



Commission Members:

Chair Michael Mertaugh, Vice Chair Jaime Parker, Amy Segal, Jon Kachmar, Marie Gray, Zack Anchors, Eleanor Sears, Beth Rabbitt, Stephen Bentsen, Michael Catania and City Councilor Victoria Pelletier.

City of Portland Parks Commission Agenda

March 3, 2022

5:00 PM

On the first Thursday of the Month at 5:00 pm, the Portland Parks Commission will conduct a virtual meeting using Zoom.

This meeting will be held remotely pursuant to the Remote Meeting Policy adopted by the Portland Parks Commission and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the committee to meet by remote methods. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live, a recording will be available following the meeting.

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

Please use the link below to join the webinar:

<https://zoom.us/j/91710859101?pwd=MUVLWTVFRG5jUFNxSHIEcTFISk8wZz09>

Passcode: P3pperm1nt

Or Telephone:

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

Webinar ID: 917 1085 9101

Passcode: 480730

*The Mission of the Portland Parks Commission is to advocate for the enhancement and stewardship of our parks and open spaces. Review and propose projects that impact parks and open spaces and recommend action.
Foster collaboration among park users and the City. Promotes public access and enjoyment.
Advocate for public and private funding for parks and open spaces. Enjoy Portland for Life.*

- I. Call to Order
- II. General Citizen Comment Period
- III. Agenda Items
 - a. Acceptance of Meeting Minutes: February 3, 2022 **Action Item** (5 min)
 - b. New Business
 - i. Renaming of Farm Field in Payson Park to Ron A. Farr Field- **Action Item** (5 min)

City of Portland Commissions are not required to take public comment under FOAA and our Ordinance is silent regarding the duties of the Commission. The Commission has the discretion to not allow or allow public comment during its meetings, including the authority to limit the duration of comments. Since the Commission makes recommendations to the City Council, public comment is available at that level.

- ii. 165 Sheridan St. Site Plan - **Action Item** (10 min)
 - iii. Request City Council to declare 2022 the “Year of Portland Parks” in partnership with the Portland Parks Conservancy - **Action Item** (5 min)
 - c. Old Business
 - i. Tree Planting ARPA Grant Update (5 min)
 - ii. Update on Olmsted Bicentennial Events (10 min)
 - d. Communications and Updates
 - i. Parks Report (5min)
 - ii. Land Bank Commission Report (5)
 - iii. Update on Interpretive Sign Project (5 min)
 - iv. Committee Updates (10 min)
 - e. Commissioner requests for Agenda Items
- IV. Adjournment of Parks Commission March Meeting 6:30 PM
- V. Parks Initiatives Committee Meeting 6:30 PM-7:30 PM

Commission Members:

Chair Michael Mertaugh, Vice Chair Jaime Parker, Amy Segal, Jon Kachmar, Marie Gray, Zack Anchors, Eleanor Sears, Stephen Bentsen, Michael Catania and City Councilor Victoria Pelletier. **Staff:** Alex Marshall and Samara Ray

City of Portland **Parks Commission Minutes** **February 3, 2022** **5:00 PM**

I. Call to Order

Parks Commission Chair Michael called the meeting to order and welcomed City Councilor Victoria Pelletier to the Parks Commission.

II. General Citizen Comment Period

George Rheault commented that the Parks Report did not include a vendor for the Castle in Deering Oaks. He was wondering if the City had a prospective renter. He also wanted to know if there was any further discussion about the Norway Maple that was slated to be taken down for the ADA sidewalk project in Deering Oaks. He does not think that this tree needs to be taken down, but he does not remember the Parks Commission getting a briefing on this removal. He does not know how we are removing healthy trees when other residents cannot. Parks Director Alex responded that the Castle in Deering Oaks Request for Proposals went out on Monday. There was previous interest and the City is seeing what kind of interest people have for it now. Alex said that Norway Maple George asked about will not be removed.

III. Agenda Items

a. Acceptance of Meeting Minutes: January 6th 2022 Action Item (5 min)

The January minutes were accepted unanimously by the Commission.

b. New Business

i. Tree Canopy Work - Discussion (10 min) Liz Parsons, Avery Yale Camilla

Liz Parsons is the past president and current board member of the West End Neighborhood Organization. She gave a summary of the Tree Canopy Ordinance in Portland.

In the summer of 2019 a developer did some tree clearing, neighbors stopped the work before all trees were taken down. This was an awakening that there was no Tree Canopy Ordinance on the books. Troy Moon collaborated with City Arborist Jeff Tarling to create the ordinance and it passed in late 2020. Public awareness of the ordinance is a challenge and the idea has always been to expand and strengthen this ordinance. There are staffing challenges in Forestry presently.. Portland has multiple ordinances that are not easily enforced, she stated that we need additional City staff for our Parks.

Avery Yale Kamilla, co-founder of Portland Protectors said for the past few years they have been focused on the tree issue in Portland. Trees have been taking a hit by development and other factors like street expansion. She stated that in the 1930's there were racist red lining programs and certain neighborhoods were risky for investments, by the 1960s there were urban renewal programs and many trees were clear cut. There was some re planting but Forestry staffing took a hit in the 1980s and it never recovered. Underserved communities in Portland are places without a lot of trees, this is visible in the American Forest mapping. She noted that trees are crucial to an urban environment for a variety of reasons. She thinks that putting a monetary value on Portland trees could improve the effort to get resources to increase canopy.. Councilor Dion said that that monetary information would be great to have at budget time.

Michael responded by saying that staffing is a very important part of addressing this issue.

ii. Olmsted Bicentennial (5 min) Nan Cumming

Frederick Olmsted was born 200 years ago. Many communities are planning bicentennial celebrations in 2022 based on his legacy. Some discussion has been made already with the Parks Conservancy. There will be time allotted at the Feb 15th Strategic Planning meeting to brainstorm potential Olmsted events in Portland.

iii. 165 Sheridan Street Site Plan (10 min)

Michael M. shared that the Parks Commission will be reviewing this proposal at this meeting and will be voting on it at the March meeting. Approval will require the Parks Commission advisory recommendation and a supermajority of the City Council. Rick Meek with the Terradyn Consultants Civil Engineers. It is adjacent from Fort Sumner Park on Sheridan Street. The site is just below the park. On the City's website the address is listed as 165 Sheridan there was an existing residence and the new address number is in the center of the property is 155 Sheridan Street. The City's documentation represents the 165 address. The site is currently under construction. Rick is seeking a recommendation to enter a license agreement with the City, they are proposing soil nails that would stabilize the earth and encroach on Fort Sumner property. The contractor needs to stabilize the earth prior to excavating to build the building. Rick said there are two options, the first option is the soil nail proposal and the second is to drive steel piles into the earth along the Ft Sumner property line. The advantage of the soil nail is little noise and disruption to the neighborhood. The disadvantage is that they need a license agreement to install the soil nails. The advantage of the pile system is there is no encroachment; the disadvantage is that there would be significant noise and disruption to the neighborhood and the process would last a lot longer. The goal is to get a recommendation from the PC to allow the license for the soil nails to go into the Fort Sumner property.

Michael asked if this was just about soil stabilization and Alex confirmed that yes this advisory opinion is only about soil stabilization.

Rick went over the supporting documents that were attached to the Agenda Packet. He said there is also a hybrid type of construction that could be possible without the use of soil nails.

Amy said it was a bit challenging to understand the diagram, she wanted to know if there was a better diagram that illustrated the extent of the soil nails. She requested a diagram that is easier to digest with a clear cross section. Rick said he can send that along for review prior to the March Parks Commission meeting.

Michael C asked what the impact would be on the park? What restrictions would there be on future use of the property? These soil nails are permanent and would be more expensive than the piling would be, but there would be permanent restrictions on the Park.

Alex asked what the duration of time would look like if they went the hybrid way that only required piling on one stretch along the park. Rick said he would get an answer to us before the next meeting.

c. Old Business

i. Vacancies (5 min)

There are 4 Parks Commission seats vacant, applications are due tomorrow, Feb 4th. Victoria asked if there have ever been people of color represented on the Parks Commission. There was a discussion to please urge people of color to apply. One of the vacant positions is a seat for Friends of Evergreen but this group is dormant right now. Amy Segal and Beth Rabbit will both be reapplying.

d. Communications and Updates

i. Parks Report (5 min)

Alex provided a summary of Parks' happenings. There will be a third portable bathroom installed on the Eastern Prom on the street side, it will go in a similar location to the porta potty that has been on the Promenade. Amy asked about Riverton Preserve, Alex said that the Department was still working through paperwork on the Hadlock field conversion. Once the conversion is approved then work can commence in the Riverton Preserve. A request for proposals for 6 community gardens will go out this month.

ii. Land Bank Commission Report (5 min)

Jon K gave two updates. There is a Purchase and Sale agreement for the Land Bank to purchase for 1 acre to purchase and become part of Trolley Park. This will go to council on Feb 28th 2022. A priority property went up for sale off of Kennington Ave near Windsor Terrace on the Bay, the Land Bank will discuss this property and will act to purchase as quickly as possible.

iii. Strategic Planning Meeting- Feb 15th, 5:00pm-6:30pm (5 min)

This meeting will feature a discussion about Olmsted Bicentennial projects.

iv. Green Space Gathering in May (Tree Initiative) (5min)

Jeff Tarling will be in attendance. The idea will be to partner with immigrant communities and connect with community members. Michael requested that Victoria send Michael a list of organizations that serve or are made up of immigrant communities. Ideally the Greenspace Gathering will be in person and outside. Michael is hopeful that they will meet in person and may push it later so it can be done in person.

v. Committee Updates (10)

Amy gave an update. Nell and Michael and Beth and Amy are working together to create interpretive panels about indigenous people who lived here and locating parks to put these signs. Michael has done outreach to potential resources. They need to set a date to meet for a committee meeting. Amy has had good conversations with Nancy Montgomery.

Michael has had many conversations with these resources. Amy wanted to give Nell time to talk about establishing the goals they are trying to achieve.

Michael summarized the main points that have come through from his resources:

We don't come with a pre-cooked idea. We don't keep it all in past tense, indigenous people are still with us, they hold the same values as their ancestors. It is important to compensate people for their time. But we do not have a budget for this~ we don't get an allotment like Land Bank and public arts commission.

Inability to protect scenic vistas. Things can be put in Master Plans but until there are ordinances in place view sheds may not be protected. He thinks it would be a good idea to see what other cities have done to protect viewsheds. He would be happy to work on this topic.

e. Commissioner requests for Agenda Items

Michael C. noted that it may be good to bring up the topic of park diversions at future meetings. He thinks that decisions such as the Sheridan street proposal should not happen in a vacuum and they should work to create policies that discourage park diversions and encroachments so it is harder to request these types of things in the future.

IV. Adjournment

The meeting was adjourned.



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City of Portland **Parks Commission Strategic Planning Meeting** **February 15, 2022** **5:00 PM**

I. Welcome to the February Strategic Planning Meeting and Introduction (5:00-5:05)

Michael gave an introduction to the program for this evening. He thinks this is a great opportunity to look deeper at our parks with the new Commissioners and new City Council members. He gave an overview of the agenda.

II. Frederick Law Olmsted Bicentennial - (5:05-5:40)

a. The Olmsted Legacy and Portland's parks - (Kirk Mohny, Maine Historic Preservation Commission)

Kirk Mohny, chair of Maine Historical Preservation Commission gave comments on the Olmsted legacy. People have come to appreciate these spaces, he hopes that the parks continue on his legacy.

b. Parks Conservancy and Friends Group proposals (Nan Cumming, Portland Parks Conservancy)

Nan Cumming of the Parks Conservancy spoke to the Commission about their plans at this stage for the Olmsted Bicentennial Celebration. Frank and Sharon Reilly of the Friends of Lincoln Park brought this idea to the Conservancy and now they are working as facilitators. The celebrations do not need to be limited to certain parks. Framework is two collaborative events with a big kick off on April 26th which is his birthday- and a finale in the middle of September with a festival type event. Another idea was that each Friends Group could do events throughout the summer and they would be under this umbrella- people seem interested in celebratory events and some are interested in provocative events that examine history. Nan said it will be exciting to see what direction these ideas go in. The goals are, education, advocacy and fun. Nan can add people who are interested in coming to meetings to hear about the planning process; she encouraged people to email her if they wanted to attend.

c. Parks Commission events – a tree-focused Green Spaces Gathering? Other events?

