

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that Cumb Cty Civic Ctr

Located At 1 CIVIC CENTER SQ

Job ID: 2012-07-4561-ALTCOMM

CBL: 038- D-015-001

has permission to Cumb CtyCC, Phase 1 Demo NW Corner & Site Work  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

**Fire Prevention Officer**

  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-07-4561-ALTCOMM

Located At: 1 CIVIC CENTER SQ

CBL: 038- D-015-001

## **Conditions of Approval:**

### **Building**

1. This approval is for Phase 1 Demolition and site work only. No other construction activities allowed until a separate approved building permit is issued.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

### **Fire**

1. All construction shall comply with City Code Chapter 10. Permit is for demolition of the NW corner only. Any construction will require a separate permit.
2. Demolition activities shall comply with NFPA 1, *Fire Code*, 2009 edition; including but not limited to Chapter 16. Per NFPA 1:164.2 Temporary separation walls having a minimum 1-hour fire resistance rating and opening protective having at least a 45-minute fire protection rating shall be provided.
3. An approved Fire Safety Program addressing NFPA 1:16 and NFPA 241 shall be submitted to Captain Pirone in writing.
4. Fire Department access shall be maintained.
5. Application requires State Fire Marshal approval.
6. An approved life safety and egress plan shall be provided for all events to be taking place when exiting capacity is reduced. Occupant loads shall be reduced according to available exiting capacity. All required means of egress to remain accessible at all times.
7. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
8. Fire protection systems shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
9. Fire alarm and fire protections systems shall be fully operational during times the Civic Center is open for general occupancy.
10. Fire extinguishers are required per NFPA 1.
11. Any cutting and welding done will require a Hot Work Permit from Fire Department.
12. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

|   |  |   |   |
|---|--|---|---|
| Job No:<br>2012-07-4561-ALTCOMM   | Date Applied:<br>7/30/2012   | CBL:<br>038- D-015-001  |   |
| Location of Construction:<br>82 FREE ST / ONE CIVIC CENTER SQUARE               | Owner Name:<br>CUMBERLAND COUNTY RECREATION CENTER   | Owner Address:<br>1 CIVIC CENTER SQ<br>PORTLAND, ME 04101   | Phone:<br>775-3481 - MARK   |
| Business Name:<br>Cumberland County Civic Center                                | Contractor Name:<br>Cianbro - Brian Larsen<br>(@construction site trailer- 860-462-4429)   | Contractor Address:<br>72 DUTTON ST BANGOR MAINE 04401  | Phone:<br>(207) 992-0460  |
| Lessee/Buyer's Name:  | Phone:   | Permit Type:<br>BLDG ADD  | Zone:<br>B-3  |
| Past Use:<br>Cumberland County Civic Center                                     | Proposed Use:<br>Same: Cumberland County Civic Center - Phase I: demolition of the NW corner and associated site work for the project - three more permits to follow | Cost of Work:<br>\$216,000.00   | CEO District:   |
|   |  | Fire Dept:<br><input checked="" type="checkbox"/> Approved w/ conditions<br><input type="checkbox"/> Denied<br><input type="checkbox"/> N/A<br>Signature: <i>Chris Pirone</i> | Inspection:<br>Use Group: <i>A-4, B, S-1, S2</i><br>Type: <i>IB</i><br>MUBEC '09<br>Signature: <i>[Signature]</i> |
| Proposed Project Description:<br>Cumb Cty Civic Ctr. Demo NW Corner & Site Work |  | Pedestrian Activities District (P.A.D.)<br><i>9/5/12</i>  |   |
| Permit Taken By: Lannie   |  | <b>Zoning Approval</b>  |   |

|   |   |   |   |
|---|---|---|---|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p> | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland <i>N/A</i><br><input type="checkbox"/> Wetlands<br><input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i><br><input type="checkbox"/> Subdivision<br><input checked="" type="checkbox"/> Site Plan<br><i># 2012-505</i><br><input checked="" type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM<br>Date: <i>OK - S</i><br><i>7/31/12</i> | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in Dist or Landmark<br><input type="checkbox"/> Does not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: <i>[Signature]</i> |
|   | <b>CERTIFICATION</b>  |   |   |

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

|   |         |      |       |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT                      | ADDRESS | DATE | PHONE |
|   |         |      |       |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE |         | DATE | PHONE |
|   |         |      |       |



# General Building Permit Application

2012-7-4561 A1+Com

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

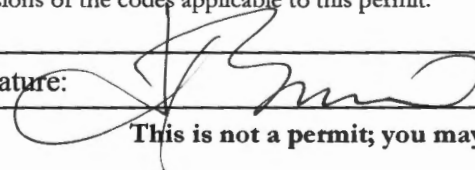
|  |   |   |
|--|---|---|
| Location/Address of Construction: Cumberland County Civic Center Renovation<br>82 Free Street, Portland, Maine   |   |   |
| Total Square Footage of Proposed Structure/Area<br>156,200 s.f. total  |   | Square Footage of Lot<br>100,536 SF or 2.308 acres                              |
| Tax Assessor's Chart, Block & Lot<br>Chart#      Block#      Lot#<br>038            D            15  | <input checked="" type="checkbox"/> Applicant * <b>must be owner, Lessee or Buyer</b> *<br>Name Cumberland County<br>Address Recreation Center d/b/a<br>One Civic Center Square<br>City, State & Zip Portland, ME 04101 | Telephone:<br>207-775-3481<br><i>Attention Mark Eddy</i>                        |
| Lessee/DBA (If Applicable)   | Owner (if different from Applicant)<br>Name<br>Address<br>City, State & Zip   | Cost Of Work: \$ <u>215,500.</u><br>C of O Fee: \$ _____<br>Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>Assembly</u><br>If vacant, what was the previous use? _____<br>Proposed Specific use: <u>Assembly</u><br>Is property part of a subdivision? <u>No</u> If yes, please name _____<br>Project description:<br>-Phase 1 (1st permit app.) of the project will be the Demolition of the NW corner and associated Sitework for the project.<br>-Second permit application will be for the NW corner envelope, steel, & foundations.<br>-Third permit application will be the full construction documents for the NW corner completion / fit-out<br>-Fourth permit application will be the full Phase 2 construction documents for the remainder of the project |   |   |
| Contractor's name: <u>Cianbro Corporation</u><br>Address: <u>72 Dutton Street</u><br>City, State & Zip <u>Bangor, ME 04401</u> Telephone: <u>207-992-0460</u><br>Who should we contact when the permit is ready: <u>Brian Larsen</u> Telephone: <u>860-462-4429</u><br>Mailing address: <u>Construction Site Trailer: 57 Center St, Portland, ME 04101</u>   |   |   |

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the Owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

