ECONOMIC DEVELOPMENT COMMITTEE

DATE: Wednesday, November 4, 2020
TIME: 5:30 PM
LOCATION:

VIA Zoom

Please click the link below to join the webinar:
https://zoom.us/j/93536818412
Or iPhone one-tap :
US: +13126266799,,93536818412# or +16465588656,,93536818412#
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Dial(for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782
Webinar ID: 935 3681 8412
International numbers available: https://zoom.us/u/av2JWg06g

1. **Review and vote on October 20, 2020, draft meeting Minutes.**

   a. See attached draft meeting Minutes.

2. **For Committee information, presentation, and public hearing on AECOM Report on the Portland Waterfront Marine Economy and vote to forward to the City Council as a communication – Bill Needelman**

   a. See attached Memorandum with report.

3. **Public Hearing and vote on Proposed Request for Proposals for sale of City property located at 622 Auburn Street and 0 Gray Road in Falmouth to authorize staff to move forward with a Request for Proposals – Mary Davis**

a. See memorandum and Proposed Request for Proposal.

NOTE - Executive Session: Pursuant to 1 M.R.S.A. 405(6)(C), the Committee may go into executive session to provide staff direction for, and terms to be included in, a Request for Proposal.

Next Meeting Date: November 17, 2020

Minutes
Remote Economic Development Committee
October 20, 2020

NOTE: This meeting was held via Zoom and can be viewed at this link: http://www.portlandmaine.gov/1695/Economic-Development-Committee These Minutes provide a record of those in attendance, general discussion taking place, and motions made.

A remote meeting of the Economic Development Committee (EDC) of the Portland City Council was held on Tuesday, October 20, 2020, at 5:30 p.m. via Zoom. Present from the Committee was its Chair Councilor Justin Costa and members Councilors Tae Chong, Nicholas Mavodones, and Spencer Thibodeau. Present from the City staff were Housing and Community Development Division Director Mary Davis, Associate Corporation Counsel Michael Goldman, Director of Cemeteries and Project Management Mike Murray, Office of Economic Opportunity Director Julia Trujillo Luengo, Economic Development Director Greg Mitchell, and Senior Executive Assistant Lori Paulette.

Chair Costa noted that he had a hard stop just before 7:00 p.m. He also noted that the AECom item regarding the Waterfront Economic Impact Analysis will be rescheduled.

Item #1: Review and vote on September 15, 2020, draft meeting Minutes.

On motion made by Councilor Mavodones, seconded by Councilor Chong, the Committee voted unanimously (4-0) to accept the Minutes as published.

Item #3: Committee review and direction on Portland Adult Education (PAE) FY2021 Investment of $100,000 in TIF funding to support working training programs.

Chair Costa noted that this was on the Agenda for clarification from the City Manager on a $100,000 budget item in the Downtown TOD TIF to support PAE's workforce training

program, and this has been confirmed. This is also an opportunity for PAE to describe its plans for the $100,000.

Mr. Mitchell agreed, noting that after hearing PAE's proposed programming, staff will look for direction from the Committee. If acceptable, staff will draft a Memorandum of Understanding as was done before. The EDC manages this workforce training project.

Anita St. Onge, Director of PAE, thanked all for this opportunity, noting it is an important piece of funding where other funding sources do not necessarily support this programing for immigrants and foreign trained professionals.

Liz Love, Assistant Director of Education, also agreed. This proposal offers 5 programs for 96 students and the TIF funding covers 37% of the total costs. She then described the programs, including a new program for Commercial Drivers Licenses, where those employed using this credential can make $15 to $25/hour and are in high demand.

Ms. Trujillo also noted the high demand for CDL drivers, as well as the Intensive English course program which is not regularly funded by other sources.

Councilor Chong thanked them both and applauded the results from the first round and the populations served. He questioned that if PAE would like another pilot program because of the pandemic, could they come back to the City.

Mr. Mitchell indicated in the affirmative, noting that the estimate of excess funds from the Coastal Counties Workforce program is now at $36,000. PAE could also be considered for funding during the FY2022 budget process.

Councilor Chong encouraged PAE to create more pilot projects, noting that 30% of small businesses did not re-open in September so re-training would be essential, noting marine and trade sector jobs, as well as office management training for any business.

Chair Costa also noted support and the stability it provides to its students. Should an additional pilot idea come up during this current fiscal year, please advise City staff.

Councilor Thibodeau agreed and would look forward to a report at the end of this project.

Councilor Mavodones also supported this and appreciated the work done and to be done; he also thanked Chair Costa for staying on top on this workforce training initiative.

Item #4: Public Hearing and vote to recommend to the City Council a Proposed Amendment to the Purchase and Sale Agreement for the City's purchase of 204 Rand Road for the Land Bank – Patrizia Bailey Land Bank Commission Chair

Mr. Mitchell noted that at the August 18, 2020, EDC meeting, it voted to recommend to the City Council approval of the Purchase and Sale Agreement and, upon closing, to place the property into the Land Bank. Before getting this item on a Council Agenda, the Seller proposed amendments.

Ms. Baily continued noting that the Seller requested acknowledgement of the bargain sale to the City, for tax purposes, as well as additional deed restrictions in perpetuity on future development, but allow passive use.

Mr. Goldman added that the latter request is more substantive for the City's consideration.

Councilor Chong asked if this is voted on favorably, would it go to the City Council to approve both the original PSA and the Amendment, and Mr. Mitchell answered in the affirmative.

Chair Costa then opened the meeting for public comment.

George Rheault of Bayside indicated that most of the acreage is not developable due to

wetlands, but noted approximately 8 acres could possibly be developed closer to Rand Road and the rail line. He noted that Ms. Bailey took the initiative to add this extra encumbrance to the property to remain as is. He agreed that a majority should be conserved except for that 8 acres, for possibly housing in the future.

Ms. Bailey clarified that she did not take that initiative as Mr. Reheault implied; the Seller took that initiative.

Seeing no further public comment, Chair Costa closed the public comment session.

A motion was then made by Councilor Thibodeau, seconded by Councilor Mavodones, to forward this to the City Council for approval.

Councilor Thibodeau asked if this was an arms-length transaction, and Ms. Bailey answered in the affirmative.

Councilor Thibodeau indicated that his concern was about binding future Councils due to keeping the property in perpetuity from development and thought it odd coming at the last minute.

Councilor Mavodones noted that the Seller has a right to request amendments, and the Council may need to have a discussion on long-term impacts, thinking of the recent Baxter Woods discussion at the Council level.

Chair Costa noted that property placed into the Land Bank needs a super majority vote of the Council to take it out – 8 out of 9 votes. The policy question is restricting future Councils with this deed restriction.

Councilor Thibodeau noted that he is fine to forward it to the Council, but between now and then would like to have more clarity on the useable part of the property.

Councilor Mavodones agreed, as did Councilor Chong, and then the Council can debate whether or not to lock future Councils with no development in perpetuity.

Ms. Bailey noted that original discussions with Avangrid included Avangrid carving out the 8 acres and the Land Bank would purchase the rest and place it into the Land Bank. It has now evolved to where we are today.

Chair Costa also agreed with the process suggested, noting that it may even come back to this Committee. He then asked for a vote on the motion, and it passed 4-0.

Item #5: City Tax Increment Financing (TIF) Policy Discussion and Committee Direction

Ms. Davis noted that the TIF Policy was amended in 2017 to assist AHTIFs, particularly because of the LIHTC program, where AHTIF proposals score more points if they have a 30-year term at 75% capture. Recently the City has received applications for projects that are not eligible for LIHTC, so staff is offering proposed amendments that reflect the intent of 2017 amendments. Ms. Davis described the proposed changes, including adding a definition of affordable that matches the definition used in other City programs such as Inclusionary Zoning; require the term of the TIF to match the length of affordability of the project; and, a 3-tiered approach to return TIF funds – with a higher rate TIF return to those developers who offer affordability to lower incomes.

There followed discussion on the proposed 3-tiered approach, as well as on the comparison of HUD area median income and Portland median income as requested by the Housing Committee. The Housing Committee had suggested that the latter become part of the analysis for all future AHTIF applications, and Ms. Davis noting that it is not apples to apples.

Councilor Mavodones said that overall the proposed changes seem to make sense.

Councilor Chong asked about any other restrictions, and Ms. Davis said that AHTIFs are governed by State Statute, with 33% of the units having to be affordable at or below 120% AMI at the HUD median income levels.

Councilor Chong said that he prefers housing with the lower AMI, wanting low income people to build equity.

Councilor Thibodeau said that he liked the amendment for the definition of affordable housing, would like some clarification on the impact on LIHTC scoring with MaineHousing, and agreed with affordability term matching the affordability term of the project, or up to 20 years.

Chair Costa said that he was generally supportive of this direction, asking if a development hits a lower threshold of affordability is that taken into consideration. It would be important to have a more detailed discussion about underwriting analysis and what it means, particularly based on models for CEAs on the development side to provide appropriate TIF revenue for AHTIFs. Because most AHTIF Developers use LIHTC, the City's TIF Policy was amended to assist in these AHTIF projects, returning up 75% TIF revenue for up to 30 years.

Mr. Mitchell thanked the Committee for their feedback. Next step is for staff to come back with proposed TIF Policy amendments in redline version.

On motion then made by Councilor Mavodones, seconded by Councilor Chong, the Committee voted 4-0 to adjourn at 6:50 p.m.

Respectfully, Lori Paulette

CITY OF PORTLAND
Housing and Economic Development Dept.
Gregory A. Mitchell, Director

Memorandum

To: Chair Costa and members of the Economic Development Committee

From: Bill Needelman, Waterfront Coordinator

Date: October 14, 2020

RE: Waterfront Economic Assessment

CC: Jon P. Jennings, City Manager
Greg Mitchell, Economic Development Director

Introduction

The Housing and Economic Development Department is pleased to present to the Economic Development Committee an economic assessment of the Portland Waterfront. The assessment was conducted by AECOM Technical Services and Racheal Bouvier Consulting. AECOM Economist, Jason Weiss will present a summary of the report to the Committee and will be available for questions.

Background

In August of 2019, the Portland City Council adopted changes to Chapter 8 of the City Code of Ordinances requiring that the City conduct periodic assessments of the state of the marine economy for the Portland waterfront. The Council's action followed an extensive redrafting of the Waterfront Central Zone, where a narrower "waterfront inventory" requirement was removed from ordinance as part of the comprehensive zoning revision.

The 2019 amendments stated specifically:

> *The Economic Development Department shall oversee a periodic study of the state of the marine economy for the waterfront of Portland, Maine ("State of the Waterfront") and generate a report for communication to the City Council. Starting within the first year of adoption of this provision, the State of the Waterfront Report shall benefit from the services of qualified economic professionals and be updated every three to five years, or more frequently if conditions dictate. The State of the Waterfront Report will, at a minimum, identify key indicators of economic health for marine industry, such as:*

employment by industry; homeported commercial vessels by type; fish landings; freight volume; marine passenger volumes by type; and business output value and trends. The State of the Waterfront Report shall also provide guidance as to strengths, weaknesses, and threats to the waterfront economy and may provide recommendations to strengthen the waterfront as a home for traditional and emerging waterdependent and marine-related industries.

Process

In late 2019, the Cities of Portland and South Portland issued an RFP seeking consulting services for an economic assessment of Portland Harbor. The intended product(s) of the study were to achieve two goals: (1) to support funding applications for harbor dredging, and (2) to satisfy local requirements and desires to understand the economic value of waterfront activity within each community. For Portland, consistency with the Chapter 8 ordinance requirements was critical. AECOM was selected to conduct the work with the support from Racheal Bouvier Consulting.

The consulting team conducted their research, field assessments, and interviews from February into April 2020. The process methodologies are well described in the attached report. Preliminary findings were available for use with the Cities' BUILD funding application for dredging in May 2020 and the final reports were completed over the following months.

Product

AECOM generated three reports through this process: (1) *Portland Harbor Economic Assessment and Data Collection,* (2) *City of South Portland Assessment of the Waterfront and Marine Economy,* and (3) *City of Portland Assessment of the Waterfront and Marine Economy.*

The broader *Portland Harbor* assessment was needed to support the BUILD application. The *City of Portland* waterfront assessment meets the Chapter 8 requirements described above and the full report is attached herein.

Next Steps

Following the EDC's review of the *City of Portland Assessment of the Waterfront and Marine Economy* report, Housing and Economic Development staff will submit the report as a communication to the full City Council, consistent with ordinance requirements.

Chapter 8 requires that a similar assessment process should be repeated by year 2023-2025. Given that these data reflect pre-pandemic values and that the process was conducted at the height of the initial COVID-19 onslaught, it may be prudent to conduct the first follow up study more rapidly to both establish a new baseline and to better understand the effects of the pandemic on the results.

Appreciation

Staff would like to express appreciation to all from the consulting team and the waterfront businesses that participated in the process during the height of the pandemic. That this product was completed during this particular time is a testimony to their dedication and resilience.

Attachments:
City of Portland Assessment of the Waterfront and Marine Economy, AECOM, July 2020

City of Portland
Assessment of the Waterfront and Marine Economy

Prepared for:
City of Portland, Maine

July 2020

Contents

Prepared by:
AECOM Technical Services
rbouvier consulting

Cover Photo: William Needelman

Executive Summary

The Cities of Portland and South Portland developed around the Fore River, and the working waterfront is critical to the region's economy. To estimate its value, an economic assessment of the contribution of the Portland Harbor working waterfront was completed for the Cities of Portland and South Portland. This report presents the result of the assessment on the City of Portland.

The working waterfront remains an important contributor to Portland's economy today. The study estimated $800 million of total economic output is related directly or indirectly to the Portland Harbor working waterfront via industrial marine, commercial fishing, recreational, and tourism activities. To put this in perspective, the combined Portland-South Portland region generates over $21 billion dollars in economic output, meaning that the economy related to the working waterfront represents nearly 4 percent of the region's overall economic output.

Within the marine businesses, the marine transportation & port services and seafood manufacturing & wholesale categories account for much of the revenue and employment, while the restaurant/bar/brewery category accounts for the majority of the revenue and employment for the non-marine businesses. This indicates the importance of each of these business categories to the region. Moreover, the marine and non-marine sectors support about 7,700 jobs in Portland, over 350 businesses, and diversifies the economy. While the output of the working waterfront to Portland is large, this value does not capture the impacts to neighboring cities, the region, or the State of Maine.

The value of the working waterfront is evidenced by the commercial fisheries that rely on the harbor and as an increasingly popular place-based tourist destination. According to the Atlantic Coastal Cooperative Statistics Program, in 2018 the total commercial fishing landings in the Ports of Portland and South Portland amounted to over 48 million pounds, valued at over $37 million. The data highlights the large number of fishermen (over 500) and dealers (90) who rely on Portland Harbor. In addition, Portland has seen a rapid increase in volume and capacity of cruise ship arrivals between 2015 and 2019, with 107 cruise ships landing in Portland with 158,000 passengers disembarking in 2019 with estimated spending of $10.9 million.

The basic framework for the study follows the *Economics: National Ocean Watch (ENOW) Ocean Economy Framework* (NOAA)[1]. In addition, an input-output analysis was completed using the IMPLAN modeling software to measure the interdependencies between various sectors of the economy and the ripples through the economy. The results of the input-output analysis are categorized by labor income, value added, output, and employment. Labor income includes all forms of labor income, including wages, benefits, and proprietor income. Value added is the difference between an industry's total output and the cost of its intermediate inputs (in other words, an industry's contribution to Gross Domestic Product). Output is the value of industry output, measured in purchaser prices. Employment numbers are considered an annual average of employment and includes full-time, part-time, and seasonal employment. (In other words, employment data should not be considered full-time equivalent.) Results are further broken down into direct, indirect, and induced effects. The direct effects are the direct contribution of the businesses. The indirect effects are a result of supply chain linkages; when a ship building business buys supplies from a local marine hardware store, for example. Finally, induced effects are generated by employees of local industries spending income on consumption goods.

[1] National Oceanic and Atmospheric Administration, The Economic Contribution of Working Waterfronts: Local Estimation and Case Studies.

The numbers represent a snapshot of the economic contribution of these industries to Portland as it is today. Table 1 provides the results for the marine businesses (those businesses relying on a direct connection to the waterfront, such as repair, berthing, and seafood processing) in Portland, whereas Table 2 provides the same results for the marine and non-marine businesses (those businesses benefiting indirectly from the waterfront, such as tourism and recreation-based businesses located within proximity to Portland's working waterfronts). Since the study focused on the impacts to Portland, the values in the tables would be larger if the impacts to neighboring communities or state were included.