Michael M. spoke of the Parks Conservancy planning meeting. One person at this meeting said that if there are formal activities that we have activities to engage young people that would typically not attend such an event. A GPS based scavenger hunt in the park may attract younger people? Maybe reach out to Tom Burns about a GPS hunt?

Beth said we want to think carefully and may want to engage the educational communities in schools. This could be an interesting way to engage B and A kids in parks.

Michael C said that a traditional hunt may be good for families but geocaching has become really popular. Jaime said Portland Trails does a City at your feet scavenger hunt every year, encouraging the use of Metro. This event is typically mid July. Alex said there are resources that the City has used before to hold scavenger hunts in the past.

Can they agree on a cooperative approach and the Commission assists the Parks staff? What outreach would be necessary to get those hard to reach involved. Beth said to be mindful of who typically comes and who we would like to have coming to these events.

Where do we start and what connections do we need to make to engage people who do not regularly engage in parks activities. Victoria is going to send Michael M. a list of organizations that represent communities of color Marie mentioned that community policing coordinators could be an asset in connecting populations who may not go to parks regularly. Zach said he thinks the parks are used by a diverse population already.

Avery - a resident of Bayside and founder of Portland Protectors mentioned that we need to recruit for Commission members that are diverse.

III. Green Spaces Gathering, 2022 (5:40-6:00)

a. Proposed focus on tree planting -- rationale, constraints, approach

Michael M stated that trees are a central feature of parks. Trees bring park benefits to urban streets. Portland was “the forest city.” Trees have multiple environmental and sustainability benefits. But trees also have requirements. Staffing is the key constraint (starting with a second forestry crew). Requires long-term operational budget commitment.

b. The importance of trees (Avery Yale Kamila, Portland Protectors)

Avery said thank you for the invite. She came into this work because so many trees are cut down and it is heartbreaking. Avery has been talking to Councilor Dion and he thinks it would be valuable to create a document that calculates the value of Portland tree canopy and each individual tree. Dion thinks this would be influential in creating a budget that supported tree canopy efforts.. He is in favor of these trees and wants to have a discussion based on value. Other councilors are enthusiastic about getting more trees in the City. It is about the budget and people to do the work.

Could we have an Olmsted event that was focused on trees?

Beth brought up the fact there was work that had already been started about the Green Space Gathering and she wondered how this topic was chosen for the Greenspace Gathering and how agenda items are chosen for a given agenda.

The Outreach Committee had been working on a couple of topics earlier for the Green Space Gathering and Beth had asked for guidance on how to bring this to the Commission; the guidelines for Committee meetings did not allow for them to meet and discuss as a Committee easily.

Virtual meetings have changed the game and the requirement that when 3 or more Commission members meet the meeting must be publicized and staffed has always been in place but the virtual meeting part of this makes it a challenge as Parks staff need to run the virtual these meetings.

Michael offered an apology when the proposal for trees came about because was not sure of the outreach committees work in the absence of their suggestions he made the suggestion of trees. He hopes that Committee members can work 1:1 to share information and bring that to the Committee chair and meet during regular scheduled Commission time.

Jon Krachmar said that it is extremely hard to plant trees and keep them alive and the City has been doing great with the resources available. In Boston there is an organization called GreenRoots that is doing some innovative things regarding tree planting and care.

c. Possible activities: speaker(s), promoting Portland's cooperative tree planting program, park scavenger hunt, other proposals

d. Timing and venue (an outside space with potential shelter in case of rain?)

e. Next steps

IV. Other Initiatives (6:00-6:25)

a. Informational signage on Native American legacy and Portland's parks

b. View protection for Portland's parks

c. Revising ordinances for Parks Commission and Land Bank

d. Educational materials and activities on Portland's parks

e. Outreach to develop more diverse participation

f. Committee roles and membership

V. 2022 Calendar (6:25-6:30)

a. Review of proposed calendar

Michael provided a brief overview on the Parks Commission Calendar that was attached to the Agenda Packet.

VI. Adjournment

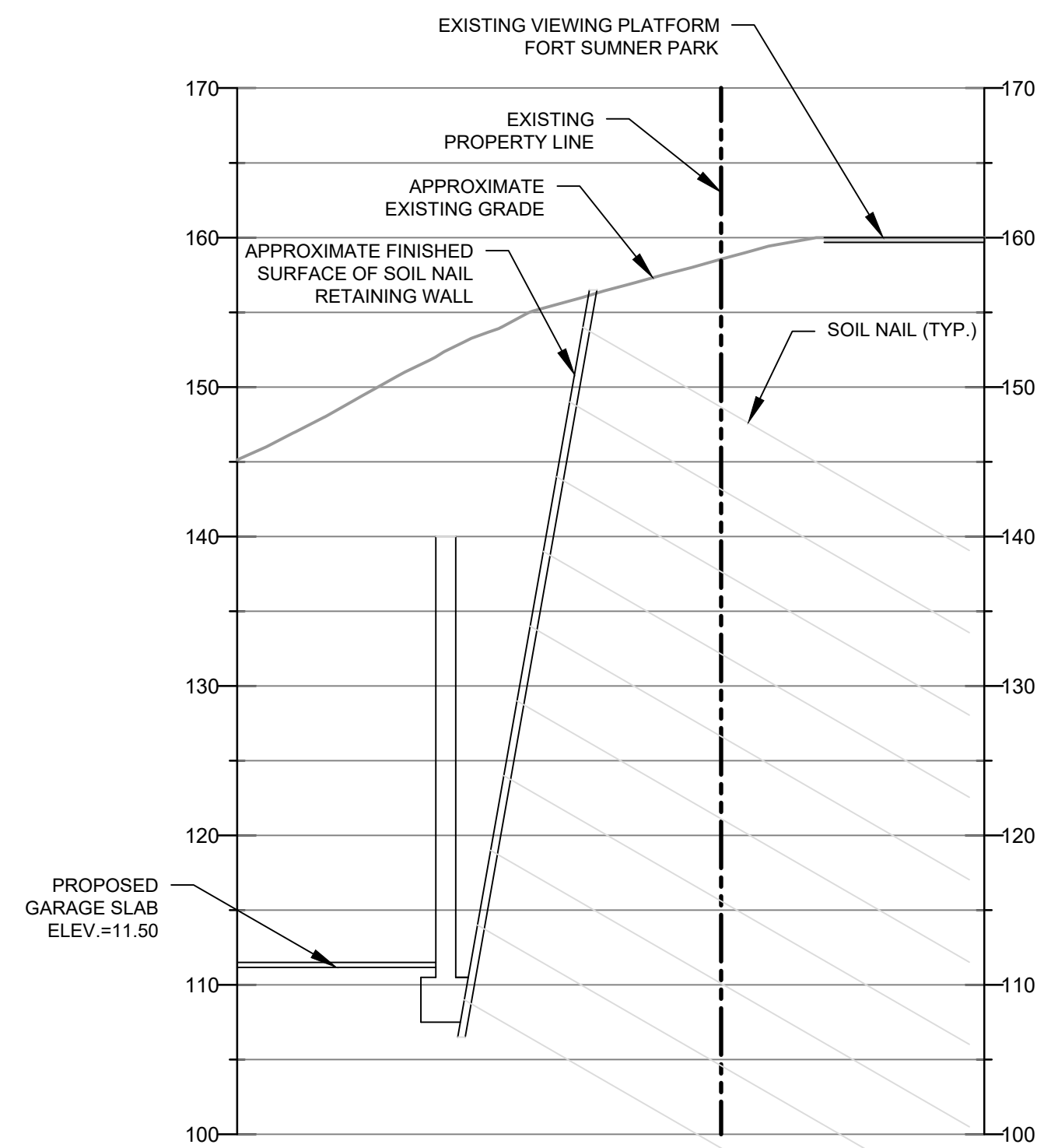
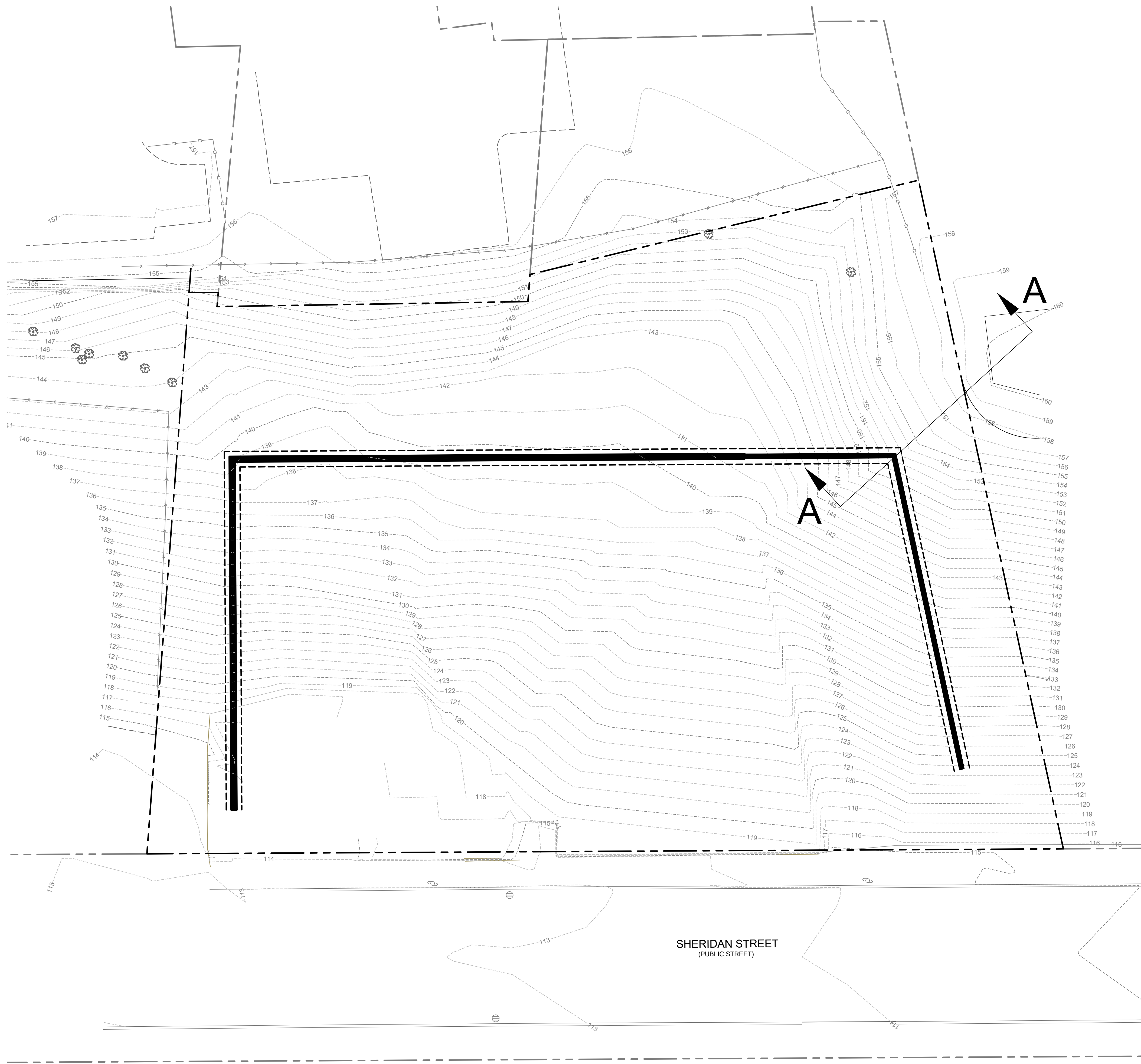
The meeting was adjourned.

The year was 1962, the Beatles had just released their first single, "Love Me Do", Marilyn Monroe was found dead, the Cuban Missile crisis had the United States on the brink of war, and the First Vaccines for Polio were being administered. In Portland, Maine, 1962 was the year Ronald Farr started coaching Little League Baseball. Every Spring and summer for the past 60 years, Ron Farr has been a fixture on our little league diamonds. Ron has had influenced over 1200 kids during his tenure with Portland Little League, not to mention the hundreds over coaches he has inspired. Ron Farr consistent message and philosophy of teaching the fundamentals and ensuring every kid has equal opportunities to play have become the playbook for Portland Little League. In Fact, "The Ron Farr rule", which is a playing time rule that exceeds the expectations for Little League Baseball of America, is still followed by our league.