RECEIVED  
JUL 25 2012  
Dept. of Building Inspections  
City of Portland, Maine

Signature:  Date: 7/25/12

**This is not a permit; you may not commence ANY work until the permit is issue**

038-D015

2012-07-4561-

ALTCOMM

1 Civic Center Square

(CIVIC CENTER PHASE I)

DEMO NW CORNER

PLANS IN LARGE PLAN AREA



# Certificate of Design

Date: July 27, 2012

From: WBRC Architects / Engineers

These plans and / or specifications covering construction work on:


The Cumberland County Civic Center Renovation to be complete

at One Civic Center Square in Portland, Maine. **PHASE ONE**

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.  
2009



For WBRC Architects / Engineers

Signature:   
Michael Johanning

Title: Architect

Firm: WBRC Architects / Engineers

Address: 30 Danforth St., Suite 306  
Portland, Maine 04101

Phone: 207-947-4511

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**INVOICE FOR PERMIT FEES**

|                        |             |                          |                         |
|------------------------|-------------|--------------------------|-------------------------|
| <b>Application No:</b> | 20-5859     | <b>Applicant:</b>        | CUMBERLAND COUNTY RECRE |
| <b>Project Name:</b>   |             | <b>Location:</b>         | 82 FREE ST              |
| <b>CBL:</b>            | 038 D015001 | <b>Development Type:</b> |                         |
| <b>Invoice Date:</b>   | 07/30/2012  |                          |                         |

|                         |   |                         |   |                     |   |                        |   |                  |                         |
|-------------------------|---|-------------------------|---|---------------------|---|------------------------|---|------------------|-------------------------|
| <b>Previous Balance</b> | - | <b>Payment Received</b> | + | <b>Current Fees</b> | - | <b>Current Payment</b> | = | <b>Total Due</b> | <b>Payment Due Date</b> |
| \$0.00                  |   | \$0.00                  |   | \$2,180.00          |   | \$0.00                 |   | \$2,180.00       | On Receipt              |

**First Billing**

|                         |               |
|-------------------------|---------------|
| <b>Previous Balance</b> | <b>\$0.00</b> |
|-------------------------|---------------|

| Fee Description                  | Qty | Fee/Deposit Charge |
|----------------------------------|-----|--------------------|
| Building Permit Fee First \$1000 | 1   | \$30.00            |
| Building Permit Fee Add'l \$1000 | 1   | \$2,150.00         |
|                                  |     | \$2,180.00         |
| <b>Total Current Fees:</b>       | +   | <b>\$2,180.00</b>  |
| <b>Total Current Payments:</b>   | -   | <b>\$0.00</b>      |
| <b>Amount Due Now:</b>           |     | <b>\$2,180.00</b>  |

Detach and remit with payment

**Bill to:** CUMBERLAND COUNTY RECREATION CENTER  
 1 CIVIC CENTER SQ  
 PORTLAND, ME 04101

CBL 038 D015001  
**Application No:** 20-5859  
**Invoice Date:** 07/30/2012  
**Invoice No:** 39137  
**Total Amt Due:** \$2,180.00  
**Payment Amount:**

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.



## Marge Schmuckal - One Civic Center Square

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**From:** Marge Schmuckal  
**To:** Rick Knowland  
**Date:** 6/8/2012 12:33 PM  
**Subject:** One Civic Center Square

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Hi Rick,  
Here are my comments for this project:

One Civic Center Square - 38-D-15 & 39-C-3  
2012-505 B-3 Zone  
June 8, 2012

I have reviewed the plans and preliminary comment concerning the project to create additions to the existing Civic Center and to revise and rebuild the loading area off Center Street.

*Section 14-220(c) Street wall build-to line:* This project is working with an existing building that was constructed in 1972/73. It is currently legally nonconforming in regard to this section of the Ordinance. The additions are actually lessening the nonconformity. Lessening any legal nonconformity is encouraged. So I believe that this section of the Ordinance is being met.

*Section 14-220(h) Minimum building height:* The Ordinance requires a minimum building height of 35' in the B-3 zone. However, there are exceptions. I concluded that exception #1 allows a lower building height for accessory building components such as the loading docks. Exception #4 allows the building additions to the existing building to be exempt because they are extending out closer to the street line. Therefore I believe this section of the Ordinance is being met.

The maximum height in this area is 150' with an allowance for an additional 40' cap height. The current building which will not be altered, is given to be 72' and well under the maximum.

Sound data has been submitted showing that the chillers should be able to meet the maximum noise restrictions of the B-3 zone.

It is my understanding that the Planning Board will be making the final determination of required parking.

Separate sign permit(s) shall be required. It is my understanding that the proposed signage will need to be reviewed under the special exception review criteria.

Marge Schmuckal  
Zoning Administrator

↓ give signage info  
Jedimentes@CiAmbro.com

17-18

**Cumberland County Civic Center Project**

June 19, 2002 Meeting Agenda

Di Centes - 944-9632 (c)  
John Decandence - CiAmbro

Anticipation of work beginning in August

**I. Ciambro CCCC Questions:**

temp Elec. hook-up. cor Spring & center - Cotton St  
occupant load → 76

- What permits are required for construction trailers at proposed location? - 2 = 36 X 60 with deck
- Who are the displaced parkers - curb cut application in Public Services Bldg - stairs
- Are there restrictions/requirements associated with construction trailers at proposed location? - fence issues for being able to see pedestrians at corner
- Are there restrictions/requirements on construction signage?

Besides "Dig Safe", are there any restrictions with putting fencing with security mesh on it?

Are there ordinances regarding work hours, etc. noise/work hours - 17-18

Other Ciambro Questions?

**II. Discussion of Construction Phasing and Logistics Plan...Proposed Sidewalk and Street Closures**

6/19/02 I e-mailed info from Ordinance

Applicant: WBRC Arch: Eng. Date: 6/8/12

Address: ONE Civic Center Square C-B-L: 38-D-15 & 39-C-3

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-3 Not in PAD - Not in Historic

Interior of corner lot - Free/spacing/Center St uses Allowed

Proposed Use/Work - Additions to existing Bldg & New Loading Area

Sewage Disposal - City 61,300<sup>sq ft</sup> increased SPAG  
45,213<sup>sq ft</sup>

Lot Street Frontage - 15' min - well over - 1085' given

Front Yard -

Rear Yard -

Side Yard -

} none req

Projections -

Width of Lot - N/A

Height - MAX-150' → 72' indicated / min Bldg height 35' - meet exception #4  
14-220(h) June 4 2007 #1 for loading docks

Lot Area - NOMIN - 2.308 Acres - 100,536<sup>sq ft</sup> given

Lot Coverage Impervious Surface - 100% allowed 95.5% given

Area per Family - N/A

Off-street Parking - PB Approved

Loading Bays - showing NEW

Site Plan - 2012-505

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 13 - Zone C 14-220(c)

- street wall build to line: lessening their legal non conformity
- Submitted Sound DATA - 55 dBA's → 9:00pm to 7:00am & 60 dBA's 7:00 AM TO 9:00 PM AT BOUNDARIES

ATT 2-E-1

6/6/12

**SECTION 5 – COMPLIANCE WITH ZONING REQUIREMENTS**

*City of Portland Code of Ordinances*

The Cumberland County Civic Center is located in the B-3 Downtown Business Zone (B-3) and the Downtown Entertainment Overlay Zone (DEOZ). "Theaters and performance and exhibition halls" [14-217(a)(2)(l)], "convention and meeting facilities" [14-217(a)(2)(m)] and "county and municipal uses" [14-217(a)(4)(a)] are all permitted uses in the Downtown Business Zone. Required, existing and proposed dimensional requirements for the Downtown Business Zone are summarized in Table 1.

