

Order 169-20/21

Passage: 9-0 on 2/22/2021

Effective 3/1/2021

KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
TAE Y. CHONG (3)
ANDREW ZARRO (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

MARK DION (5)
APRIL D. FOURNIER(A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

ORDER ACCEPTING THE 2020 LAND BANK COMMISSION ANNUAL REPORT

ORDERED, that the 2020 Land Bank Commission Annual Report is hereby approved and accepted.

Portland Land Bank Commission 2020 Annual Report



December 2020

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. Special thanks and appreciation to the staff support from Mike Murray, Liz Deletetsky, Allison Carroll, Michael Goldman, Ethan Hipple, Greg Mitchell and Doug Roncarati.

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 (2020):

Pat Bailey, Chair, At Large
Simon Rucker, Secretary, District 1
Steve Morgenstein, V. Chair, At Large
Kara Wooldrik, At Large
Jon Kachmar, At Large
Andrew Butcher, Treasurer, District 2
Jennifer Fox, At Large
Mayor Kate Snyder (City Council Representative)
Vacant

Non Voting Members

Portland Trails Representative (vacant)
Maine Audubon Society Representative (vacant)

Staff Support:

Allison Carroll, Executive Assistant (outgoing)
Liz Deletetsky, City of Portland - Forestry Division
Michael Goldman, Associate Corporation Counsel
Ethan Hipple, Deputy Director, Parks, Recreation and Facilities Department (outgoing)
Greg Mitchell, City Economic Development Director
Mike Murray, Director of Cemeteries and Project Management
Doug Roncarati, Stormwater Program Coordinator
Tom Jewell, Outside Counsel, Jewell & Bulger, P.A.

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.

The Commission shall annually file a report consisting of two parts, required by City Code provisions; the Registry of Open Space and an operating budget.

The Registry of Open Space shall 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 2020 contains the Registry and operating budget for the calendar year 2020.

2020 Accomplishments

- **Nason’s Brook Parcel.** The parcel, CBL 261 E008001 was conveyed to the City of Portland on May 19, 2016 through foreclosure. This undeveloped property is an excellent example of a small riparian urban parcel that could help improve the health of the stream. Nason's Brook is a small urban watershed (approx. 3 miles long, 723 AC) originating in Westbrook to the west of the Maine Turnpike near Exit 47. It provides water runoff for heavily developed industrial and commercial areas, older residential neighborhoods, and some of the last remaining agricultural land off Westbrook Street in Westbrook. In April 2020 this parcel was put into the Land Bank.
- **Oat Nuts Park.** The Land Bank Commission closed on an addition to Oatnuts Park, an existing Land Bank property, in January of 2020. The parcel is located at 0 Talbot Street (CBL 393-A-33 to 37, 393-B-3-4-33-34) and is adds to the protected land in the park, which was originally composed of 772 20’x50’ lots which were given away in 1902 by the Liberty Pure Food Company. There is the potential for the acquisition of a few lots for Oatnuts Park going into 2021.
- **Rand Road.** In October, the Land Bank Commission obtained approval from the City Council to acquire an approximately 27.38 acre parcel of open space land on Rand Road. The property lies near the western boundary of the City of Portland in a large, undeveloped area comprised of forests, streams and wetlands around the headwaters of the Fore River . Existing conservation lands about the property on the east (Fore River Sanctuary) and west. The Stroudwater River is to the south beyond outer Congress Street; the Stroudwater River empties into the Fore River lies to the southeast; to the east, over an active railroad corridor, lies Capisic Pond. The Rand Road property lies at the heart of a 136-acre block as listed by the Beginning with Habitat program and is an area of inland

waterfowl and wading bird habitat . 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 areas, as this is an area of concentrated flow where movements will accumulate or be channeled. There currently exists a network of trails both on the parcels and connected to a larger trail network to the Fore River Sanctuary and Capisic Pond.

- **Trail improvements and maintenance.** Work included trail maintenance and bridge construction at Paths Open Space, Evergreen Woods, Canco Woods and Baxter Pines. Work was completed by a combination of City staff, Portland Trails staff, volunteers, and Youth Corps groups (Student Conservation Association, Maine Conservation Corps. Funded by the LBC, significant efforts were undertaken by Portland Trails and the Maine Conservation Corps at Canco Woods to widen and harden trails to make them more accessible to those with disabilities. Also, the LBC provided funding for work at Capisic Pond Park that included a resurfacing of the Capisic Pond Park Trail The Portland Opportunity Crew (day employment program for panhandlers) also conducted cleanup efforts at Baxter Woods, Canco Woods, Baxter Pines, Evergreen Woods, University Park, Virginia Woods, Presumpscot River Preserve and Riverton Trolley Park.
- **New projects.** The LBC continues to advance new conservation projects based on guidance from the Land Protection Criteria Scorecard. New potentials include:
 - Riverton Trolley Park Addition. This parcel (CBL 325 C001 to 007) 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. Acquiring this property would enlarge Riverton Trolley Park and is within a 10-minute walk of residential neighborhoods including the Portland Housing Authority facilities at Riverton Park.
 - 1831 Washington Avenue. A potential project (parcel 371 A004) of approximately ten acres of forested wetlands between Washington and Auburn Avenues in North Deering.
 - Forest Avenue/Riverton School This is the rear portion of parcel 299 D051001 (1642 Forest Ave), an essentially land-locked lot next to the Riverton School & Community Center. The wooded area provides a buffer between the school and adjacent neighborhood and drains towards the wetlands forming the headwaters of Capisic Brook behind the school (“Riverton Preserve”).
 - Verizon Pines. The LBC continues to work on this property located on Davis Farm Road referred to as Verizon Pines that has been on the priority parcel list of the Land Bank for several years. The Verizon Pines parcel is notable due to the old growth white pine on the site, which was significant enough that it was identified on a Statewide search for potential conservation properties as part of the

