



Commission Members: Chair Pat Bailey, Vice Chair Steve Morgenstein, Andrew Butcher, Jennifer Fox, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, and Andrew Zarro

City of Portland
Land Bank Commission Agenda

March 10, 2021

5:00 PM

On the second Wednesday of the month at 5:00 pm, the Portland Land Bank Commission will conduct a virtual meeting using emergency legislation approved by LD 2167; 1 M.R.S. §403 A, that authorizes cities and towns to conduct meetings online. This meeting will be conducted remotely using Zoom.

Please use the link below to join the webinar:

<https://zoom.us/j/96886489329>

Or Telephone:

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782

Webinar ID: 968 8648 9329

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of the February 10, 2021 Meeting Minutes
 - ii. Treasurer's Report
 - iii. Secretary's Report
- IV. Communications
 - i. Parks Commission Report
 - ii. Parks Division Report
- V. Updates
 - i. 204 Rand Road
 - ii. 1831 Washington Avenue Parcel
 - iii. Hope Avenue Parcel

The Land Bank Commission is responsible for identifying and protecting open space resources within the City of Portland. The commission seeks to preserve a balance between development and conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreational values.



- iv. LBC Sign Project
- v. Riverton Trolley Park Parcels*

*Note: Executive Session: Pursuant 405(6)(C), the Commission may go into executive session to provide staff direction for negotiations on the Riverton Trolley Park parcels.

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2 | Land Bank Commission
landbank@portlandmaine.gov



In attendance: Commission Members: Chair Pat Bailey, Vice Chair Steve Morgenstein, Andrew Butcher Jennifer Fox, Jon Kachmar, Kara Wooldrik, Simon Rucker and Baxter Miatke. City Staff: Doug Roncarati, Mike Murray and Samara Ray. Members of the Public: Besty Cook and Phil Dube.

City of Portland
Land Bank Commission Minutes
February 10, 2021, 5:00 PM

On Wednesday, Feb 10th 5:00 pm, the Portland Land Bank Commission conducted a virtual meeting using emergency legislation approved by LD 2167; 1 M.R.S. §403 A, that authorizes cities and towns to conduct meetings online. This meeting will be conducted remotely using Zoom.

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I. Citizen Comment Period

Pat called the meeting to order, there were no comments made by the public.

II. Agenda Items

i. Acceptance of Meeting Minutes: January 13, 2021

Jon motioned to approve the minutes from the January meeting, Simon seconded. The motion passed unanimously.

ii. Treasurer Report

Jen said that the last withdrawal was early February for park signs. Steve and Mike are going to meet about the installment of these signs. The Treasurer report has been submitted to the City Manager. It was requested that when the City makes expenses from Land Bank Funds over \$5,000 the Land Bank is notified so the Commission can better track expenditures based on budget and commission priorities. Mike stated that the Parks Division will inform the Land Bank about Parks Division expenditures at the March meeting.

iii. Secretary Report

Simon reported that the Annual report was finalized with an revised accurate financial statement. The report was forwarded to the City Manager and it will be put on an upcoming City Council Agenda. The Annual Report is on the shared Land Bank Commission folder on google drive.

iv. Selection of Commission Officers

Treasurer - Baxter volunteered for the position. Jen nominated Baxter, Steve seconded. Andrew abstained, all else voted unanimously in favor.

Secretary- Steve nominated Simon, Jon seconded. Andrew abstained, all else voted unanimously in favor.

Vice Chair- Steve will be the vice chair and run meetings if the president is not around.

Chair- Steve nominated Pat for Chair, all voted in favor with Andrew abstaining.

v. **Communications/Updates**

a. **Parks Commission Report**

March approval expected for Parks Division CIP. The Parks Division is facing significant budget cuts. Park Commission has a strategic planning session on Feb 18th from 4 pm - 6:30pm. The Portland Youth Corps, a program in partnership with the Parks Division, Parks Conservancy and Maine Audubon will run this summer. The Parks Conservancy has a grant to do some strategic planning for the Trolley Park, they will be holding two meetings in March for the Trolley Park Project to get input on what neighborhoods and stakeholders envision for this Park.

b. **Parks Division Report**

The Parks Division is working on Trolley Park plans for revitalization with the Parks Conservancy. Maine Conservation Corps will be working in Trolley Park this summer. The Division was able to do some necessary invasive plant removal during January on the Eastern Promenade and Fish Point.

c. **Rand Road**

d. **Riverton Trolley Park**

Waiting on appraisal of the Hale property, there has not been engagement with the landowner at this time. Jon will reach out to City Councilor Mark Dion regarding this parcel.

e. **Redlon Woods**

no updates

f. **1831 Washington Ave**

Simon had put information together to circulate around the City Departments. Mike reported that this is not City land so it is up to the property owners if they want to put it into conservation. There is an easement for a sewer main over a portion of this property but besides that the city holds no claim on this property. The land owner wants this property conserved.

vi. **Trust for Public Lands**

Betsy Cook and Phil Dube from the Trust for Public Land joined the meeting. The Trust for Public Lands is a national non-profit, their mission is to protect land and create parks. They led the Canco Woods, Bayside Trail and Eastern Promenade efforts in Portland. Their role in 1831 Washington Ave would be project management. They would negotiate with land owners that own parcels in this area, help the real estate process and bring other public and private funding in to match Land Bank funding. Betsy and Phil have early meetings scheduled in February with land owners and they are starting to work with various stakeholders. Simon and the TPL will reach out to City Councilor Mark Dion and keep him informed of developments with this property. Betsy estimates that they are a year and a half from acquisition of these multiple parcels. Simon will invite Betsy and Phil to join a future Land Bank meeting to keep the Commission updated and Mike will be of assistance to TPL administratively. Doug recommends there needs to be clear intentions from the current owner and owner with the option to purchase so that it can be shared with City management and the Council.