Table 1. Required, existing and proposed dimensional requirements

| Standard  |   |
|---|---|
| <p><i>Min. lot size</i></p>   | <p><u>Required:</u> None</p> <p><u>Existing:</u> 2.308 acres <i>100,536 #</i></p> <p><u>Proposed:</u> No Change</p>   |
| <p><i>Min. street frontage</i></p>  | <p><u>Required:</u> 15 FT</p> <p><u>Existing:</u> 1085 FT</p> <p><u>Proposed:</u> No Change</p>   |
| <p><i>Street wall build-to line:</i></p> <p><i>Lessening their legal non-conformity</i></p> | <p><u>Required:</u> All buildings or structures shall be located within five (5) feet of the property line along street frontages, unless the Planning Board requires or approves an additional distance to comply with the requirements of section 14-526 (d)9 and the City of Portland Design Manual</p> <p><u>Existing:</u> The Cumberland County Civic Center is located <u>generally</u> within 5 ft of the property line on Free Street and Center Street, with the exception of the entrance plazas on Free Street and the loading dock on Center Street. The building is set back up to 10 ft on Spring Street and more so at the Spring Street/Center Street entrance and the Spring Street entrance plazas.</p> <p><u>Proposed:</u> The three (3) proposed building additions on Free Street, at the Center Street/Spring Street intersection, and on Spring Street extend the existing building footprint toward the property line (refer to sheet CP101 – Site Layout Plan and LP101 – Site Landscape Plan).</p> <p>Free Street Addition – The Free Street building addition is located in an open plaza area and will extend the building from up to 70' from the Free Street right-of-way to within 7' to 15' of the Free Street right-of-way. A planter is proposed along the majority of the addition's street frontage that is located 2' from the property line. The Free Street entrance is set back from the property line and planters are provided to provide for an attractive, safe and convenient street level pedestrian environment. The applicant will be requesting approval for this additional distance per section 14-526 (d)9 and the City of Portland Design Manual (see below).</p> <p>Center Street/Spring Street addition – The majority of the façade of the Center Street/Spring Street building addition is located within 5' of the property line, with the exception of portions of the angled loading dock area that are located up to 12' from the property line. The angled loading dock layout is required to accommodate the turning radii of the large tour trucks.</p> |

|  |   |
|--|---|
| <p><i>Still lessening the legal non-conformity</i></p>                     | <p>Spring Street addition – The Spring Street building addition extends the existing building façade from up to 75’ from Spring Street to within 5’ of the Spring Street right-of-way. The entrance areas are set back from the property line and planters are provided to provide for an attractive, safe and convenient street level pedestrian environment. The applicant will be requesting approval for this additional distance to comply with the requirements of section 14-526 (d)9 and the City of Portland Design Manual (see below).</p> <p>Standards for increasing setback beyond street build-to line – Section 14-526(d)9 states that development in the B-3 zone shall be designed to support the development of dense mixed use neighborhoods with attractive, safe and convenient street level pedestrian environments as demonstrated by compliance with all applicable design standards in the Design Manual. According to section (b)(1)(e)(2) in the Design Manual, a proposed development in the B-3 zone may exceed maximum setbacks where the introduction of increased building setbacks at the street level:</p> <ul style="list-style-type: none"> <li>i. Provides substantial and viable publicly accessible open space or other amenity at the street level that supports and reinforces pedestrian activity and interest. Such amenities may include without limitation plazas, outdoor eating spaces and cafes, or wider sidewalk circulation areas in locations of substantial pedestrian congestion;</li> <li>ii. Does not substantially detract from the prevailing street wall character by introducing such additional setback at critical building locations such as prominent form-defining corners, or create a sense of discontinuity in particularly consistent or continuous settings;</li> <li>iii. Does not detract from existing publicly accessible open space by creating an excessive amount of open space in one (1) area or by diminishing the viability or liveliness of that existing open space; and</li> <li>iv. The area of setback is of high quality and character of design and of acceptable orientation to solar access and wind impacts as to be attractive to pedestrian activity.</li> <li>v. Roof top appurtenances: All mechanical equipment, ventilating and air conditioning and other building systems, elevators, stairways, radio or television masts or equipment, or other rooftop elements not intended for human occupancy shall be fully enclosed in a manner consistent with the character, shape and materials of the principal building, as described and illustrated in the Downtown Urban Design Guidelines (Appendix 1).</li> </ul> <p>The proposed entrance areas on Free Street and Spring Street are set back to allow for the occurrence of significant pedestrian activity. The increased setback areas do not substantially detract from the prevailing street wall character, do not detract from existing publicly accessible open space, and are of high quality and character of design. Roof-top HVAC units and the generator will be located over the loading dock area and will be enclosed with a screening fence.</p> |
| <p>Min. yard dimensions</p>  | <p><u>Required:</u> None</p>  |
| <p>Min. lot width</p>  | <p><u>Required:</u> None</p>  |
| <p>Max. length of undifferentiated blank wall along a public street or</p> | <p><u>Required:</u> 30 FT</p> <p><u>Existing:</u> There is an existing 170’ brick wall on Free Street and Center Street that is up to 12’ high and is differentiated with a ventilation louver on Free Street and an exterior door at the corner of Free Street and Center Street. There is an existing</p>   |