State's Critical Areas program in the 1970's. This was one of only 11 parcels in the State identified for the old growth pine (site 241 on the Critical Area Program map). As part of that inventory, the site was incorrectly identified as being in neighboring Town of Falmouth, as it is adjacent to the municipal boundary. The ownership of this land has changed several times since being added to the Land Bank's list of priority properties and the LBC is currently pursuing a conservation easement with the current owners.

- Oramel/Coolidge/Davenport Avenues. A 1.366 AC parcel composed of 14 lots (349-D-6 to D19) located at the headwaters of Dole Brook that includes wetlands and stream channel. This parcel is contiguous with existing Land Bank parcels providing passive recreational open space opportunities and protection of this fragile urban watershed, which flows to the Presumpscot River at the Riverside Golf Course. The owner has approached the City and Land Bank Commission about selling the parcel.
- **Land Bank Property Signs.** Properties were sited for installation of signs in spring 2020 (PATHS, Presumpscot Preserve, Canco Woods, Oat Nuts Park, Evergreen Cemetery) with a second round sited for later in 2020 (Virginia Woods, Pine Grove Park, University Park). The wayfinding signs for the properties have been manufactured and will be installed in the spring of 2021.
- **One Climate Future Change.** In November, 2020 the Portland City Council adopted the One Climate Future Plan. The Climate Resilience strategies focus on strengthening the ability of our communities, economies, infrastructure, and ecosystems to respond to climate hazards such as sea level rise, more extreme storms, and warming temperatures. They include approaches for incorporating climate data and resilience metrics into our planning processes. Goals outlined in this plan include integrating resilience standards and targets into Portland land use code to minimize flood risk and promote resilient buildings and neighborhoods citywide. The Land Bank Commission has established a matrix scorecard to evaluate every parcel that we consider to be put into the land bank. Listed on the Land Bank matrix are the priorities developed in the One Future Climate Plan:
 - Preserving and expanding productive green space and green infrastructure systems on both public and private land to capture and retain stormwater and to mitigate heat;
 - Preserving and increasing open space for food production, including community gardens, urban agriculture, food forests, and other forms; and
 - Maintaining and enhancing stream and shore buffers and protection of critical ecosystems

Program Budget and Project Initiatives for 2020

Per Chapter 2 of the City Code, an annual appropriation of .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 31, 2020 for the planned work activity by the Land Bank Commission is approximately \$382,550, as indicated in the 2021 Land Bank Commission Budget:

2021 Land Bank Commission Budget

Statement of Financial Position

Balance City Report @Jan 4 2021	\$382,550
2018, 2019, 2020 Landbank Allocations (estimated)	\$171,000
Estimated Balance	\$553,550
Restricted Gifts	\$ 2,500
Total 2021	\$556,050

2021 Anticipated Expenditures

Property Acquisition	\$200,000
Acquisition related Costs	\$ 25,000
Land Maintenance	\$ 20,000
Signage	\$ 5,000
Administrative Expenses	\$ 3,000
Total 2021 Anticipated Expenditures	\$253,000
Percentage of Available Funds for 2021 expenditures	39%

Land Bank Commission Project Initiatives 2021

- *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.
- *Complete the acquisitions of parcels in Oatnuts Park.* The Land Bank Commission has commissioned an appraisal on an addition to Oatnuts Park, a Land Bank property. There is the potential for the acquisition of a few lots for Oatnuts Park going into 2021.
- *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 at PATHS Open Space, Presumpscot River Preserve, Canco Woods, Oat Nuts Park, and Evergreen Cemetery in Spring of 2020. Trail improvement projects are planned for Evergreen Woods, Canco Woods and PATHS.
- *Priority List.* The Land Bank Commission has set a 2021 goal to review all of the parcels currently on our Priority List and rank them according to our new Land Protection Criteria Scorecard.
- *Green Space Gathering.* Following the cancellation of the 2020 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.
- *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. We evaluate each of these according to the Land Protection Criteria Scorecard.

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-1 4) 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. ***NB: As of December 2020 this acquisition by the LBC has been approved by the City Council. See description of Rand Road project above.***

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-__ Rand Road. See project description on Page 4 of this report.

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