



Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, and Andrew Zarro

City of Portland
Land Bank Commission Agenda

December 8, 2021

5:00 PM

Due to the existence of an emergency or urgent issue, the Land Bank Commission will conduct this meeting by remote methods/technology at the Zoom link provided below, in accordance with the requirements of 1 M.R.S. section 403-B and the City Council's Remote Participation Policy.

Please use the link below to join the webinar:

<https://zoom.us/j/98497248698?pwd=QjJlOUdoaitxMHZsb1V4RzRZbE50QT09>

Passcode: LandB8nk!3

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+1 253 215 8782**

Webinar ID: 984 9724 8698

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of the November 10th Meeting Minutes
 - ii. Treasurer's Report
 - iii. Secretary's Report - Comments and Acceptance of Annual Report
Action Item
- IV. Communications
 - i. Parks Commission Report
 - ii. Parks Division Report
- V. Parcel Updates

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.



- i. Hale Parcel - Riverton Trolley Park
- ii. North Deering Park Expansion

VI. Adjournment

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landbank@portlandmaine.gov



Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker and Baxter Miatke **Staff:** Ethan Hipple, Doug Roncarati and Samara Ray

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

I. Call to Order - Commission chair Pat called the meeting to order and asked if there was any public comment.

II. Citizen Comment Period

- George Rheaul, enjoyed the land tour of Land Bank potential sites from last month. He would like to receive a copy of the grant application for the North Deering Park project that the City has worked on with the Trust for Public Land. Tonight the Commission will discuss another parcel that would offer access to the North Deering Park from Auburn Street. He thinks that this is great as access from Auburn street would make the park much more accessible and access on both sides is very important. He also noted on the Redlon Woods parcels that there have been assertions about water and drainage and he wanted it to be clear that a development does not necessarily increase runoff, as it rains the water flows downhill if it flows downhill today it will still rundown the hill after development. It should not be assumed that development will make development worse.
- Sarah lives in the Bayside neighborhood, she is the President of the Bayside Neighborhood Association. She thinks there is a general need for the City to pay attention to park space in Bayside. The need for park space is really important and this area has been neglected for many years. There is not a lot of City owned land in this area, she would like to see a strategy to get more open, public space here and move forward on how the City and Land Bank could obtain and protect the open space that already exists. One of these open spaces is the Bayside Garden, it is on a privately held piece of land that has been donated but every year they have to ask if they can stay, she would like to find a way to preserve this garden space.
- Avery is the co-founder of Portland Protectors which is devoted to equity and environmental landscaping in Portland. There is an online tool made by American Forests that has mapped canopy and put in Census information. This tool revealed the least equitable block in terms of open space is the block bound by Franklin Atretiral and Elm Street in the Bayside neighborhood. There is a tremendous need for open space in this area. The only public open space is a playground. There are 4 community gardens that are in the area but they are not managed or owned by the city. There is one managed by the Bayside Neighborhood association. The other three are on private property. She is here to request the Land Bank to secure a permanent home for the community garden that is managed by the Bayside N. Association. She has learned that Parkside also needs a community garden. Need for open space in

particular the garden is in imminent threat of being evicted. Pat asked Avery how would you see the Land Bank help in preservation. Avery said that she would like funding in order to purchase vacant lots and make a permanent investment to secure a garden. She said there are many empty parcels in this area. Sarah said she is not sure what the possess would be but she would look to the Land Bank to give guidance. Simon said that he is the District 1 Commissioners and he said that he would be happy to meet with Avery and Sarah to talk about what the Land Bank could do and see about a proactive approach to do some of this work. Simon shared his email with them and they will get in touch with him.

- Karen Snyder- she lives on Munjoy Hill and is the chair of Portland Pesticide Management Advisory Committee she had sent out an email to the Commission regarding vacant properties in Bayside. She is frustrated that there is one property owner who is holding these 24 vacant lots like they are stocks on the stock market. Bayside is decimated by the non profits who do not put money into the City coffers and the land owners hoarding land. She is concerned about her neighbors in Bayside. She wonders if there is a way to purchase one of these lots just so there could be a Community Garden in this area. She would be interested in connecting with Simon as well and would like to brainstorm about how to help. She hopes the Landbank can take advantage of this opportunity. Jon wondered why Kennedy Park was not included in the conversation about greenspace in this area, because it is a large green space in this area. Kara noted a distinction between East Bayside and Bayside. Sarah said that the Franklin Arterial separates these neighborhoods. The least equitable census block goes from Franklin to Elm street in the west direction of Bayside. Parks and Recreation Director Ethan said that the Department uses the American Forest's tree equity score map as a planning tool very frequently. Forestry and Parks staff recently gave a presentation to the Transportation and Sustainability Committee on trees and he encouraged Commissioners and the public to view it on the City website if anyone was interested.

III. Agenda Items

i. Acceptance of September 8th, 2021 Meeting Minutes

Jon moved to accept the September 8th 2021 minutes, Baxter seconded the motion passed unanimously.

ii. Treasurer's Report - Budget Approval - Action Item

Baxter reviewed the proposed 2022 Land Bank Budget with proposed expenditures for 2022. There were some revisions to be made. Pat explained that the Land Bank is funded through the City of Portland Capital Improvement budget. Land Bank funds come from ½ a percentage of the CIP total budget allocation annually. All of this funding is available for use by the Land Bank. This Land Bank funding is defined in the city ordinance.

Doug noted that CIP money is bonded money. So there are times where they may not have bonded the money yet for a particular year yet, but it will be bonded when needed. There is enough money in the accounts for all the spending outlined in the 2022 Budget. Pat shared that this budget will go in the Annual Report that will be presented to the City Council early 2022.

Simon Rucker noted that the 275 Avengrid donation is a made up number and it should not be on anything officially. Pat said it was on the closing statement. Simon said that it is not proper accounting. The appraised value was 210 and ew paid 50 so their donation is 160000 it should not say 275000. Pat said it was the transaction that was agreed upon. Pat said it is not a non profit that did the transaction so they are not restricted that non profits would be. Doug noted that for the purpose of tax right off it is 275,000.

iii. Secretary's Report

No report this month. But next month the Annual Report will be brought to the Commission for comments and acceptance.. Baxter will send the final 2022 Land Bank budget to Simon so it can be included in the Annual Report. Simon asked if any Commissioners would be interested in helping with

the Annual Report, please let Simon know if you would like to help. He thinks it is great to have a few people involved so more people know how to do the annual report down the line.

IV. Communications

i. Parks Commission Report

Jon said that he missed a good chunk of the last Parks Commission meeting and he should not report on the meeting due to that fact.

ii. Parks Division Report

Ethan noted the Tree Presentation that staff gave to the Transportation and Planning Committee. The Department is looking at bringing a MCC Americorps on board to do brush clearing, clearing, and inventory and working closely with Portland Trails. Ethan said that the written report is prep. Pat shared that in the late 1950s the local school sent kids home with ginkgo saplings and a lot of the large full grown ginkgos are from that effort.