Table 1: Marine Businesses Contributions

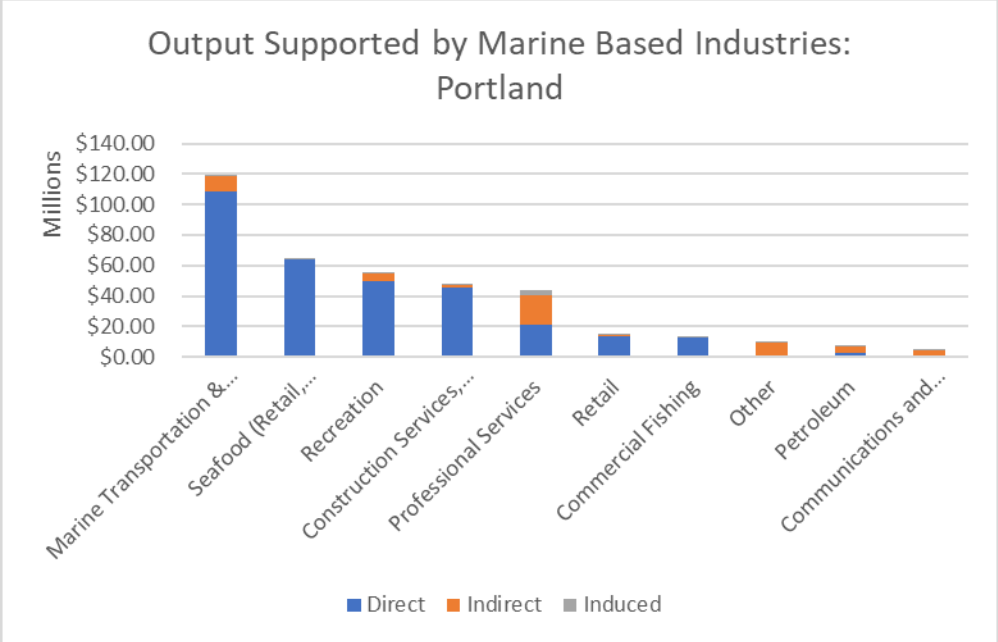
Impact	Labor Income	Value Added	Output	Employment
Direct	$141,000,000	$144,000,000	$317,000,000	2,210
Indirect	$23,000,000	$36,000,000	$75,000,000	440
Induced	$5,000,000	$8,000,000	$15,000,000	100
Total	**$170,000,000**	**$188,000,000**	**$407,000,000**	**2,750**

Table 2: Combined Marine and Non-Marine Business Contributions

Impact	Labor Income	Value Added	Output	Employment
Direct	$266,000,000	$341,000,000	$649,000,000	6,790
Indirect	$38,000,000	$61,000,000	$125,000,000	720
Induced	$9,000,000	$15,000,000	$26,000,000	170
Total	**$313,000,000**	**$417,000,000**	**$800,000,000**	**7,680**

Figure 1 displays the total economic output of the direct, indirect, and induced impacts of the marine businesses for the top 10 industry categories.

Figure 1: Total Economic Output of Marine Businesses, Top Ten



This analysis highlights the economic importance of the working waterfront in Portland. Much of this economic activity depends on reliable, predictable, and timely access to the waterfront. Interviews and conversations with waterfront users suggest that without this access the cost of doing business in Portland Harbor would increase both monetarily (increased cost of fuel) and in terms of opportunity cost of time. Should vessels be forced to go to other locations because of a decreasing number of berths and slips or have to synchronize their deliveries with high tides (as is already occurring), the health of the marine-related economy may be jeopardized.

Introduction

The Cities of Portland and South Portland developed around the Fore River, and the working waterfront is critical to the region's economy. While there are many factors that influence the success of the Cities' waterfront economy, it all begins with the access between sea and land afforded by the harbor's many piers and wharfs. As with all types of infrastructure, regular maintenance is required to keep marine assets operating at full capacity and efficiency; for wharves, piers, and marinas this includes dredging to preserve berthing capacity. Recognizing the fundamental importance of berthing capacity (places for vessels to moor or anchor, especially for loading and unloading), the Cities of Portland and South Portland have developed a dredging plan to preserve and reclaim berthing capacity.

To support the dredging plan and to assist in valuing the harbor's contribution to the region's economy, an economic assessment was conducted to estimate the economic contribution of the working waterfront of Portland Harbor. This report summarizes the categories of businesses evaluated, focus areas for businesses, approach and data, and findings of the economic assessment of the contribution of the working waterfront on the City of Portland.

Approach

The full economic contribution of the working waterfront is not limited to just the marine jobs reliant on the waterfront. Rather, it includes the non-marine jobs and associated indirect and induced employment and earnings supported by the working waterfront as spending ripples through the economy of Portland and Maine. To capture this range of impacts, a comprehensive approach was followed. The following describes the approach, businesses, and study areas used for the analyses.

Framework

The basic framework provided in the *Economics: National Ocean Watch (ENOW) Ocean Economy Framework* (NOAA)[2] (referred to hereafter as ENOW Framework) was followed for the economic assessment. The ENOW Framework provides national-level guidance on assessing the contribution of a working waterfront and a consistent definition of businesses associated with the ocean economy. The ENOW Framework considers the following sectors to be part of the ocean economy:

- Living resources
- Marine construction
- Marine transportation
- Ship and boat building
- Offshore mineral resources
- Tourism and recreation

The ENOW Framework was used as a guide to categorize and classify the businesses that were analyzed through this study. The data collected for the businesses provides a snapshot of the employment and revenue associated with the marine and non-marine businesses in Portland, indicating the direct impact that these businesses have on Portland and the region. However, to understand the full contribution of these businesses, a regional input-output analysis was conducted. An input-out analysis is a type of applied economic analysis that tracks the interdependence among various producing and consuming industries of an economy. It measures the relationship between a given set of demands for final goods and services and the inputs required to satisfy those demands. Basically, an input-output analysis estimates the impact or ripple effect of a given economic activity or the contribution of an existing activity within a specific geographic area.

The input-out analysis was completed using the IMPLAN modeling software. IMPLAN measures the total direct, indirect, and induced effects in output, employment, and earnings produced by an industry. The direct effects consist of the output of the firms or industries that are being evaluated; indirect effects consist of the purchases that those firms make from other businesses. Both the direct and indirect output produce household income for their employees; a proportion of this income is re-spent on consumption goods, creating the induced effect. IMPLAN provides the contributions in terms of the dollar value of gross receipts (output), dollar value of wages and salaries (earnings), and number of jobs (employment).

[2] National Oceanic and Atmospheric Administration, The Economic Contribution of Working Waterfronts: Local Estimation and Case Studies.

The employment and revenue data developed through the ENOW Framework was incorporated into IMPLAN to conduct the input-output analysis.

Business Categories

While the working waterfront has long sustained businesses adjacent to the Fore River, the economic contribution of Portland's working waterfront extends beyond the water's edge. The waterfront supports a maritime economy that is comprised of the sites or facilities providing the physical access to the sea (such as piers, wharves, and ramps), the near-shore and offshore complex of facilities and services needed to support commercial uses (such as bait and repair services), and other facilities and services connected to maritime activities through trade and commerce but that do not need to be located at the edge of the sea (such as many of Maine's shippers and consignees located elsewhere in the state). These marine dependent businesses have been categorized in the assessment as "marine businesses".

In addition to direct marine uses, tourism and recreation are also economically productive uses of waterfront development. The viability of tourism and recreation businesses is enhanced by place-based initiatives that capitalize on a local community's assets and pay homage to the region's character defining resources, which is notably the working waterfronts of Portland and South Portland. As a result, the economic assessment also captures the economic contributions of tourism and recreation-based businesses located within proximity to Portland's working waterfront. These non-marine dependent businesses have been categorized as "non-marine businesses".

The ENOW Framework was used as a guide to categorize marine and non-marine businesses. Of the ENOW sectors, industries within the tourism and recreation sector were categorized as non-marine businesses, while industries within all other sectors (living resources, marine construction, marine transportation, ship and boat building, and offshore mineral resources) were categorized as marine businesses. However, several industries under the tourism and recreation sector were considered to be more appropriately categorized as marine businesses in the context of this study (e.g. marinas, fishing charters, and boat dealers). For the analysis, the ENOW Framework was also used to develop 11 classifications of marine and non-marine businesses. Nine business classifications were developed for marine businesses while six business classifications were developed for non-marine businesses (Table 3).

Table 3: Summary of Business Classifications

Business Classification	Marine	Non-Marine
Commercial Fishing	√	
Construction Services, Including Shipbuilding	√	
Hotels		√
Marine Transportation & Port Services	√	
Other Retail	√	√
Petroleum	√	
Professional Services	√	√
Recreation Services	√	√
Restaurant/Bar/Brewery		√
Retail - Food & Beverage	√	√
Seafood Manufacturing & Wholesale	√	

Marine businesses classified as "Other Retail" include businesses such as boat, trailer, and marine supply dealers and sporting goods stores, while non-marine businesses classified as "Other Retail" include all other retail establishments that were captured in the working waterfront impact area. Marine businesses classified as "Professional Services" include marine-related architectural, engineering, and consulting services in addition to advocacy organizations that support the working waterfront, while non-marine businesses classified as "Professional Services" include promotional services and professional associations that are largely supported by the region's tourism industry. Marine businesses classified as "Recreation Services" include businesses such as marinas and water-based organizations, while non-marine businesses classified as "Recreational Services" include land-based sight-seeing businesses. Marine businesses classified as "Retail – Food & Beverage" include fish and seafood markets, while non-marine businesses classified as "Retail – Food & Beverage" include all other food and beverage retail establishments that were captured in the working waterfront impact area.

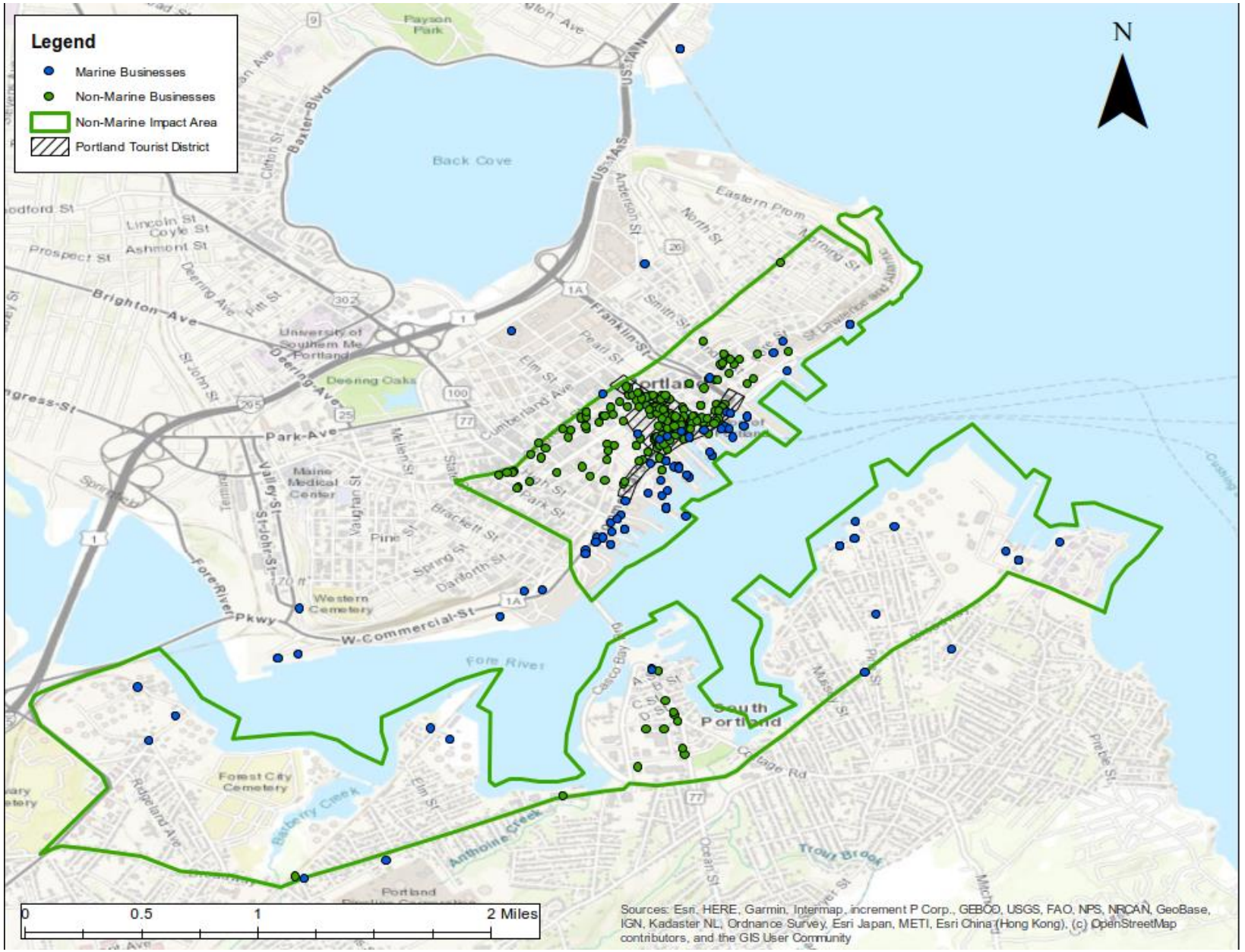
Study Focus Areas

The study focused on several areas to capture the impacts of the marine and non-marine businesses. The focus area for marine businesses consisted of the entire geographic area of Portland. Conversely, the focus area for non-marine businesses was closer to the waters' edge. The focus area for non-marine businesses consisted of the land area bounded by State Street to the west, Congress Street to the north, and the Eastern Promenade and Fore River to the east and south, respectively[3]. While this report is focused on Portland, Figure 2 displays the focus area for both Portland and South Portland. The focus area for Portland also includes Peaks, Long, Great Diamond, Chebeague, and Cliff Islands.

As previously described, tourism is enhanced by place-based businesses that capitalize on a local community's assets, which includes Portland's working waterfront. To better capture this contribution, a tourist area was delineated[4] to capture shops in downtown Portland that are predominantly sustained by the tourists that visit the city. The selected businesses within the tourist area were included with the non-marine businesses.

[3] The focus area and tourist area for non-marine businesses were delineated based on knowledge and understanding of Portland. These areas may not align with other districts and zones that have been developed by the City of Portland. Therefore, the results of this study should not be used to infer impacts or compared to other districts and zones.

Figure 2: Non-Marine Business Focus Area



Data

The economic assessment required data collection of marine and non-marine businesses that depend on or benefit from Portland's working waterfront. The following sections describe the data used for the economic assessment.

Business Data

The ENOW Framework identified third-party business data as an appropriate source for business related data. Initial data on employment and revenue for marine and non-marine businesses in their respective focus areas was obtained from the AtoZDatabases for Portland. AtoZDatabases records include employment and revenue data as well as geographic coordinates of all businesses, allowing them to be georeferenced. AtoZDatabases records are categorized by North American Industry Classification System (NAICS) codes, which were used to categorize and classify the marine and non-marine businesses.

The sectors and NAICS codes identified in the ENOW Framework were used as a guide to identify, categorize, and classify marine and non-marine businesses from the AtoZDatabases. Data from the AtoZDatabases were queried to identify marine businesses located anywhere in Portland, whereas only non-marine businesses located in the non-marine focus area (see Figure 1) were included in the analysis.

Due to the dependence of many businesses on tourists that visit Portland for its working waterfront, a special tourist area was delineated in downtown Portland, which includes portions of Commercial, Fore, Milk, Middle, Exchange, and Market Streets. All businesses in the tourist area were reviewed. Retail and service-based businesses that were considered to be dependent on tourism but were not captured under the ENOW Framework discussed above were added to the list of non-marine businesses.

AtoZDatabases did not provide any information for businesses located on the islands. Businesses located on the islands were reviewed and added to the database as appropriate using other data sources and/or estimates based on other similar businesses.

Several methods were used to validate the data from the AtoZDatabases: data were checked for outliers and reviewed internally by local Team members; Team members walked the Portland waterfront on multiple occasions to record businesses; Team members met with a representative of Portland to walk through the waterfront; and data were reviewed by representatives of Portland and South Portland. During these reviews, adjustments were made to the data as appropriate.

Survey Data

A survey was distributed to pier and marina owners within Portland and South Portland to supplement and validate the data from the AtoZDatabases. The survey asked owners for information regarding number of tenants/slips, estimated annual revenue, and number of employees. The surveys were distributed on March 25, 2020 to 16 owners. A second email was sent on April 3, 2020 by William Needelman (Portland Waterfront Coordinator) to remind owners to respond.

In April and May 2020, follow-up calls were made to owners and additional surveys were distributed. When an owner was reached during the follow-up calls, he or she was given the opportunity to complete the survey via phone. In all, 25 owners were contacted via email and/or phone. Information was received from nine owners (see call-out box for impact of the Covid-19 global pandemic). Information provided by the owners is considered confidential; therefore, that data have not been included in this report.