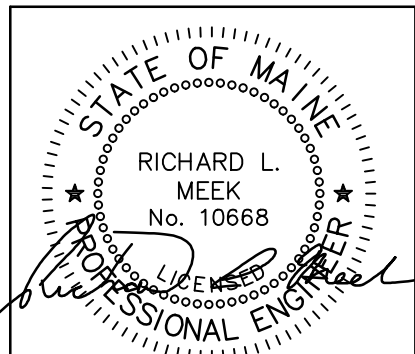
During his 60 year tenure, Coach Farr has quite the resume as well! He teams have won 14 League championships and 7 City Championships. Coach Farr has been selected to be the All Star Coach for over 20 times and holds the record for coaching 13 consecutive All Star teams. As an All Star Manager coach Farr's teams won 5 State Championships and reached the New England Regional final in 2007. Coach Farr is proud of each of his players, many of which, have gone on to play on State Championship High School teams, College teams, and even in the Major Leagues. In 2008, Coach Farr was recognized by the Maine Baseball Hall of Fame with the Presidential Award for his volunteer service to his community. I

It is a Privilege for Portland Little League and the City of Portland to re name Farm Field, Ronald Farr Field, in honor of Coach Farr. His service and dedication to our community, our league and our kids is second to none!

Thank you for your consideration!



SECTION A-A



2/15/2022
RICHARD L. MECK

NO.	DATE	REVISIONS	BY
B	2/15/2022	PROVIDE ADDITIONAL INFORMATION PER PARKS COMMISSION REQUEST	
A	12/17/21	SUBMIT SITE PLAN AMENDMENT TO CITY OF PORTLAND	

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04260



CIVIL ENGINEERING | LAND PLANNING | STORMWATER DESIGN | ENVIRONMENTAL PERMITTING

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: 155 SHERIDAN STREET PORTLAND, ME	SHEET TITLE: SECTIONS	CLIENT: REDSTONE REALTY, LLC 8 DOAKS LANE MARBLEHEAD, MA
DATE:	2/15/2022	
SCALE:		
DESIGNED:	RLM	
JOB NO:	2131	
FILE:		
SHEET	C-2.0	

James J. Rather, AICP
Development Review Manager
Planning & Urban Development Department
389 Congress Street
Portland, Maine 04101

December 16, 2021

Dear Mr. Rather,

Thank you for your detailed email to Rick Meek on September 27, 2021, explaining the process of securing a license agreement to use soil nails under a small portion of city property, adjacent to our 155 Sheridan Street site in Portland. Please accept this letter as an official request for a city license for that part of the earth stabilization at the site. Along with this letter, we are submitting appropriate documentation that fully details the limited extension of soil nails under city property, and why we think this solution is such a good idea.

We have also produced a video, less than 4 minutes long, that concisely explains the reasons for our request: <https://youtu.be/bbpqLR1t0F4>

I understand that upon receipt of this letter and supporting documentation, the Planning Department will begin review, and then it will be put on a Parks Commission agenda. I also understand that the City Council must approve the license.

I'll close by repeating the most salient points. The soil nails solution will in no way affect the use of Fort Sumner Park. Most importantly, if we can avoid several weeks of pile driving on Sheridan Street, I'm sure this will be a great relief to our neighbors.

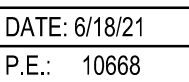
I appreciate your professionalism, and the continued timely assistance from staff. Work on the site has begun, so hopefully our proposal for a license to use soil nails can move briskly through the City's approval process.

Sincerely,



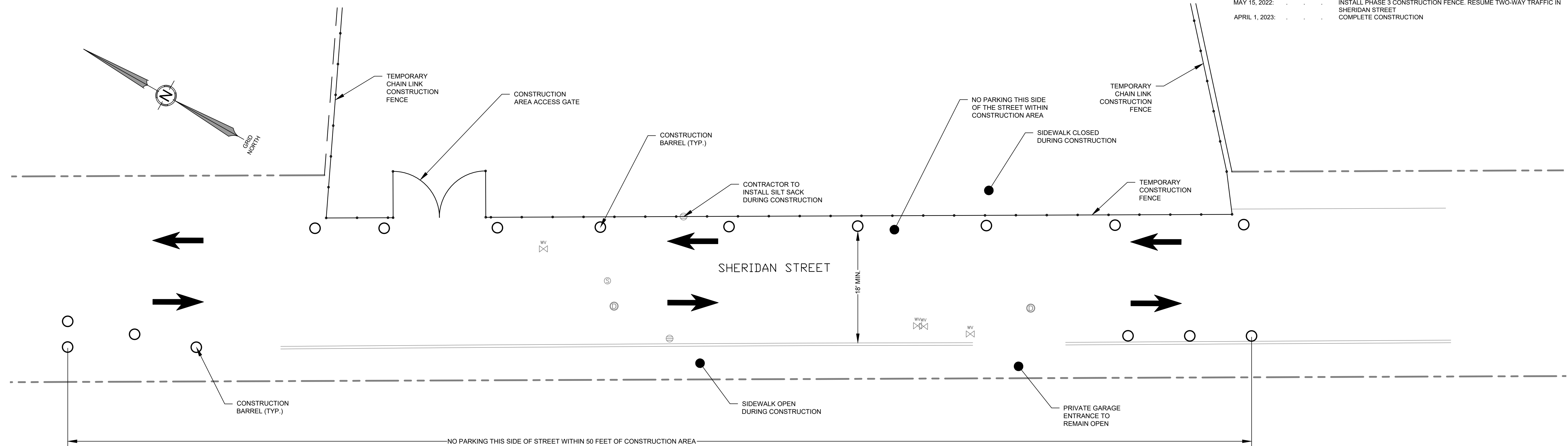
Bernie Saulnier
Principal
Sumner Heights Realty

PHASE 1	
SEPTEMBER 27, 2021:	INSTALL PHASE 1 CONSTRUCTION FENCE
OCTOBER 1, 2021:	MAINTAIN TWO-WAY TRAFFIC IN SHERIDAN STREET
NOVEMBER 28, 2021:	START EXCAVATION AND STABILIZATION
DECEMBER 1, 2021:	COMPLETE EXCAVATION AND STABILIZATION
	BEGIN FOUNDATION
PHASE 2	
FEBRUARY 14, 2022:	INSTALL PHASE 2 CONSTRUCTION BARRIER
FEBRUARY 14, 2022:	BEGIN ONE-WAY TRAFFIC IN SHERIDAN STREET
MAY 15, 2022:	BEGIN ERECTING STEEL
	REMOVE PHASE 2 CONSTRUCTION BARRIER.
PHASE 3	
MAY 15, 2022:	INSTALL PHASE 3 CONSTRUCTION FENCE. RESUME TWO-WAY TRAFFIC IN SHERIDAN STREET
APRIL 1, 2023:	COMPLETE CONSTRUCTION

[illegible]

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:	155 SHERIDAN STREET PORTLAND, ME
SHEET TITLE:	CONSTRUCTION MANAGEMENT
CLIENT:	SUMNER HEIGHTS REALTY 8 DOAKS LANE MARBLEHEAD, MA
DATE:	6/18/2021
SCALE:	
DESIGNED:	RLM
JOB NO:	2131
FILE:	
SHEET	C-1.0

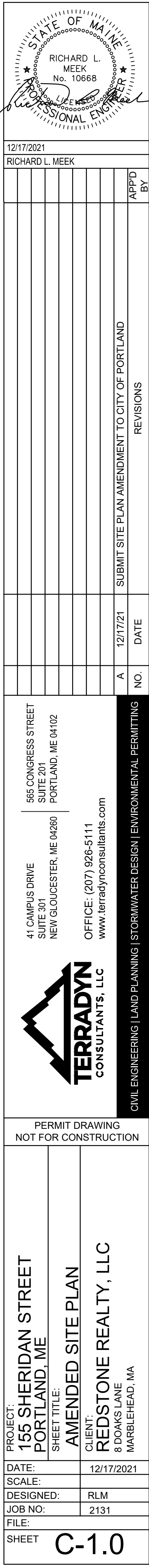


The diagram illustrates a construction project on Sheridan Street, showing lane closures, temporary fences, and traffic flow. Key features include:

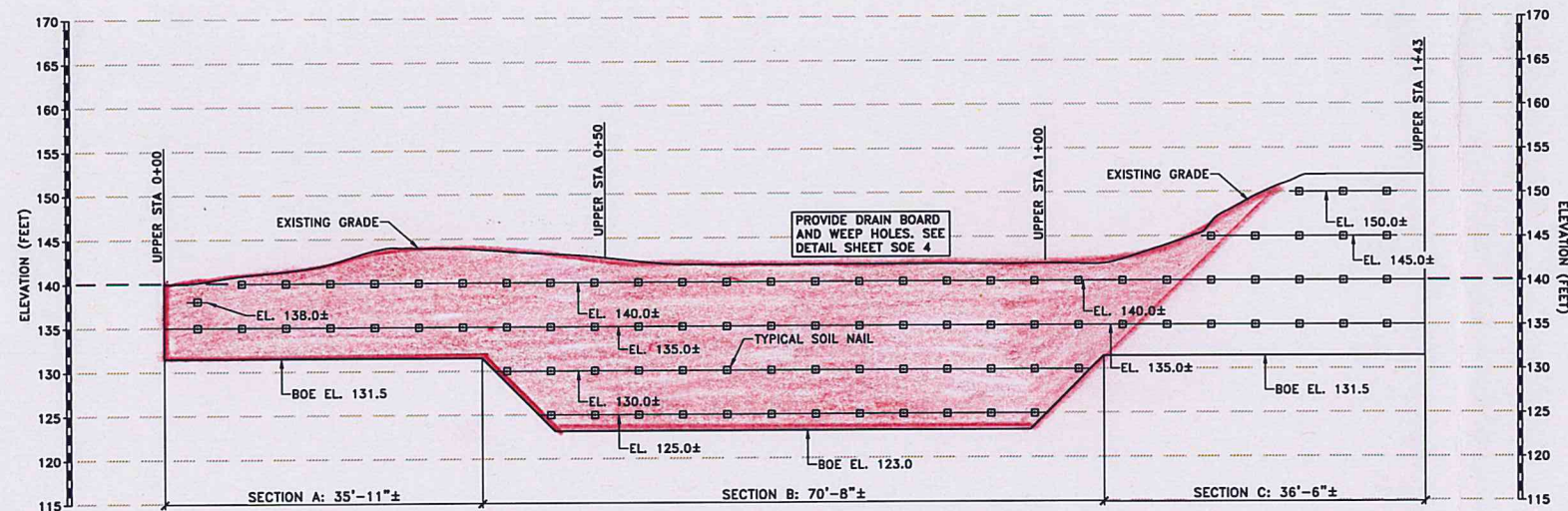
- Street Layout:** Sheridan Street runs horizontally. A north arrow is located in the upper left corner, pointing towards the top-left.
- Construction Area:** A central section of Sheridan Street is marked as the construction area, indicated by a dashed line and a label: "CONTRACTOR TO INSTALL SILT SACK DURING CONSTRUCTION".
- Lane Closures:**
 - A "TEMPORARY LANE CLOSURE ONE-WAY TRAFFIC ONLY. NO PARKING DURING LANE CLOSURE." is shown on the south side of the street.
 - A "TEMPORARY LANE CLOSURE ONE-WAY TRAFFIC ONLY. NO PARKING DURING LANE CLOSURE." is also shown on the north side of the street.
- Temporary Fences:** "TEMPORARY CHAIN LINK CONSTRUCTION FENCE" is shown on both sides of the street, enclosing the construction area.
- Access Gates:** "CONSTRUCTION AREA ACCESS GATE" and "CONSTRUCTION AREA EXIT GATE" are marked on the north side of the street.
- Signage:**
 - "CONSTRUCTION SIGNS TO BE PLACED AT THE INTERSECTION OF SHERIDAN ST. AND WALNUT ST. 'SHERIDAN ST. TEMPORARY LANE CLOSURE. LOCAL TRAFFIC ONLY'" is shown on the north side.
 - "CONSTRUCTION SIGNS TO BE PLACED AT THE INTERSECTION OF SHERIDAN ST. AND CUMBERLAND AVE. 'SHERIDAN ST. TEMPORARY LANE CLOSURE. LOCAL TRAFFIC ONLY'" is shown on the south side.
 - "CONSTRUCTION BARREL (TYP.)" is shown on the north side.
- Other Features:**
 - "SIDEWALK CLOSED DURING CONSTRUCTION" is marked on the north side.
 - "SIDEWALK OPEN DURING CONSTRUCTION" is marked on the south side.
 - "PRIVATE GARAGE ENTRANCE TO REMAIN OPEN" is marked on the south side.
 - "NO PARKING THIS SIDE OF STREET WITHIN 50 FEET OF CONSTRUCTION AREA" is marked on the south side.