V. Parcel Updates

i. Riverton Trolley Park- Hale Parcel -Action Item

Jon shared that this acre is not to be confused with the LWCF grant to do recreational improvements at the Riverton Trolley Park however he thinks this acre does enhance this effort. Wooded Acre abutting Riverton Trolley Park, this is the third appraisal on the property. There is a willing seller - we have the dollars between the Land Bank and a business owner to purchase for 50,000. The business owner has committed the 23,000 to make up the difference of the 27,000 that would be asked of the Land Bank. Jon said we are ready to move forward with a sale. Pat would like to make a motion that Riverton has been identified as a priority parcel to put in the land bank, it has been ranked with the scorecard and there is significant stakeholder support. Pat provided a summary to the Commission about the purchase of the parcel. She asked the Department admin staff to read a motion that had been previously prepared by Pat. Samara read the motion to the Commissions it was as follows:

Pat made a motion for Riverton Trolley Park (Hale Parcel),

The Riverton Trolley Park Parcel has been identified as a high priority parcel to be put into the Land Bank Commission.

The site has been ranked using the LB prioritization process matrix (scorecard). The property has been appraised and we have significant stakeholder support for this parcel.

I propose that we move forward working with our stakeholders. We will contribute \$27,000 towards the purchase of this property. The remaining funds needed (approximately \$23k) will be funded by interested stakeholders.

We will use an outside attorney to process the closing and those costs will come from our budget.

Jennifer Fox seconded the motion. There was a verbal roll call vote and the motion passed unanimously.

Pat noted that the City Attorney has become the City Manager and our two attorneys are out of pocket. Ethan commented that the Land Bank's legal counsel Michael Goldman has been informed of the action item on this parcel tonight and is alright with the Land Bank moving forward with this.

Kara was called up by Pat and she said she was hoping for a discussion before the vote. She would question if this was a good use of funds as there is already green space in that area. Pat said she missed

her hand and she was sorry for that.

Ethan shared with the group that the LWCF grant for the recreational improvements has been passed at the state level and is still awaiting federal approval.

ii. North Deering Park- Support TLP in pursuing 410 Auburn Property Action Item

Ethan shared that the property for sale on Auburn street does not look like a good option for workforce housing . The City has told the Trust for Public Land to pursue this property to potentially add to the North Deering Park. Doug shared that this Auburn property has been on the Land Bank wish list for a while now. Doug reminded the Commissioners that this parcel has significant wetlands and a sewer interceptor. These were high priority parcels by the first Land Bank Commission. This could be a great opportunity to protect wooded space, fields and wetlands. The Trust for Public Land is currently talking to the property owner. Jon said natural wetlands are efficient and cheaper than engineered wetlands that are hard to replicate. Doug said protecting wetlands is “cheap money”. For example, 1 acre of storm water treatment costs \$75,000-100,000 to install with additional money to maintain. In the long run it is best to protect habitat and protect water resources.

iii. Redlon Update

No updates on Redlon

Additional updates-

Baxter wanted to share a news item. Voters in South Portland have approved a \$4.5 million bond for their citizens land bank. That bond will be used for future purchase of land, or easements.

Social Media Marketing- Samara discussed ways in which the Department can market for Land Bank happenings and also highlight Land Bank properties on social media and the newsletter. Commissioners can email Samara Land Bank items of interest and Samara can post on social media in the department newsletter and also on the Land Bank website. Simon and Baxter suggested running down the Land Bank Properties highlighting pictures of Land Bank sites.

VI. Adjournment

Pat adjourned the meeting.

Portland Land Bank Commission 2021 Annual Report



December 2021

Acknowledgment

The Land Bank Commission is pleased to present its annual report to the City Manager and City Council whose collective wisdom and vision recognized a “need to balance development within the municipality with conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreation values” by creating an entity to ensure conservation and preservation of limited open space. The Commission offers special thanks and appreciation to Michael Goldman, Ethan Hipple, Alex Marshall, Greg Mitchell, Mike Murray, Samara Ray, Doug Roncarati, and all staff whose hard work supports the Commission’s efforts.

Overview

Under The City of Portland, Maine Code of Ordinances, Article III-A, the Land Bank Commission is charged with the responsibility of submitting an annual report to the City Manager and making recommendations for preserving open space to the City Council. This annual report provides a summary of the work the Commission completed in the last year.

The Land Bank Commission receives funding to assist with achieving the goals of the Commission and to acquire property for open space conservation purposes. One half of 1% of the City's annual Capital Improvement Budget is set aside for the acquisition of property recommended to the City Council for Land Bank status and for remedial work on existing Land Bank holdings. The Commission has other methods to acquire or protect open space property which include personal property donations, direct purchases, easements, land trades, grants, and developer agreements.

Commission Members (2021):

Pat Bailey, Chair, At Large
Simon Rucker, Secretary, District 1
Baxter Miatke, Treasurer, District 3
Jon Kachmar, At Large
Jennifer Fox, At Large
Jayne Foley, District 4
Dan Herzlinger, District 4
Robert Foster, District 4
Andrew Zarro (City Council Representative)

Non Voting Members

Kara Wooldrik, Portland Trails Representative
Maine Audubon Society Representative (vacant)

Staff Support:

Tom Jewell, Outside Counsel, Jewell & Bulger, P.A.
Michael Goldman, Associate Corporation Counsel
Ethan Hipple, Director, Parks, Recreation and Facilities Department
Alex Marshall, Parks Director, Parks, Recreation and Facilities Department
Greg Mitchell, City Economic Development Director
Mike Murray, Director of Cemeteries and Project Management
Doug Roncarati, Stormwater Program Coordinator
Samara Ray, Senior Executive Assistant

Introduction

This document, including the attached Exhibits, is the Annual Report and Updated Registry of Open Spaces as set forth in Section 2-42 (g), Article III-A of the City of Portland, Code of Ordinances created by the City Council in 1999 which established the Portland Land Bank Commission with the following stated purposes:

1. Act as an advocate for the acquisition and conservation of open space within the city;
2. Cooperate with other agencies and parties on wetlands mitigation projects;
3. Recommend on a priority basis the acquisition of various interests in real estate in order to effectuate the goal of this article;
4. Accept gifts and funds from both private and public sources and disburse such funds for the purposes hereunder;
5. Act as a liaison to other public and private nonprofit agencies involved in planning, acquiring, disposing, and managing land within the municipality; and
6. Recommend an annual budget to the city manager and city council to carry out its purpose.

City Code requires the Commission to annually file a report consisting of two parts: the Registry of Open Space and an operating budget.