Data from the surveys were compared to the data obtained from AtoZDatabases. Overall, the survey data were found to align well with data from the AtoZDatabases. However, there were some exceptions that could not be explained. The data obtained from the surveys were used to update the business information obtained from the AtoZDatabases.

Impact of Covid-19

Because of the Covid-19 global pandemic that coincided with this study, many of the planned meetings with pier and facility owners could not take place and it was often difficult for owners to respond to survey requests in a timely manner. In addition, restrictions during the pandemic limited interactions with representatives of the City. As a result, opportunities to refine the existing data and to obtain additional data were limited.

In addition to the pier and marina owners, representatives from the ferry services (managers representing operations from the Casco Bay Ferry Terminal and the commercial landing at East End Beach) were interviewed. The representatives provided insight into their operations and how their operations were impacted by sedimentation.

Other Data

Other data sources were reviewed and included in the analysis as appropriate. These data sources include:

- 2018 data on commercial landings in the Ports of Portland and South Portland, provided by the Atlantic Coastal Cooperative Statistics Program Fisheries Data by Ports
- 2015-2019 cruise ship data
- Survey of Cruise Visitors to Maine, Behavior, Attitudes, and Spending of Passengers and Crew (2019)
- Data included within IMPLAN, including the total value of the Commercial Fishing industry in the study area

A literature review was also conducted to identify the contribution of working waterfronts on tourism, contribution of working waterfronts on property values, and to identify other studies that valued the economic contribution of working waterfronts.

Analyses

A total of 357 businesses with 61 unique NAICS codes were categorized and classified during the data collection process. The follow sections summarize the analyses that were conducted for the marine and non-marine businesses and the input-output analysis.

Marine Business Analysis

Commercial fishing is an important component of the marine businesses associated with Portland Harbor. According to the Atlantic Coastal Cooperative Statistics Program, in 2018 the total commercial fishing landings in the Ports of Portland and South Portland amounted to over 48 million pounds, valued at over $37 million (Table 4). The data highlights the large number of fishermen (over 500) and dealers (90) who rely on Portland Harbor. Also of interest is the high number of vessels and trips counts (360 and 13,400, respectively), indicating that the port is used by a number of small-sized vessels that take short duration trips (as opposed to larger vessels that take multi-day or week trips).

Table 4: Commercial Landing Summaries for Portland and South Portland

Port	Pounds	Value	Fishing Contributors	Dealer Contributors	Vessel Contributors	Trip Count
Portland	46,436,000	$36,703,000	500	80	330	13,200
South Portland	1,925,000	$637,000	40	10	30	200
Total	**48,361,000**	**$37,340,000**				**13,400**

Source: Atlantic Coastal Cooperative Statistics Program Fisheries Data by Ports

Table 5 provides the breakdown of 2017-2019 top 10 commercial landings by species for Portland Harbor. The data highlight that while herring accounts over 70 percent of the total poundage of commercial landings, lobster accounts for almost half of the total value. Also, of interest is the high number of fishermen, vessels, and trips counts that are involved with harvesting lobster, indicating its importance in the region.

Table 5: Commercial Landing of Species for Portland and South Portland

Common Name	% Total Poundage	% Total Dollars	Known Dealers	Known Fishermen	Known Vessels	Trip Count
Lobster, American	8%	49%	26	294	308	27,832
Herring, Atlantic	72%	26%	44	27	16	1,098
Eel, American	0%	4%	12	281	0	1,887
Pollock	2%	3%	4	36	42	1,311
Tuna, Bluefin	0%	3%	7	120	117	1,149
Flounder, American Plaice	1%	2%	4	25	31	1,038
Goosefish	3%	2%	9	29	40	1,729
Menhadens	7%	2%	12	21	22	192
Haddock	1%	2%	6	38	45	1,232
Hake, White	1%	2%	3	25	31	1,483

Source: Atlantic Coastal Cooperative Statistics Program Fisheries Data by Ports

Commercial fishing directly supports many of the marine businesses related to the working waterfront. The study identified 95 marine businesses (not including individual commercial fishing vessels) in Portland. These 95 marine businesses have over half a billion dollars in annual revenue and provide employment for approximately 1,900 workers. Commercial fishing adds another $12 million in revenue and 400 jobs. As can be seen in Table 6, the marine transportation & port services and seafood manufacturing & wholesale categories account for much of the revenue and employment. This indicates the importance of each of these business categories to the region.

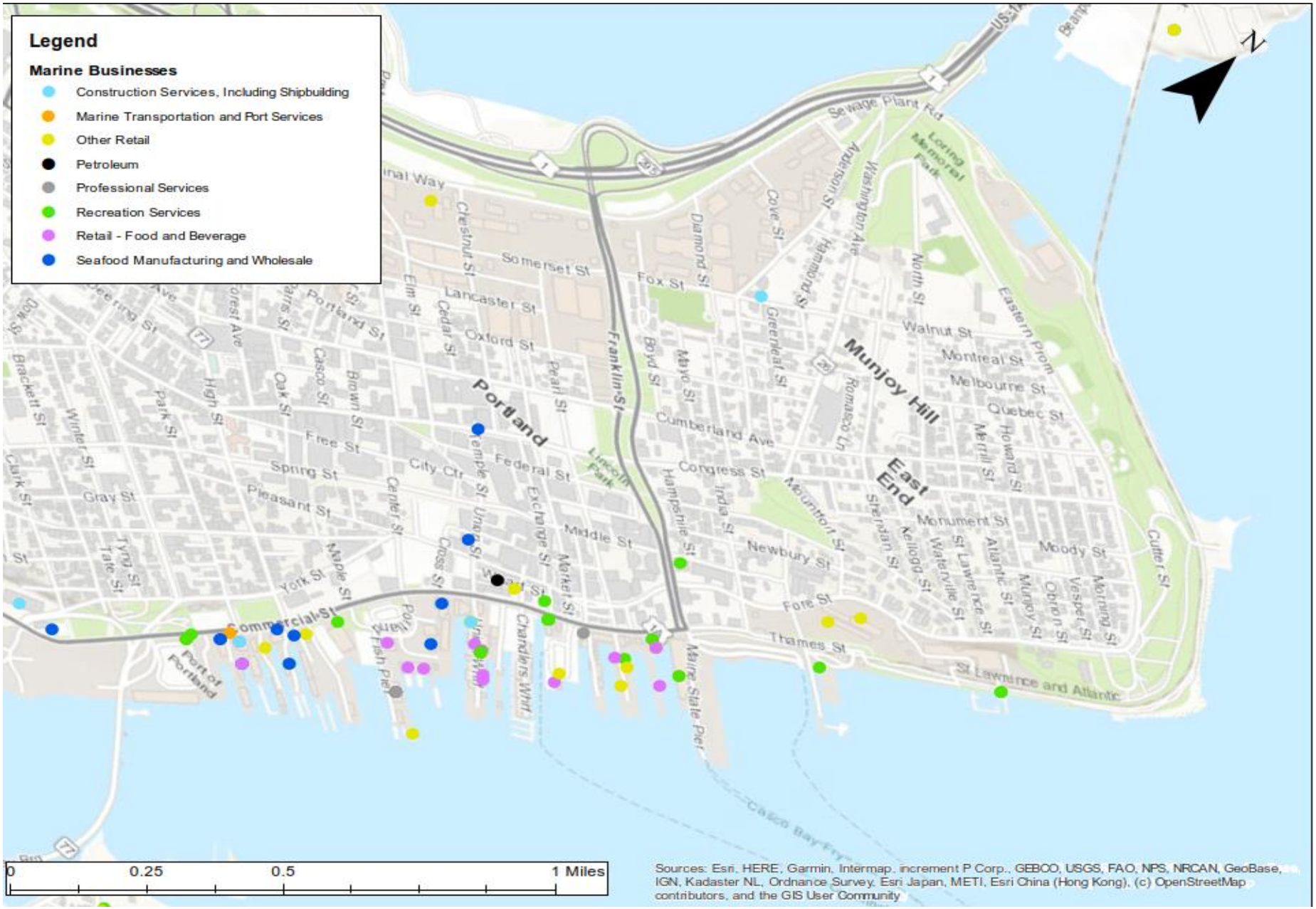
Table 6: Marine Businesses by Industry Category

Category	Revenue	Employment
Commercial Fishing[1]	$12,000,000	400
Construction Services, incl. Shipbuilding	$59,000,000	100
Hotels	N/A	N/A
Marine Transportation & Port Services	$157,000,000	550
Other Retail	$39,000,000	140
Petroleum	$63,000,000	10
Professional Services	$20,000,000	210
Recreation Services	$46,000,000	290
Restaurant/Bar/Brewery	N/A	N/A
Retail - Food & Beverage[2]	$93,000,000	340
Seafood Manufacturing & Wholesale	$162,000,000	210
Total	**$652,000,000**	**2,250**

Source: AECOM analysis of AtoZDatabases information.
N/A – industry category was not included with marine businesses.
[1] Revenue and employment data for commercial fishing was from Bureau of Labor Statistics and Bureau of Economic Analysis, as reported to IMPLAN
[2] Seafood retail accounted for all of the Retail – Food & Beverage category for marine businesses

Figure 3 shows the identified marine businesses in downtown Portland.

Figure 3: Marine Businesses in Downtown Portland



Distribution of marine businesses revenue by category in Portland is displayed in Figure 4 and employment is displayed in Figure 5.

Figure 4: Distribution of Revenue for Marine Businesses

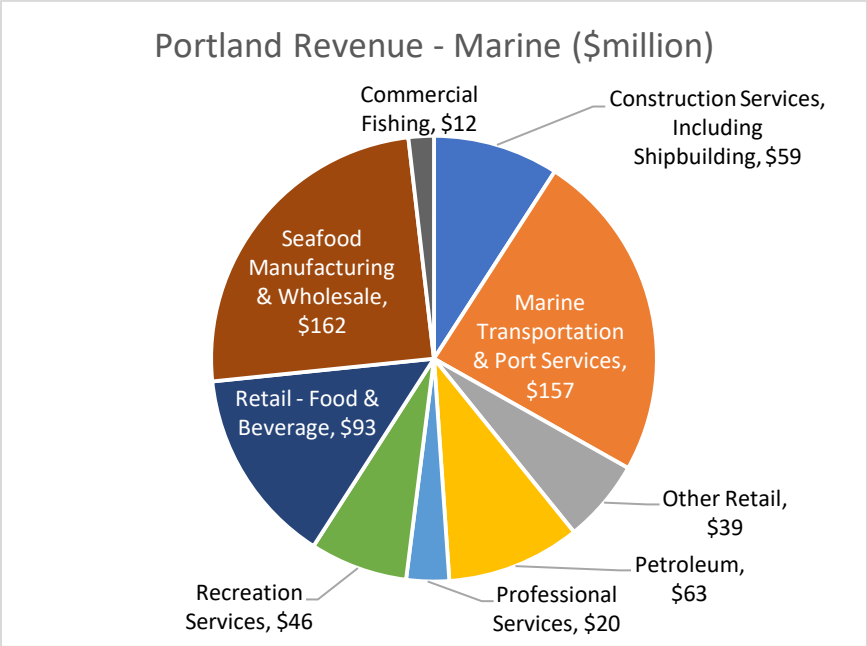
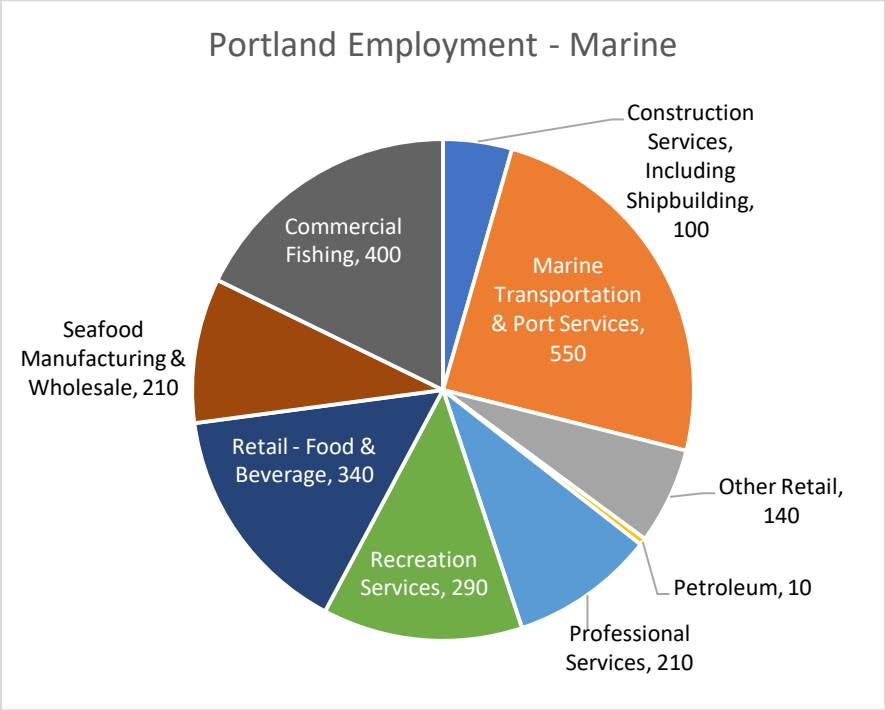


Figure 5: Distribution of Employment for Marine Businesses



Non-Marine Business Analysis

The working waterfront supports a host of non-marine businesses. The study identified 262 non-marine businesses in Portland (Figure 6). The non-marine businesses have a combined annual revenue of $373 million and provide employment for about 4,600 workers. Table 7 summarizes the economic contributions of non-marine businesses by industry category. While the non-marine businesses generate about half of the revenue as marine businesses, they employ more than double the number of people. Distribution of non-marine businesses revenue in Portland is displayed in Figure 7 and employment is displayed in Figure 8.

Table 7: Non-Marine Businesses by Industry Category

Category	Revenue	Employment
Commercial Fishing	N/A	N/A
Construction Services, incl. Shipbuilding	N/A	N/A
Hotels	$84,000,000	780
Marine Transportation & Port Services	N/A	N/A
Other Retail	$95,000,000	580
Petroleum	N/A	N/A
Professional Services	$1,000,000	20
Recreation Services	$3,000,000	30
Restaurant/Bar/Brewery	$186,000,000	3,160
Retail - Food & Beverage	$4,000,000	20
Seafood Manufacturing & Wholesale	N/A	N/A
Total	$373,000,000	4,580

Source: AECOM analysis of AtoZDatabases information.
N/A – industry category was not included with non-marine businesses.

The large percentage of revenue and employment in the Restaurant/Bar/Brewery category indicates the waterfront's importance to tourism. This importance includes the cruise ship industry, which has grown significantly in the last five years in both the number of ships visiting the region and the size of the ships (see call-out box).