|   |  |
|---|--|
| <p>publicly accessible pedestrian way</p>   | <p>140' concrete wall on Free Street that is at grade near the Free Street plaza and increases to 9.5' in height near the Free Street entrance.</p> <p><u>Proposed:</u> The existing 170' brick wall on Free Street and Center Street will be reduced to 120', 78' on Free Street, 23' at the corner of Free Street and Spring Street and 19' on Center Street. A new exterior door is proposed on Free Street that will differentiate the wall. The existing 140' concrete wall will be differentiated with architectural features and graphics displays. See renderings in Section 2 for more information.</p>   |
| <p>Maximum lot coverage</p>   | <p><u>Required:</u> 100%</p> <p><u>Existing:</u> 95.5%</p> <p><u>Proposed:</u> 100%</p>  |
| <p>Min. building height</p>   | <p><u>Required:</u> No new construction of any building shall be less than thirty-five (35) feet in height within fifty (50) feet of any street frontage. See exceptions below*.</p> <p><u>Existing:</u> Existing building height within 50 feet of street frontage varies from approximately 12' on Center Street to approximately 72' on Spring Street.</p> <p><u>Proposed:</u> Per exception #4 (see below), building additions to buildings in existence as of June 4, 2007 are exempt from this standard. The 10% rule does not apply because all of the proposed building additions are located closer to the street line than the building footprint existing as of June 4, 2007. The height of the proposed building additions is shown on the attached sketches A2.30, A2.61 and A3.31. The height of the proposed Free Street, loading dock, Center Street/Spring Street and Spring Street additions are approximately 14.5', 19', 42' and 20.5', respectively (see sketch A3.31).</p> |
| <p>Max. height of structures</p>  | <p><u>Required:</u> 150 FT + 40 FT additional height for building cap per Downtown Height Overlay Map</p> <p><u>Existing:</u> The height of the existing building varies from approximately 12' on Center Street to approximately 72' on Spring Street.</p> <p><u>Proposed:</u> The proposed building additions will not exceed 150' in height.</p>  |
| <p>Maximum building area and floor area for buildings which exceed one hundred twenty-five (125) feet in height</p> | <p>Not applicable. The existing building and proposed additions do not exceed 125' in height.</p>  |

yes

\*Minimum height exceptions:

→ included in phase

1. Accessory building components and structures such as truck loading docks covered parking, mechanical equipment enclosures and refrigeration units.
2. Information kiosks and ticketing booths.
3. Public transportation facilities of less than 10,000 square feet, or additions of less than 5000 square feet to existing public transportation facilities provided that the cumulative additions as of June 4, 2007 do not exceed 10,000 square feet.
4. Additions to buildings existing as of June 4, 2007 provided that the cumulative additions since June 4, 2007 do not exceed ten percent (10%) of the building footprint on June 4, 2007, except building additions on those portions of the lot located closer to the street line than the building footprint existing as of June 4, 2007 shall not be included in this 10% limitation.
5. Utility substations, including sewage collection and pumping stations, water pumping stations,

sk

2-E-4

transformer stations, telephone electronic equipment enclosures and other similar structures.

6. Additions to and/or relocation of designated historic structures or structures determined by the historic preservation committee to be eligible for such designation.
7. Parking attendant booths or bank remote teller facilities.
8. Structures accessory to parks and plazas.
9. Buildings or building additions of less than 2,500 square feet footprint, on lots or available building sites of less than 3,000 square feet.



## SECTION 2 – DESCRIPTION OF THE PROJECT

### *Design Intent Narrative*

#### **1.1 Project Background**

After nearly 35 years of service to southern Maine, the Cumberland County Civic Center is the focus of a modernization plan to extend the life of the facility and bring it to current standards. The Arena is home to the Portland Pirates of the American Hockey League and the location for many local events including concerts and graduations.

#### **1.2 Project Description**

Located in downtown Portland, the CCC occupies one-half of a long city block. The building is nestled into a hill on the northwest at Free Street and opens toward the SE as the grade slopes downward. Current access to the Arena occurs on large exterior stairways, most famously via “suicide stairs” at the corner of Spring and Center Streets.

The renovation will enclose the open building corners allowing entries at the sidewalk. New lobbies that include stairs, elevators and escalators will welcome patrons directly inside. Concourses will be expanded with added restrooms, concession areas and merchandise zones. Other amenities include a larger ticket lobby, private suites and club, team offices, administrative offices and new locker rooms. These additions to the Arena will increase the building size to nearly 185,000 gross square feet.

The existing building facades will also be enhanced. The Free Street elevation will be upgraded with new pedestrian lighting and graphic panels. The Arena will open up to Spring Street with more glass providing a visual connection to the street. New landscaping, sidewalks and building signage are also planned.

#### **1.3 Site Access**

The existing garage to the west of the Arena will remain as a significant source of parking. A new pedestrian connection will be constructed allowing ADA access directly from the garage.

Arena entries on the northwest and southwest lead directly to an expanded ticket lobby which controls access to the concourse. The lobby at the lower southeast corner includes a satellite ticket counter and circulation up to the main concourse. All entries are ADA accessible.

The public areas on the event level can also be accessed directly from Spring Street. The existing entry at the center of the building will be relocated further west, creating separation from the private, back-of-house spaces while allowing direct access to seating and the event floor.

Loading functions will remain at the east from Center Street, but will be expanded and upgraded. First, the main loading ramp will be rotated about 45 degrees to the north. By moving the entry point, the ramp will start further uphill creating a more subtle slope and increasing the ramp length to ensure vehicles do not project into the right-of-way. The existing concourse stairs will be moved further away from the loading circulation to provide appropriate clearance to the event floor. Two new loading docks

## **2.2 Seating Arrangement**

The renovated Arena will retain the existing seating bowl and will increase the ADA seating capacity to 2010 standards. New club and suite seating will create a net gain in capacity of 243 seats for a maximum of 6,976 for hockey. End stage concert events will have a maximum capacity of approximately 8,976 ticketed seats including the seating bowl, floor seating, suites and club area.

Existing seating will be replaced with new, padded, self-lifting seats with arms. The majority of seats will have a minimum width of twenty inches; other sizes will be used as required to fill in each row continuously between aisles. Wherever possible, seats will be riser-mounted to facilitate cleaning of seating tiers.

The existing permanent seating at the east end of the seating bowl will be replaced with new telescopic platforms and folding seats. This will allow for wider clearance for floor access from the loading area and will create a pocket for the stage in an end stage configuration. By moving the stage further off the event floor, this arrangement will generate more bowl seating with good sightlines and more floor seating.

## **2.3 ADA Seating**

Seating areas for wheelchair patrons are designated for each event to allow for viewing from a variety of locations. Wheelchair positions are provided at each seat price range and distributed horizontally and vertically throughout the facility. Sightlines in these areas, allow a disabled spectator to view events over the shoulder of a standing spectator in the row ahead or over the head of a patron two rows in front.

The seating capacity designated for wheelchairs is provided as required by the 2010 Americans with Disabilities Act. At least one companion chair is provided with each wheelchair position. Additionally, at least five percent of aisle seats within the seating bowl will have arms that can lift for easy access into the seat.

## **2.4 Suites**

Suite seats will be a minimum of twenty-one inches wide and will contribute to the revenue of the facility. Each suite will accommodate at least one wheelchair space. Two types of suites will be provided in the arena: bunker suites and tower suites.