The Registry of Open Space must list all open space of types in Code Section 2-43 (a), publicly or privately owned, located within the city or abutting the city as potential buffer areas, for the purpose of providing information pertinent to property utilization, protection, development, or use of such open space. The Registry must show all property interests then currently held by the city, including a description of the use of those interests and all acquisitions, improvements, or dispositions of all property interests held by the city at any time during each filing.

The types of land and interests specified in Section 2-43 (a) are the following:

- Ocean, harbor, river, stream, or pond frontage and adjoining back lands;
- Fresh or saltwater marshes, estuaries, flood plains and adjoining uplands;
- Islands;
- Land for future passive public outdoor recreational use, including hiking, trails, bicycle paths, green belts, and high elevations with a view;
- Aquifers, aquifer recharge areas, and other ecologically fragile or significant property;
- Properties with unique historical or geological characteristics or otherwise important to the community's cultural welfare;
- Woods or forest land;
- Farmland or wildlife habitat;
- Open spaces which help shape the settlement pattern of the community by promoting the neighborhood concept and discouraging sprawl;

- Vacant parcels of land, vacant buildings and properties or buildings and properties in significant disrepair which may be reclaimed for the purpose of establishing natural areas for conservation and open space land; or
- Conservation or trail easements and other similar interests in land.

A map of Land Bank Holdings is attached as Exhibit D. To view a full-sized map of Land Bank holdings click [here](#).

The Operating Budget for all expenses and projects of the Commission is required to be submitted to the City Manager and City Council by Code Section 2-41 (h) (9). That Section of the Code specifies that the budget “shall include a separate budget for expenditures from the Land Bank fund, which expenditures will be limited to the purposes for which the fund is dedicated.”

Compliant with the stated requirements in Code, the Land Bank Commission Annual Report for 2021 contains the Registry and operating budget for the calendar year 2022.

2021 Accomplishments

- **Rand Road.** In February, the Land Bank Commission acquired an approximately 27.38 acre parcel of open space land on Rand Road. A press release and map for this project area attached as Exhibit ____.
- **Riverton Trolley Park Addition.** This parcel (CBL 325 C001 to 007) was approved by the Land Bank Commission in November. If acquired, this would constitute a 0.9-acre addition to the park. This undeveloped tract of land is heavily forested and acts as a wildlife habitat and drainage buffer between the Presumpscot River and the existing residential and commercial development along Riverside Street. Acquisition of this property, which has significant local support, would buffer Riverton Trolley Park from development on Riverside Street. A map and summary are attached as Exhibit ____
- **North Deering Park (1831 Washington Avenue).** North Deering Park consists of approximately 8 acres of forested wetlands between Washington and Auburn Avenues in North Deering. This is a cooperative project between the Land Bank Commission and the Trust for Public Land, who are also working to conserve the adjacent ballfield and 410 Auburn Street which is on the Land Bank Priority Parcel List (HP-11). In September, the Commission voted to allocate \$80,000 of Land Bank funds for the acquisition of the 8 acre parcel. The City of Portland, working with TPL, has submitted a \$400,000 grant request to the Outdoor Recreation Legacy Program (ORLP), a federal program, for additional acquisition funding. A map and summary are attached as Exhibit ____.

- **Redlon Woods.** Work on Phase II of the Redlon Woods project continues, with the pace of development and building during 2021 impacting the acquisition. A map of this project is attached as Exhibit ____.
- **Trail improvements and maintenance.** The Land Bank Commission allocated a total of \$14,200 for a six-person field team for two weeks of trail maintenance at Riverton Trolley Park.
- **Land Bank Property Signs.**
- **New Land Bank Commissioner.** In 2021, the Land Bank Commission welcomed Jayne Foley, Robert Foster, Dan Herzlinger and Baxter Miatke. Information about commissioner, including term dates and bios, can be found [here](#).

Program Budget and Project Initiatives for 2022

Per Chapter 2 of the City Code, an annual appropriation of 0.5% of the total annual capital improvement program is to be deposited into the Land Bank Fund. The Statement of Financial Position in this report does not include amounts from the 2018, 2019 or 2020 CIP as the bonding has not been authorized and the funds have not been appropriated via the City Council. However, for planning purposes an additional balance of \$171,000 from these fiscal years should be considered available if a purchase in excess of funds on hand is required.

Available funding as of December __, 2021 for the planned work activity by the Land Bank Commission is approximately \$ 593,789.87, as indicated in the 2021 Land Bank Commission Budget which is attached as Exhibit ____.

Land Bank Commission Project Initiatives 2022

- *Complete the acquisition of the Riverton Trolley Park Addition* (see above).
- *Continue work towards the acquisition of North Deering Park* (see above).
- *Complete the acquisition of parcels in Redlon Park.* The Land Bank Commission is currently working on acquiring additional parcels within Redlon Woods. Redlon Woods consists of several acres of open space surrounded by Brighton Avenue, Stevens Avenue, Capisic Street and Bancroft Street. The Land Bank Commission has been working on conservation of Redlon Woods since 2000 and it was one of the project examples that led to the formation of the Land Bank Commission. A map of the Redlon Woods project is attached as Exhibit E.

- *Continue acquisitions of parcels in Oatnuts Park.* There is the potential for the acquisition of additional lots for Oatnuts Park going into 2022.
- *Review and assess Tax Acquired Parcels Committee List.* The Land Bank Commission will annually review and assess the TAPC list for TAPC properties suitable for Land Bank protection and provide our recommendations to city staff.
- *Trail improvements, wayfinding and maintenance on Land Bank parcels.* Land Bank signage will be installed and trail maintenance will continue to be funded on Land Bank properties.
- *Green Space Gathering.* The Land Bank hopes to again work with the Parks Commission to assist with developing the agenda and logistics with the annual Green Space Gathering that focuses on open space advocates. The status of the gathering for 2022 is TBD.
- *Continue to field proposals to the Land Bank Commission from community members.* We receive requests from the public to consider parcels of land to be put into the Land Bank and these requests constitute several of the ongoing projects.

Exhibit A – Description of Current Land Bank Registry Existing Holdings (Open Space)

E-1 Natick Street. This parcel is contiguous with the northern end of the Interurban Line parcel (HP- 19) which, like its counterpart, runs along the western side of the railroad line. The land provides a wooded buffer between the railroad line and adjacent residential development and includes a trail that is heavily used by local residents. A network of wetlands and a stream are also located on the property.

E-2 Pineloch Drive. Situated next to Oatnuts Park, this parcel follows a sewer right-of-way and brook, which are flanked on both sides by mixed woodlands. The Portland Water District conveyed this property to the City in 2001. The trail through Oatnuts Park emerges into the cleared right-of-way and follows it for several hundred feet before reentering the woods and continuing on towards the Presumpscot River Preserve.