Figure 6: Non-Marine Businesses in Portland

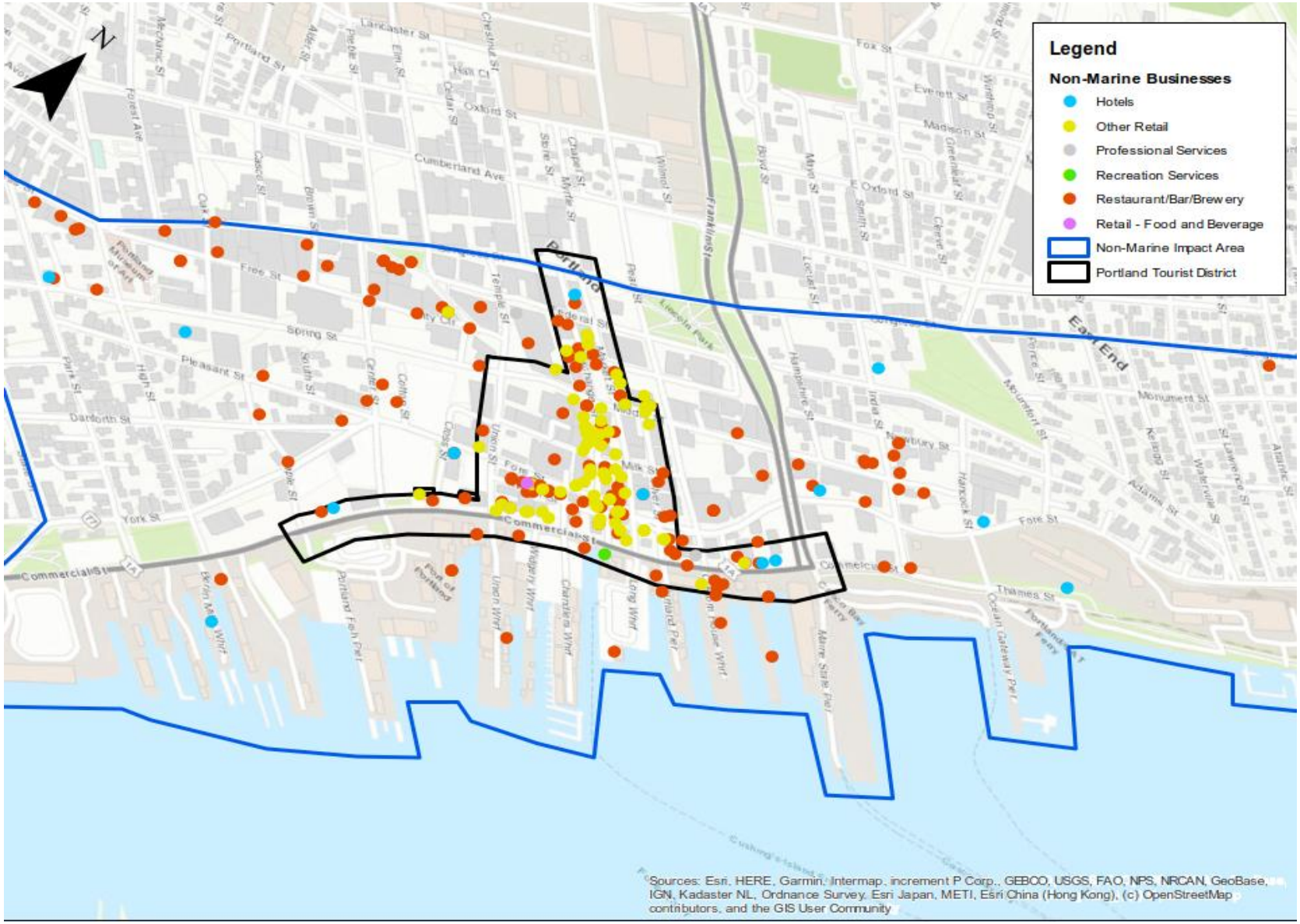


Figure 7: Distribution of Revenue for Non-Marine Businesses

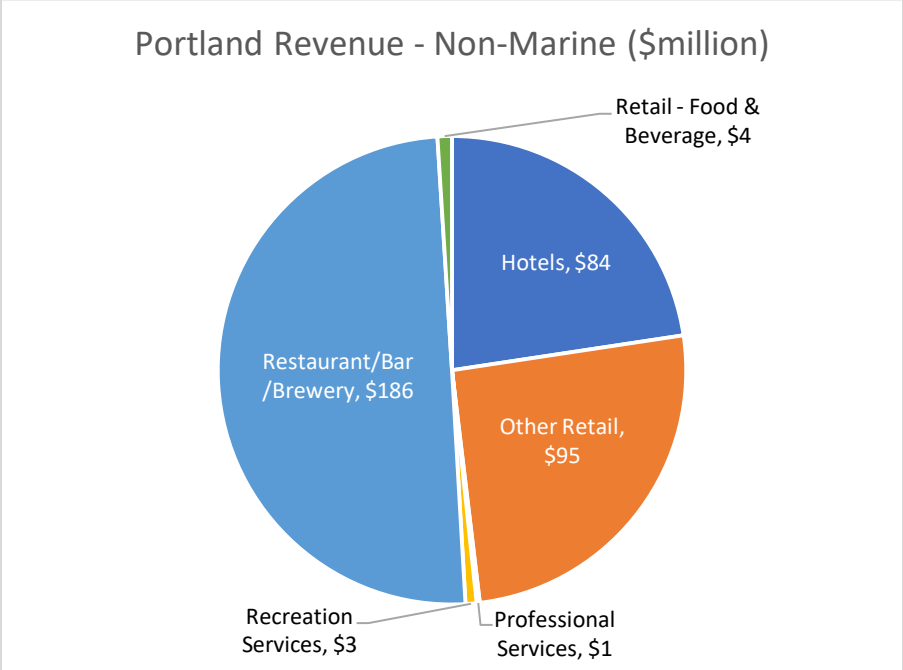
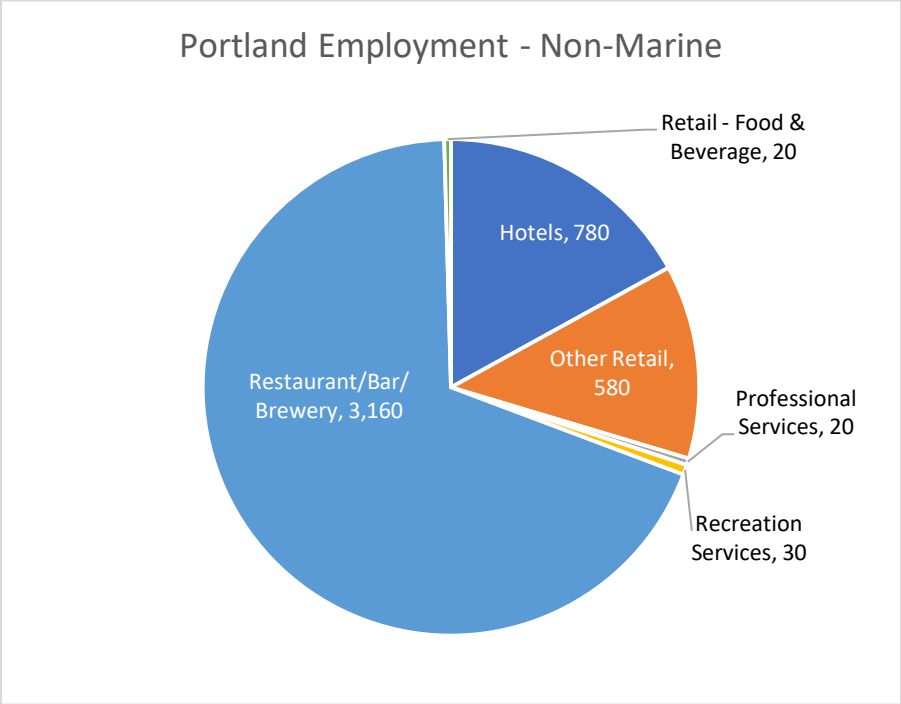


Figure 8: Distribution of Employment for Non-Marine Businesses



CRUISE SHIPS

Portland has become an increasingly popular tourist destination, as shown by the rapid increase in volume and capacity of cruise ship arrivals between 2015 and 2019. 107 cruise ships landed in Portland and 158,000 passengers disembarked in 2019, compared to 83 cruise ships and 94,000 passengers in 2015. During that time the average number of passengers per ship increased from 1,100 to 1,500.

According to the Survey of Cruise Visitors to Maine, the average visitor on cruise ships spends $70 on each visit to a port in Maine. As a result, aggregate spending by cruise passengers in Portland increased from $6.5 million in 2015 to $10.9 million 2019, an increase of nearly 70 percent.

Cruise Ship Summary – 2015-2019

Year	Ships	Passengers	Passengers/Ship	Passenger Spending
2015	83	94,000	1,100	$6,500,000
2016	77	101,000	1,300	$7,000,000
2017	92	135,000	1,500	$9,300,000
2018	105	155,000	1,500	$10,700,000
2019	107	158,000	1,500	$10,900,000

Source: City of Portland and AECOM Analysis.

Photo: William Needelman

Regional Input-Output Analysis

The full economic contribution of the working waterfront is not limited to just the revenue and employment of the marine and non-marine businesses discussed above but includes the indirect and induced employment and earnings as spending ripples through the economy. The business data developed through the ENOW Framework were incorporated into the IMPLAN software for the regional input-output analysis. The 64 NAICS codes used to classify the marine and non-marine businesses were also used to determine the appropriate IMPLAN industry code (see Appendix A for the bridge between the NAICS codes and the IMPLAN industry codes). It is important to note that while the businesses were classified into 11 categories for the tables above, the IMPLAN analysis used 35 industry codes; therefore, the results include additional business categories to those presented in Table 3.

The results from IMPLAN are categorized by labor income, value added, output, and employment. Labor income includes all forms of labor income, including wages, benefits, and proprietor income. Value added is the difference between an industry's total output and the cost of its intermediate inputs[4] (in other words, an industry's contribution to Gross Domestic Product). Output is the value of industry output, measured in purchaser prices. Employment numbers are considered an annual average of employment and includes full-time, part-time, and seasonal employment (in other words, employment data should not be considered full-time equivalent).

For many industries, the direct economic output is equal to its sales or revenue. However, many of the businesses included in this analysis are retail and wholesale businesses, which do not produce goods but distribute them as a service. For those businesses, IMPLAN subtracts the cost of goods sold from the total revenue to more accurately capture the businesses' actual economic contribution and avoid double counting the same goods multiple times as they move through the supply chain. This is called gross retail margin or gross wholesale margin, respectively. The value of production for these sectors is the value of services they provide and does not include the value of the items sold at the establishment. Therefore, while a business may seem to have a large economic contribution from a revenue perspective, much of that revenue may include the cost of its intermediate goods.

The results are further broken down into direct, indirect, and induced effects. The direct effects are the direct contribution of the businesses developed through the ENOW Framework. The indirect effect is a result of supply chain linkages, such as when a ship building business buys supplies from a local hardware store. Finally, the induced effect is generated by employees of local industries spending income on consumption goods and services. The numbers represent a snapshot of the economic contribution of these industries to Portland as it is today.

Table 8 provides the results for the contribution of the marine businesses in the City of Portland. As noted above, the direct output of over $400 million shown in the results is less than the $640 million of revenue because of the retail and wholesale margins that are applied within IMPLAN to those businesses.

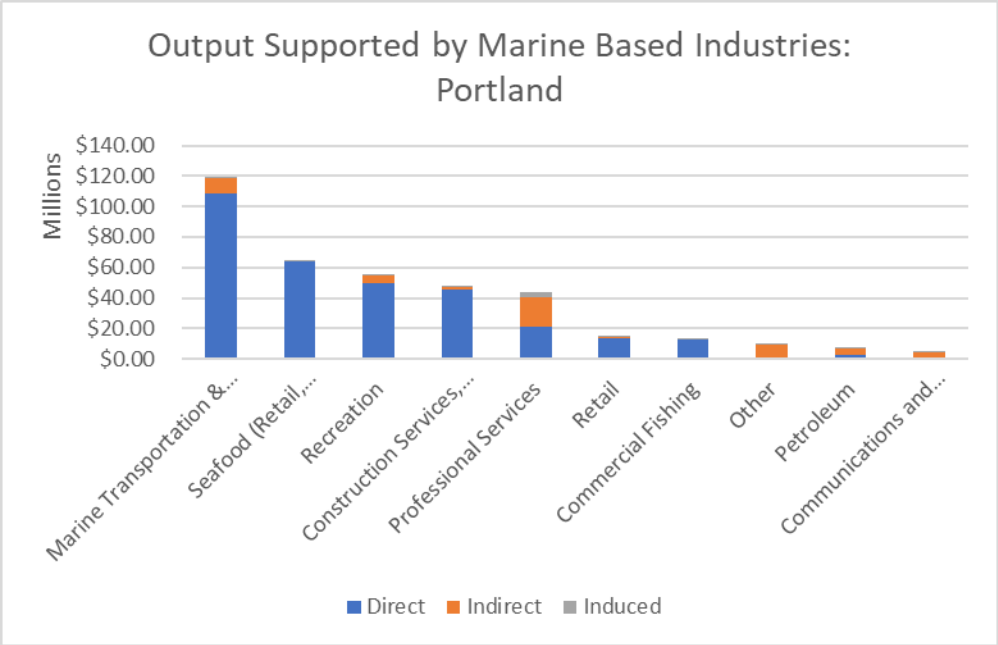
[4] Intermediate inputs are purchases of non-durable goods such as energy, materials, and purchases services that are used in the production of other goods and services, rather than for final consumption.

Table 8: Marine Businesses Contributions

Impact	Labor Income	Value Added	Output	Employment
Direct	$141,000,000	$144,000,000	$317,000,000	2,210
Indirect	$23,000,000	$36,000,000	$75,000,000	440
Induced	$5,000,000	$8,000,000	$15,000,000	100
Total	**$170,000,000**	**$188,000,000**	**$407,000,000**	**2,750**

Figure 9 displays the total economic output of the direct, indirect, and induced impacts of the marine businesses for the top 10 industry categories[5]. Figure 10 provides direct, indirect, and induced employment figures for the top 10 industry categories. Figure 11 shows the total value added by those industries.

Figure 9: Total Economic Output of Marine Businesses, Top Ten[6]



[5] As noted earlier, the industry categories may not match the business categories identified in Table 3 because of the additional businesses considered through the indirect and induced.

[6] All of the marine businesses classified as Retail – Food and Beverage (Table 6) consisted of seafood retail and were categorized as Seafood for the regional input-output analysis. The Retail category in the regional input-output analysis consisted of non-marine businesses.

Figure 10: Total Employment Supported by Marine Businesses, Top Ten

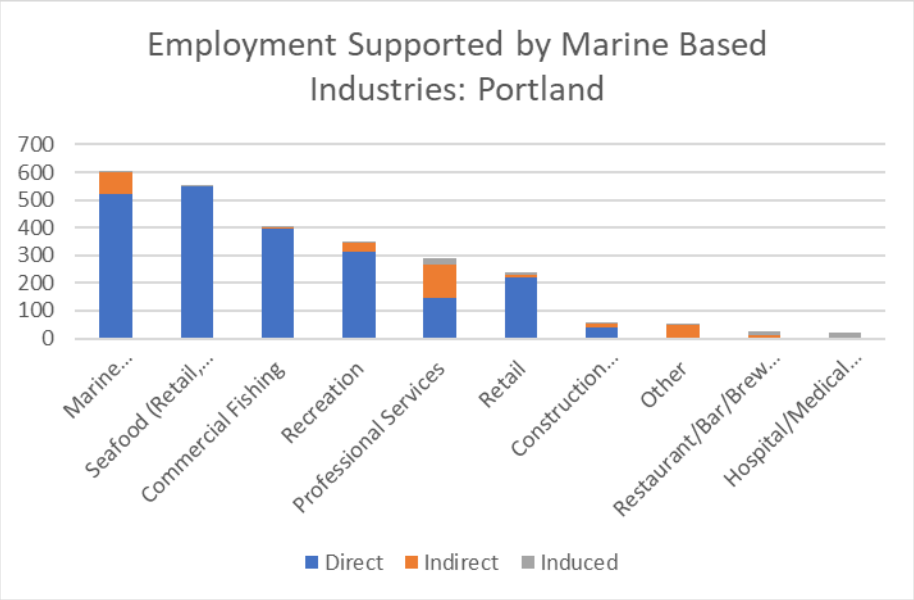


Figure 11: Total Value Added Supported by Marine Businesses, Top Ten

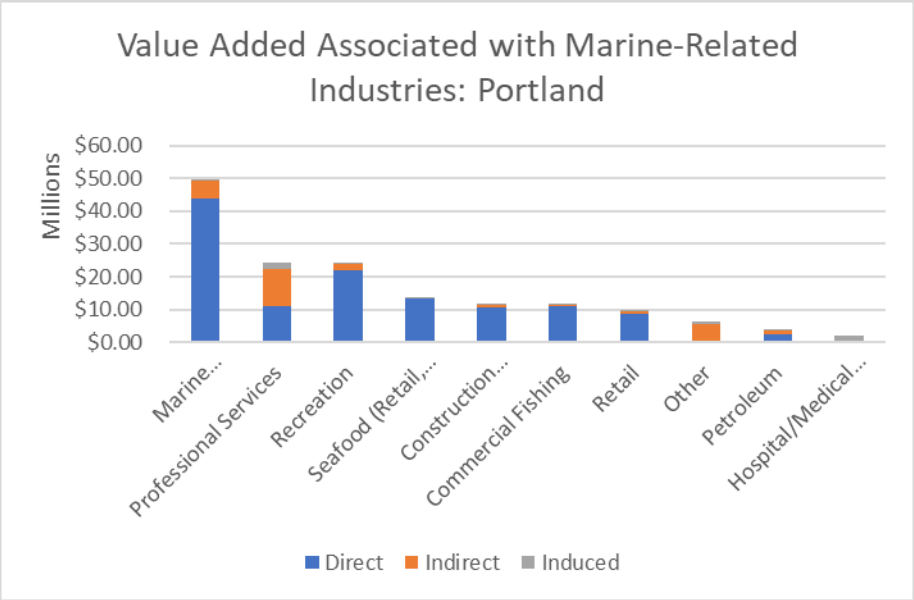


Table 9 shows the economic contribution of the combined marine and non-marine businesses in Portland. This shows that Portland Harbor and the working waterfront supports almost 7,700 jobs, $313 million in labor income (wages, salaries, benefits, and proprietor income), $417 million in GDP (value added), and $800 million in total economic output.

Table 9: Combined Marine and Non-Marine Business Contributions

Impact	Labor Income	Value Added	Output	Employment
Direct	$266,000,000	$341,000,000	$649,000,000	6,790
Indirect	$38,000,000	$61,000,000	$125,000,000	720
Induced	$9,000,000	$15,000,000	$26,000,000	170
Total	**$313,000,000**	**$417,000,000**	**$800,000,000**	**7,680**

Figure 12 shows the total economic output of those industries, Figure 13 shows the employment supported, and Figure 14 shows the total value added by those industries.