Other Topics

Baxter will report to the Land Bank Commission about the Hope property by the Presumpscot River and Falmouth Spur at the March meeting.

Jon brought up the 25 acres of City owned land Washington Ave extension parcel. Kara said that there was a neighborhood meeting for map use at this address. Mike will find out any background

information he can find on this and report back.

PROJECT BUDGET REPORT

FOR 07/01/2016 - 07/31/2021

Original Budget	Net Budget Amendments	Revised Budget	Requisitions	Encumbrances	Actuals	Available Budget	Percent Used
Project: 3320YYLAND - Land Bank							
Task: ArchEngin - ArchEngin							
E 3320YYLAND-ArchEngin -ArchEngin -C08L02		landbank a					
0.00	0.00	0.00	0.00	0.00	63,696.54	-63,696.54	0.00%
EFF DATE	JNL	LINE SRC REF1	REF2	REF3	CHECK	AMOUNT	D/C GLYrPr GLJnl GLLine
06/30/2018	289	1 PAC				45,696.54	D
Conversion		Proj to date actuals thru FY18					
07/17/2018	63	1 API 002694		2543	10000151	2,673.60	D 2019/01 519 10
181		professional services thru 5/1	WOODARD & CURRAN INC				
01/07/2019	95	1 API 008963		51764	6429	3,200.00	D 2019/07 547 1
3692		Boundary Survey	TITCOMB ASSOCIATES				
03/19/2019	345	3 API 002694		72876	10003325	2,800.00	D 2019/09 1837 4
5095		Soil Sampling for 3 lots	WOODARD & CURRAN INC				
03/26/2019	388	1 POE 008963	52539			7,500.00	D
PO ENT/PRF		Oaknuts Park-Boundary Survey	TITCOMB ASSOCIATES				
04/11/2019	186	1 API 003590		79688	9893	44.00	D 2019/10 930 7
5618		Reimbursement	Unknown				
04/16/2019	215	1 API 008963	52539	80895	10019	7,500.00	D 2019/10 1094 1
5660		Oaknuts Park-Boundary Survey	TITCOMB ASSOCIATES				
04/16/2019	215	2 POL 008963	52539	80895		7,500.00	C 2019/10 1094 2
LIQ/INV			2019	TITCOMB ASSOCIATES			
04/23/2019	396	3 API 008963		83198	10488	600.00	D 2019/10 2297 7
5785		Plan Revisions	TITCOMB ASSOCIATES				
05/14/2019	245	2 API 004062		89099	11230	31.65	D 2019/11 1626 2
6124		Postcards	CYBERCOPY INC				
10/01/2020	100	4 API 005294		228396	31093	1,150.75	D 2021/04 393 8
4535		Capisic Pond Rehab	PORTLAND TRAILS				
TOTALS FOR Task/Detail: ArchEngin - ArchEngin							
0.00	0.00	0.00	0.00	0.00	63,696.54	-63,696.54	0.00%

PROJECT BUDGET REPORT

FOR 07/01/2016 - 07/31/2021

Original Budget	Net Budget Amendments	Revised Budget	Requisitions	Encumbrances	Actuals	Available Budget	Percent Used
TOTALS for Phase/Source: ArchEngin -							
0.00	0.00	0.00	0.00	0.00	63,696.54	-63,696.54	0.00%

Detail: C08L02 - C08L02

F 3320YYLAND-LandBank -C08L02 - C08L02
 -50,000.00 0.00 -50,000.00 0.00 0.00 0.00 0.00 -50,000.00 0.00%

EFF DATE JNL LINE SRC REF1 REF2 REF3 CHECK AMOUNT D/C GLYrPr GLJnl GLLine
 06/30/2018 38 1 PAB BGT: 2018
 HTE CONVERSI ORIGINAL BUDGET
 50,000.00 C

TOTALS FOR Task/Detail: C08L02 - C08L02							
-50,000.00	0.00	-50,000.00	0.00	0.00	0.00	-50,000.00	0.00%

Detail: C09L02 - C09L02

F 3320YYLAND-LandBank -C09L02 - C09L02
 -43,500.00 0.00 -43,500.00 0.00 0.00 3,900.00 -47,400.00 -8.97%

EFF DATE JNL LINE SRC REF1 REF2 REF3 CHECK AMOUNT D/C GLYrPr GLJnl GLLine
 06/30/2018 38 2 PAB BGT: 2018
 HTE CONVERSI ORIGINAL BUDGET
 43,500.00 C

09/10/2019 62 1 GEN
 DONATION donation to Opportunity Crew
 3,900.00 D 2020/03 399 1

TOTALS FOR Task/Detail: C09L02 - C09L02							
-43,500.00	0.00	-43,500.00	0.00	0.00	3,900.00	-47,400.00	-8.97%