E-3 City RPZ Land on Starbird Lane. This large parcel is located next to the Fore River Sanctuary, at the confluence of Capisic Brook and the Fore River, and consists of a mix of marshland, wet meadow, and woodland. It serves as valuable habitat for migratory waterfowl and other species of wildlife. Forming its southern border, the railroad line affords excellent views of the marsh.

E-4 City RPZ Land on Rand Road. This parcel, along with the Union Water-Power land (HCP-14) is located off Rand Road just to the west of the Fore River Sanctuary. The property is predominantly wooded, with the exception of the CMP right-of-way that runs the length of the parcel. It forms a significant drainage area with many hills and gullies collecting and guiding stormwater toward the Fore River. Consequently, numerous streams and wetlands are located throughout the parcel. The blend of softwoods and hardwoods, shrubs, and ground cover provide abundant habitat for wildlife, including deer. Together these parcels serve as an important wildlife corridor for the Fore River, even though it is bounded to the west by the Maine Turnpike. Several footpaths wind through the woods and along the right-of-way, connecting to Portland Trails' Fore River Sanctuary trail system. This includes a trail along the remains of the historic Cumberland and Oxford Canal.

E-5 Hobart Street Area. Situated off Hobart Street these parcels provide public access to and afford spectacular views of the Fore River. It also links with Portland Trails' Fore River Trail on the other side of Hobart Street. Portland Water District maintains a pump station and outfall at the site.

E-6 Pine Grove Park. Pine Grove Park, as the name implies, is an 8-acre parcel on Ray Street that is mostly covered with mature white pine. Several paths wind through the park bringing attention to interesting ledge outcrops.

E-7 Blueberry Road Parcel. Located along the Stroudwater River at the end of Blueberry Road, this one-acre parcel includes a section of the proposed Stroudwater River Corridor (HCP-15)

nearest the Maine Turnpike. This City-owned property provides direct access to the river and Stroudwater Trail. The Portland Water District has a pump station on part of the property. The land is currently afforded some protection by virtue of being in the Resource Open Space Zone (ROS) and the Shoreland Overlay Zone.

E-8 Conservation Area at Evergreen Cemetery. This area at the rear of Evergreen Cemetery just beyond the ponds is a pleasant and inviting refuge of undeveloped woodland, undulating ground and rock outcroppings in the city. It consists primarily of two landscapes. One is a high central area of exposed bedrock vegetated with small trees. The other is lower, more level and somewhat poorly drained woodland with larger trees and an open plain of ground. The tree cover is mixed deciduous and evergreen consisting largely of White and Red Oak species, White Pine and Hemlock, with some Birch and Red Maple. The area is approximately 30 acres in size. It contains a number of existing trails. This area, in conjunction with the rest of the cemetery, provides an excellent habitat for a variety of bird species. For this reason Evergreen Cemetery is a favorite spot for birding enthusiasts. In addition, joggers, walkers, cross-country skiers, and dog owners use the area.

E-9 City-Owned Parcels in Oatnuts Park. Oatnuts Park is an approximately 23-acre undeveloped wooded area located off of Summit Street in the North Deering neighborhood. Oatnuts Park is contiguous with the Presumpscot River Preserve. It includes a gated entrance on Summit Street and existing trails providing access to the Presumpscot River Preserve and to nearby residential streets.

E-10 Presumpscot River Preserve. The 48-acre Presumpscot River Preserve, located in the North Deering neighborhood, is one of the river's largest areas of undeveloped riparian land. It abuts land owned by Portland Trails, the Town of Falmouth and other private landowners who keep their land wild. The parcel is heavily wooded and many of the steep slopes that traverse the landscape are overgrown and difficult to access. The property includes over 3100 feet of river-frontage, providing direct access to the beauty and peacefulness of the river. The preserve is crossed by a cascading stream and several stream pools. It provides Portland residents with unequalled opportunities within the city for nature study, fishing, and picnicking. Further, with the removal of the Smelt Hill Dam in 2003, alewives have returned to the lower Presumpscot River for their annual migratory run. They draw a variety of other wildlife to the river including cormorants and osprey, which congregate at Presumpscot Falls looking for an easy meal. The City is cooperatively managing the preserve in conjunction with Portland Trails. There are several wonderful trails that provide direct access to the river within the preserve and beyond its borders.

E-11 Sheridan Street Property. This property forms one of the few areas of open space on the bay side of the Eastern Promenade. The land drops precipitously from the western side of North Street to the eastern side of Sheridan Street, making most of it unsuitable for development. It offers accessible open space between Sheridan Street and North Street, and good views of Back Cove and points west. It links via footpaths to the grounds of the East End School.

E-12 PATHS Wooded Area. Located behind the Portland Arts and Technology High School (PATHS), this land is comprised of a few lightly wooded areas, but is mostly open and includes both scrub-shrub wetlands and granite outcroppings. Over the past ten years the School has used the land as a training ground for students. The PATHS property and North Deering/Riverton Parcels (E-19) serve as the headwaters of Dole Brook, a stream that runs west through Riverside Golf Course to connect with the Presumpscot River. Preservation of these wetlands, fields and woodland buffers is critical to protecting water quality within Dole Brook Watershed.

E-13 Virginia Street Parcels. These City-owned, tax-acquired parcels adjacent to Maine Ave and Ray Street are contiguous with the Ocean Ave Open Space (E-14) and part of the Ocean Avenue Recreation Area. This undeveloped land features a mix of shrubs, trees, wetlands and streams. Several trails running through this property connect it to the larger Portland Trails network. The property's proximity to extensive residential neighborhoods creates an exceptional opportunity for recreation, education, and conservation activities.

E-14 Ocean Avenue Open Space. This property is the area formerly used as a landfill on outer Ocean Avenue near the intersection with Presumpscot Avenue. The 60+ acre site includes the capped landfill, Quarry Run Dog Park, and adjacent woodlands and wetland areas, which provide a mix of habitat for a variety of wildlife species including turkeys, deer and fox and song birds, especially migrating sparrows. In fact, the site is so popular with "birders" that is known as the "Dragon Fields" due to its proximity to the former Dragon Cement quarry. The landfill rises approximately 50-70 feet above the gravel drive at the highest point, affording good views in all directions, including Casco Bay to the south and east. These properties, in combination with the Virginia Street Parcels (E-13) and other nearby City-owned tax-acquired parcels make up the Ocean Avenue Recreation Area. The Commission has been working to protect additional trails and wildlife habitat, mainly wetland areas, contiguous with these existing holdings.

E-15 Maggie Lane Lot. This triangular lot off Maggie Lane, in combination with a trail easement on private property, was acquired in 2008 to provide trail access and linkage along the Riverton Rail Trail. Portland Trails constructed a trail head and boardwalk to connect with the trail network.