GRAPHIC SCALE

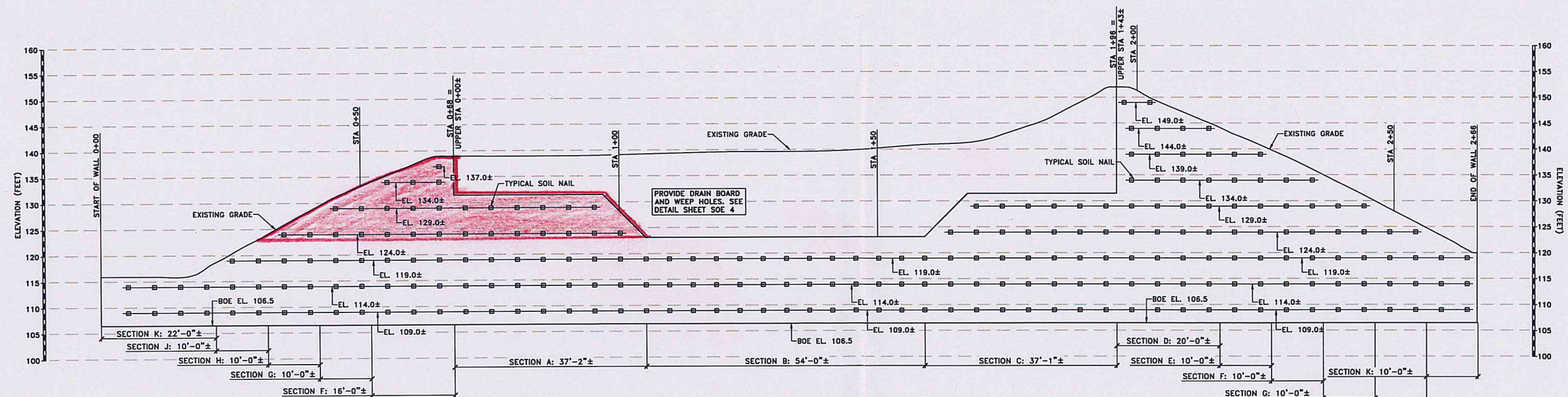
(IN FEET)
1 inch = 10 ft.



Phase I
-without City of Portland Easement



SOIL NAIL SCHEDULE															
DESIGN SECTION	SOIL NAIL ROW #	MAX. HORIZONTAL SPACING (ft.)	MAX. VERTICAL SPACING (ft.)	OVERALL BAR LENGTH (ft.)	INCLINATION ANGLE	HOLLOW BAR SIZE	DESIGN SECTION	SOIL NAIL ROW #	MAX. HORIZONTAL SPACING (ft.)	MAX. VERTICAL SPACING (ft.)	OVERALL BAR LENGTH (ft.)	INCLINATION ANGLE	HOLLOW BAR SIZE		
SECTION A LOWER	1	5.0	5.0	30±	15°	52/26	SECTION E	1	5.0	5.0	35±	15°	52/26		
	2			30±	15°	52/26		2			35±	15°	52/26		
	3			25±	15°	52/26		3			30±	15°	52/26		
	4			25±	15°	52/26		4			30±	15°	52/26		
	5			25±	15°	52/26		5			30±	15°	52/26		
SECTION A UPPER	1	5.0	5.0	15±	15°	40/20	SECTION F	1	5.0	5.0	30±	15°	52/26		
2	15±			15°	40/20	2		30±			15°	52/26			
SECTION B LOWER	1	5.0	5.0	30±	15°	52/26		3			30±	15°	40/20		
	2			30±	15°	52/26		4			30±	15°	40/20		
	3			30±	15°	52/26		5			25±	15°	40/20		
SECTION B UPPER	1	5.0	5.0	20±	15°	40/20	6	25±	15°	40/20					
	2			20±	15°	40/20	1	25±	15°	40/20					
	3			15±	15°	40/20	2	25±	15°	40/20					
	4			15±	15°	40/20	3	25±	15°	40/20					
SECTION C LOWER	1	4.5	5.0	35±	15°	52/26	SECTION G	4	5.0	5.0	20±	15°	40/20		
	2			35±	15°	52/26		5			20±	15°	40/20		
	3			30±	15°	52/26		1			25±	15°	40/20		
	4			30±	15°	52/26		2			25±	15°	40/20		
	5			30±	15°	52/26		3			20±	15°	40/20		
SECTION C UPPER	1	5.0	5.0	20±	15°	40/20	SECTION H	4	5.0	5.0	20±	15°	40/20		
	2			20±	15°	40/20		1			25±	15°	40/20		
	3			20±	15°	40/20		2			20±	15°	40/20		
	4			20±	15°	40/20		3			20±	15°	40/20		
SECTION D	1	5.0	5.0	35±	15°	52/26	SECTION J	1	5.0	5.0	15±	15°	40/20		
	2			35±	15°	52/26		2			15±	15°	40/20		
	3			35±	15°	52/26	SECTION K	3	5.0	5.0	15±	15°	40/20		
	4			35±	15°	52/26		1			15±	15°	40/20		
	5			35±	15°	52/26		2			15±	15°	40/20		
	6			35±	15°	52/26									
	7			35±	15°	52/26									
	8			35±	15°	52/26									
	9			35±	15°	52/26									



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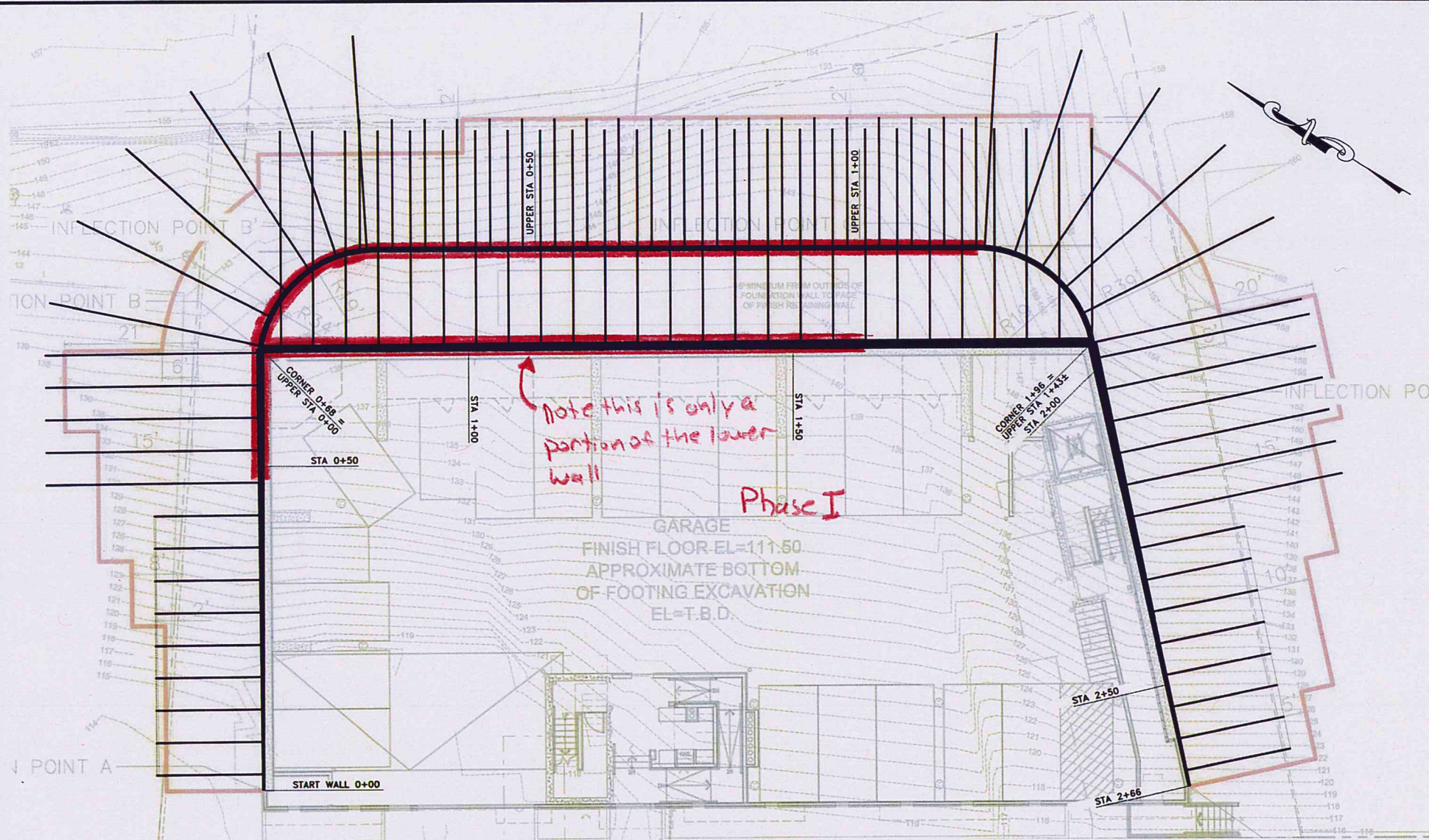
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SOIL NAIL WALL ELEVATIONS
155 SHERIDAN STREET
PORTLAND, ME

0	Issue	10/13/2021
No.	Revision	Date

GCI # 2215071	Date: 13 OCT 2021	Drawn By: MB
AS NOTED	Checked By: RP	

Sheet No. **SOE2**



SOIL NAIL WALL PLAN VIEW
SCALE: 1"=10'

SOIL NAIL SCHEDULE											
DESIGN SECTION	SOIL NAIL ROW #	MAX. HORIZONTAL SPACING (ft.)	MAX. VERTICAL SPACING (ft.)	OVERALL BAR LENGTH (ft.)	INCLINATION ANGLE	HOLLOW BAR SIZE	DESIGN SECTION	SOIL NAIL ROW #	MAX. HORIZONTAL SPACING (ft.)	MAX. VERTICAL SPACING (ft.)	OVERALL BAR LENGTH (ft.)
SECTION A LOWER	1	5.0	5.0	30±	15°	52/26	SECTION E	1	5.0	5.0	35±
	2			30±	15°	52/26		2			35±
	3			25±	15°	52/26		3			30±
	4			25±	15°	52/26		4			30±
	5			25±	15°	52/26		5			30±
SECTION A UPPER	1	5.0	5.0	15±	15°	40/20	SECTION F	1	5.0	5.0	30±
	2			15±	15°	40/20		2			30±
SECTION B LOWER	1	5.0	5.0	30±	15°	52/26		3			30±
	2			30±	15°	52/26		4			30±
	3			30±	15°	52/26		5			25±
SECTION B UPPER	1	5.0	5.0	20±	15°	40/20	SECTION G	1	5.0	5.0	25±
	2			20±	15°	40/20		2			25±
	3			15±	15°	40/20		3			25±
	4			15±	15°	40/20		4			20±
SECTION C LOWER	1	4.5	5.0	35±	15°	52/26		5			20±
	2			35±	15°	52/26	SECTION H	1	5.0	5.0	25±
	3			30±	15°	52/26		2			25±
	4			30±	15°	52/26		3			20±
	5			30±	15°	52/26		4			20±
SECTION C UPPER	1	5.0	5.0	20±	15°	40/20	SECTION J	1	5.0	5.0	20±
	2			20±	15°	40/20		2			15±
	3			20±	15°	40/20		3			15±
	4			20±	15°	40/20	SECTION K	1	5.0	5.0	15±
SECTION D	1	5.0	5.0	35±	15°	52/26		2			15±
	2			35±	15°	52/26		3			15±
	3			35±	15°	52/26		4			15±
	4			35±	15°	52/26		5			15±
	5			35±	15°	52/26		6			35±
	6			35±	15°	52/26		7			35±
	7			35±	15°	52/26		8			35±
	8			35±	15°	52/26		9			35±
	9			35±	15°	52/26					