Figure 12: Total Economic Output of Marine and Non-Marine Businesses

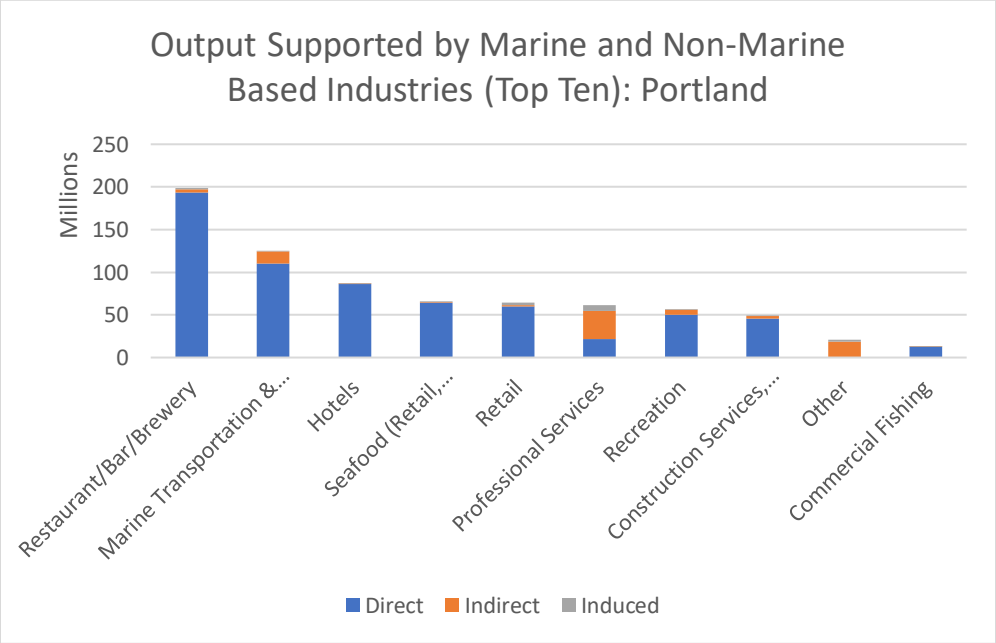


Figure 13: Total Employment Supported by Marine and Non-Marine Businesses

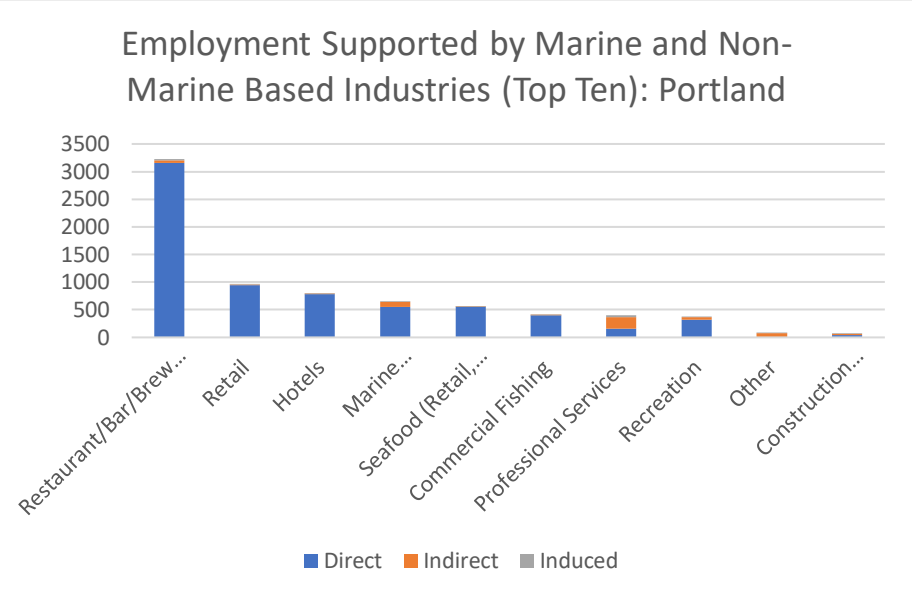
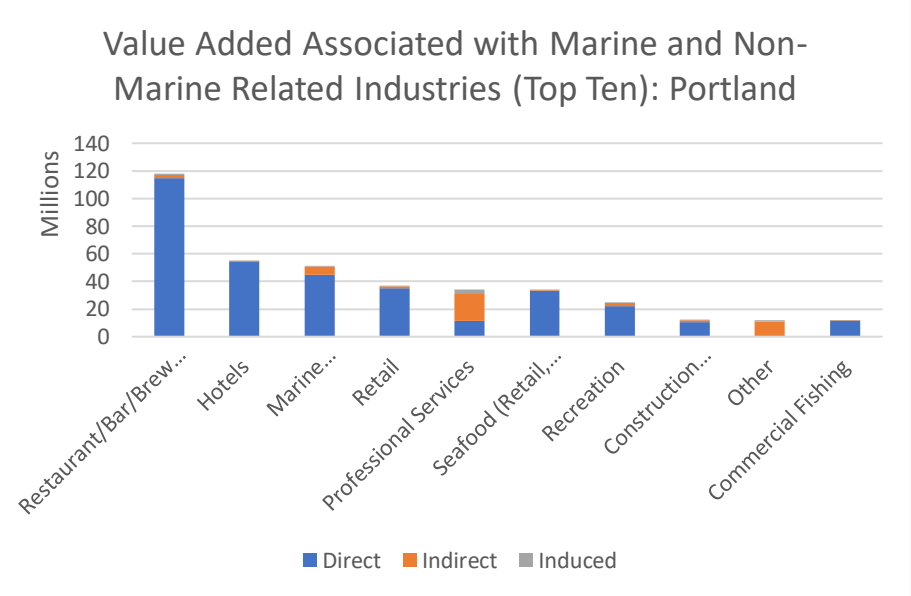


Figure 14: Total Value Added Supported by Marine and Non-Marine Businesses



Findings

The study measured the economic contribution of the working waterfront in terms of overall output generated, employment supported, and value added to the combined regional economy of Portland.

About $800 million dollars of total economic output is related directly or indirectly to the working waterfront in Portland via industrial marine, commercial fishing, recreational, and tourism activities. To put this in perspective, the combined Portland-South Portland region generates over $21 billion dollars in economic output, meaning that the economy related to Portland's working waterfront represents nearly 4 percent of the region's overall economic output. While the output of the working waterfront to Portland is large, this value does not capture the impacts to neighboring cities, the region, or the State of Maine.

Within the marine businesses, the marine transportation & port services and seafood manufacturing & wholesale categories account for much of the revenue and employment. While the restaurant/bar/brewery category accounts for the majority of the revenue and employment for the non-marine businesses. This indicates the importance of each of these business categories to the region. Overall, the marine and non-marine sectors support about 7,700 jobs. To put this in perspective, this is about 5 times the employment that Wex Inc. has in the Greater Portland area.

For comparison purposes, in 2004, economist Charlie Colgan found that the seafood processing and marinas alone contributed over $216 million (in 2001 dollars) in gross state product to the State of Maine. In today's dollars, that is over $312 million. While the seafood processing and marinas are only a small part of the overall marine economy, this study found that the GRP of marine industries in Portland and South Portland alone equaled that amount. While the results cannot be directly compared, due to differences in the industries, data, and method used, the numbers are indicative both of the overall importance of the working waterfront to the Maine economy, and of the importance of this relatively small geographic region to the State.

More recently, a 2017 study by the Maine Center for Business and Economic Research found that the ocean economy for the entire Casco Bay region contributed over $704 million in value added in 2017 (which would be $737 million in 2020 dollars). Although the results cannot be directly compared due to differences in method and data, the results again demonstrate the significance of the economic contributions of the Portland Harbor to the rest of the region.

ADDITIONAL CONTRIBUTIONS

The analyses took into consideration the contributions of the marine and non-marine businesses that are related to the working waterfront. However, this does not account for all the contributions that can be attributed to the facilities at Portland Harbor. While the multiple terminals within Portland Harbor were included in the analysis, the businesses using these facilities to import or export materials and products may not be captured. For example, the Eimskip containers that pass through the International Terminal go to many businesses throughout Portland, the region, and the state. While some of the contributions were captured (such as frozen fish that are processed near the waterfront), the full contribution of the businesses that rely on the working waterfront for aspects of their business could not be captured because no data was available on the extent of the distribution.

This analysis highlights the importance of the marine-related economy in Portland. Much of this economic activity depends on reliable, predictable, and timely access to the waterfront. Interviews and conversations with waterfront users suggest that without reliable access the cost of doing business in Portland Harbor would increase both monetarily (increased cost of fuel) and in terms of the opportunity cost of time. Should vessels be forced to go to other locations because of a decreasing number of berth and slip space or must synchronize their deliveries with high tides (as is already occurring), the economic health of the working waterfront may be jeopardized.

Appendix: IMPLAN Data Classifications

The full economic contribution of the working waterfront is not limited to just the marine jobs reliant on the waterfront. Rather, it includes the non-marine businesses as well as the indirect and induced employment and earnings supported by both the marine and non-marine aspects of the working waterfront as spending ripples through the economy of Portland and Maine. IMPLAN was used to capture these indirect and induced contributions.

IMPLAN uses a series of 546 industry classifications, each of which contains multiple NAICS codes. Table 10 shows the NAICS codes included in this analysis and their associated IMPLAN industry codes. Note that these are the 2017 NAICS codes, whereas the ENOW Framework used the 2012 NAICS codes.

Table 10: NAICS to IMPLAN Bridge

NAICS Code	NAICS Description	IMPLAN Code	IMPLAN Description
237990	Other Heavy & Civil Engineering Construction	56	Construction of other new nonresidential structures
311710	Seafood and seafood products manufacturing	92	Seafood product preparation and packaging
312120	Breweries	106	Breweries
713930	Boat Repairs	360	Ship building and repairing
423830	Commercial fishing equipment (except boats) wholesalers	395	Wholesale - Machinery, equipment, and supplies
423990	Importers and Exporters	396	Wholesale - Other durable goods merchant wholesalers
424460	Fish & Seafood Wholesale	398	Wholesale - Grocery and related product wholesalers
424710	Petroleum products bulk stations and terminals, wholesalers	399	Wholesale - Petroleum and petroleum products
424720	Fuel merchant wholesalers		
441222	Boat, Trailer, & Marine Supply Dealers	402	Retail - Motor vehicle and parts dealers
442110	Furniture Stores	403	Retail - Furniture and home furnishings stores
442299	All Other Home Furnishings Stores		
445210	Grocery Stores	406	Retail - Food and beverage stores
445220	Fish & Seafood Markets		
445299	All Other Specialty Food Stores		
445310	Beer, Wine, & Liquor Stores		
446210	Beauty Supply Store	407	Retail – Health and personal care stores
448110	Men’s Clothing Stores	409	Retail – Clothing and clothing accessory stores
448120	Women's Clothing Stores		

NAICS Code	NAICS Description	IMPLAN Code	IMPLAN Description
448140	Family Clothing Stores		
448150	Clothing Accessories Stores		
448310	Jewelry Stores		
448320	Luggage and Leather Goods Stores		
451110	Sporting Goods Stores	410	Retail - Sporting goods, hobby, musical instrument and book stores
451120	Hobby, Toy, and Game Stores		
451130	Sewing, Needlework, and Piece Goods Stores		
451211	Book Stores		
453220	Gift, Novelty, and Souvenir Stores	412	Retail - Miscellaneous store retailers
453310	Used Merchandise & Antique Stores		
453920	Art Dealers		
453991	Tobacco Stores		
483114	Coastal domestic passenger transportation	416	Water transportation
483212	Water taxi services		
486990	All Other Pipeline Transportation	419	Pipeline transportation
487110	Sightseeing	420	Scenic and sightseeing transportation and support activities for transportation
487210	Boat Excursions		
488310	Port facility operation		
488320	Ship hold cleaning services		
488330	Towing & Tugboat Services		
488390	Marine cargo surveyors		
488510	Shipping Agents & Freight Forwarding		
493110	General warehousing	422	Warehousing and storage
493120	Refrigerated warehousing		
541330	Marine engineering services	457	Architectural, engineering, and related services
541360	Geophysical surveying services		
541715	Environmental & Ecological Research & Development	464	Scientific research and development services
561510	Travel Agencies	474	Travel arrangement and reservation services
561591	Tourist information bureaus		
561990	Commercial Divers	478	Other support services
611519	Marine navigational schools	482	Other educational services
624110	Youth Organizations & Centers	493	Individual and family services
711310	Performing arts, concerts, and festival operators	500	Promoters of performing arts and sports and agents for public figures
712110	Marine museums	501	Museums, historical sites, zoos, and parks
713930	Marinas	504	Other amusement and recreation industries

NAICS Code	NAICS Description	IMPLAN Code	IMPLAN Description
713990	Athletic Clubs		
721110	Hotels	507	Hotels and motels, including casino hotels
722511	Full-Service Restaurants	509	Full-service restaurants
722513	Limited-Service Restaurants	510	Limited-service restaurants
722320	Banquet halls	511	All other food and drinking places
722410	Drinking Places (Alcoholic Beverages)		
722515	Snack and Nonalcoholic Beverage Bars		
811310	Material handling equipment repair and maintenance services	515	Commercial and industrial machinery and equipment repair and maintenance
813312	Environmental advocacy organizations	522	Grantmaking, giving, and social advocacy organizations
813910	Industrial associations	523	Business and professional associations

CITY OF PORTLAND
Housing and Economic Development Department
Housing and Community Development Division

TO: Councilor Costa, Chair
Members of the Economic Development Committee

FROM: Mary Davis, Division Director
Victoria Volent, Housing Program Manager
Housing and Community Development Division

DATE: October 29, 2020

SUBJECT: Review of Draft Request for Proposal – 622 Auburn Street, Portland and 0 Gray Road, Falmouth

As part of the Housing Committee's work plan task of reviewing city-owned property that may be suitable for housing development, the Committee discussed the disposition of property at 622 Auburn Street, Portland and 0 Gray Road, Falmouth. The properties were discussed b the Economic Development Committee (EDC) at the September 15, 2020 meeting. At that time member of the EDC were in agreement that the City should move forward with a Request for Proposal for the disposition of these parcels.

A draft Request for Proposal (RFP) is being presented to the Committee with a request that the EDC approve the terms of the RFP and authorize staff to issue the RFP for city-owned property at 622 Auburn Street, Portland and 0 Gray Road, Falmouth.

RFP Goals

The goals of the RFP are similar to those included in the Request for Proposals for the city-owned properties at 21 Randall Street, 165 Lambert Street and 43 & 91 Douglass Street.

- Developments shall provide mixed income units affordable to households earning 60% to 120% of the area median income (AMI). Currently, 60% AMI for a family of four is $55,800 and 120% AMI for a family of four is $111,600.

- Affordable is defined as the percentage of income a household is charged in rent and other housing expenses including utilities, or must pay in monthly mortgage payments (including real estate taxes, mortgage insurance, condominium/HOA fees, insurance and utilities), does not exceed 30% of a household's gross income, or other amount established in city regulations that does not vary significantly from this amount.

- Affordability restrictions must be in place for a minimum of 30 years for homeownership units, and the longest period allowed by law for rental units, which the City considers to be 99 years.

- Developments should include excellent building and site design utilizing design principles that promote efficient use of land to create a development that is compatible with the existing pattern, streetscape, scale, massing, and materials of the surrounding neighborhood. The designs will meet the City's Green Building Code.

- Higher density zoning that furthers exceptional projects and other city goals as outlined in the RFP(s) may be considered.

- Short-term rental of the units will not be permitted.

- The sale or long-term lease of the properties at below fair market value may be considered to support housing development that meets the City's stated goals.

- Alternative ownership models that encourage a mixed income community with long term affordability for the maximum number of units, such as limited equity units, co-housing, cooperative, or a community land trust, may be considered in order to ensure the units affordability over time.

After proposals are opened, city staff will make a recommendation to the City Council's Economic Development Committee (EDC). The EDC will make a recommendation to the City Council. The contract for the disposition of the property will be executed only after review and final approval by the City Council.

Staff Recommendation

Staff is requesting the Economic Development Committee and the Housing Committee approve the terms and authorize staff to issue the Request for Proposal for city-owned properties at 622 Auburn Street, Portland and 0 Gray Road, Falmouth.