E-16 Beverly Street Lots – North. The Beverly Street Lots - North link with southern counterpart and the Natick Street Property along the west side of the Riverton Rail Trail. These lots were acquired to protect the Dole Brook stream corridor, provide access to the trail and to preserve a wooded buffer between the trail and adjacent properties.

E-17 Beverly Street Lots – South. The Beverly Street Lots - South, link with their northern counterpart and the Natick Street Property along the west side of the Riverton Rail Trail. These lots were acquired to protect wetlands associated with Dole Brook, provide access to the trail and to preserve a wooded buffer between the trail and adjacent properties.

E-18 Goodridge Avenue Lots. These wooded lots behind the intersection of Goodridge Avenue and Eleanor Street were acquired in conjunction with the Maggie Lane Lot and a trail easement to provide trail access and linkage along the Riverton Rail Trail. Portland Trails completed the new section of trail in 2010.

E-19 North Deering / Riverton Parcels. This large group of parcels is located north and west of the PATHS Wooded Area (E-12), just across the tracks from the Riverton Rail Trail. These wooded parcels provide connectivity to the Portland Trails network, provide significant wildlife habitat and preserve wetlands and stream buffers essential to maintaining the health of Dole Brook.

E-20 Castine Pines. This attractive grove of pine trees at the intersection of Forest Avenue and Castine Avenue was acquired as conservation land in 2008 through a land swap with a local developer planning to build additional housing on the street.

E-21 Ocean Ave Rec Area-Pine Grove Ave Lots. These lots near Copley Woods Circle were purchased to fill in gaps at the southern edge of the Ocean Avenue Recreation Area. This acquisition preserves trail connectivity and wooded wetlands in this area. Additional lots near Stepping Stone Lane were also included in this transaction.

E-22 Ocean Ave Rec Area-Belfast St Lots. These lots near Maine Avenue and Ray Street were donated to the Land Bank as conservation land to fill in gaps at the north-western edge of the Ocean Avenue Recreation Area. This acquisition preserves trail connectivity and wooded wetlands in this area.

E-23 Ocean Ave Rec Area-Marlborough Rd/Trapelo St Lots. These lots near Copley Woods Circle were purchased to fill in gaps at the southern edge of the Ocean Avenue Recreation Area. This acquisition preserves trail connectivity and wooded wetlands in this area.

E-24 Dole Brook Driving Range Property. This property across the street from Riverside Golf Course was once used as a driving range. The land is mostly wooded with the exception of a clearing for the former driving range and slopes towards a ravine that carries Dole Brook on its way to the Presumpscot River. Dole Brook has been identified as an impaired stream by the Maine Department of Environmental Protection, because it does not meet its designated water quality classification due to the impacts of urban stormwater runoff. State and Federal regulations under the Clean Water Act require the City to restore water quality in the brook. This property was placed in the Land Bank to protect the stream corridor, prevent further water quality degradation and potentially provide for passive recreational activities, such as trails or a low-impact driving range.

E-25 Canco Woods. The Canco Woods property was protected in 2012 through a collaborative partnership between neighborhood residents, the Trust for Public Land, Portland Trails, the Land Bank Commission and the former land owner, Union Water- Power Company. This very popular 13-acre wooded area features wetlands, streams and trails. The City also has a sewer

right-of-way through a portion of the property. Canco Woods is owned by the City and is subject to a conservation easement held by Portland Trails.

E-26 University Park. A popular spot for off-leash dog walking, University Park can be accessed from either Yale Street off Allen Avenue or from the east at Harvard Street. The property is bisected by the Harvard Street Path.

E-27 Wooded Area North of Riverside Golf Course. This wooded area is part of Riverside Golf Course and is bordered by the Presumpscot River and Interstate 95.

E-28 Land Along Canco Road. This parcel connects to the larger Canco Woods to the south (E-25) and contains the road frontage of The Woods at Canco retirement home.

E-29 to E-62 – See Exhibit B

E-63 Redlon Woods. This wooded area, located in the Rosemont neighborhood, features an interesting mix of woodlands, wetlands and ledge outcroppings, as well as some popular informal walking and mountain biking trails. The desire to protect this open space was the impetus behind the creation of the Land Bank Commission in 1999. Long-term protection of Redlon Woods has involved and will continue to require collaboration between the Land Bank Commission, City, neighboring property owners, local NGOs and other open space preservation advocates

E-66 Avangrid 204 Rand Rd. (See attached Exhibit ____).

Exhibit B – Specific Properties (Portland Parks) Dedicated as Land Bank Property Interests

E-29 Back Cove Park and Trail
E-30 Barrow's Park/Baxter Sundial
E-31 Stone Street - Bayside Park & Playground
E-32 Baxter Pines
E-33 Baxter Woods
E-34 Bell Buoy Park
E-35 Belmeade Park
E-36 Capisic Pond Park
E-37 Clark Street Park
E-38 Congress Square Park
E-39 Deering Oaks Park
E-40 Dougherty Field
E-41 Eastern Prom, East End Beach, Fort Allen Park
E-42 Fessenden Park
E-43 Fort Gorges
E-44 Fort Sumner Park
E-45 Fox Field/Kennedy Park
E-46 Harbor View Park/Tate-Tyng Park
E-47 Heseltine Park
E-48 Lincoln Park
E-49 Lobsterman Park
E-50 Longfellow Square
E-51 Monument Square
E-52 Munjoy Playground
E-53 Payson Park
E-54 Peppermint Park

E-55 Pleasant Street Playground

E-56 Post Office Park

E-57 Riverside Golf Course

E-58 Riverton Park

E-59 Stroudwater Park

E-60 Taylor Street Playground

E-61 Tommy's Park

E-62 Western Promenade

E-63 Redlon Woods

Exhibit C - Current Land Bank Commission High Priority Parcels

HCP-1 Glickman, GDI
HCP-9 Brackett St Lots at Indian Trail, Peaks
HCP-11 Riverton Trolley Park Parcels
HCP-12 Verizon/Fairpoint Pines
HCP-13 Redlon Road Parcels
HCP-15 Stroudwater River Corridor
HP-3 ACE Griffin's Cove, Cliff Island
HP-4 Kensington St Parcel
HP-6 RPZ 1601-1660 Congress Street
HP-7 Waynflete School Property
HP-9 MTA Land Holm Ave
HP-10 PTC Land Holm Ave
HP-11 410 Auburn St
HP-12 1831 Washington Ave
HP-13 Rocky Hill
HP-15 Land West of Murray St
HP-19 Inter-urban Line
HP-21 Fore River Corridor on Yellowbird Ln
HP-24 Salem St Parcels