EARTH SUPPORT NOTES

1. BASE PLAN TAKEN FROM A PDF OF DRAWING TITLED "TEMPORARY GRADING PLAN" REVISION 0 DATED 5-24-2021. CONDITIONS SHOWN ON THE PLAN ARE ASSUMED TO BE ACCURATE. ALL DIMENSIONS MUST BE FIELD VERIFIED.
2. THIS EARTH SUPPORT SYSTEM WAS DESIGNED IN ACCORDANCE WITH FEDERAL HIGHWAY ADMINISTRATION REPORT FHWA 0-IF-03-017 ENTITLED "GEOTECHNICAL ENGINEERING REPORT CIRCULAR No. 7 - SOIL NAIL WALL".
3. KNOWN SUBSURFACE CONDITIONS ARE DESCRIBED IN THE GEOTECHNICAL REPORT PREPARED BY SUMMIT GEOTECHNICAL SERVICES DATED 5 MAY 2017.
4. SOIL CONDITIONS AND PARAMETERS USED IN THE DESIGN WERE SELECTED BASED ON INFORMATION CONTAINED IN THE PROJECT BORING LOGS. SOME SOIL PROPERTIES WERE CHOSEN FROM CORRELATION WITH THE STANDARD PENETRATION TEST N-VALUES AND PUBLISHED DATA.
5. COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS RELATED TO THE WORK SHOWN ON THESE DRAWINGS.
6. VERIFY LOCATIONS OF ALL EXISTING OR PROPOSED UNDERGROUND UTILITIES AND OTHER STRUCTURES WHICH MAY INTERFERE WITH ANY PORTION OF THE TEMPORARY EARTH SUPPORT SYSTEM. NOTIFY DIG SAFE AND ALL UTILITY OWNERS TO LOCATE ALL KNOWN UTILITIES PRIOR TO COMMENCING THE WORK SHOWN ON THESE DRAWINGS. PROVIDE SHIELDING OF ALL OVERHEAD WIRES AND UTILITIES IN ACCORDANCE WITH OSHA REQUIREMENTS.
7. CONTACT THE DESIGN ENGINEER IMMEDIATELY SHOULD MODIFICATIONS TO THE PROPOSED SOIL NAIL WALL LAYOUT, STAGING OR OTHER PORTIONS OF THE WORK SHOWN ON THESE DRAWINGS BE REQUIRED. MAKE NO MODIFICATIONS TO THE WORK SHOWN ON THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF GEOTECHNICAL CONSULTANTS, INC.
8. PROVIDE STABLE AND SAFE SLOPES FOR ALL EXCAVATIONS IN ACCORDANCE WITH OSHA REQUIREMENTS. ALL OTHER AREAS REQUIRING EXCAVATION SHALL EITHER BE SLOPED OR BRACED.

SOIL NAIL WALL MATERIAL:

- TEMPORARY SHOTCRETE: $f'c = 4000$ PSI AT 28 DAYS
WELDED WIRE FABRIC: 4x4 - W2.9xW2.9.
PERMANENT SHOTCRETE: $f'c = 4000$ PSI AT 28 DAYS
REINFORCING BARS: ASTM A615 GRADE 60
NAIL GROUT: $f'c = 4000$ PSI AT 28 DAYS
NAIL BARS: ASTM A615
HOT DIPPED GALVANIZED (ASTM A 53) HOLLOW BARS*
ASTM A572 GR. 50
HOT DIPPED GALVANIZED
*GRADE 75 THREAD BARS OF EQUAL CAPACITY MAY BE SUBSTITUTED.

REINFORCING:

1. DEFORMED BARS ASTM A615 GRADE 60. ALL REINFORCING SHALL BE FREE FROM RUST AND SCALE.
2. LAP SPLICES OF REINFORCEMENT SHALL NOT BE ALLOWED. MECHANICAL SPLICES WITH A CAPACITY OF AT LEAST 125% OF THE BAR STRENGTH MAY BE USED IF REQUIRED.
3. DETAILS NOT SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH THE ACI DETAILING MANUAL (ACI 315).
4. ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS IN ACCORDANCE WITH THE CURRENT EDITION OF THE AWS STRUCTURAL WELDING CODE. WELDING ELECTRODES SHALL BE LOW HYDROGEN E7018.

DRAIN BOARD:

1. DRAIN BOARD SHALL BE MIRAFI G200N, OR EQUAL SUBJECT TO THE APPROVAL OF THE ENGINEER.

CONSTRUCTION SEQUENCE:

1. EXCAVATE INITIAL CUT AT SLOPE FACE. BOTTOM OF EXCAVATION SHALL BE NO LOWER THAN 3 FEET BELOW DESIGN NAIL HEAD ELEVATION.
2. PLACE AND SECURE DRAINAGE BOARD TO THE LIMITS SHOWN AS INDICATED.
3. INSTALL 4-INCH THICK (NOM.) REINFORCED SHOTCRETE TO THE BOTTOM OF LIFT EXCAVATION.
4. INSTALL NAILS TO THE LENGTHS AND SPACING INDICATED.
5. ATTACH PLATES AND NUTS. NUTS TO BE HAND TIGHTENED USING 18" PIPE WRENCH.
6. REPEAT SEQUENCE FOR EACH LOWER LIFT OF SHOTCRETE AND LOWER ROW OF SOIL NAILS.
7. PLACE REINFORCING USING BAR SUPPORTS TO PROVIDE PROPER CLEARANCE AND PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT AND OTHER OPERATIONS.
8. SHOTCRETE PERMANENT FACE TO A GUN FINISH.

TOLERANCES:

- NAIL LOCATIONS: ±6 INCHES.
NAIL INCLINATION: ±2 DEGREES

PROOF NAIL TESTING

1. PROOF TESTING SHALL BE PERFORMED ON AT LEAST FIVE SACRIFICIAL NAILS TO VERIFY THE ADHESION USED IN THE DESIGN.
2. SACRIFICIAL PROOF TEST NAILS SHALL HAVE BOTH BONDED AND UNBONDED PORTIONS. BONDED LENGTHS SHALL BE AT LEAST 7 FEET AND UNBONDED LENGTHS SHALL BE AT LEAST 7 FEET. A PLASTIC BOND BREAKER SHALL BE USED ON THE UNBONDED LENGTH.
3. PROOF TEST SHALL BE PERFORMED BY INCREMENTALLY LOADING THE NAIL TO 150 PERCENT OF THE TEST LOAD. LOAD SHALL BE APPLIED BY A CALIBRATED HYDRAULIC JACK. NAIL HEAD MOVEMENT SHALL BE MEASURED USING A STATIONARY MICROMETER DIAL GAUGE CAPABLE OF MEASURING TO 0.001".

LOADING SHALL BE DONE IN INCREMENTS AS FOLLOWS:

- TL = TEST LOAD: 1.40 K/ft x BONDED LENGTH
(14.0 KIPS FOR 10 ft. BOND LENGTH)
AL = ALIGNMENT LOAD (NOT TO EXCEED 5% OF THE TEST LOAD)

LOAD INCREMENT	OBSERVATION PERIOD
AL	1 MINUTE MINIMUM
0.25xTL	1 MINUTE MINIMUM
0.50xTL	1 MINUTE MINIMUM
0.75xTL	1 MINUTE MINIMUM
1.00xTL	1 MINUTE MINIMUM
1.25xTL	1 MINUTE MINIMUM
1.50xTL (LOAD HOLD)	10 MINUTES MINIMUM

4. HOLD EACH LOAD INCREMENT, EXCEPT FOR THE 1.5xTL INCREMENT, UNTIL THE DEFLECTION STABILIZES BUT NOT LESS THAN THE MINIMUM OBSERVATION PERIOD. AT THE 1.5xTL INCREMENT, THE LOAD SHALL BE HELD CONSTANT FOR AT LEAST 10 MINUTES AND THE NAIL HEAD MOVEMENT SHALL BE MEASURED AND RECORDED AT THE FOLLOWING INTERVALS: 1 MINUTE, 2, 3, 5, 6, AND 10 MINUTES. WHERE THE NAIL HEAD MOVEMENT BETWEEN 1 MINUTE AND 10 MINUTES EXCEEDS 0.04 INCHES, THE 1.5xTL INCREMENT SHALL BE MAINTAINED AN ADDITIONAL 50 MINUTES. NAIL HEAD MOVEMENT SHALL BE MEASURED AND RECORDED AT THE FOLLOWING INTERVALS: 20 MINUTES, 30, 40, 50, AND 60 MINUTES. SHOULD THE NAIL HEAD MOVEMENT BETWEEN 6 MINUTES AND 60 MINUTES EXCEED 0.08 INCH, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

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SOIL NAIL WALL
PLAN AND NOTES
155 SHERIDAN STREET
PORTLAND, ME

0	Issue	10/13/2021
No.	Revision	Date

GCI # 2215071	
Date:	13 OCT 2021
Drawn By:	MB
As Noted:	AS NOTED
Checked By:	RP

Sheet No.
SOE1

CITY OF PORTLAND
Planning & Urban Development Department

PLAN AMENDMENT FOR MAJOR AND MINOR SITE PLANS
GENERAL DOCUMENT AND DRAWINGS CHECKLIST

Please submit each document as a separate PDF file
Please confirm by electronically checking the boxes to the left
All drawings must be submitted in a 24 x 36 sheet size.

GENERAL APPLICATION DOCUMENTS

☒ Yes	☐ NA	Written Statement of the Proposed Amendment(s) (Identify any conditions of approval being met and any changes to waivers)
☐ Yes	☒ NA	Any supporting documents of the original application that are being revised. (Revisions should be clearly identified)
DRAWINGS		
☒ Yes	☐ NA	All amended plans affected by the proposed revisions. The plans shall clearly depict proposed modifications.

**155 Sheridan Street
Portland, ME**

Project Description

The applicant is moving forward with construction of the approved project. Throughout the development of the construction documents, the applicant has also been exploring the available options for stabilizing the existing soils. Two of the stabilization options analyzed were deemed the most feasible. Option 1 consists of installing a lag and pile retaining wall. Option 2 consists of installing a soil nail retaining wall.

Option 1 has the advantage of being constructed without encroachment of the retaining wall system onto the City of Portland property. Some of the disadvantages include: a longer installation period (when compared to Option 2); loud and repetitive noise impacts associated with the pile driving activity; and potential vibration disturbance associated with the pile driving.

Some of the advantages of Option 2 include: a reduced installation period (when compared to Option 1) and significantly less disturbance to the neighborhood due noise or vibration. The disadvantage for Option 2 is that the installation of soil nails will require permanent subsurface encroachment on City of Portland property.

The applicant has opted to pursue Option 2 (Soil nail retaining wall). As such, this Amended Site Plan application depicts the extent of a proposed License Agreement area on City of Portland property.

REVOCABLE ENCROACHMENT LICENSE

This Revocable Encroachment License (hereinafter “License”) is made and entered into by and between the City of Portland (hereinafter, "City"), a Maine body corporate and politic, with a mailing address of 389 Congress Street, Portland, Maine 04101 and Redstone Realty, LLC, a Maine limited liability company with a mailing address of 8 Doaks Lane, Marblehead, MA (hereinafter, "Licensee"), owner of the real property located at 155 Sheridan Street, Portland, Maine (“Property”)

RECITALS

WHEREAS, Licensee is the owner of the Property, which is more particularly described in the legal description attached as Exhibit A, hereto; and

WHEREAS, Licensee desires to construct/place and maintain certain improvements consisting of soil nails (the “Encroachment”) which will encroach into/over real property owned by the City, as depicted on the plan entitled Amended Site Plan for 155 Sheridan Street, Portland, ME, by Terradyn Consultants, LLC dated December 28, 2021, a copy of which is attached hereto as Exhibit B and incorporated herein by reference (the “Plan”); and

WHEREAS, the area occupied by said Encroachment is referred to herein as the “Licensed Area” and is shown on the Plan as “Proposed Limits of License Agreement with the City of Portland;” and

WHEREAS, the City will allow the Encroachment to encroach into the Licensed Area under the terms and conditions set forth in this License.

NOW, THEREFORE, the City and Licensee agree as follows:

1. Licensee is hereby permitted to bring upon the Licensed Area and areas adjacent thereto workers, materials and machinery necessary to install and maintain the Encroachment over the Licensed Area as shown on the Plan.
2. Licensee is hereby permitted to occupy the Licensed Area only for the purpose of carrying out the installation and maintenance of the Encroachment pursuant to the terms of this License and in accordance with the Plan. Such work shall not substantially interfere with the City’s use and maintenance of the Licensed Area.
3. All work performed upon and use of the Licensed Area for the purposes set forth herein shall be at Licensee’s sole cost and expense (unless otherwise agreed in writing), the parties acknowledging that there may be temporary interruptions in enjoyment of the City’s property adjacent to the Licensed Areas related to the conduct of any work related to this License. Licensee agrees at its sole expense to restore any portion of the Licensed Areas and adjacent City property effected by work conducted by Licensee under this License to substantially the same condition that it was in prior to such work or as close to that

condition as is reasonably practicable. Licensee, its successors and assigns, shall defend, indemnify and hold the City, its officers, agents, and employees harmless from any and all claims, including but not limited to claims for damage to City property and reasonable attorney's fees, which arise out of Licensee's use, or the use of Licensee's contractors, of the City's property as described above during the term of the License. The Licensee's obligation to defend, indemnify and hold the City harmless shall survive termination or revocation of this License.