Bunker suites are located at the south and southwest areas of the event level. Seating is configured with extra deep rows and premium chairs directly on the event perimeter. The suites do not have a direct view of the event floor, but are richly furnished, private rooms with service amenities.

The tower suites are located in each corner. Starting at the concourse level, two levels of suites stack along the prominent corner columns. The suites are accessed via semi-private elevators and contain a restroom and bar facilities. Each suite will have comfortable, movable chairs with unobstructed sightlines to the event floor.

## PROJECT DATA

The following information is required where applicable, in order complete the application.

|   |   |
|---|---|
| <b>Total Area of Site</b>   | 100,536 sq. ft. (2.308 acres)   |
| <b>Proposed Total Disturbed Area of the Site</b>  | 23,400 sq. ft. (on-site), 7685 sq. ft. (off-site), excludes re-paving     |
| (If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland) |   |
| <b>Impervious Surface Area</b>  |   |
| Total Existing Impervious Area  | 93,453 sq. ft.  |
| Total Proposed Impervious/Paved Area  | 97,025 sq. ft.  |
| Net Change in Impervious Area   | +3572 sq. ft.   |
| <b>Building Ground Floor Area and Total Floor Area</b>  |   |
| Existing Building Footprint   | 73,620 sq. ft.  |
| Proposed Building Footprint   | 93,220 sq. ft.  |
| Net Change in Building Footprint  | 19,600 sq. ft.  |
| Existing Total Building Floor Area  | 125,383 sq. ft.   |
| Proposed Total Building Floor Area  | 186,691 sq. ft.   |
| Net Change in Building Floor Area   | +61,308 sq. ft.   |
| <b>Zoning</b>   |   |
| Existing  | B-3 (Downtown Business Zone) & DEOZ (Downtown Entertainment Overlay Zone) |
| Proposed, if applicable   | No change proposed  |
| <b>Land Use</b>   |   |
| Existing  | Performance & exhibition hall; Convention & meeting facility              |
| Proposed  | No change proposed  |
| <b>Residential, if applicable</b>   |   |
| Existing Number of Residential Units  | Not applicable  |
| Proposed Number of Residential Units  |   |
| Net Change in Residential Units   |   |
| Proposed Number of Lots   |   |
| Proposed Number of Affordable Housing Units   |   |
| Proposed Bedroom Mix:   |   |
| Number of Efficiency Units  |   |
| Number of One-Bedroom Units   |   |
| Number of Two-Bedroom Units   |   |
| Number of Three-Bedroom Units   |   |
| <b>Parking Spaces</b>   |   |
| Total Existing Number of Parking Spaces   | 0   |
| Total Proposed Number of Parking Spaces   | 0   |
| Net Change in Parking Spaces  | No change   |
| Number of Handicapped Spaces  | 0   |
| <b>Bicycle Parking Spaces</b>   |   |
| Total Existing Number of Bicycle Spaces   | 0   |
| Total Proposed Number of Bicycle Spaces   | 0   |
| Net Change  | No change   |
| <b>Estimated Cost of Project</b>  | \$28.5 million  |

**Table 72: A-weighted Sound Pressure with Sound Enclosures (non-VFD)**

| MODEL     | 63 Hz | 125 Hz | 250 Hz | 500 Hz | 1000 Hz | 2000 Hz | 4000 Hz | 8000 Hz | 100% (Side) | 100% Opposite Control Box | 100% Control Box End | 75% Load | 50% Load | 25% Load |
|-----------|-------|--------|--------|--------|---------|---------|---------|---------|-------------|---------------------------|----------------------|----------|----------|----------|
| AWS190BDS | 55    | 56     | 57     | 56     | 53      | 48      | 38      | 30      | 63          | 61                        | 63                   | 62       | 60       | 58       |
| AWS210BDS | 55    | 56     | 58     | 56     | 53      | 48      | 39      | 31      | 64          | 61                        | 64                   | 62       | 61       | 59       |
| AWS225BDS | 55    | 56     | 58     | 56     | 53      | 48      | 39      | 31      | 64          | 61                        | 64                   | 62       | 61       | 59       |
| AWS250BDS | 55    | 57     | 58     | 57     | 53      | 49      | 39      | 31      | 64          | 62                        | 64                   | 63       | 61       | 60       |
| AWS260BDS | 55    | 57     | 58     | 57     | 53      | 49      | 39      | 31      | 64          | 62                        | 64                   | 63       | 61       | 60       |
| AWS290BDS | 56    | 57     | 59     | 57     | 54      | 49      | 40      | 32      | 65          | 62                        | 65                   | 63       | 62       | 60       |
| AWS310BDS | 56    | 57     | 59     | 57     | 54      | 49      | 40      | 32      | 65          | 62                        | 65                   | 63       | 62       | 60       |
| AWS350BDS | 57    | 58     | 59     | 58     | 55      | 50      | 40      | 32      | 65          | 63                        | 65                   | 64       | 63       | 61       |
| AWS375BDS | 57    | 58     | 59     | 58     | 55      | 50      | 40      | 32      | 65          | 63                        | 65                   | 64       | 63       | 61       |
| AWS400BDS | 58    | 60     | 61     | 60     | 56      | 52      | 42      | 34      | 67          | 65                        | 67                   | 66       | 64       | 63       |
| AWS425BDS | 58    | 60     | 61     | 60     | 56      | 52      | 42      | 34      | 67          | 65                        | 67                   | 66       | 64       | 63       |
| AWS450BDS | 59    | 60     | 62     | 60     | 57      | 52      | 43      | 34      | 68          | 65                        | 68                   | 66       | 65       | 63       |
| AWS470BDS | 59    | 60     | 62     | 60     | 57      | 52      | 43      | 34      | 68          | 65                        | 68                   | 66       | 65       | 63       |
| AWS500BDS | 59    | 60     | 62     | 60     | 57      | 52      | 43      | 35      | 68          | 65                        | 68                   | 66       | 65       | 64       |
| AWS525BDS | 59    | 60     | 62     | 60     | 57      | 53      | 43      | 35      | 68          | 65                        | 68                   | 66       | 65       | 64       |
| AWS550BDS | 59    | 60     | 62     | 60     | 57      | 53      | 43      | 35      | 68          | 66                        | 68                   | 67       | 66       | 64       |
| AWS210BDH | 56    | 55     | 61     | 58     | 55      | 48      | 39      | 30      | 66          | 59                        | 65                   | 63       | 62       | 60       |
| AWS230BDH | 56    | 56     | 61     | 57     | 55      | 49      | 39      | 30      | 66          | 60                        | 65                   | 64       | 62       | 61       |
| AWS250BDH | 56    | 56     | 61     | 57     | 55      | 49      | 39      | 30      | 66          | 60                        | 65                   | 64       | 62       | 61       |
| AWS280BDH | 57    | 58     | 61     | 57     | 56      | 49      | 40      | 31      | 67          | 60                        | 65                   | 64       | 63       | 61       |
| AWS300BDH | 57    | 58     | 61     | 57     | 56      | 49      | 40      | 31      | 67          | 60                        | 65                   | 64       | 63       | 61       |
| AWS330BDH | 57    | 57     | 62     | 58     | 56      | 49      | 40      | 31      | 67          | 61                        | 66                   | 65       | 64       | 62       |
| AWS350BDH | 57    | 57     | 62     | 58     | 56      | 49      | 40      | 31      | 67          | 61                        | 66                   | 65       | 64       | 62       |
| AWS380BDH | 57    | 57     | 62     | 58     | 57      | 50      | 41      | 32      | 68          | 61                        | 66                   | 65       | 64       | 62       |
| AWS410BDH | 58    | 57     | 63     | 58     | 57      | 50      | 41      | 32      | 68          | 61                        | 67                   | 65       | 64       | 63       |
| AWS450BTH | 59    | 59     | 64     | 60     | 58      | 52      | 42      | 34      | 70          | 63                        | 68                   | 67       | 66       | 64       |
| AWS475BTH | 60    | 59     | 64     | 60     | 59      | 52      | 43      | 34      | 70          | 63                        | 69                   | 67       | 66       | 64       |
| AWS500BTH | 60    | 59     | 65     | 60     | 59      | 52      | 43      | 34      | 70          | 63                        | 69                   | 67       | 66       | 65       |
| AWS530BTH | 60    | 60     | 65     | 61     | 59      | 52      | 43      | 34      | 70          | 63                        | 69                   | 68       | 66       | 65       |
| AWS240BDP | 57    | 56     | 61     | 57     | 56      | 49      | 40      | 31      | 67          | 60                        | 65                   | 64       | 63       | 61       |
| AWS265BDP | 57    | 56     | 62     | 57     | 56      | 49      | 40      | 31      | 67          | 60                        | 66                   | 64       | 63       | 62       |
| AWS290BDP | 57    | 58     | 62     | 57     | 56      | 49      | 40      | 31      | 67          | 60                        | 66                   | 64       | 63       | 62       |
| AWS310BDP | 57    | 57     | 62     | 58     | 56      | 49      | 40      | 31      | 67          | 61                        | 66                   | 65       | 64       | 62       |
| AWS330BDP | 57    | 57     | 62     | 58     | 56      | 49      | 40      | 31      | 67          | 61                        | 66                   | 65       | 64       | 62       |
| AWS365BDP | 57    | 57     | 62     | 58     | 57      | 50      | 41      | 32      | 68          | 61                        | 66                   | 65       | 64       | 62       |
| AWS400BDP | 58    | 57     | 63     | 58     | 57      | 50      | 41      | 32      | 68          | 61                        | 67                   | 65       | 64       | 63       |