Attachments

Draft Request for Proposal (RFP) – 622 Auburn Street, Portland and 0 Gray Road, Falmouth

CITY of PORTLAND, MAINE
Request for Proposals for Disposition and Development of City-Owned Property Located at 622 Auburn Street, Portland and 0 Gray Road, Falmouth

I. NOTICE AND SPECIFICATIONS

The City of Portland, Maine seeks proposals from qualified developers for the creation of residential housing on property owned by the City of Portland at 622 Auburn Street, Portland and 0 Gray Road, Falmouth. The 622 Auburn Street site is designated on the City of Portland Tax Assessor's Map as lot CBL 385 D008001 (which includes 386-B-12 and 386-B-15) . The Gray Road, Famouth site is designate on the Town of Falmouth Tax Assessor's Map as U48-027.

Sealed proposals for the project, including an original, seven (7) copies, and one (1) digital copy, as specified herein, will be received by the Purchasing Office, Room 103, City Hall, 389 Congress Street, Portland, Maine 04101, until (time) p.m., (day of the week), (date), 2020, at which time they will be publicly opened.

Proposals shall be submitted, and returned in sealed envelopes plainly marked on the outside "Disposition and Development of Property Located at 622 Auburn Street, Portland and 0 Gray Road, Falmouth".

Proposals that are late, unsigned or submitted via fax will not be accepted. Proposals from individuals not registered with the Purchasing Office may be rejected; receipt of this document directly from the City of Portland indicates registration. Should a person receive this Request from a source other than the City, please contact 207-874-8654 to ensure that you are listed as a recipient for this proposal.

All questions must be submitted in writing to the Purchasing Office. These may be mailed, hand delivered, faxed to (207) 874-8652 or e-mailed to mff@portlandmaine.gov and be received no later than five (5) business days prior to the opening date. Questions received after this time will not be addressed. Any interpretation, correction, or change of this document will be made only by written addenda. Changes in any other manner will not be binding on the City and proposers should not rely on. Proposers should not have contact with any City staff with regard to this proposal unless to obtain general public information as specified in the document.

The disposal of this real estate shall be on the basis of a negotiated proposal, with the City of Portland reserving the right to refuse any and all proposals. *All proposers are advised that the property will be sold "as-is" and "where is", in its existing condition, with no warranties either expressed or implied.* The City disclaims any and all responsibility for injury to proposers, their agents or others while examining the property or at any other time. The City will not be responsible for any broker's commission.

Any and all improvements made to said property must be done in accordance with existing City Codes and Ordinances.

II GENERAL INFORMATION

Summary of Request:

The City of Portland is committed to providing housing opportunities and has set a goal to evaluate the use of City-owned property to construct housing. As one-step in accomplishing this goal, the City of Portland will accept proposals for the development of housing on the lot located at 622 Auburn Street, Portland and 0 Gray Road, Falmouth..

This request for proposals results from the (date) approval by the Portland City Council (Resolve XX-20/21) on the recommendation of both the Housing Committee and Economic Development Committee to market the City-owned lots located at 622 Auburn Street, Portland and Gray Road, Falmouth.

The City of Portland uses the RFP process to ensure that public resources are utilized for maximum public benefit while accomplishing specific objectives and providing fair access to all applicants.

Site Information:

a. Location: 622 Auburn Street, Portland is identified in the City of Portland Assessor's records as lot CBL 385 D008001 (and includes 386-B-12 and 386-B-15). (See Attachment #). 0 Gray Road, Falmouth is identified in the Town of Falmouth Tax Assessor's records as lot U48-027.

b. Existing Conditions: 622 Auburn Street abuts the Falmouth town line and contains 4.85 acres of land; 4.17 acres are considered dry upland with potential for development, access would be from Auburn Street through the right of way.

The majority of 0 Gray Road is bound by Highway I95 to the north, Falmouth/Portland City boundaries to the south, 6 parcels to the west, and a couple of residential properties to the east.

c. Current use: Both sites are undeveloped lots.

d. General Dimensions: The 622 Auburn Street site is approximately 4.85 acres. The Gray Road, Falmouth site is approximately 13.3 acres.

Current Zoning: 622 Auburn: R-2. The purpose of the R-2 zone is to provide for low-density residential development characterized by single-family homes on individual lots. For residential uses, the land area per dwelling unit is 10,000 square feet. At 10,000 square feet, this parcel would allow for 21 dwelling units. For complete zoning requirements, please refer to Chapter 14, Land Use, of the City Code.

0 Gray Road, Falmouth is zoned "Mixed Use Cluster District (MUC), which includes residential, with a minimum lot size for single-family detached and accessory dwelling units at 20,000 square feet. If the site was deemed 100% developable, it could yield 28 units.

e. Rezoning: Higher density zoning that furthers exceptional projects and other city goals as outlined in Section III may be considered for the 622 Auburn Street site. It should be noted that changes in zoning would require Planning Board and City Council approval. Any changes

in zoning for the 0 Gray Road, Falmouth site would require the appropriate approvals from the Town of Falmouth.

f. Condition of the property at the time of disposition: Both sites are undeveloped lots. 622 Auburn Street: A storm water discharge points onto the property (see attached map). 0 Gray Road: The Town of Falmouth has confirmed the paper streets for this property (Ray and Eugene Streets) have been continued and are possibilities for accessing this parcel. There appears to be a stream in the area of Eugene Street, which could be crossed with a permit from MDEP and ACOE.

g. Environmental Conditions: 622 Auburn Street: Boyle Associates conducted a wetland delineation in July of 2009 and prepared a wetland sketch plan for the City of Portland. 4.17 acres are considered dry upland with potential for development; access would be from Auburn Street through the right of way. During a site visit in October of 2019, Jones Associates confirmed there had been no changes to the wetlands and the wetland delineations done by Boyle Associates were still appropriate to use. The potential vernal pools were further assessed in the Spring of 2020 and no vernal pools were located on this lot. (See attachment). Standing water on the property is the result of road ditching and culverts. The City of Portland reserves the right to establish a conservation easement on the non-developable portions of the parcel. The Jones Associates report is available on-line.

0 Gray Road, Falmouth: A wetland report prepared by Jones Associates for the City of Portland in Mid-March of 2020 identified wetlands, one stream, two riverine intermittent streambeds, and two potential vernal pools. The potential vernal pools were further assessed in May, 2020. During the site visits no egg masses were observed for either pool; thus, the potential vernal pools are not by definition vernal pools at all.

h. Proposers are urged to investigate water sources and utility connection requirements with the Department of Public Works.

III CITY GOALS

The City's primary goals for the use of the property are:

1. Developments shall provide mixed income units. All units must be affordable to households earning 60% to 120% of the area median income (AMI). Currently, 60% AMI for a family of four is $55,800 and 120% AMI for a family of four is $111,600.

   Affordable means that the percentage of income a household is charged in rent and other housing expenses including utilities, or must pay in monthly mortgage payments (including real estate taxes, mortgage insurance, condominium/HOA fees, insurance and utilities), does not exceed 30% of a household's gross income, or other amount established in city regulations that does not vary significantly from this amount.

   Restrictions on the affordability of units must be in place for a minimum of 30 years for homeownership units, and the longest period allowed by law, which the City of Portland considers to be 99 years, for rental units.

The final calculation of the maximum allowable rent or sale price of non-market rate units will be determined by the City. The maximum sale price will be calculated in a manner similar to the maximum sale price calculation as outlined in the Inclusionary Zoning Implementation Guidelines for Developers of Homeownership Housing. The maximum rent will be calculated in a manner similar to the maximum sale price calculation as outlined in the Inclusionary Zoning Implementation Guidelines for Developers of Rental Housing.

2. Development of mixed income homeownership or rental housing of excellent building and site design. Design principles should promote efficient use of land to create a development that is compatible with the existing pattern, streetscape, scale, massing, and materials of the surrounding neighborhood. The development's building shall be designed to meet the City's Green Building Code.

3. Rezoning may be considered to support increase housing development opportunities or maximize the number of allowable housing units on the property.

4. Developments shall create housing options that are age inclusive.

The general terms for this real estate transaction include:

- Units must be used as the principal residence of the owner/tenant and owner/tenant shall not use the unit for the conduct of business (except for a home occupation allowed under the City of Portland zoning ordinance) or as an investment property. Units shall not be rented for short term periods of one up to thirty days.
- The sale or long term lease of the property below fair market value may be considered to support housing development that meets the City's stated goals.
- Alternative Ownership Models. Alternative ownership models that will encourage a mixed income community with long term affordability for the maximum number of units, such as limited equity units, co-housing, cooperative, or a community land trust, may be considered in order to ensure the units affordability over time.
- Proposals must outline how they will maintain affordability for the applicable time period, as noted above in Section III.1.
- Other City Incentives. Other city financial incentives may be considered to support increase housing development opportunities or maximize the number of allowable housing units on the property.

IV PROPOSED SCORING

An internal staff Committee will review proposals received, and will apply the following selection criteria in reviewing and scoring the applications.

Proposed use to achieve the City of Portland's goals

40 points

1. Market Demand - 20 points
    a. 20 points - all units meet the City's Goals and Terms noted in Section III
    b. 15 points - at least 75% of the units meet the City's Goals and Terms noted in Section III

c. 10 points - at least 50% of the units meet the City's Goals and Terms noted in Section III
d. 0 points - project does not meet the City's Goals and Terms noted in Section III

2. Economic diversity - 10 points
    a. 10 points - project creates housing options which provide economic diversity within the development (i.e. mixed-income) and within the neighborhood in which the development is located
    b. 5 points - project does not provide economic diversity within the development (mixed-income) but does provide economic diversity within the neighborhood in which the development is located
    c. 0 points – project does not provide economic diversity within the development (mixed-income) and it does not provide economic diversity within the neighborhood in which the development is located
3. Age Inclusive – 10 points
    a. 10 points - creates housing which is age inclusive
    b. 0 points - does not create housing which is age inclusive

Impact on surrounding neighborhood, including design. 25 points

1. Project Design - 15 points
    a. 15 points - the proposal is consistent with design characteristics
    b. 10 points - the proposal is an adequate fit with the neighborhood design
    c. 0 points - the design is a significant outlier
2. Amenities and unit design - 10 points
    a. 10 points - amenities & unit design are well thought out and appropriate for residents
    b. 5 points - amenities & unit design are adequate
    c. 0 points - amenities and unit design raise significant concerns that resident needs will not be adequately addressed

Applicant's ability to complete project, including financial feasibility, development team experience, capacity, and timeframe for completion. 35 points

1. Readiness to proceed - 15 points
    a. 15 points - all projected sources of funding include letters of commitment or interest are projected at terms and conditions consistent with the City's prior experience with the funder
    b. 10 points - most projected sources of funding include letters of commitment, letters of interest, or, if no letter is included, are projected at terms and conditions consistent with the City's prior experience with this funder
    c. 0 points - one or more sources are projected on terms that are not consistent with the City's prior experience with the funder and are not documented by letter(s) from funder(s).
2. Track record of development team - 10 points
    a. 10 points - every development team member has a successful track record with this type of project and at this scale
    b. 8 points - all but one development team members have a successful track record with this type of project and at this scale; one development team member has relevant experience but at a smaller scale or not of this project type

c. 5 points - two development team members, while having relevant experience, are new to this type of project or this scale of development
d. 0 points - the development team does not meet the criteria above

3. Current Capacity of development team - 10 points
    a. 10 points - development team members have exceptional depth of human and financial resources to complete this project
    b. 8 points - development team members have the human and financial resources to complete this project
    c. 5 points - development team has a staffing gap in a significant role and a plan to address that gap, OR there are some concerns about the financial resources of the team to move the development forward
    d. 0 points - the development team does not meet the criteria described above

SUMBMISSION REQUIREMENTS

All Proposals submitted in response to this Request for Proposals ***must*** include:

a) **Developer:** Name, address, telephone, fax number of the proposed owner/developer and the name(s) of an alternative contact person(s).

b) **Proposal:** Each proposal submitted must specifically outline the proposed use of the property and any proposed rezoning requests. Interested parties are asked to submit a concept development (including preliminary drawings, detailed architectural drawings are not required) and a brief description of the project, no longer than two pages, to include the number and type of units, bedroom count with corresponding affordability level, occupants (owners/renters) to be served, special features, the impact on the neighborhood and other ways the proposal meets the primary goals of the City.

c) **Affordability Matrix:** Each proposal must detail the proposed bedroom count by unit size with its corresponding affordability level.

d) **Financial Feasibility:** Provide a business plan, which shall include a general project budget with projected funding sources (prospective and committed sources of funding), development and operating budgets (a detailed development pro forma is not required); a letter from a lending institution indicating the applicant's ability to finance the projected costs; and provide examples of prior projects that indicate the proven ability to develop a project of similar type and scale from a fiscal perspective.

e) **Subsidy Financing:** Provide a plan indicating all proposed federal, state and local subsidy requests including the source and amount of each funding request.

f) **Timetable:** Provide an overview of how the proposal will be implemented. Include approximate schedule for completion of each element, closing, construction start-up, substantial completion, final completion, and occupancy. Include applications for public or private financing.

g) **Developer Capacity:** Identify the qualifications and experience of the development team for the project including a list of previously completed projects similar to the proposed project. This team may include key staff of the developer, architect, general contractor and future property management. Also, discuss the ability to complete the project including the

qualifications of the development team, management plan, experience, capacity, project readiness to proceed, and timeframe for completion.

h) **Occupancy and Management Plan:** Present a plan detailing the ownership structure (condominium, cooperative, etc.), resale restrictions and resale process to ensure mixed income and long-term affordability.

i) **Purchase Price or Lease Terms:** Proposed purchase price or lease terms for this property.

j) **Copies:** Seven (7) copies, with the original so marked, and one (1) digital copy of each proposal shall be submitted.

V DISPOSITION INFORMATION

After proposals are opened, city staff will make a recommendation to the City Council's Economic Development Committee (EDC) and the Housing Committee (HC). The EDC and HC will make a recommendation to the City Council.

VI OTHER INFORMATION

Confidentiality: Proposals received by the City shall become a matter of public record, subject to public inspection, except to the extent, which an applicant designates in writing, proprietary data to be confidential and submits that data under separate cover, such information may be held from public inspection, as provided in Maine law: 5 MRS Sections 13119-A and 13119-B.

VII LEGAL REQUIREMENTS

The contract for the disposition of the property will be executed only after review and final approval by the City Council.

VIII RESERVATION of RIGHTS

The City of Portland reserves the right, at its sole discretion, to award as well as reject any and all proposals for the city-owned property, based on the quality and merits of the proposals received, or when it is determined to be in the public interest to do so. Furthermore, the City may extend deadlines and timeframes, as needed.

The City reserves the right to substantiate any proposer's qualifications, capability to perform, availability, past performance records, and to verify that the proposer is current in its financial obligations to the City.

The City of Portland, Maine, reserves the right to waive any informalities in proposals, to accept any proposal or portion thereof, and, to reject any and all proposals, as well as negotiate with the successful proposer(s) should it be in the best in the best interest of the City to do so for a final purchase and sale agreement and ultimate sale or lease of the property.

Pursuant to City procurement policy and ordinance, the City is unable to contract with businesses or

individuals who are delinquent in their financial obligations to the City. These obligations may include but are not limited to real estate and personal property taxes and sewer user fees.

Proposers who are delinquent in their financial obligations to the City must do one of the following: bring the obligation current, negotiate a payment plan with the City's Treasury office, or agree to an offset, which shall be established by the contract which shall be issued to the successful proposer

(DATE), 2020

Matthew F. Fitzgerald
Purchasing Manager

Attachments:
A. Proposal Signature Page
B. Portland and Falmouth Assessor's Records
C. GIS Sketch
D. 622 Auburn and 0 Gray Road Survey
E. Storm Water Discharge Points 622 Auburn Street
F. 5-13-2020 Vernal Pool Report from JA

PROPOSAL
NOTE: THIS PAGE IS TO BE COMPLETED AND RETURNED

The UNDERSIGNED hereby declares that he/she or they are the only person(s), firm or corporation interested in this proposal as principal, which it is made without any connection with any other person(s), firm or corporation submitting a proposal for the same.

The UNDERSIGNED hereby declares that they have read and understand all conditions as outlined in the Request for Proposals, and that the proposal is made in accordance with same.

The UNDERSIGNED hereby declares that any person(s) employed by the City of Portland, Maine, who has direct or indirect personal or financial interest in this proposal or in any portion of the profits which may be derived therefrom has been identified and the interest disclosed by separate attachment. (Please include in your disclosure any interest which you know of. An example of a direct interest would be a City employee who would be paid to perform services under this proposal. An example of an indirect interest would be a City employee who is related to any officers, employees, principal or shareholders of your firm or to you. If in doubt as to status or interest, please disclose to the extent known).

The proposer acknowledges the receipt of Addenda numbered _____
If Applicable

COMPANY NAME: _____
(Individual, Partnership, Corporation, Joint Venture)

AUTHORIZED SIGNATURE: _____ DATE: _____
(Officer, Authorized Individual or Owner)

PRINT NAME & TITLE: _____

ADDRESS: _____

TELEPHONE: _____ E-MAIL: _____

FEDERAL TAX ID #: _____ DUNS #: _____

STATE OF INCORPORATION _____
(If incorporated in another State, businesses must be authorized to do business in the State of Maine.)