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

LEGEND

- UWP2-10-2020
- Designated Land Bank

Drainage

- Brook
- Ditch or Brook
- Contour Lines

Rand Road:
Former Union Water
& Power Property

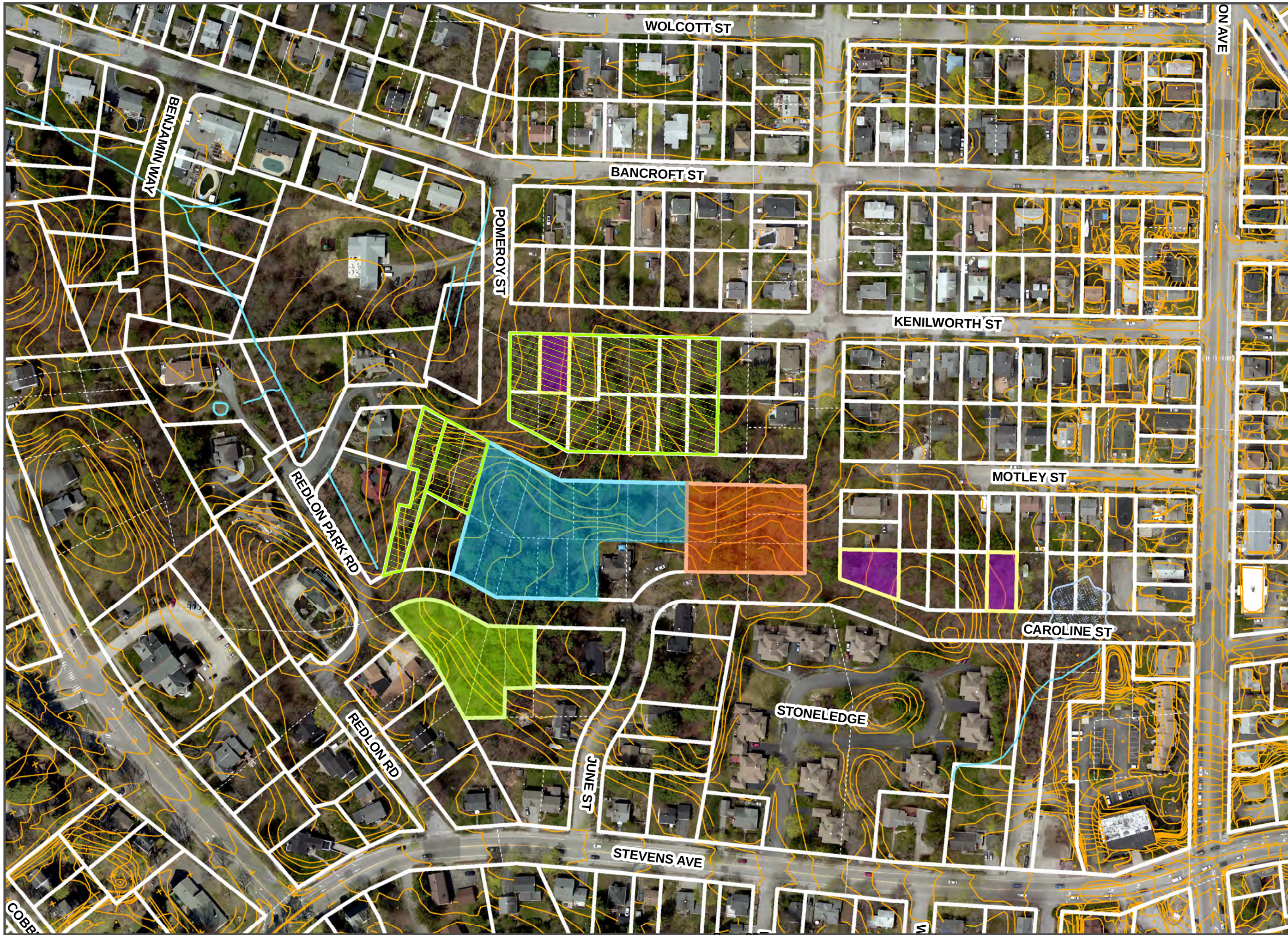
Note: Drainage & Water Bodies were derived from aerial imagery, not survey or wetland delineation. They are an indicator of potential water features only.