**2.5 Club**

Above the upper level of suites, a club seating section will wrap the upper part of the bowl on the north, west and south directly below the roof trusses. This "sky club" will provide exceptional views of the event floor. Club seats will be a minimum of twenty-one inches wide and will be arranged in a single row with a plate rail at the front. Patrons will access the club level via semi-private elevators and have upgraded restrooms and concession and bar service separate from the main concourse.

Club seating is also proposed at center-ice on the south concourse. A private bar and concession will serve the club seats. Patrons seated in the club seats will be given access to the club area located across the concourse with views out to Spring Street. The main club will provide full bar and food service with high-top tables and lounge furniture.

**2.6 Temporary Seating**

The facility event floor can accommodate approximately 2,000 folding or stacking chairs depending on the mixing table and aisle locations requested by specific acts. When the maximum number of ADA seats are not sold for an event, the vacant ADA seating sections may be infilled with folding chairs to increase the building's seating capacity.

**2.7 Seating Totals**

|                      | SEAT TYPE/LOCATION | SEATS | TOTAL |
|----------------------|--------------------|-------|-------|
| <b>FLOOR SEATING</b> | FOLDING SEATS      | 1898  | 2000  |
|                      | WHEELCHAIR         | 8     |       |
|                      | COMPANION          | 8     |       |
|                      | INFILL SEATS       | 86    |       |
| <b>BOWL SEATING</b>  |                    |       |       |
| <b>BOWL SEATING</b>  | FIXED SEATS        | 5477  | 6620  |
|                      | TELESCOPIC         | 468   |       |
|                      | WHEELCHAIR         | 43    |       |
|                      | COMPANION          | 43    |       |
|                      | BUNKER SUITES      | 52    |       |
|                      | TOP ROW BOWL SEATS | 307   |       |
|                      | BOWL CLUB          | 230   |       |

|                        |                         |            |             |
|------------------------|-------------------------|------------|-------------|
| <b>PREMIUM SEATING</b> | <b>CONCOURSE SUITES</b> | <b>48</b>  | <b>356</b>  |
|                        | <b>MID-LEVEL SUITES</b> | <b>48</b>  |             |
|                        | <b>SKYCLUB</b>          | <b>220</b> |             |
|                        | <b>WHEELCHAIR</b>       | <b>20</b>  |             |
|                        | <b>COMPANION</b>        | <b>20</b>  |             |
| <b>TOTAL</b>           |                         |            | <b>8976</b> |

*Spectator Provision*

**3.1 Sightlines**

The new seating bowl additions as well as the ADA accessible seating areas will not impede the direct or lateral sightlines of the new or existing seating. Event sightlines will not be interrupted by obstructions such as, structure, mechanical, ductwork, media, spotlight and camera platforms, scoreboards, signage or speaker clusters.

**3.2 Acoustic and Sound Reinforcement**

Acoustic treatment in the form of acoustical baffles (“lapendaries”) on the arena ceiling and acoustical wall panels at discrete locations will be provided to adequately minimize reverberation time. Attention will be paid to lowering the background noise level from fans, lighting ballasts and other mechanical and electrical equipment.

The existing sound reinforcement system will be improved and be capable of clear and accurate amplification of voice and music for a wide range of contemplated events will be included complete with a mixing console with sufficient amplifiers and speakers to cover all seating areas and floor level of the seating bowl. Microphone outlets within the general office, sound control booth, maintenance control office and a variety of locations around the event level will also be provided.

**3.3 Concourses**

Open concourse space will vary in width depending on traffic needs and existing conditions. Services and amenities, such as concessions and restrooms, are generally reconfigured outboard near their existing locations.