In your organizations preceding completed fiscal year, did the organization receive:
(1) 80 percent or more of its annual gross revenues in U.S. federal contracts, subcontracts, loans, grants, subgrants, and/or cooperative agreements; AND
(2) $25,000,000 or more in annual gross revenues from U.S. federal contracts, subcontracts, loans, grants, subgrants, and/or cooperative agreements? ☐ Yes ☐ No

Does the public have access to information about the compensation of the executives in the organization through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (18 U.S.C. 78m(a), 78o(d) or section 6104 of the Internal Revenue Code of 1986? ☐ Yes ☐ No

NOTE: All bids must bear the handwritten signature of a duly authorized member or employee of the organization making the bid. **This sheet must be signed and returned with the application package**.

This page contains a detailed description of the Parcel ID you selected.

New Search!

Current Owner Information:

CBL	385 D008001
Land Use Type	GOVERNMENTAL
Verify legal use with Inspections Division	
Property Location	622 AUBURN ST
Owner Information	CITY OF PORTLAND 389 CONGRESS ST PORTLAND ME 04101
Book and Page	
Legal Description	385-D-8 386-B-12-15 AUBURN ST 622-626 &648 -656 WASHINGTON AVE 2120-2218 211038 SF
Rental Registration	No
Acres	4.84

Select Language ▼

Current Assessed Valuation:

TAX ACCT NO.	10005	**OWNER OF RECORD AS OF APRIL 2019**
LAND VALUE	$89,700.00	CITY OF PORTLAND
BUILDING VALUE	$0.00	389 CONGRESS ST
MUNICIPAL TYPE	($89,700.00)	PORTLAND ME 04101
NET TAXABLE - REAL ESTATE	$0.00	
TAX AMOUNT	$0.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

	Building 1
Year Built	
Style/Structure Type	

New Search!

GRAY RD

Location	GRAY RD	**Mblu**	U48/ 27/ / /
Acct#		**Owner**	PORTLAND CITY OF
Assessment	$52,600	**Appraisal**	$52,600
PID	3847	**Building Count**	1
Tax Sheet	454		

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$0	$52,600	$52,600
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$0	$52,600	$52,600

Owner of Record

Owner	PORTLAND CITY OF	**Sale Price**	$0
Co-Owner	ATT: FINANCE DEPT	**Certificate**	
Address	389 CONGRESS ST ROOM 103 PORTLAND, ME 04101	**Book & Page**	3798/ 6
		Sale Date	01/23/1976

Ownership History

Ownership History				
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
PORTLAND CITY OF	$0		3798/ 6	01/23/1976

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	

Building Photo

(http://images.vgsi.com/photos/FalmouthMEPhotos//default.jpg)

Building Layout

(http://images.vgsi.com/photos/FalmouthMEPhotos//Sketches/3847_3943.j

Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1320
Description	RES ACLNUD
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	13
Frontage	0
Depth	0
Assessed Value	$52,600
Appraised Value	$52,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

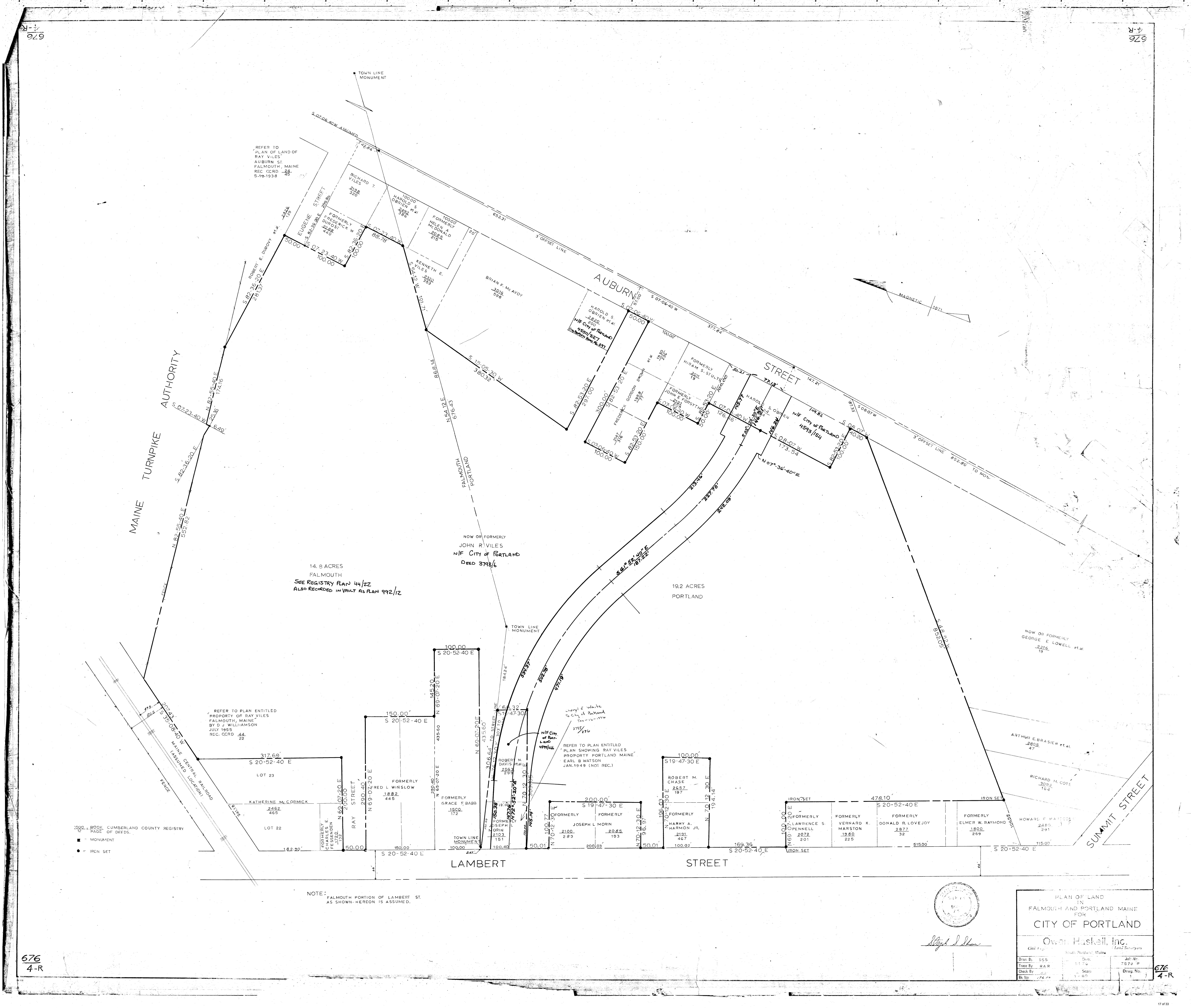
Valuation History

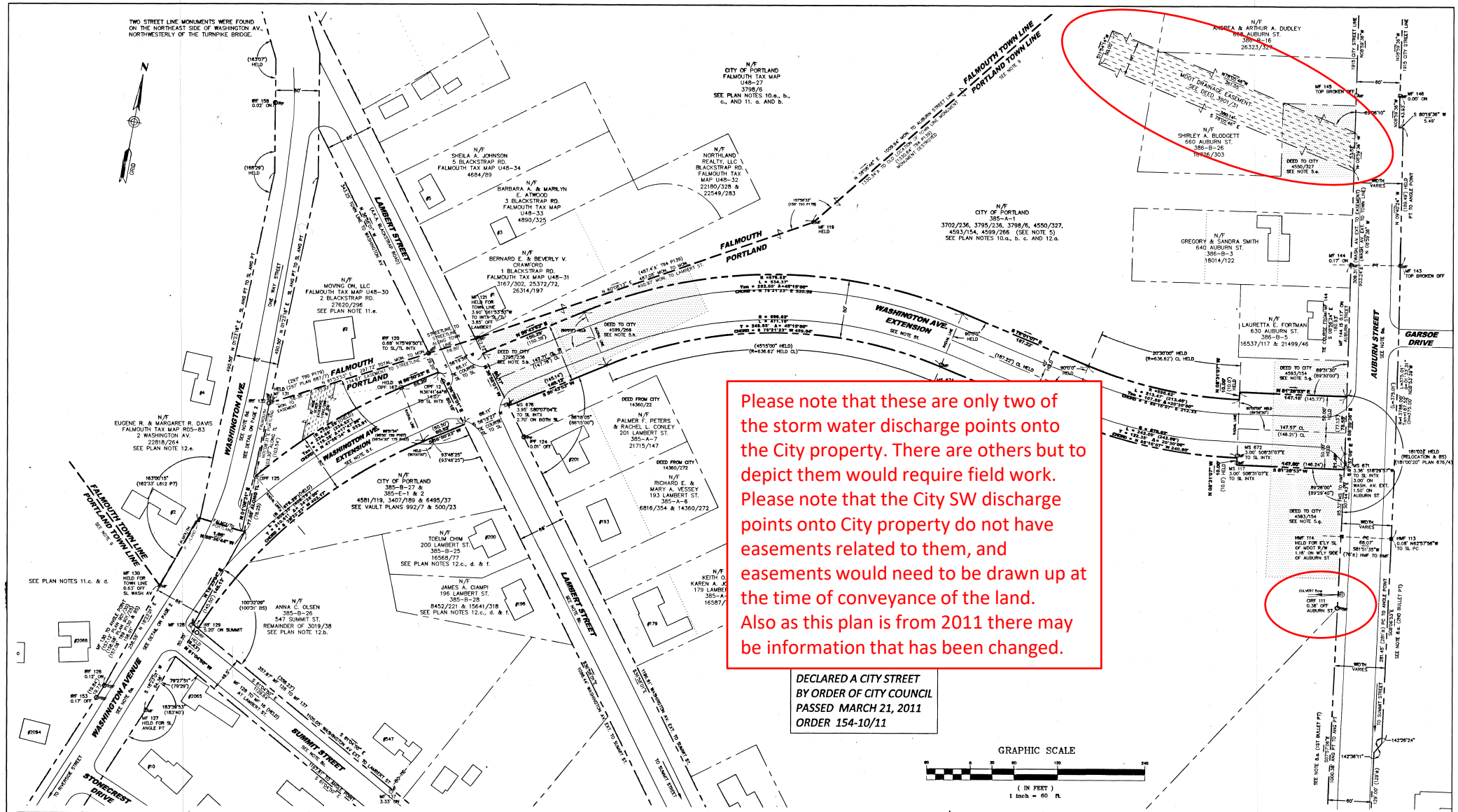
Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$0	$52,600	$52,600
2017	$0	$52,600	$52,600
2016	$0	$52,600	$52,600

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$0	$52,600	$52,600
2017	$0	$52,600	$52,600
2016	$0	$52,600	$52,600


City of Portland Maine Parcel Viewer
622 auburn street
Show search results for 622 au...
Falmouth, ME
622 Auburn
AUBURN ST
ARMSTRONG HTS
GARSOE DR
WASHINGTON AVE EXT
LAMBERT ST
WASHINGTON AVE
SUMMIT ST
LONGVIEW DR
0 100 200ft
2,918,402.593 324,355.097 Feet


Falmouth, ME
U48-009
U48-006
R05-085
Earle St
Falmouth Spur
Eugene St
Armstrong Hts
100
U48-027
U48-036
Blackstrap Rd
R05-086
R05-086-A
Washington Ave Ext
Washington Ave Ext
Auburn St
Lambert St
100m


PLAN OF LAND
IN
FALMOUTH AND PORTLAND, MAINE
FOR
CITY OF PORTLAND
Owen Haskell, Inc.
676
4-R
TOWN LINE MONUMENT
REFER TO PLAN OF LAND OF RAY VILES AUBURN ST. FALMOUTH, MAINE REC. CCRD 24/45 5-19-1938
EUGENE STREET
AUBURN STREET
3' OFFSET LINE
MAINE TURNPIKE AUTHORITY
MAGNETIC 1971
BRIAN F. McAVOY 3015/596
HAROLD S. O'BRIEN et al
N/F CITY OF PORTLAND 4593/154
FALMOUTH
PORTLAND
NOW OR FORMERLY JOHN R. VILES
N/F CITY of PORTLAND DEED 3798/6
14.8 ACRES FALMOUTH
SEE REGISTRY PLAN 44/22
ALSO RECORDED IN VAULT AS PLAN 992/12
19.2 ACRES PORTLAND
NOW OR FORMERLY GEORGE E. LOWELL et al 2216/19
ARTHUR E. BRASIER et al 2605/47
RICHARD McCOTE 3092/164
HOWARD E. HATCH 2486/291
REFER TO PLAN ENTITLED PROPORTY OF RAY VILES FALMOUTH, MAINE BY D. J. WILLIAMSON JULY 1955 REC. CCRD 44/22
REFER TO PLAN ENTITLED PLAN SHOWING RAY VILES PROPORTY PORTLAND MAINE EARL B. WATSON JAN. 1949 (NOT REC.)
MAINE CENTRAL RAILROAD (ASSUMED LOCATION)
FENCE
KATHERINE McCORMICK 2462/465
LOT 23
LOT 22
RAY STREET
FORMERLY FRED L. WINSLOW 1882/445
FORMERLY GRACE E. BABB 1500/172
FORMERLY JOSEPH L. MORIN 2103/151
JOSEPH L. MORIN 2100/283 2085/193
ROBERT M. CHASE 2657/197
HARRY A. HARMON JR. 2191/467
FORMERLY LAWRENCE S. OPENNELL 2072/201
FORMERLY VERNARD K. MARSTON 1960/225
FORMERLY DONALD R. LOVEJOY 2877/32
FORMERLY ELMER W. RAYMOND 1600/269
IRON SET
LAMBERT STREET
SUMMIT STREET
S 20-52-40 E
1000/12 BOOK/PAGE CUMBERLAND COUNTY REGISTRY OF DEEDS
MONUMENT
IRON SET
NOTE: FALMOUTH PORTION OF LAMBERT ST. AS SHOWN HEREON IS ASSUMED.
Job No. 7572 P
Drwg. No. 1
676
4-R