Detail: C10L01 - C10L01

PROJECT BUDGET REPORT

FOR 07/01/2016 - 07/31/2021

Original Budget	Net Budget Amendments	Revised Budget	Requisitions	Encumbrances	Actuals	Available Budget	Percent Used					
F 3320YYLAND-LandBank -49,000.00	-C10L01 0.00	C10L01 -49,000.00	0.00	0.00	0.00	-49,000.00	0.00%					
EFF DATE	JNL	LINE	SRC	REF1	REF2	REF3	CHECK	AMOUNT	D/C	GLYrPr	GLJnl	GLLine
06/30/2018	38	3	PAB	BGT: 2018		PKG: LandBank		49,000.00	C			
HTE	CONVERSI	ORIGINAL	BUDGET									
TOTALS FOR Task/Detail: C10L01 - C10L01												
-49,000.00	0.00	-49,000.00	0.00	0.00	0.00	-49,000.00	0.00%					

Detail: C13L01 - C13L01

F 3320YYLAND-LandBank	-C13L01	-										
-74,000.00	0.00	-74,000.00	0.00	0.00	0.00	-74,000.00	0.00%					
EFF DATE	JNL	LINE	SRC	REF1	REF2	REF3	CHECK	AMOUNT	D/C	GLYrPr	GLJnl	GLLine
06/30/2018	38	4	PAB	BGT: 2018		PKG: LandBank		74,000.00	C			
HTE	CONVERSI	ORIGINAL	BUDGET									
TOTALS FOR Task/Detail: C13L01 - C13L01												
-74,000.00	0.00	-74,000.00	0.00	0.00	0.00	-74,000.00	0.00%					

Detail: C14L01 - C14L01

F 3320YYLAND-LandBank	-C14L01	-										
-74,000.00	0.00	-74,000.00	0.00	0.00	0.00	-74,000.00	0.00%					
EFF DATE	JNL	LINE	SRC	REF1	REF2	REF3	CHECK	AMOUNT	D/C	GLYrPr	GLJnl	GLLine
06/30/2018	38	5	PAB	BGT: 2018		PKG: LandBank		74,000.00	C			
HTE	CONVERSI	ORIGINAL	BUDGET									
TOTALS FOR Task/Detail: C14L01 - C14L01												
-74,000.00	0.00	-74,000.00	0.00	0.00	0.00	-74,000.00	0.00%					

Detail: C15L01 - C15L01

PROJECT BUDGET REPORT

FOR 07/01/2016 - 07/31/2021

Original Budget	Net Budget Amendments	Revised Budget	Requisitions	Encumbrances	Actuals	Available Budget	Percent Used					
F 3320YYLAND-LandBank -C15L01 - -63,000.00	-C15L01 - 0.00	C15L01 -63,000.00	0.00	0.00	0.00	-63,000.00	0.00%					
EFF DATE	JNL	LINE	SRC	REF1	REF2	REF3	CHECK	AMOUNT	D/C	GLYrPr	GLJnl	GLLine
06/30/2018	38	6	PAB	BGT: 2018		PKG: LandBank		63,000.00	C			
HTE	CONVERSI	ORIGINAL	BUDGET									
TOTALS FOR Task/Detail: C15L01 - C15L01												
-63,000.00	0.00	-63,000.00	0.00	0.00	0.00	-63,000.00	0.00%					

Detail: C16L01 - C16L01

F 3320YYLAND-LandBank -C16L01 - C16L01												
			-73,000.00	0.00	-73,000.00	0.00	0.00	0.00	-73,000.00	0.00%		
EFF DATE	JNL	LINE	SRC	REF1	REF2	REF3	CHECK	AMOUNT	D/C	GLYrPr	GLJnl	GLLine
06/30/2018	38	7	PAB	BGT: 2018		PKG: LandBank		73,000.00	C			
HTE			CONVERSI	ORIGINAL	BUDGET							
TOTALS FOR Task/Detail: C16L01 - C16L01												
			-73,000.00	0.00	-73,000.00	0.00	0.00	0.00	-73,000.00	0.00%		

Detail: C17L01 - C17L01

F 3320YYLAND-LandBank -C17L01 - C17L01												
			-65,000.00	0.00	-65,000.00	0.00	0.00	0.00	-65,000.00	0.00%		
EFF DATE	JNL	LINE	SRC	REF1	REF2	REF3	CHECK	AMOUNT	D/C	GLYrPr	GLJnl	GLLine
06/30/2018	38	8	PAB	BGT: 2018		PKG: LandBank		65,000.00	C			
HTE			CONVERSI	ORIGINAL	BUDGET							
TOTALS FOR Task/Detail: C17L01 - C17L01												
			-65,000.00	0.00	-65,000.00	0.00	0.00	0.00	-65,000.00	0.00%		

TOTALS for Phase/Source: LandBank -	-491,500.00	0.00	-491,500.00	0.00	0.00	3,900.00	-495,400.00	-0.79%
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Task: -