# Est. Parking Used for Civic Center Events

X-1A

|                                     | <u>Number of spaces</u> | <u>Blocks from Civic Center</u> |
|-------------------------------------|-------------------------|---------------------------------|
| <b>Garages</b>                      |                         |                                 |
| 1. Bamico Garage                    | 316                     | 1                               |
| 2. Gateway Garage                   | 600                     | 3 - 4                           |
| 3. One City Center Garage           | 609                     | 1                               |
| 4. Spring St. Garage                | 600                     | 0                               |
| <b>Lots</b>                         |                         |                                 |
| 5. Cotton & Center St. Lot          | 100                     | 1                               |
| 6. Free St. Holiday Inn Lot         | 145                     | 1 - 2                           |
| 7. J.B. Brown Lot on Free St.       | 44                      | 0                               |
| 8. Midtown Lot                      | 175                     | 0                               |
| 9. Portland Square Visitor Lot      | 234                     | 2                               |
| 10. Portland Square Monthly Lot     | 289                     | 3                               |
| 11. Center St. Lot                  | 60                      | 1                               |
| 12. Cumberland Ave. & Brown St. Lot | 69                      | 2                               |
| 13. Maine Historical Society Lot    | 39                      | 2                               |
| 14. WCSH Congress Square Lot        | 100                     | 2-                              |
| 15. Blue Cross Lot                  | 48                      | 0                               |
| <b>Subtotal 1</b>                   | <b>3428+</b>            |                                 |

## Marginally Used Facilities

(Either due to location or operating hours, the following parking facilities do not do much Civic Center event parking. Temple St. is high at 75 for a sold-out event.)

| <u>Garage / Lot Name</u>             | <u>Number of spaces</u> | <u>Blocks from Civic Center</u> |
|--------------------------------------|-------------------------|---------------------------------|
| 16. Fore St. Garage 25 - 30 cars     | 410                     | 5                               |
| 17. Temple St. Garage 75 cars        | 620                     | 2                               |
| 18. Monument Square Garage           | 340                     | 2                               |
| 19. Public Market Garage             | 630                     | 3                               |
| 20. Elm St. Garage                   | 400                     | 3                               |
| 21. Fish Pier Lot                    | 154                     | 3                               |
| 22. Venture Lot                      | 75                      | 3                               |
| 23. Baxter Place Stone Coast Brewery | 100                     | 2                               |
| 24. J.B. Brown Commercial St. Lot    | 80                      | 3                               |
| 25. Top of the Old Port Lot          | 550                     | 6                               |
| 26. Oak St. Lot                      | 34                      | 3                               |
| 27. Shepley St. Lot                  | 59                      | 3                               |
| <b>Subtotal 2</b>                    | <b>3452+</b>            |                                 |

**Grand Total                      6880+**





Phase 1

Phase 183

Phase 3

Phase 2

Spring St

ABERBRO





**Marge Schmuckal - Cumberland County Civic Center Project - Logistics Plans**

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**From:** Jonathan Dientes <jdientes@cianbro.com>  
**To:** "arl@portlandmaine.gov" <arl@portlandmaine.gov>  
**Date:** 6/11/2012 4:16 PM  
**Subject:** Cumberland County Civic Center Project - Logistics Plans  
**CC:** Bruce Cummings <BCUMMING@cianbro.com>, Suzan West <SWEST@cianbro.com>  
**Attachments:** CCCC Draft Logistics Plan - 120611.pdf

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Anita,

We have attached our "Draft" Logistics plans for Phase I, II, and III as well as a logistics plan for our office trailer area. In talking with WBRC, our understanding is these logistic plans for the 3 Phases need to be sent to them and they will make them part of their official submission which is scheduled for this Friday. I am sending these to you anyway to hopefully get a jump start on the review process.

What we are most interested in for the near future is our logistics plan for the office trailers. We would like to start mobilizing on July 9, 2012 and this process takes about a month or so. This puts us complete with mobilization right about the time we start construction, which will work well. We are currently under lease for this area and our trailers are being prepared for delivery.

Specifically, we would like to know if:

1. Any special permits are required to put these trailers in this location
2. Any covenants associated with having office trailers in this location
3. Any special covenants prohibiting construction signage
4. Besides "Dig Safe", are there any restrictions with putting up fencing around this lot with security mesh on it
5. Are there any ordinances for work hours, etc. based on this location

These are some of the items we were looking for your guidance on. We want to make sure we do everything in accordance with the City's requirements and we try to be as pro-active as we possibly can. We certainly appreciate your help with this.

Best Regards,

**Jon DiCentes**  
CIANBRO Corporation  
72 Dutton Street  
Bangor, ME 04401

Phone: 207-992-0460  
Cell # 207-944-9632  
Email: [jdientes@cianbro.com](mailto:jdientes@cianbro.com)

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## Marge Schmuckal - Cumberland County Civic Center

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**From:** Marge Schmuckal  
**To:** ALEX JAEGERMAN; Barbara Barhydt ; Philip DiPierro; Rick Knowland  
**Date:** 7/31/2012 10:36 AM  
**Subject:** Cumberland County Civic Center

---

Inspection Services just received an application to begin demolition of the NW corner and associated site work for this project. Let us know when it is ok to issue this first permit of four.