TWO STREET LINE MONUMENTS WERE FOUND ON THE NORTHEAST SIDE OF WASHINGTON AV., NORTHWESTERLY OF THE TURNPIKE BRIDGE.
N/F CITY OF PORTLAND FALMOUTH TAX MAP U48-27 3798/6 SEE PLAN NOTES 10.a., b., c., AND 11. a. AND b.
FALMOUTH TOWN LINE PORTLAND TOWN LINE
N/F ANDREA & ARTHUR A. DUDLEY 706 AUBURN ST. 386-B-16 26323/327
MOOT DRAINAGE EASEMENT SEE DEED 3901/31
N/F SHIRLEY A. BLODGETT 660 AUBURN ST. 386-B-26 16436/303
DEED TO CITY 4550/327 SEE NOTE 5.a.
N/F SHEILA A. JOHNSON 5 BLACKSTRAP RD. FALMOUTH TAX MAP U48-34 4684/89
N/F BARBARA A. & MARILYN E. ATWOOD 3 BLACKSTRAP RD. FALMOUTH TAX MAP U48-33 4890/325
N/F NORTHLAND REALTY, LLC BLACKSTRAP RD. FALMOUTH TAX MAP U48-32 22180/328 & 22549/283
LAMBERT STREET (A.K.A. BLACKSTRAP ROAD)
N/F CITY OF PORTLAND 385-A-1 3702/236, 3795/236, 3798/6, 4550/327, 4563/154, 4599/266 (SEE NOTE 5) SEE PLAN NOTES 10.a., b. c. AND 12.a.
N/F GREGORY & SANDRA SMITH 640 AUBURN ST. 386-B-3 18014/122
N/F LAURETTA E. FORTMAN 630 AUBURN ST. 386-B-5 16537/117 & 21499/46
N/F MOVING ON, LLC FALMOUTH TAX MAP U48-30 2 BLACKSTRAP RD. 27620/296 SEE PLAN NOTE 11.e.
N/F BERNARD E. & BEVERLY V. CRAWFORD 1 BLACKSTRAP RD. FALMOUTH TAX MAP U48-31 3167/302, 25372/72, 26314/197
FALMOUTH PORTLAND
WASHINGTON AVE. EXTENSION
GARSOE DRIVE
AUBURN STREET
WASHINGTON AVENUE
ONE WAY STREET
N/F EUGENE R. & MARGARET R. DAVIS FALMOUTH TAX MAP R05-83 2 WASHINGTON AV. 22818/264 SEE PLAN NOTE 12.e.
N/F CITY OF PORTLAND 385-B-27 & 385-E-1 & 2 4581/119, 3407/189 & 6495/37 SEE VAULT PLANS 992/7 & 500/23
N/F PALMER F. PETERS & RACHEL L. CONLEY 201 LAMBERT ST. 385-A-7 21715/147
DEED FROM CITY 14360/22
DEED FROM CITY 14360/272
N/F RICHARD E. & MARY A. VESSEY 193 LAMBERT ST. 385-A-6 6816/354 & 14360/272
N/F TOEUM CHIM 200 LAMBERT ST. 385-B-25 16568/77 SEE PLAN NOTES 12.c., d. & f.
N/F JAMES A. CIAMPI 196 LAMBERT ST. 385-B-28 8452/221 & 15641/318 SEE PLAN NOTES 12.c., d. & f.
N/F ANNA C. OLSEN 385-B-26 547 SUMMIT ST. REMAINDER OF 3019/38 SEE PLAN NOTE 12.b.
SEE PLAN NOTES 11.c. & d.
FALMOUTH TOWN LINE PORTLAND TOWN LINE
SUMMIT STREET
STONECREST DRIVE
TO SUMMIT ST.
TO BLACKSTRAP ROAD
Please note that these are only two of the storm water discharge points onto the City property. There are others but to depict them would require field work. Please note that the City SW discharge points onto City property do not have easements related to them, and easements would need to be drawn up at the time of conveyance of the land. Also as this plan is from 2011 there may be information that has been changed.
DECLARED A CITY STREET BY ORDER OF CITY COUNCIL PASSED MARCH 21, 2011 ORDER 154-10/11
GRAPHIC SCALE
(IN FEET) 1 inch = 60 ft.
LEGEND
IRON PIPE FOUND
REBAR FOUND
BERNTSTEN MONUMENT FOUND
MDOT HIGHWAY MONUMENT FOUND
MONUMENT FOUND
MONUMENT FOUND WITH NEW DRILL HOLE SET
DRAIN MANHOLE
ASSESSORS LEADING TAX MAP-BLOCK-LOT NUMBER
DEED BOOK AND PAGE (CUMBERLAND COUNTY REGISTRY OF DEEDS)
COMMON OWNERSHIP
RECORD DISTANCE FROM RECORDED PLAN, BLUE SHEET, DEED, STREET ACCEPTANCE OR COUNCIL ORDER
ANG PT REFERENCE TO ANGLE POINT
BS REFERENCE TO CITY BLUE SHEET
R REFERENCE TO CITY STREET RECORD OF ACCEPTANCE
R/W RIGHT OF WAY (ABBREVIATION)
SL REFERENCE TO STREET LINE
TL REFERENCE TO TOWN LINE
SL = PL STREET LINE AND PROPERTY LINE ARE ONE IN THE SAME
SL = TL STREET LINE AND TOWN LINE ARE ONE IN THE SAME
PLAN 942/4 REFERENCE TO CITY ENGINEERING ARCHIVES VAULT PLAN
PB 27 P 12 REFERENCE TO RECORDED PLAN BOOK AND PAGE (CUMBERLAND COUNTY REGISTRY OF DEEDS)
23.45' DIMENSION AS CALCULATED FROM SURVEY OBSERVATIONS
0.12' ON/OFF DISTANCE ON/OFF (WITHIN/OUTSIDE) STREET RIGHT-OF-WAY
CITY STREET LINE PROPOSED FOR ACCEPTANCE
CITY STREET LINE
PROPERTY LINE
INTERIOR LOT LINE
EXISTING EASEMENT LINE
BUILDING (AERIAL MAPPING)
EDGE OF PAVEMENT (AERIAL MAPPING)
RADIAL LINE
DRAINAGE EASEMENT
LAND DEEDED TO THE CITY
CITY OF PORTLAND, MAINE
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION
STREET ACCEPTANCE PLAN OF WASHINGTON AVENUE EXTENSION
PORTLAND, MAINE
CAMILLE C. ALDEN P.L.S. 2335
REFERENCES:
LDD PROJECT: Washington Ave Extension 2006
DRAWING: Washington Ave Extension R-W 2009.dwg
TRANSIT BOOKS: T150 PP 7-43, 46-51,60-61 & T151 PP 1-4
REVISIONS:
04/24/2012 ADDED CITY COUNCIL ORDER REFERENCE
VAULT PLAN 1011/25
DRAWN BY: L.K. SCELZA
SURVEY CREW: CCA/wgs/lks
DATE OF PLAN: 02/15/2011
SCALE: 1" = 60'
SHEET # 1 OF 2

JONES
ASSOCIATES
Foresters, Surveyors and
Environmental Consultants

Lori Paulette
City of Portland
389 Congress Street
Portland, ME 04101

May 13, 2020

Dear Lori Paulette,

This letter to address the results of Jones Associates (JAI) site visits in regards to my search for vernal pools on three lots (Tax Map 372 Lot A-11, Tax Map 385, Lot A-1 and Tax Map 385, Lot D-8.) A preliminary visit to each of these sites was conducted on April 1st 2020 when hydrology was at its peak due to snowmelt. Any evidence of potential vernal pools would have been evident at this time.

An area located on Lot D-8 located off 622 Auburn Street, was hydrologically influenced by road ditching and culverts and did have some standing water. This area was draining and are confident that the area would not have an adequate hydro-period to support successful development of the vernal pool indicator species. This area was checked again on 4/20/20, 4/29/20, 5/4/20. There was not enough hydrology to support vernal pool species and no egg masses were found.

Further investigation of the three lots was not necessary as no pools were found during the initial visit on April 1st 2020. Observations indicated that no vernal pools were located on any of these three lots.

Attached to this letter is a vernal pool datasheet that describes findings for lot D-8. Jones Associates has not submitted the data sheets at this time. We recommend that these forms be filed with MIF&W in order to identify this site as containing no vernal pools. Once you have reviewed the attached information let us know if you would like us to file the forms with ME IF&W. If I can provide more information please do not hesitate to ask or call the office.

Much appreciated,

Jason Tome

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: PVP1 Map 385 Lot D-8 **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: Jason Tome

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ◉ same as observer ○ other _____

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

c. Project Name: City of Portland - Map 385 Lot D-8

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ◉ No If no, was landowner permission obtained for survey? ◉ Yes ○ No

b. Landowner's contact information (required)

Name: City of Portland Phone: 207-874-8683

Street Address: 389 Congress Street City: Portland State: ME Zip: 0410

c. ☐ Large Projects: check if separate project landowner data file submitted

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: Portland

Brief site directions to the pool (using mapped landmarks):

Located north and adjacent to Washington Avenue between Lambert Street and Auburn Street in Portland, Maine. East of Communication Technologies Inc.

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: 70°17'41.0025" Latitude/Northing: 43°43'17.3336"

Coordinate system: NAD 83 ME WEST

Check one:

- ○ GIS shapefile
  - send to Jason.Czapiga@maine.gov; observer has reviewed shape accuracy (Best)
- ◉ The pool perimeter is delineated by multiple GPS points. (Excellent)
  - Include map or spreadsheet with coordinates.
- ○ The above GPS point is at the center of the pool. (Good)
- ○ The center of the pool is approximately _____ m ○ ft ○ in the compass direction of _____ degrees from the above GPS point. (Acceptable)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3): _____

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ○ Isolated depression
- ○ Floodplain depression
- ○ Pool associated with larger wetland complex
- ◉ Other: Associated with Road Construction and Culvert Influence

■ Check all wetland types that best apply to this pool:

- ☑ Forested swamp
- ☑ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☐ Dug pond or borrow pit
- ☑ Roadside ditch
- ☐ Other: _____

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ○ Natural ○ Natural-Modified ◉ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

Hydrology is almost entirely influenced by culverts and road construction.

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ◉ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

The pool only has a few inches of water in it by the end of April. Likely will be completely dry soon, but is storm dependent with drainages.

■ Maximum depth at survey: ◉ 0-12" (0-1 ft.) ○ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 30 ○ m ◉ ft Length: 100 ○ m ◉ ft

■ Predominate substrate in order of increasing hydroperiod:

- ◉ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☐ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☐ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☑ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☐ Bullfrog or Green Frog tadpoles
- ☐ Other: _____

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ○ No inlet or outlet
- ○ Intermittent inlet or outlet
- ◉ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain): _____

Maine State Vernal Pool Assessment Form

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: 4/20/20, 4/29/20, 5/4/20

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ◉ No
- Was the entire pool surveyed for egg masses? ◉ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	0	0	3	3	3									
Spotted Salamander	0	0	0	3	3	3									
Blue-spotted Salamander	0	0	0	3	3	3									
Fairy Shrimp[3]	0	0	0	3	3	3									

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☐ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

This pool does not meet the requirements of a vernal pool.

Send completed form and supporting documentation to: Maine Dept. of Inland Fisheries and Wildlife
Attn: Vernal Pools
650 State Street, Bangor, ME 04401

NOTE: Digital submission (to Jason.Czapiga@maine.gov) of vernal pool field forms and photographs is only acceptable for projects with 3 or fewer assessed pools; larger projects must be mailed as hard copies.

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

PHOTOS OF POOL AREA

Drainage/Pooling Along Road – May 12, 2020

Drainage/Pooling Along Road – May 12, 2020

POTENTIAL VERNAL POOL AREA

Jones Associates Inc. - *Photographer: Jason Tome*

Drainage/Pooling Along Road – May 12, 2020

POTENTIAL VERNAL POOL AREA
Jones Associates Inc. - *Photographer: Jason Tome*

JONES ASSOCIATES
Foresters, Surveyors and Environmental Consultants

Lori Paulette
City of Portland
389 Congress Street
Portland, ME 04101

May 12, 2020

Dear Lori Paulette,

I am writing this letter to address the results of my site visits in regards to the two potential vernal pools that were observed during the wetland delineation in March 2020 located off Gray Road in Falmouth, Maine (Tax Map U48-027).

Three visits to the site have occurred during the amphibian breeding season in April and May of 2020. The dates of the site visits were as follows: 4/20/20, 4/29/20, 5/4/20. During these site visits no egg masses were observed for either pool; thus, the potential vernal pools are not by definition vernal pools at all.

There was enough hydrology and attachment points to be suitable for egg masses in the larger, centrally located potential vernal pool. However, the pool's water quality appeared to be poor. During each visit the water was cloudy due to the bare-soil substrate. This did not affect the mosquito larvae which was found to be hatching in abundance in the pool. The smaller potential vernal pool to the south had hydrology in the beginning, but started to lose it gradually through the study period. This combined with the limited attachment points likely made it unattractive to vernal pool species. This smaller pool was also observed to be man-created after further observation.

Attached to this letter are vernal pool datasheets that describe my findings. If I can provide more information about the pools in question please do not hesitate to ask or call the office.

Jones Associates has not submitted the data sheets at this time. We recommend that these forms be filed with MIF&W in order to identify this site as containing no vernal pools. Once you have reviewed the attached information let us know if you would like us to file the forms with MIF&W.

Much appreciated,

Jason Tome

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: PVP1 (Larger Northern-most Pool) **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: Jason Tome

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ◉ same as observer ○ other _____

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

c. Project Name: Gray Road, Falmouth - Tax Map U48-027

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ◉ No If no, was landowner permission obtained for survey? ◉ Yes ○ No

b. Landowner's contact information (required)

Name: City of Portland Phone: 207-874-8683

Street Address: 389 Congress Street City: Portland State: ME Zip: 0410

c. ☐ Large Projects: check if separate project landowner data file submitted

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: Falmouth

Brief site directions to the pool (using mapped landmarks):

Located on the undeveloped property bound by the Falmouth Spur to the north, Blackstrap Road to the west, Washington Ave to the south, Auburn Street to the east. Located to the east of Communication Technologies Inc.

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: 70°17'50.1934" Latitude/Northing: 43°43'22.4686"

Coordinate system: NAD 83 ME WEST

Check one:

○ GIS shapefile
- send to Jason.Czapiga@maine.gov; observer has reviewed shape accuracy (Best)

○ The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

◉ The above GPS point is at the center of the pool. (Good)

○ The center of the pool is approximately _____ m ○ ft ○ in the compass direction of _____ degrees from the above GPS point. (Acceptable)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3): _____

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ◉ Isolated depression
- ○ Floodplain depression
- ○ Pool associated with larger wetland complex
- ○ Other: _____

■ Check all wetland types that best apply to this pool:

- ☑ Forested swamp
- ☐ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☐ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other: _____

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ◉ Natural ○ Natural-Modified ○ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ◉ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

The pool did not have standing water during the wetland delineation in March 2020.

■ Maximum depth at survey: ○ 0-12" (0-1 ft.) ◉ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 45 ○ m ◉ ft Length: 21 ○ m ◉ ft

■ Predominate substrate in order of increasing hydroperiod:

- ◉ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☐ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☐ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☑ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☐ Bullfrog or Green Frog tadpoles
- ☐ Other: _____

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ◉ No inlet or outlet
- ○ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain): _____

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: 4/20/20, 4/29/20, 5/4/20

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ◉ No
- Was the entire pool surveyed for egg masses? ◉ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	0	0	3	3	3									
Spotted Salamander	0	0	0	3	3	3									
Blue-spotted Salamander	0	0	0	3	3	3									
Fairy Shrimp[3]	0	0	0	3	3	3									

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☐ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

This pool does not meet the requirements of a vernal pool.

Send completed form and supporting documentation to: Maine Dept. of Inland Fisheries and Wildlife
Attn: Vernal Pools
650 State Street, Bangor, ME 04401

NOTE: Digital submission (to Jason.Czapiga@maine.gov) of vernal pool field forms and photographs is only acceptable for projects with 3 or fewer assessed pools; larger projects must be mailed as hard copies.

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are <u>required</u> for pool registration.**
- **<u>Clear photographs</u> of a) the pool AND b) the indicators (one example of each species egg mass) are <u>required</u> for all observers.**

Observer's Pool ID: PVP2 - (Smaller/Southern-most) **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: Jason Tome

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ◉ same as observer ○ other _____

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

c. Project Name: Gray Road, Falmouth - Tax Map U48-027

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ◉ No If no, was landowner permission obtained for survey? ◉ Yes ○ No

b. Landowner's contact information (required)

Name: City of Portland Phone: 207-874-8683

Street Address: 389 Congress Street City: Portland State: ME Zip: 0410

c. ☐ Large Projects: check if separate project landowner data file submitted

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: Falmouth

Brief site directions to the pool (using mapped landmarks):

Located on the undeveloped property bound by the Falmouth Spur to the north, Blackstrap Road to the west, Washington Ave to the south, Auburn Street to the east. Located to the east of Communication Technologies Inc.

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: 70°17'53.5694" Latitude/Northing: 43°43'20.5091"

Coordinate system: NAD 83 ME WEST

Check one:

- ○ GIS shapefile
  - send to Jason.Czapiga@maine.gov; observer has reviewed shape accuracy (Best)
- ○ The pool perimeter is delineated by multiple GPS points. (Excellent)
  - Include map or spreadsheet with coordinates.
- ◉ The above GPS point is at the center of the pool. (Good)
- ○ The center of the pool is approximately _____ m ○ ft ○ in the compass direction of _____ degrees from the above GPS point. (Acceptable)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3): _____

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ◉ Isolated depression
- ○ Floodplain depression
- ○ Pool associated with larger wetland complex
- ○ Other: _____

■ Check all wetland types that best apply to this pool:

- ☑ Forested swamp
- ☐ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☐ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other: _____

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ○ Natural ○ Natural-Modified ◉ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

After further investigation (after full snowmelt) it appears to be man-made. Small area dug, with tarp placed underneath.

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ◉ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

The pool did not have standing water during the wetland delineation in March 2020.

■ Maximum depth at survey: ○ 0-12" (0-1 ft.) ◉ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 4 ○ m ◉ ft Length: 3 ○ m ◉ ft

■ Predominate substrate in order of increasing hydroperiod:

- ◉ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☐ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☐ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☐ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☑ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☐ Bullfrog or Green Frog tadpoles
- ☐ Other: _____

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ◉ No inlet or outlet
- ○ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain): _____

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: 4/20/20, 4/29/20, 5/4/20

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ◉ No
- Was the entire pool surveyed for egg masses? ◉ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	0	0	3	3	3									
Spotted Salamander	0	0	0	3	3	3									
Blue-spotted Salamander	0	0	0	3	3	3									
Fairy Shrimp[3]	0	0	0	3	3	3									

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☐ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

This pool does not meet the requirements of a vernal pool.

Send completed form and supporting documentation to: Maine Dept. of Inland Fisheries and Wildlife
Attn: Vernal Pools
650 State Street, Bangor, ME 04401

NOTE: Digital submission (to Jason.Czapiga@maine.gov) of vernal pool field forms and photographs is only acceptable for projects with 3 or fewer assessed pools; larger projects must be mailed as hard copies.

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

PHOTOS OF POOL AREA

Photo of Potential Vernal Pool on March 10th 2020.

POTENTIAL VERNAL POOL AREA

Jones Associates Inc. - *Photographer: Jason Tome*

The dirty water quality remained throughout the breeding season - April 1st 2020.

POTENTIAL VERNAL POOL AREA

Jones Associates Inc. - *Photographer: Jason Tome*