PROJECT BUDGET REPORT

FOR 07/01/2016 - 07/31/2021

Original Budget		Net Budget Amendments		Revised Budget		Requisitions	Encumbrances	Actuals	Available Budget		Percent Used
E 3320YYLAND-Land Impr		-		Land							
491,500.00		0.00		491,500.00		0.00	0.00	103,752.33	387,747.67		21.11%
EFF DATE	JNL	LINE	SRC REF1	REF2	REF3	CHECK		AMOUNT	D/C	GLYrPr	GLJnl GLLine
06/30/2018	38	9	PAB BGT: 2018		PKG: LandBank			491,500.00	D		
HTE CONVERSI ORIGINAL BUDGET											
10/12/2018	282	1	API 005294		31426	4038		4,966.98	D	2019/04	1661 30
2206	Trail Upgrades			PORTLAND TRAILS							
11/14/2018	181	1	API 010951		36642	4681		3,950.00	D	2019/05	835 1
2569	Fall Crew Cleanup			STATE OF MAINE							
11/14/2018	271	3	API 000228		38975	5027		575.00	D	2019/05	1562 13
2763	Engraving Niches & marker-plaq			RICHARDSON MONUMENT							
01/17/2019	261	2	API 003590		55395	12660		500.00	D	2019/07	1270 10
3993	Check requested for Robbins..P			Unknown							
01/17/2019	328	1	API 005294		57269	7144		2,575.43	D	2019/07	1674 1
4135	Labor & Materials for Presumps			PORTLAND TRAILS							
05/14/2019	245	3	API 008963		89098	11293		883.00	D	2019/11	1626 5
6124	Revise Plan/Survey			TITCOMB ASSOCIATES							
09/19/2019	306	2	API 010951		125124	15918		3,950.00	D	2020/03	1829 5
8621	Crew-1 week			STATE OF MAINE							
10/30/2019	447	4	API 005294		137241	17425		4,889.73	D	2020/04	2214 16
9342	Evergreen Trails			PORTLAND TRAILS							
01/16/2020	137	3	API 001298		157438	19847		450.00	D	2020/07	1103 4
645	Title search			SCHAEFFER DOUGLAS							
01/16/2020	137	4	API 003147		157437	19813		34.40	D	2020/07	1103 6
645	Recording fees-transfer tax			CUMBERLAND COUNTY							
01/17/2020	128	1	API 002129		156478	19701		6,044.60	D	2020/07	1010 1
654	Land purchase			ROBBINS STEPHEN P							
07/22/2020	221	3	API 005294		212618	28905		3,072.20	D	2021/01	1350 8
3511	Capisic Pond Trail Rehab			PORTLAND TRAILS							
08/19/2020	306	1	API 000026		218007	29738		4,400.00	D	2021/02	1518 1
3917	Appraisal -Commercial			MAINELAND CONSULTANT							
11/01/2020	60	6	API 010951		237901	32093		5,000.00	D	2021/05	235 10
4995	Mini Team-2 weeks			STATE OF MAINE							

PROJECT BUDGET REPORT

FOR 07/01/2016 - 07/31/2021

Original Budget		Net Budget Amendments		Revised Budget		Requisitions	Encumbrances	Actuals	Available Budget		Percent Used	
EFF DATE	JNL	LINE	SRC	REF1	REF2	REF3	CHECK	AMOUNT	D/C	GLYrPr	GLJnl	GLLine
12/02/2020 5443	101	2	API	005294		247865	32946	3,852.00	D	2021/06	423	9
			Canco	Woods-Maintenance		PORTLAND TRAILS						
02/01/2021 6219	25	1	API	000889		263661	33622	1,410.90	D	2021/08	99	1
			Signs-Landbank			BANACOM SIGN						
02/26/2021 CK 50216	281	1	API	001683		272014	502163	57,198.09	D	2021/08	1545	1
			CLOSING FOR THE PURCHASE OF 20			JEWELL & BULGER						
TOTALS FOR Task/Detail: -												
491,500.00				0.00	491,500.00	0.00	0.00	103,752.33		387,747.67		21.11%
TOTALS for Phase/Source: LandImpr -												
491,500.00				0.00	491,500.00	0.00	0.00	103,752.33		387,747.67		21.11%
EXPENSE TOTALS for Project: 3320YYLAND - Land Bank												
491,500.00				0.00	491,500.00	0.00	0.00	167,448.87		324,051.13		34.07%
FUNDING SOURCE TOTALS for Project: 3320YYLAND - Land Bank												
-491,500.00				0.00	-491,500.00	0.00	0.00	3,900.00		-495,400.00		-0.79%
TOTALS for Project: 3320YYLAND - Land Bank												
0.00				0.00	0.00	0.00	0.00	171,348.87		-171,348.87		
TOTALS FOR EXPENSE STRINGS												
491,500.00				0.00	491,500.00	0.00	0.00	167,448.87		324,051.13		
TOTALS FOR FUNDING SOURCE STRINGS												
-491,500.00				0.00	-491,500.00	0.00	0.00	3,900.00		-495,400.00		
REPORT TOTAL												
Original Budget		Net Budget Amendments		Revised Budget		Requisitions	Encumbrances	Actuals	Availab Budg			
0.00		0.00		0.00		0.00	0.00	171,348.87	-171,348.			

*Unposted transactions are marked with asterisks.