February 10, 2020

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





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

LEGEND

- Redlon Woods Phase1
- Taylor
- Berry2
- Berry1
- City-owned

Drainage

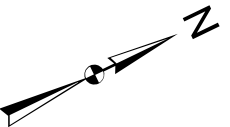
- Brook
- Ditch or Brook

Water Bodies

- swamp
- Countour Lines

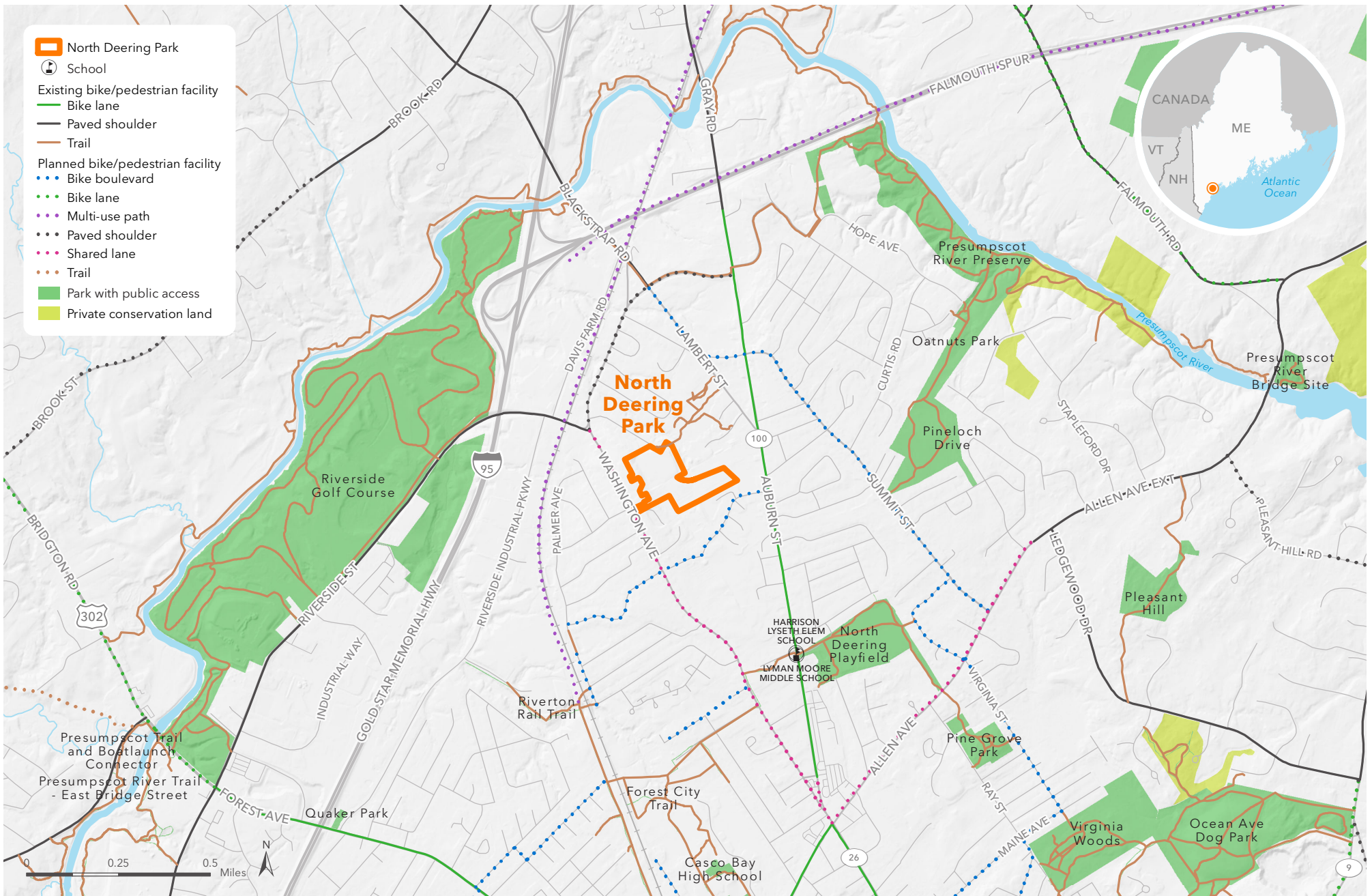
Redlon Woods Area

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



January 7, 2020

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



North Deering Park

NEIGHBORHOOD MAP, NATIONAL PARK SERVICE OUTDOOR RECREATION LEGACY PROGRAM

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NEWS RELEASE

FOR IMMEDIATE RELEASE

April 19, 2021

MEDIA CONTACT

Pat Bailey, Land Bank Chair

202-213-7454

Portland Land Bank Commission Conserves Open Space on Rand Road

***Ahead of Earth Day, addition of 27-acre parcel will add to existing
preserves at the Fore River Sanctuary and Jewell Falls***

PORTLAND, Maine -- The Portland Land Bank Commission announced the acquisition by the City of Portland of a 27-acre forested parcel along Rand Road near outer Congress Street, from the Avangrid Foundation. This land has been a high priority open space parcel for several years due to its adjacency to existing conservation land, its network of trails and its natural and recreational values. With this addition, the City has added protection to its largest remaining undeveloped area around the headwaters of the Fore River.

"When you're hiking in these woods you are among soaring pine trees, streams and open wetlands," said Pat Bailey, Chair of the Portland Land Bank Commission. "You feel like you are in a special place but you are right in the heart of Portland."

The Avangrid Foundation, charitable arm of AVANGRID, parent company of Central Maine Power, worked with the City and Land Bank Commission to assess the best and highest use of the property and then to ensure that the parcel would be kept as open space and available to the public. The Foundation donated 85% of the appraised value to the Land Bank to support the acquisition.

"At the Avangrid Foundation we look for unique opportunities to partner with our local communities and pursue our mission of environmental stewardship, and this was the perfect opportunity to do both," said Nicole Licata Grant, Executive Director of the Avangrid Foundation. "We are so pleased to work with the City's Land Bank Commission to provide this land for public use. We want to thank the Boulos Company and the Law Firm of Curtis Thaxter for the additional donation of time and services to bring it to fruition."

Public access to the Rand Road property will continue via the trail network maintained by Portland Trails, which can be reached from Rowe Avenue, Starbird Land and Rand Road. Due to the varied land cover, topography and soil type, this is an area of regional flow for species moving to adapt to climate change. Development of the Rand Road property would not only represent the loss of an opportunity to protect a unique and important natural area, it would degrade the value of adjacent conservation lands by fragmenting the large undeveloped acreage.

"This is a big deal for Portland to be able to preserve this 27-acre parcel that helps the City accomplish so many goals at once -- from preserving our existing tree canopy and habitat areas, to getting us closer to 100% of our residents living within a 10-minute walk of a park or

trail, to creating outdoor recreation and exercise opportunities for walkers, bikers, students, commuters, and dog-walkers,” said Ethan Hipple, the City’s Director of Parks, Recreation & Facilities. “One hundred years from now, when Portland may have grown or changed so much, residents will be thankful that this gem of a property was set aside for the public to share and enjoy forever. The City of Portland and the Land Bank Commission want to thank the law firm of Jewell & Bulger for donating time and services to complete this transaction.”

The Avangrid Foundation recognized the conservation value of the area and quickly reached an agreement with the Portland Land Bank Commission, despite the COVID-19 pandemic. The Portland 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.

About The Avangrid Foundation

The Avangrid Foundation is an independent, nonprofit organization that funds philanthropic investments that primarily impact communities where AVANGRID, Inc. and its subsidiaries operate. Since 2002, the Avangrid Foundation and its predecessors have invested more than \$28 million in partnerships that focus on building sustainable, vital and healthy communities; preserving cultural and artistic heritage; advancing education; and improving people’s lives. The Avangrid Foundation is committed to advancing the United Nations Sustainable Development Goals in the United States. For more information, please visit www.avangridfoundation.org.

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30 Danforth Street
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Portland, ME
04101
t: 207.772.7424
tpl.org

September 1, 2021

City of Portland
Land Bank Commission
Maine

The Land Bank Commission,

I'm writing to request \$80,000 to support the acquisition of an +/- 8-acre forested parcel in North Deering, Portland. With help from The Trust for Public Land, the City of Portland submitted a \$400,000 grant request to the Outdoor Recreation Legacy Program (ORLP), a federal program. However, ORLP funding requires a 1:1 match and the \$80,000 request from The Land Bank Commission would help meet that need. The Trust for Public Land, the project manager, plans to also submit an application to the Land for Maine's Future Program to request an additional \$320,000, which would satisfy the 1:1 ORLP match requirement when combined with The Land Bank's support/contribution.

According to the Trust for Public Land's *Park Serve*, a geospatial analysis tool, North Deering is one of the few neighborhoods with a "high" need for public space within a 10-minute walk. Due to this deficiency, local children use this space as a wooded play space and refer to it as "The Forbidden Forest." The unofficial open space contains well-loved informal trails and wetlands, critical natural infrastructure that can help manage stormwater runoff and floods.

This project will add much needed public outdoor space in the neighborhood. During the COVID-19 pandemic, public outdoor spaces have offered respite and opportunities for physical activities to many communities. This park will make it possible for this community to have easy access to outdoor space and aligns with TPL's *Land for People* mission.

The Trust for Public Land (TPL) is dedicated to protecting *Land for People* and working with our partners we have conserved more than 170,000 acres and created over 70 new parks and public land units – including the Bayside Trail, Eastern Prom Trail, and Canco Woods – in Maine since 1998.