4. Licensee shall be responsible for the proper maintenance of the Encroachment. In the event of damage to the Encroachment and/or the Licensed Area, Licensee shall promptly repair/restore the same. Prior to such repair/restoration, Licensee shall notify the City (in writing and by telephone) at least forty-eight hours before it plans to conduct such repair or restoration and shall work with City staff on the closure, if needed, of any City streets in the vicinity of the property in order to conduct such repair/restoration.
5. Upon prior written notice to Licensee, except in the case of an emergency, Licensee agrees that City may enter and utilize the Licensed Area at any time for the purpose of installing, repairing, replacing, or maintaining improvements to its public facilities or utilities necessary for the health, safety and welfare of the public or for any other public purpose. City shall bear no responsibility or liability for any damage or disruption or other adverse consequences resulting from the Encroachment installed by Licensee, but City will make reasonable efforts to minimize such damage. In the event that any installation, reinstallation, relocation or repair of any existing or future utility or improvements owned by, constructed by or on behalf of the public or at public expense is made costlier by virtue of the construction, maintenance or existence of the Encroachment and use, Licensee shall pay to City an amount equal to such additional cost as reasonably determined by the Director of Public Works or said Director's duly authorized representatives.
6. Licensee agrees, binds and obligates itself, its successors and assigns to procure and maintain throughout the term of this License comprehensive general liability insurance in the minimum amount of Four Hundred Thousand Dollars (\$400,000) (or the amount stated in the Maine Tort Claims Act, as may be amended from time to time) per occurrence for bodily injury, death, or property damage covering its activities hereunder and naming the City as an additional insured thereon. In addition, Licensee shall provide evidence of Workers' Compensation insurance in the statutory amount to the extent it may be required by law. Certificates evidencing such policies shall be delivered to the City and shall provide the City with no less than thirty (30) days prior notice of cancellation or non-renewal. All insurance coverage required herein shall include coverage of all Licensees' contractors and subcontractors.
7. Licensee, by execution of this License, hereby agrees to assume and hereby does assume responsibility for any and all claims and/or damage to persons or property arising out of or in any way related to Licensee's exercise of the rights granted by this License, and does hereby forever waive, release, relinquish, remise, indemnify and discharge the City, its agents, employees, successors and assigns from and against any and all losses, costs or expenses (including reasonable attorneys' fees), damages, demands, liabilities, claims,

actions, causes of action, suits, or judgments (collectively, "Claims") whatsoever of every name and nature, in law and in equity, including without limitation those related in any manner to any accident or injury to, or death of, any person, or any damage to property occurring on, in or in the vicinity of the area covered by this License, arising out of the presence in and use by the Licensee of the area covered by this License.

8. This License is assignable to any subsequent owners of the property depicted on the Plan, and in the event of such assignment, Licensee shall notify the City of such assignment no fewer than 10 days prior to the effective date of such assignment.
9. This License, and all of the rights and obligations herein, shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.
10. The City may revoke this License six (6) months after receipt by the Licensee of written notice that an Event of Revocation (as defined below) has occurred, identifying such Event of Revocation, provided that such Event of Revocation is not cured within six (6) months after Licensee's receipt of such notice, except as set forth in subsection (d) below. "Event of Revocation" shall mean:
 - a) Licensee's non-compliance with any of the terms of this Agreement;
 - b) the building shown on the Plan fails to be constructed substantially in accordance with the Plan or any amendments thereto;
 - c) the building as shown on the Plan is destroyed, removed or otherwise thereafter ceases to exist on Licensee's property and construction to rebuild said building has not begun within twelve (12) months of said destruction or removal, or
 - d) failure to maintain insurance as required under Section 6 above, and such failure is not remedied within thirty (30) days after written notice thereof.
11. Any notice of an Event of Revocation delivered pursuant to Section 10 of this License must be sent by certified mail, return receipt requested to the Licensee at the address first set forth above, or at such other address as the Licensee may provide to the City in writing from time to time.
12. Notwithstanding any other provision herein, in the event that a notice of an Event of Revocation is delivered to Licensee, any mortgagee of Licensee's property shall be entitled to cure the matter set forth in such notice within the time frames set forth in Section 10 hereof, and the City agrees to accept such performance by any such mortgagee of Licensee's obligations hereunder.

IN WITNESS WHEREOF, the City of Portland has caused this License to be executed by Brendan O’Connell, its Finance Director thereunto duly authorized, as of the day and year first written above.

CITY OF PORTLAND

REDSTONE REALTY, LLC

By: Brendan O’Connell
Its Finance Director

By: _____
Its _____

STATE OF MAINE
CUMBERLAND, ss.

_____, 2022

Then personally appeared the above-named Brendan O’Connell, Finance Director of the City of Portland, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said City of Portland.

Before me,

Notary Public/Attorney at Law

STATE OF MAINE
CUMBERLAND, ss.

_____, 2022

Then personally appeared the above-named _____, Manager/Member of Redstone Realty LLC, as aforesaid, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of said limited liability company.

Before me,

Attorney-at-Law/Notary Public

EXHIBIT A

(Legal Description of Licensee's Property)

A certain License Area situated on the northeasterly sideline of Sheridan Street, so called, in the City of Portland, County of Cumberland, State of Maine, and being shown as "Proposed Limits of License Agreement with the City of Portland" on a plan titled "Amended Site Plan" prepared for Redstone Realty, LLC by Terradyn Consultants, LLC, Project No. 2131, and being and being more particularly described as follows:

Commencing at a point at the northwesterly corner of the land now or formerly of City of Portland (Book 683, Page 478 & Book 573, Page 81) on the northeasterly sideline of Sheridan Street, said point bearing on a course of N 47°47'13" E, 20.44 feet from a railroad spike in the center of the road as shown on a plan titled "Plan of Existing Conditions" prepared for Vazza Real Estate Group, BD Sheridan, LLC by Titcomb Associates, File No. 9819, dated March 4, 2016;

Thence N 47°47'13" E along the land of said City of Portland a distance of 10.00 feet to a point and the true **Point of Beginning**;

Thence S 42°12'47" E through land of said City of Portland a distance of 3.00 feet to a point;

Thence N 47°47'13" E through land of said City of Portland a distance of 41.00 feet to a point;

Thence S 42°12'47" E through land of said City of Portland a distance of 16.00 feet to a point;

Thence N 47°47'13" E through land of said City of Portland a distance of 40.00 feet to a point;

Thence N 24°39'11" E through land of said City of Portland a distance of 20.00 feet to a point;

Thence N 09°00'25" E through land of said City of Portland a distance of 13.00 feet to a point;

Thence N 42°12'47" W through land of said City of Portland a distance of 3.00 feet to a point in the southerly line of land of the Grantee herein (Book 36907, Page 239), said point bearing S 47°47'13" W, 43.49 feet from a capped iron rod along an extension of the southerly line of the Grantee; Thence S 47°47'13" W along land of the Grantee and through a capped iron rod found, a distance of 109.53 feet to the **Point of Beginning**.

Containing 1,232 square feet, more or less and being a portion of the land conveyed to the City of Portland described in two deeds recorded in Book 683, Page 478 & Book 573, Page 81.

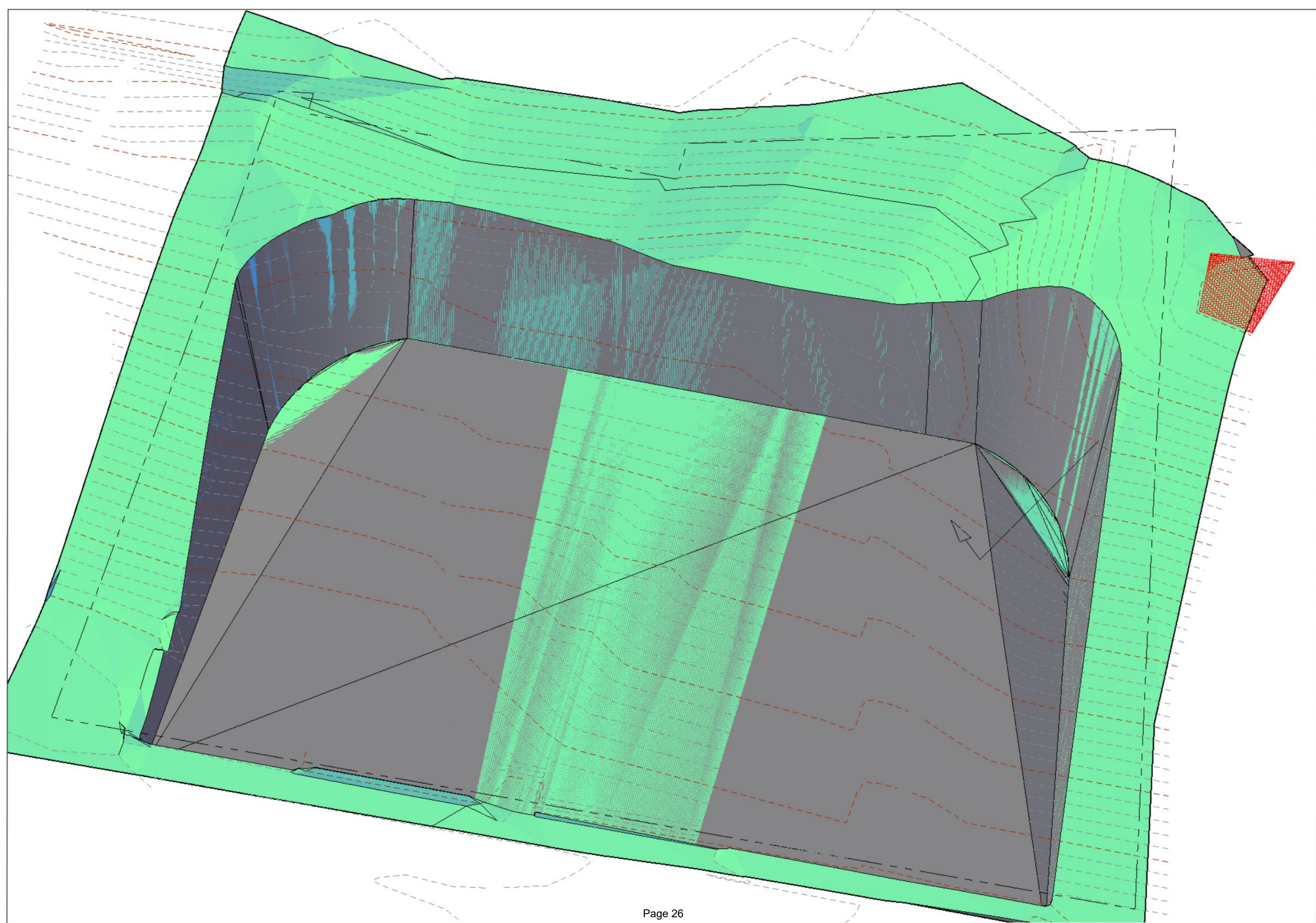
Bearings are in reference to Grid North, as shown on the 2016 plan prepared by Titcomb Associates. Book and page numbers are in reference to the Cumberland County Registry of Deeds. This description is compiled from plans of record.