PROJECT BUDGET REPORT

REPORT OPTIONS

Template Information

Report template code: PROJBUDRPT
 Template description: Project Budget Report
 Master template: Y

Report Options

Format: 8 columns
 Segment description: Short
 Print report definitions? Y
 Showing funding source strings as credits? Y
 Double space the report? N
 Exclude project strings with zero balances? Y
 Include cents in dollar amounts? Y
 Amounts exceed 999 million? N
 Only include project strings that exceed 0% of available budget

Column Definitions

Column 1 code:001 Original Budget
 Column 2 code:002 Amendments
 Column 3 code:005 Revised Budget
 Column 4 code:007 Requisitions
 Column 5 code:006 Encumbrances
 Column 6 code:008 Actuals
 Column 7 code:011 Available
 Column 8 code:015 PCTUsd(enc/act)

Project String Selection

Expense Funding Source
 Project: 3320yyland 3320yyland
 Phase:
 Task:
 Sub-Task:

Report Options

Beginning year/month: 2016/7
 Ending year/month: 2021/7
 Group by Major Project? N
 Group by Budget Level N

Sorting Options

1: Project	2: Phase/Source	3: Task/Detail
Total Y	Total Y	Total Y
Page break N	Page break N	Page break N

Detail Options

Include string description: Short
 Include Project String Detail: Y
 Include Employee Detail: N

PROJECT BUDGET REPORT

REPORT OPTIONS

Include Journal Detail:	Y
Include Actual Detail:	Y
Include Encumbrance Detail:	Y
Include Budget Detail:	Y
Include vendor info:	Y
Include unposted transactions:	Y
Journal source code(s):	

** END OF REPORT - Generated by Tonya Mitchell **



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

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

Memorandum

TO: Parks Commission and Land Bank Commission
FROM: Alex Marshall, Parks Director, Parks, Recreation and Facilities Department
SUBJECT: Parks Division Update
DATE: March 2021

Parks Division Staffing

Openings for the following positions:

- Parks Maintenance Supervisor
- 2 Athletic Facilities Maintenance Worker III's

Browntail Moth

Browntail Moth Caterpillars have presented a challenging situation within Deering Oaks. 313 of 316 trees surveyed have winter nests in the canopy with some having as many as 1,000+ nests. There is a major concern for the health of the Heritage White Oak trees that reside within the park as the tiny caterpillars feast on all the leaves as soon as they pop in May. Multiple years of this defoliation will cause branch dieback and will eventually kill the tree. Human health is also a concern with this quantity of nests as the hairs the caterpillars shed from May through June will cause a dermatitis like reaction of varying severities on many individuals. We will be closing the park for 2-3 days in May as we treat the infestation and then will be limiting activity within the park for the following 6 weeks when caterpillar hair exposure is at its peak. The city is working with leadership of the Farmers Market to move them to Payson Park for the 6 week window that Deering Oaks is a concern.

Congress Square Park

The Planning and Urban Development Department submitted a request for \$50,000 and the Public Works Department submitted for \$1,200,000 in this year's CIP to the Congress Square Park Redesign project rolling. DOT will provide matching funds for a portion of this project along with the Friends of Congress Square Park who have been raising private money for this project.

Western Promenade Revegetation and Vista Clearing

Western Prom has seen some major changes over the past few months. With the invasive removal work mostly complete, we are now in the process of devising the revegetation plan for the Spring. Soon there will be a forest mulcher on site to clean up the stumps and debris leftover by the Forest Management Company who removed all the Norway Maples. Following that there will be additional cleanup and contouring of some prominent slope benches to achieve satisfactory grade for trails and plantings. Revegetation will consist of native trees, shrubs and wildflowers. All improvements will be in conjunction with initial vista clearing and lower Western Prom edge improvements.

Baxter Woods Leash Laws

On October 6, 2020 the City Council approved new leash rules for Baxter Woods which took effect on November 6, 2020. Since that time new rules and Habitat restoration signs have been installed. Starting on March 1, 2021, our Park Rangers will be spending multiple days each week inside the park to educate



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

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

folks on the new rules. Starting April 1, 2021 they will begin enforcement of the ordinance as on that date all dogs are to be leashed at all times.

- Dogs must be on 8ft leash at all times between April 1st and July 31st -
- Dogs must be on 8ft leash from August 1st to March 31st between the hours of 9am and 3pm
- Dogs must be on 8ft leash at all times throughout the year while on the Northern Carriage Path and all areas north inside the Habitat Restoration Area.

Portable Toilet Enclosure

Staff are following through with designs for a portable toilet enclosure trial at a location yet to be determined. With the need for portable toilets always there, it presents an opportunity for a safe and aesthetically appealing design to enclose them and turn them into a structure that appears to be a permanent fixture. The design will include an entrance space before stepping into a typical portable unit. Other features will include lower side louvers for visibility, a roof, rear access door and potential decorative features to give it visual appeal. The City will also be piloting a pit toilet design at two locations TBD--typically off-peninsula in less dense settings.

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Dougherty Field Playground: The equipment supplier and design has been selected and we are working with them to finalize the equipment. The next step is to create a bid document for the site work and installation.
- Park Walkway improvements: Deering Oaks bid documents are being finalized
- Futsal Court at Fox Field: Construction has begun and final work to be completed in the Spring of 2021
- Fitzpatrick Drainage Improvements: Drawings are complete. We will advertise an RFP this Spring for a Summer construction
- Talbot School Basketball Court Reconstruction: The RFP is being developed in hopes of advertisement in the next month or two for a summer 2021 construction timeline. This project will be combined with a drainage swale project at the Softball Field within the Talbot School complex
- Lyseth Playground: Feedback has been received from Playground Techs, Lyseth Teachers, Parks and Recreation Rec staff, Lyman Moore Breathe Program and Lyseth Special Ed program. Neighborhood group and PTA outreach is the next step.
- Skate Park Expansion Phase II: Preliminary RFP for design development is being finalized and will be advertised shortly.
- Stroudwater Bridge: City Parks and Planning staff are working with Portland Trails and the Stroudwater Preserve Development Team to develop the plan for installation of the bridge that sits on the side of Westbrook Street before the I-95 bridge.
- Preble Street Field & Stormwater Project: Final design and landscaping plans are being finalized. 2022 is looking to be the summer where we get the elevated natural turf field back.