We are excited about this project and look forward to working with our partners to bring it to life.

Sincerely,

Phillip Dube, Senior Project Associate
The Trust for Public Land

2022 FINAL Land Bank Commission Budget			
	Prepared by: Baxter Miatke (Treasurer)	11/5/2021	
	Reviewed by: Pat Bailey (Chair)	11/5/2021	
	Updated and Finalized At Meeting	11/10/2021	
	<u>General Statement of Financial Position</u>		<u>Notes</u>
	Balance from City: (As of 11/1/2021)	\$ 303,762.87	Cash on Hand Balance reported from City Staff (includes donations)
	2018, 2019, 2020, 2021 Land Bank Allocations	\$ 287,627	This is an estimated additional amount that is not bonded at this point. The process for using these funds would be to contact the City Finance Director with a summary about the prospective purchase and then the funds would be bonded and allocated.
	Restricted Gifts (parks account)	\$ 2,400	
	Total Estimated Available as of 11/1/2021	\$ 593,789.87	Includes estimated allocations and restricted gifts
	<u>2022 Anticipated Expenditures</u>		
	Property Acquisition	\$ 282,000	\$80,000 of this approved by comission for North Deering Park through TPL (expected 2022), Assume \$27,000 for Riverton Trolly Park Parcel from appraisal, Assume up to \$100,000 for Redlon Parcel, Assume \$75,000 for to be determined acquisitions in 2022
	<u>Aquisition Related Dilligence</u>		
	Survey	\$ 10,200	Assume 3 surveys at approximately \$3,400 each
	Appraisals	\$ 10,200	Assume 3 appraisals at approximately \$3,400 each
	Environmental Assessments	\$ 5,000	Assume 2 Environmental Assesments at \$2,500 each
	Legal	\$ 10,000	Assume 2 legal reviews up to \$5,000 each
			<i>Sub Total Acquisition related Costs \$35,000</i>
	Land Maintenance	\$ 20,000	Assumes Portland Trails Work and Parks and Rec on existing Land Bank Properties
	Administrative	\$ 3,000	Assume administrative fees for comission
	Total 2022 Estimated Expenditures	\$ 340,400	
	Percentage of Available Funds for 2022 Expenditures	57%	



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

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

Memorandum

TO: Parks Commission and Land Bank Commission

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

SUBJECT: Parks Division Update

DATE: December 2021

Parks Division Staffing

- Vacancy: Athletic Facilities Steward

Monument Square Christmas Tree

The annual placement of the Monument Square Christmas tree took place on Thursday, November 18th this year. The 40' Balsam Fir was donated from a home on Epping Street and escorted all the way to Monument Square where it sits today. For the second year in a row there was a wonderful story of how the original homeowner planted the tree in hopes it would be the Monument Square Tree someday. On Friday, November 26th, the tree was lit at 4pm during the annual tree lighting ceremony sponsored by Portland Downtown and all their partners. A special thanks goes out to Shaw Brothers Construction, Keeley Crane, Portland Forestry Division, Portland Police, Portland Parking Control and Portland Downtown for all their help in coordinating this wonderful event each year.

Annual Meadow Mowing

Many have seen the various meadows that have been popping up across the city. The most recognizable ones being the Franklin Street Meadow, The North Street Hill on the Eastern Prom, The Deering Oaks Meadow, and the Western Prom Meadow. There are also meadows in parks such as Payson Park, Riverton Trolley Park, Baxter Woods, PATHS and Harbor View, just to name a few. These spaces are not only beautiful in their representation of a natural landscape but beneficial in ways like they provide pollinator plants for bees, butterflies and birds as well as they are carbon emission free with no regular mowing required. Each year these spaces requires an annual mowing to keep the grass and wildflower growth healthy as well as to suppress any invasive growth that may be eager to take over. This process takes about 6 weeks in totality to execute but well worth the time for the beauty and benefit they bring

Winter Operations

Winter is upon us as some have seen their first snowfall of the year. Our Parks Maintenance Crew morphs into a sidewalk clearing operation during the winter months with the help from Horticulture, Ballfields and Cemeteries. That team covers over 100 miles of sidewalks and trails each storm with a handful of them working on heavy snow load, heavy ice, pinch point and tip-down locations. The Forestry Division diverts from tree work during each storm to focus on Public Safety Buildings, on-peninsula School parking lots, snow ban parking lots and various other city parking lots. Our Ballfields division participates in overnight sidewalk clearing in the Downtown District and then helps with sidewalk pinch points during the day. The Playground Division keeps City Hall Plaza and the Police Station



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

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

open while also clearing and maintain the ice on three citywide ponds (Payson Park, Ludlow and Deering Oaks). Finally, our Park Rangers help with shovelling various city buildings and will also help keep the cross country ski trails open at Deering Oaks this year.

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Dougherty Field Playground: We are finalizing the stormwater design and creating the site work bid documents to be advertised later this Winter. Playground equipment has been purchased. Construction and installation Spring 2022.
- Park Walkway improvements: Deering Oaks bid documents are being finalized and reviewed by the Planning Department.
- Fitzpatrick Drainage Improvements: Drawings are complete. An RFP is ready to be advertised in the Fall to seek bids for Spring 2022 construction
- Talbot School Basketball Court Reconstruction: We have reallocated site specific CDBG funds to help us bridge the gap in the construction market and plan to have this bid out in the beginning of the year.
- Lyseth Playground: This project is in the design phase now that groups have been offered the opportunity to weigh in.
- Skate Park Expansion Phase II: Preliminary RFP for design development is being finalized and will be advertised when funding is in hand.
- 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. Grant funding will be essential as City funds are limited.
- 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. If construction stays on schedule, the field should be restored in fall of 2022, with play resuming Spring of 2023.
- Riverton Preserve: Recreation improvement plans are in progress and will consist primarily of a trail network with other improvements. This project is intended to fulfill LWCF conversion requirements, and final approval of the improvement plan rests with the state and National Park Service, which has a public engagement process.
- Riverton Trolley Park: The LWCF grant has been submitted. The City Council gave their approval for the City to proceed with the grant application. Project budget will be an estimated total of \$500,000 (\$250,000 PPC/Private/City and \$250,000 LWCF)
- Western Promenade Welcome Signs: Three new historic Welcome Signs are being ordered and installed as the weather permits. Spring may be the desirable time for this
- Lower Western Prom Park Improvements: Final design improvements have been made and construction/bid documents are to follow in the coming months.



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Parks, Recreation & Facilities Department
Ethan Hipple, Director

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Alex Marshall, Parks Director

- Community Garden Fence and Gate Installations: We will be replacing 6 Community Garden fences and 3 sheds. A fencing bid document will be advertised this Winter and installation is planned to begin in the Spring.