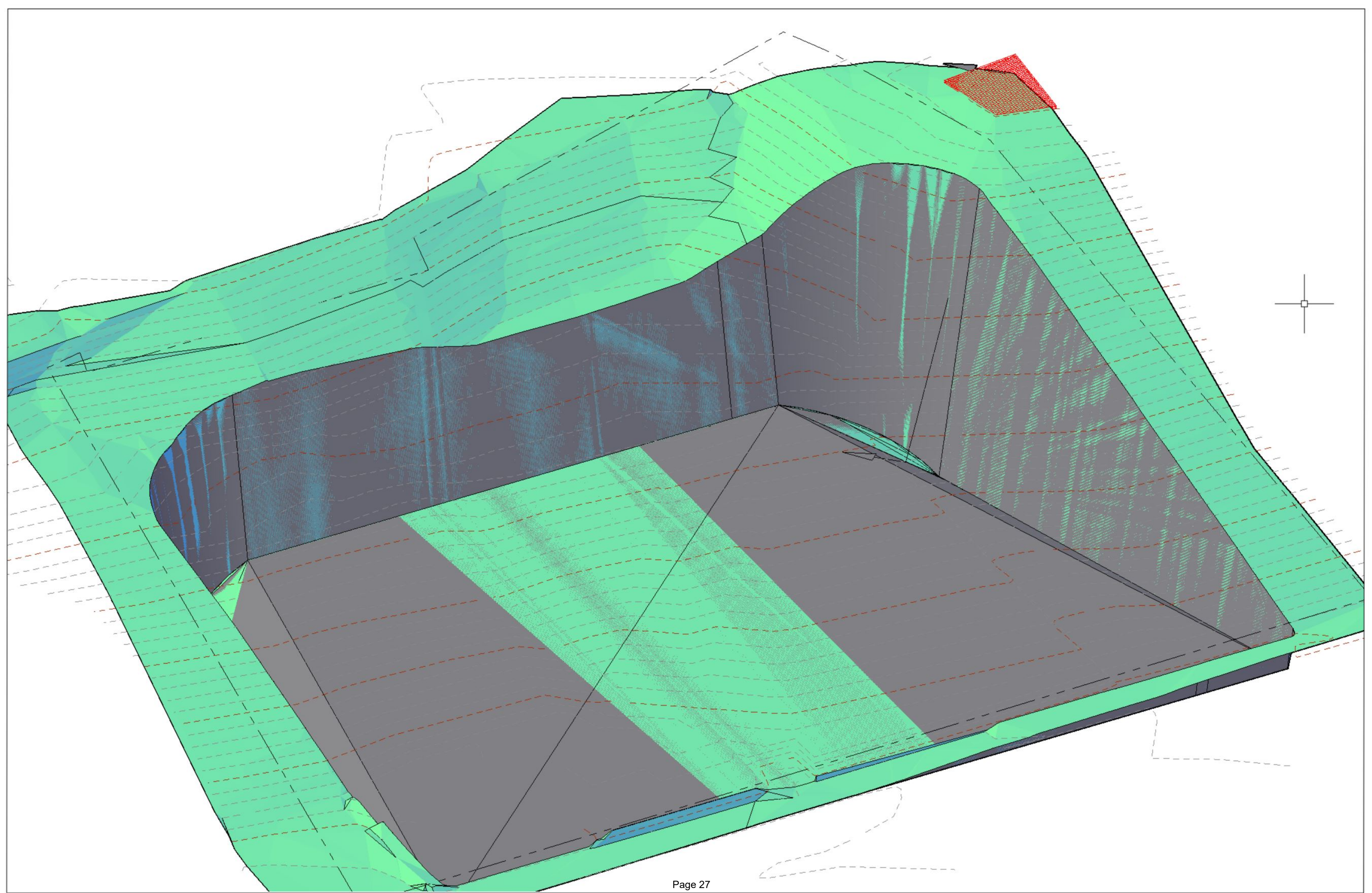
EXHIBIT B

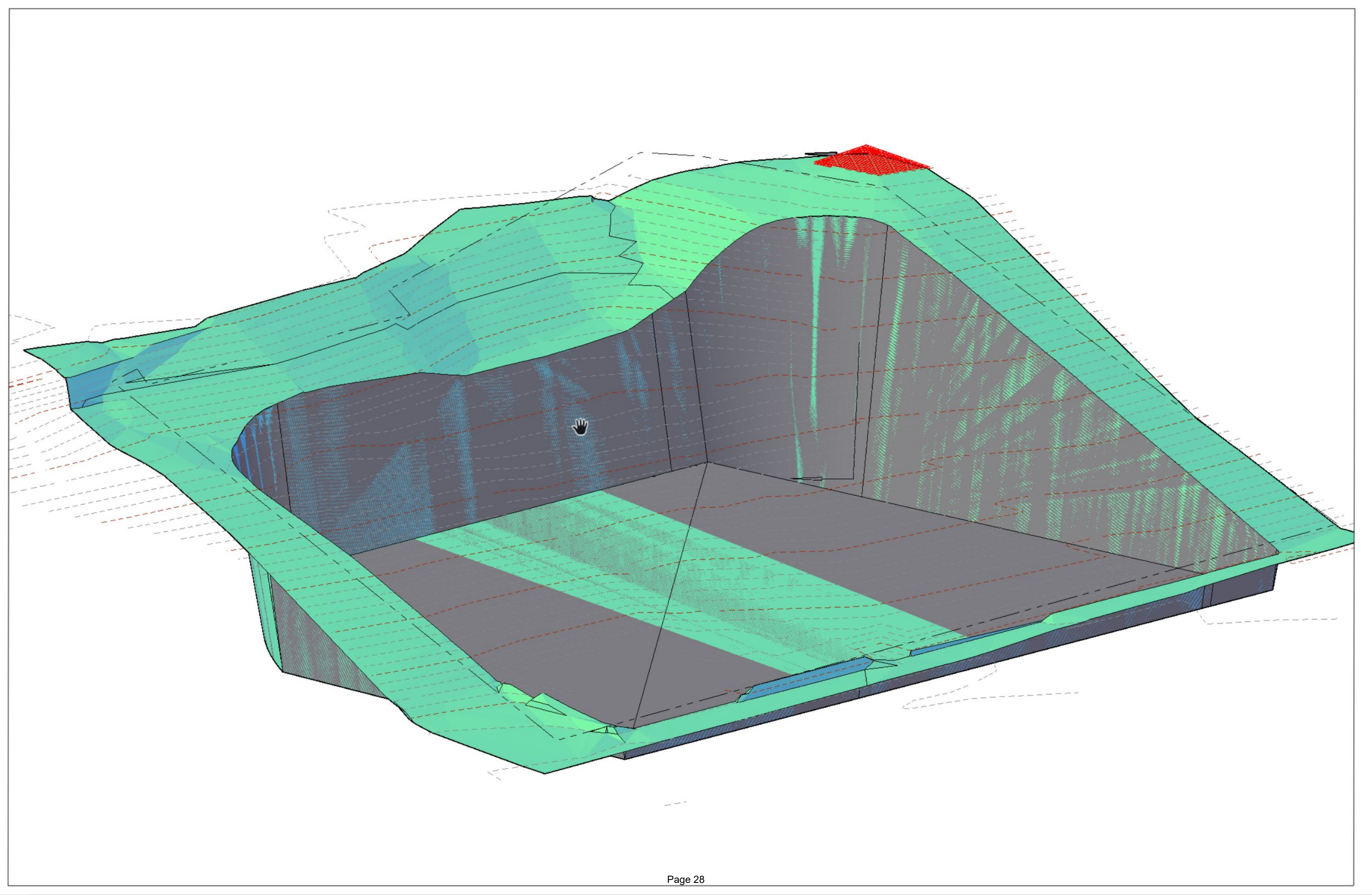
(Attach Plan Depicting the Licensed Area and Encroachment)