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

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

- Riverton Preserve: Recreation improvement plans are in progress and will consist primarily of a trail network with other improvements. This project is intended to fulfill LWCF conversion requirements, and final approval of the improvement plan rests with the state and National Park Service.

Property: 0 Hope Ave

Priorities for Land Bank activities	YES	MAYBE	NO	Notes
Does the property have, or contribute to, healthy forest ecosystem?	x			Currently forested except for CMP line and abuts Falmouth Spur at back edge of property
Does the property have, or contribute to, healthy wetlands, streams, river, ocean, aquifers or other water bodies?	X			Abuts Presumpscot River Preserve and important for minimizing runoff into the river
Does the property help mitigate or adapt to climate change impacts? (CO2 storage, storm impacts, tidal impacts)	X			Minimizes runoff to presumpscot river and impacts from Falmouth Spur (vehicle emissions and noise)
Does the property provide an opportunity to protect or improve an ecosystem?		x		Protect the ecosystem surrounding the presumpscot river preserve and prevents further impacts to the river.
Does the property create a connection or link between nearby Parks, Land Bank, or conserved properties?	x			Adds to the 48 acre Presumpscot River Preserve and protects access from the Portland trails Hope Ave trailhead and easements (includes the Sebago to Sea Trail)
Does protecting the property support Portland's desired sustainable land use pattern of a dense core with developed corridors and nodes?	X			A majority of the surrounding neighborhood is single family homes built in the early 2000s
Does protecting the property support Portland's desire for equal access to undeveloped natural space in every neighborhood? (all residents within a 10 minute walk)	X			Yes, protects access to the presumpscot river preserve from the Hope Ave trailhead.
Does the property provide water access for the fishing industry OR for recreation?	x			Yes, can walk down to river for water access along Portland trails from Hope Ave trailhead
Does the property provide passive recreation opportunities?	x			Area has unofficial trails through it currently for biking, hiking off of actual Portland Trails easement.

Other considerations

Is this a time-limited opportunity?	y	Broker Indicated on 3/2/2021 that the property is being pursued at the moment by a couple prospects, one who is more far along. It is not under contract currently
Cost	\$975,000	
Maintenance needs, short or long term	Y	Trailwork, making unofficial trails official
Are there opportunities for leveraging collaboration (in purchase, programming and/or maintenance)	Y	Will most likely need involvement from multiple stakeholders due to high cost (Trust for Public Land, Portland Trails, Falmouth Land Trust, etc.)
Is there significant stakeholder support/opposition?	Maybe	TBD
Are there other competing land uses?	Y	Conceptual Residential Plans calls for 27 duplex units
Are there opportunities to achieve multiple goals of Land Bank &/or other City entities	Y	
Are there underserved areas where geography is a priority for ecological health or human wellness?	N	
Historical significance (humans)	N	
Geologic significance	N	
Is there potential for urban agricultural use	N	

FOR SALE | LAND FOR DEVELOPMENT

HOPE AVENUE - PORTLAND ME



Boundary shown is approximate
and for ease of reference only.

13.28± AC VACANT LAND FOR RESIDENTIAL DEVELOPMENT

Abuts Presumpscot River Preserve with 197± SF frontage
on Hope Avenue

R-3 Zoning permits Planned Residential Unit Development

Concept plans available for 27 duplex residential units with
extensive open space

Easy Access to I-295 and I-95/Maine Turnpike

SALE PRICE: \$ 975,000



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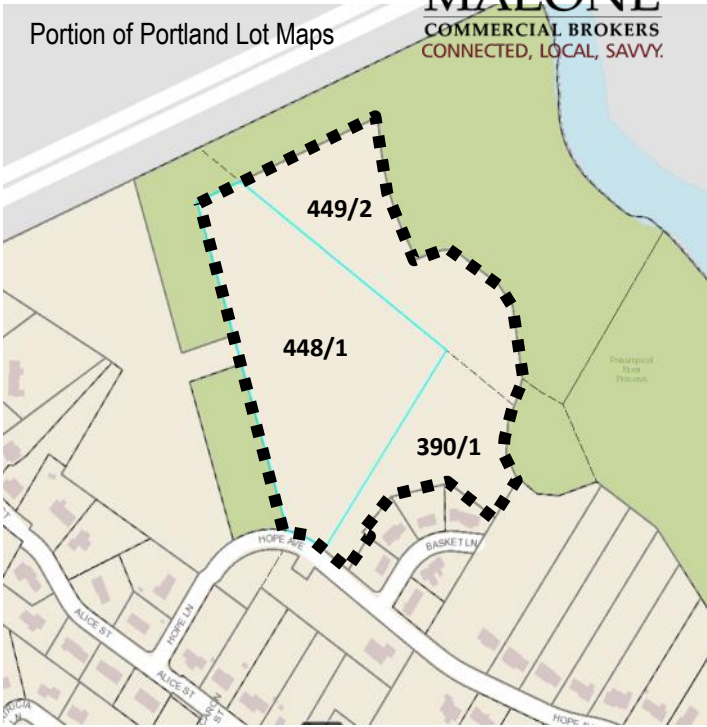
PROPERTY SUMMARY

HOPE AVENUE- PORTLAND ME



GREAT OPPORTUNITY! Prime Portland location off Auburn Street ideal for residential subdivision. Portland Planning Board has approved for development and vernal assessments are complete. Located near Falmouth's Route 1 commercial area with banks, grocery store, cinemas, pharmacies, medical facilities, shops, garden centers — and just 10 minutes to downtown Portland.

