the new park has all of its curblines set and salvaged granite forms placed. The contractor is still on schedule to complete the project this Fall.

Tennis Court Road Sidewalks and Roadway in Deering Oaks

The sidewalks along Tennis Court Road in Deering Oaks have been completed with brand new granite curbing and beautiful concrete surfacing. Additionally, the roadway will be repaved in the coming weeks



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Parks, Recreation & Facilities Department
Ethan Hipple, Director

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

using newly acquired CIP funds. These two projects completed in sequence will make this historic park space pop for all its visitors and allow for safer and more accessible passage.

Spring Tree Planting

Our Forestry Team completed its Spring Planting season with an incredible 187 trees planted. 57 of the trees were planted through the city's co-op tree planting program and the remaining 130 were strategically placed around the city within parks, open or newly created tree wells or as part of Park Projects such as the Rising Eddy Pool. Additional plantings will be happening this Fall to increase that number even further.

Riverton Trolley Park Parking Lot Improvements

The next phase of the Riverton Trolley Park improvements is the parking lot. A contractor is beginning that work this week. A new pathway connection off Forest Avenue, Food Truck/Cart Plaza and a newly paved parking lot are all part of those improvements.

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- 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.
- 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.
- 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



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Memorandum of Understanding has been approved by City Council.