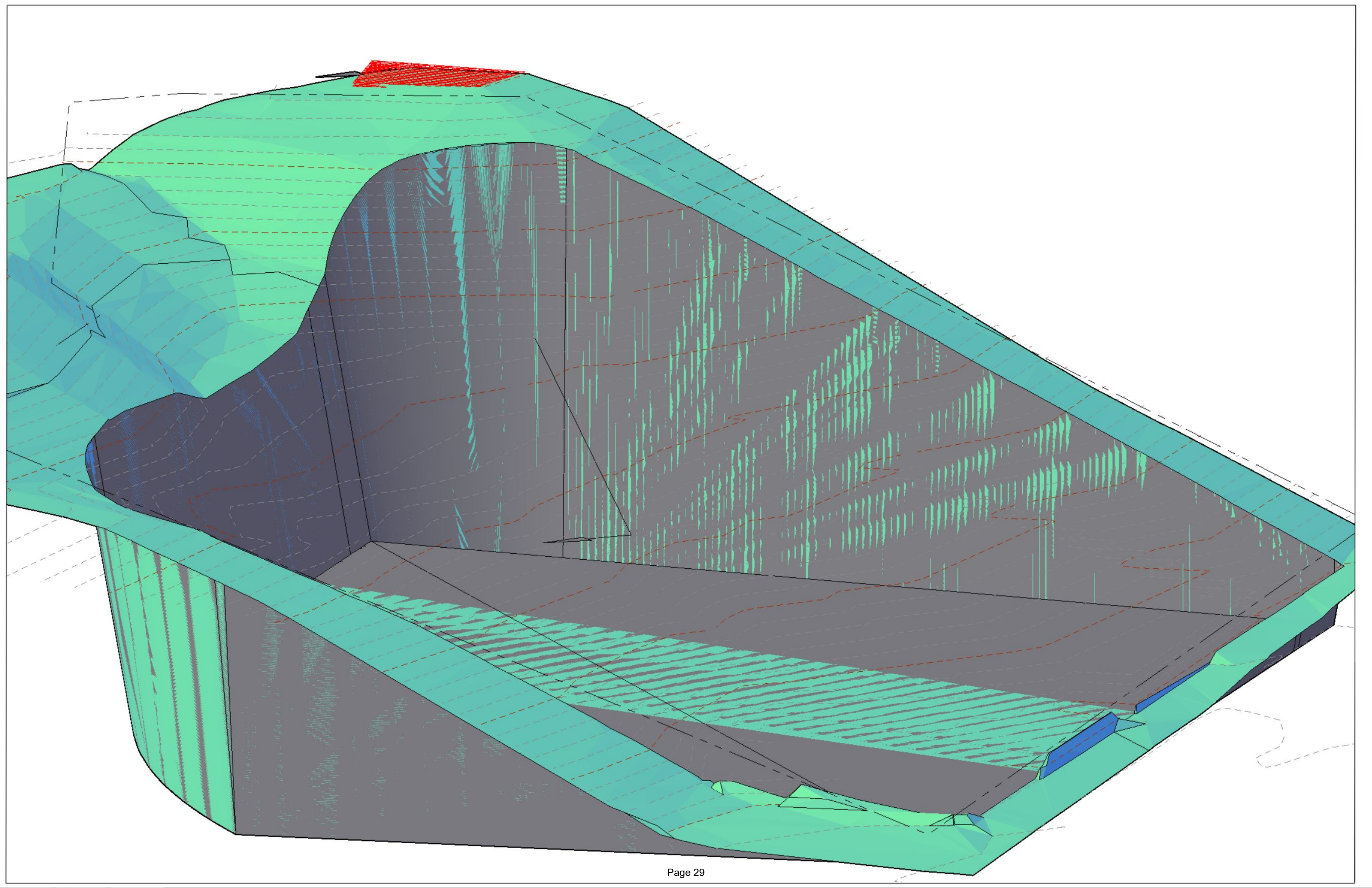


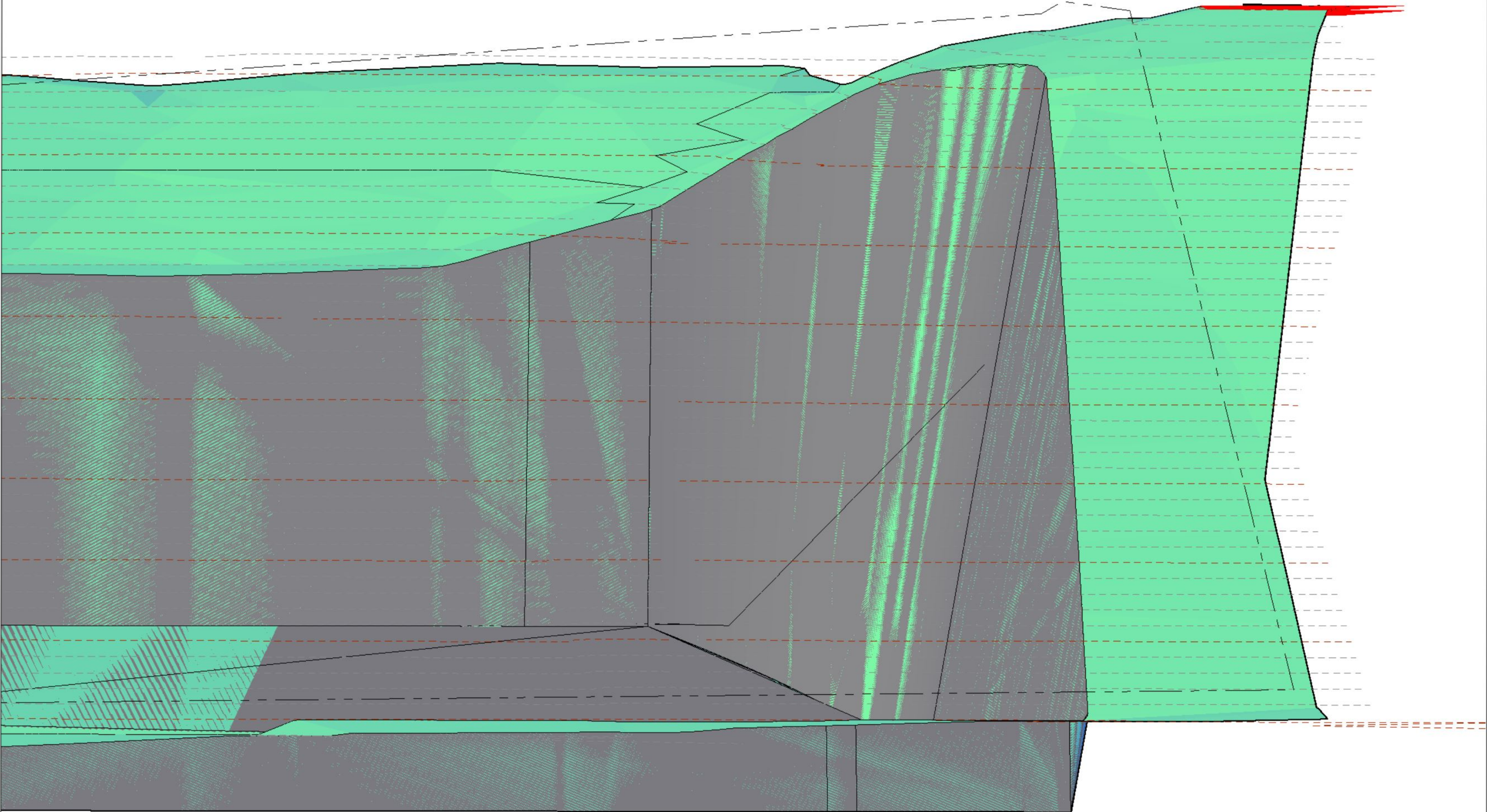


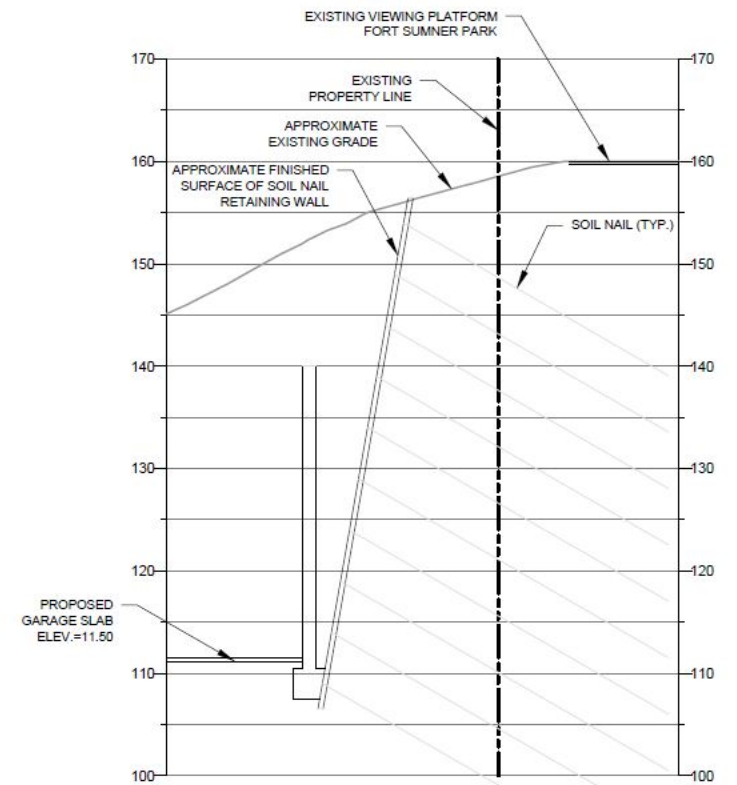




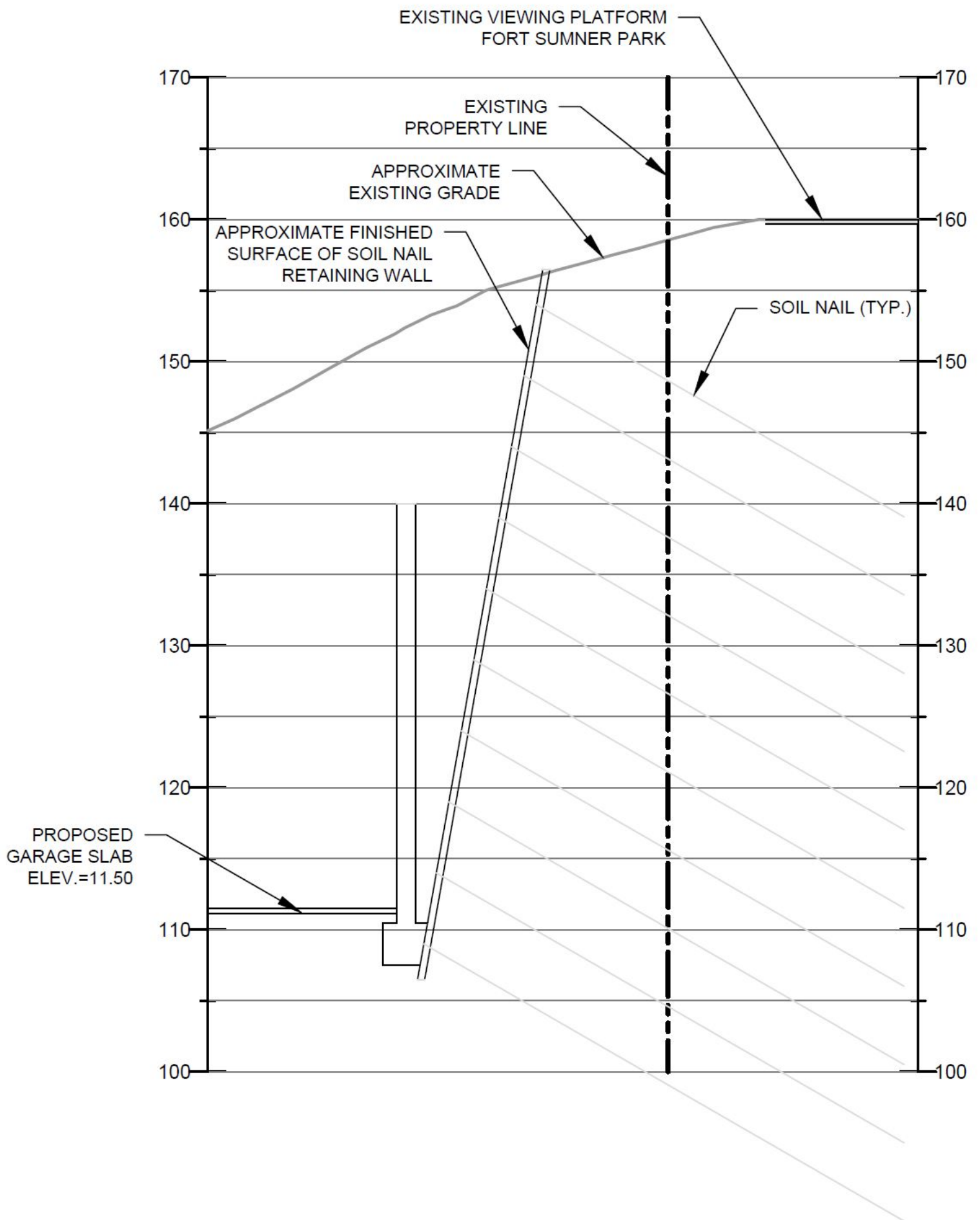








SECTION A-A



SECTION A-A

DECIBEL - dB(A)**EQUIPMENT**

Double protection
recommended
above 105 dB(A)

Hearing protection
recommended
above 85 dB(A)

112	Pile driver
110	Air arcing gouging
108	Impact wrench
107	Bulldozer - no muffle
102-104	Air grinder
102	Crane - uninsulated cab
101-103	Bulldozer - no cab
97	Chipping concrete
96	Circular saw and hammering
96	Jack hammer
96	Quick-cut saw
95	Masonry saw
94	Compactor - no cab
90	Crane - insulated cab
87	Loader/backhoe - insulated cab
86	Grinder
85-90	Welding machine
85	Bulldozer - insulated cab
60-70	Speaking voice

Table 1: Some typical noise levels found on construction sites

Fact Sheet

	Pile Driving	Soil Nails
Noise / Vibration	One of the loudest construction activities Rhythmic steel hammering Vibration felt in neighborhood	Horizontal drill rig No vibration
Duration	12-14 weeks	8-10 weeks
Earth Stabilization	Stabilizes earth at wall	Stabilizes earth at wall Reinforces earth at soil nails
Neighborhood Traffic	Truck deliveries (large steel beams & planking) Crane for lifting steel Conventional site equipment	Conventional site equipment
Temporarily Disrupts Park Use	YES	NO
Affects Future Park Use or Improvements	NO	NO

City of Portland | Parks, Recreation and Facilities Management

Ethan Hipple, *Director*

Alex Marshall, *Director of Parks*



To: Parks Commission and Land Bank Commission

From: Alex Marshall, Parks Director, Parks Recreation and Facilities Management Department

Date: March 2022

Re: Parks Division Update

Memorandum

Parks Division Staffing

- Vacancy: Horticulturist
- Vacancy: Athletic Facilities Maintenance Worker III

Portland Co-Op Tree Planting Program

Spring is almost here and with that comes tree planting season. Between the months of May and June our Forestry Team plants their annual allotment of trees across the City. One way to participate in that effort is to jump on board with our Co-Op program. Residents can browse our recommended tree list and purchase their choice from a partner nursery listed on our Co-Op web page (seen below). Registration must be submitted and tree purchased by June 1st to be eligible for this year's planting, which will occur within the month of June. Please visit <https://www.portlandmaine.gov/611/Co-Op-Tree-Planting-Program> for more about the requirements and alternative tree planting programs.

CIP

The Citywide Capital Improvement Project list has passed through the Finance Committee. It will now venture up to Council for their first read followed by vote. Below is the list of Parks projects that have made it to this final stage:

Parks, Recreation & Facilities

Dougherty Field Skate Park Expansion: \$235,000

Riverton Trolley Park Recreation Improvement Plan: \$125,000

Longfellow Playground Design: \$50,000

Portland Harbor Common: \$75,000

Back Cove Trail Reconstruction: \$95,000

Planning & Urban Development

Congress Square Redesign: \$900,000

Parkside to Libbytown Pathway Phase II: \$20,000 (planning funds)

East Coast Greenway Baxter Boulevard/Back Cove to Martins Point: \$100,000 (planning funds)

Facilities

90 Anderson Street Exterior Upgrades: \$90,000

Portland Youth Corps

We are gearing up for year 2 of the Portland Youth Corps. Year 1 was an incredible kick-off to this program and it is only going to get better and more impactful for the teenagers who participate. Registration opens up on Monday, March 7th for Portland Residents age 14 - 17 years old. Our goal is to immerse these students in a life changing experience by pushing them out of their comfort zone and teaching them new skills such as trail building, invasive plant removal, and basic ecology all while making new friends, gaining leadership skills and earning a \$500 stipend. Learn more at

<https://www.portlandmaine.gov/2701/Youth-Corps---Summer-Program>

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Park Walkway improvements: Deering Oaks RFP will be advertised shortly as all documents have been submitted
- Fitzpatrick Drainage Improvements: Drawings are complete. An RFP is ready to be advertised.
- Talbot School Basketball Court Reconstruction: Additional funding has been secured and the bid will be advertised again in late Winter for a Summer/Fall construction.
- Lyseth Playground: Construction drawings are being created and the RFP will shortly follow for a late Winter advertisement and late Summer construction.
- 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. Fall of 2022 is when the field is anticipated to return with Spring of 2023 as the first playable season.
- 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 will 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.

- Community Garden Fence and Gate Installations: We will be replacing 6 Community Garden fences and 4 sheds. A fencing bid document will be advertised this Winter and installation is planned to begin in the Spring with sheds and the Fall for fencing.