LOCATION:	0 Hope Avenue - Portland, ME 04103
SITE SIZE:	13.28± acres
DEED:	York County Book 35303 Page 331
ASSESSOR REF:	Map 448 Lot 1 Map 449 Lot 2 Map 390 Lot 1
ASSESSED VALUE:	Land \$443,000
TAXES:	\$10,326.33 (2019)
FRONTAGE:	197± feet on Hope Avenue
ZONE:	R3
UTILITIES:	Available at street



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0 Hope Avenue Lot Overview for Portland Land Bank Comission- Updated 3/2/2021

https://www.zillow.com/homedetails/0-Hope-Ave-Portland-ME-04103/2077627250_zpid/

Listed by:

Mark Malone

Malone Commercial Brokers, Inc.

Source:  Maine Listings

MLS#:1471344

LISTING: \$975,000

13.28 Acres

13.28± AC VACANT LAND FOR RESIDENTIAL DEVELOPMENT Abuts Presumpscot River Preserve with 197± SF frontage on Hope Avenue R-3 Zoning permits Planned Residential Unit Development Concept plans available for 27 duplex residential units with extensive open space Easy Access to I-295 and I-95/Maine Turnpike SALE PRICE: \$ 975,000

OWNER- ESTELLE ESTATES LLC

Parcel 448 A001001





City of Portland Parcel Information



Best viewed at
800x600, with
Internet Explorer

PORTLAND | me

Current Owner Information:

CBL 448 A001001
Land Use Type VACANT LAND
Verify legal use with
Inspections Division
Property Location 0 HOPE AVE
Owner Information ESTELLE ESTATES LLC
500 WASHINGTON AVE STE 300
PORTLAND ME 04103
Book and Page 35303/331
Legal Description 448-A-1 449-A-2 390-A-1
HOPE AVE 44-56
578276 SF
Rental Registration No
Acres 13.2754

Current Assessed Valuation:

TAX ACCT NO.	5043	OWNER OF RECORD AS OF APRIL 2019
LAND VALUE	\$443,000.00	ESTELLE ESTATES LLC
BUILDING VALUE	\$0.00	500 WASHINGTON AVE STE 300
NET TAXABLE - REAL ESTATE	\$443,000.00	PORTLAND ME 04103
TAX AMOUNT	\$10,326.33	

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

Building Information:

Building 1

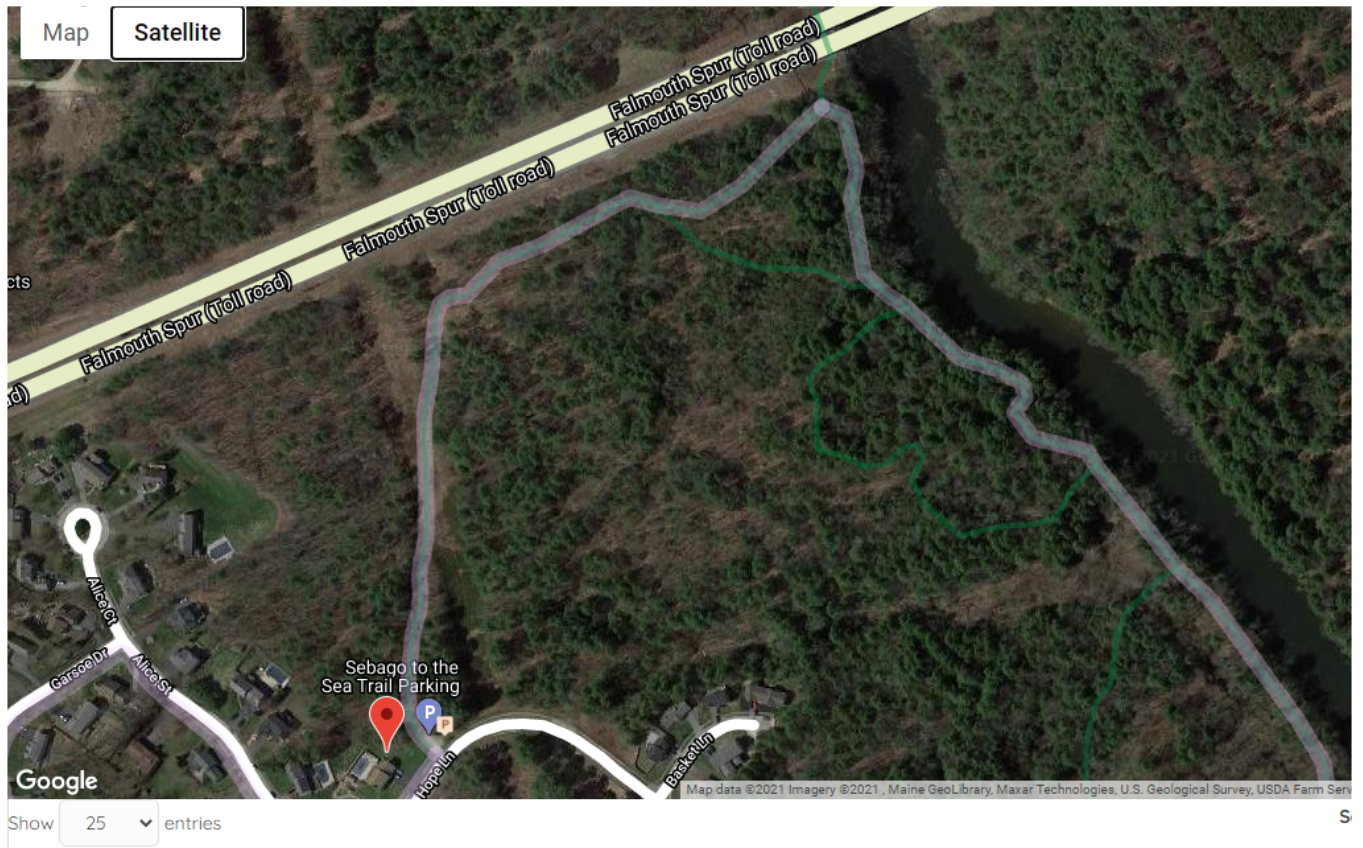
Year Built
Style/Structure Type

Sales Information:

Sale Date	Type	Price	Book/Page
11/19/2018	LAND	\$825,000.00	35303/331
1/10/2017	LAND	\$0.00	/
4/26/2006	LAND + BUILDING	\$0.00	23889/320
11/1/2002	LAND + BUILDING	\$154,500.00	18440/313
10/22/2002	LAND + BUILDING	\$0.00	18262/157
6/18/2001	LAND + BUILDING	\$153,500.00	16422/283



Existing Portland Trails Overlay



R-3 Zoning Land Use

TABLE 6-A: PERMITTED AND CONDITIONAL USES IN RESIDENTIAL ZONES

	R-1	R-2	R-3	R-4	R-5/R-5a	R-6/R-6a	Use Standards
Residential	Single-family dwellings	●	●	●	●	●	
	Two-family dwellings			●	●	●	
	Multi-family dwellings		○		○ ¹ /● ²	●	6.5.6(G)
	Multiplex			○	● ¹		6.4.12
	Congregate care facilities				● ²		
	Handicapped family units	●	●	●	●	●	
	Planned Residential Unit Developments		● ⁴		● ⁴		
	Special needs independent dwelling units			●	● ¹	●	
	Lodging houses				○ ^{1,3}	●	6.4.9
	Sheltered care group homes	○	○	○	○	○	6.5.6(K)
Institutional	Elementary, middle, and secondary schools	○	○	○	○ ¹	○	6.5.6(F)
	Governmental uses	●	●	●	●	●	
	Hospitals		○		○ ¹	○	
	Intermediate care facilities	○	○	○	○ ¹ /● ²	○	
	Long-term and extended care facilities	○	○	○	○ ¹ /● ²	○	6.5.6(F)
	Places of assembly (<10,000 SF)	○	○	○	○ ¹	○	
	Places of assembly (>10,000 SF)	○	○	○	○ ¹	○	
	Preschool facilities	○	○	○	○	○	6.5.6(I)
	Post-secondary schools		○		○ ¹	○	6.5.6(F)
	Bed and breakfasts					●/○ ⁵	6.4.4
Comm.	General offices (<5,000 SF)					○	6.5.6(C)
	Hostels					●/○ ⁶	6.4.8
	Agriculture	●	●				
Other	Cemeteries	○	○	●		●	
	Off-street parking			○	○ ¹	○	6.5.6(H)
	Parks and open spaces	●	●	●	●	●	
	Raising of domesticated animals	○					6.5.6(J)
	Solar energy system (minor)	●	●	●	●	●	6.4.16
	Utility substations	○	○	○	○	○	6.5.6(L)

¹ In the R-5 zone only.

² In the R-5a zone only.

³ Conversions of existing two-family or multiplex structures into lodging houses are permitted as a conditional use, provided that the lodging house shall not be located within 500 ft. of another as measured along street lines.

Adjacent Land

<https://trails.org/our-trails/presumpscot-river-preserve/>

The Presumpscot River flows from Sebago Lake to its outlet at Casco Bay. **In 2001 Portland Trails and the City of Portland Landbank Commission teamed up with the state's Land for Maine's Future program to save this beautiful piece of land along the river by creating a 48-acre public nature preserve.**

The trail follows a deep ravine away from the residential neighborhood and into the Preserve. The trail is very steep in places. Boardwalks and bridges pass over wet areas, while allowing for mountain bike access. Once the trail reaches the river's edge, signs direct the visitor upstream or downstream, both offering spectacular river views. Upstream, the trail features several short loops into wooded, upland areas. That trail continues along the shoreline under the highway overpass for another $\frac{3}{4}$ mile. Downstream, the trail crosses through property protected by the Falmouth Conservation Trust before it reaches Presumpscot Falls. The trail includes a portage to help paddlers around these swift rapids.

**This property is owned collaboratively between the City of Portland, City of Falmouth, Portland Trails and private landowners.
Please respect private property at the end of the trail.**

This trail is sponsored by [Adopt-A-Trail](#) partners: [L.L. Bean](#), [Southworth Products](#), and [Martin's Point Healthcare](#)

Parking: In addition to the two parking areas indicated on the map, parking is available on-street on Summit St. and Hope Ave. The trailhead on Overset Rd. gets congested and overcrowded at peak times. **Please park in the Hope Ave. lot or on-street in another location during busy times.**





Welcome To Canco Woods

A Portland Land
Bank Property

www.portlandmaine.gov