Marge

Printed 6/25/12



**WBRC**  
WEST BURLINGTON  
RADIO & TELEVISION  
STATION

**ARC**  
SINCE 1888

**CIANBRO**

SOUTHEAST ENTRANCE

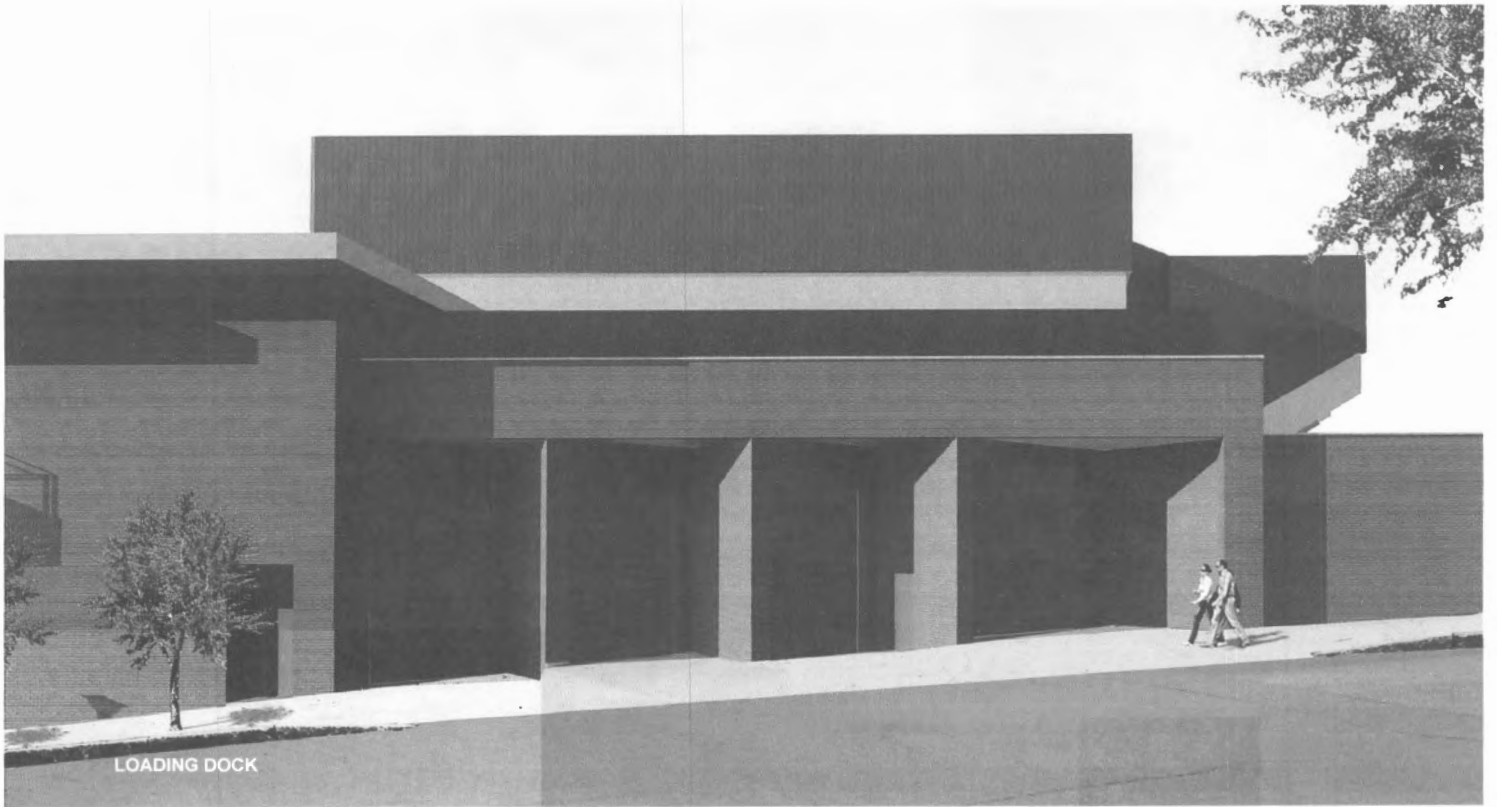


**WBRC**  
WISCONSIN BROADCASTING CORPORATION

**ARC**  
SIXKUMSD-1111

**CIANBRO**

NORTHWEST ENTRANCE



LOADING DOCK

**WBRC**  
WATERBURY REGIONAL CHAMBER OF COMMERCE  
www.wbrc.com

ARC  
SINCE 1982

**CIANBRO**

LOADING DOCK



# PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Greg Mitchell, Acting Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

## Meeting Information

DATE: 2/15/12 ZONE: B-3

LOCATION: Cumberland County Civic Center

PEOPLE PRESENT: Michael Johanning - A. Ray Bolduc -  
Marge S. - Alex Jaegerman - Barbara B.

DISCUSSION: Previously met with Alex on 1/17/2012

*Freesee*  
Construction to begin June 20<sup>th</sup> - reopen in October when Pirates play  
Infill the corners - 3 New Loading Access off Center St  
New lobby at corner of Center St & Spring St  
Discussed easements in process - City Manager vs. City Counsel  
4 New elevators - 2 Tiered suites on the upper level  
1200 "New" usable seats with a push back stage  
Add smoke/EVAC system for the new suites  
The property abuts a Historic District - must be "compatible"  
Building permit fees discussed -  
? TMP - Traffic movement permit - was there one previously -  
level III site plan review - to Planning Board - over 10,000 \$ New  
B-3 Design Standards

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at [www.portlandmaine.gov](http://www.portlandmaine.gov).

Discussed Signage generally  
Discussed Lighting standards  
Parking Question

Sidewalk Standards → brick  
Construction Management Plan → including pedestrian movements

## Marge Schmuckal - Re: 3757.00/Cumberland County Civic Center Renovation

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**From:** Marge Schmuckal  
**To:** A. Ray Bolduc; Alex Jaegerman; Barbara Barhydt  
**Date:** 2/3/2012 12:04 PM  
**Subject:** Re: 3757.00/Cumberland County Civic Center Renovation  
**CC:** Michael Johanning

---

I can be available on that day & time  
Marge

>>> Barbara Barhydt 2/3/2012 11:16 AM >>>  
Yes, I am available.

>>> Alex Jaegerman Friday, February 03, 2012 11:10 AM >>>  
I am available. Barbara, Marge, are you available?  
Is there anyone else from City who should sit in on a pre-application meeting?

Alex.

>>> "A. Ray Bolduc" <ray.bolduc@wbrcae.com> 2/3/2012 10:19 AM >>>  
Alex,

Thanks for meeting with us on January 17 to review the Cumberland County Civic Center renovation project.

If possible, I would like to schedule another meeting with the planning/code staff and others you deem appropriate at this time on Wednesday, February 15 at 2:00 pm at Portland City Hall.

Let me know if you are available.

Thanks.

Ray

**Ray Bolduc, P.E., LEED AP BD+C**  
*Civil Department Manager*  
Principal  
Licensed Professional Engineer in Maine, AL, NH, VT and NC



44 Central Street  
Bangor, ME 04401



# Certificate of Design Application

From Designer: WBRC Architects / Engineers  
 Date: July 27, 2012  
 Job Name: Cumberland County Civic Center Renovation  
 Address of Construction: One Civic Center Square, Portland, ME 04101

2009

## ~~2003~~ International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2009 IBC Use Group Classification (s) Assembly A-4 and Business

Type of Construction Type I-B (IBC) & Type II-222 (NFPA 101)

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC meeting NFPA 13&14

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Un-separated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) Attached

### Structural Design Calculations (see drawings)

Submitted for all structural members (106.1 - 106.11)

not used Live load reduction  
snow governs Roof live loads (1603.1.2, 1607.11)  
43 psf Roof snow loads (1603.7.3, 1608)  
50 psf Ground snow load,  $P_g$  (1608.2)  
43 psf If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
1.1 If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
1.1 Roof thermal factor,  $C_t$  (1608.4)  
43 psf Sloped roof snowload,  $P_s$  (1608.4)  
A Seismic design category (1616.3)  
\*\* Basic seismic force resisting system (1617.6.2)  
3, 3 Response modification coefficient,  $R$ , and  
 deflection amplification factor,  $C_d$  (1617.6.2)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

| Floor Area Use | Loads Shown        |
|----------------|--------------------|
| Fixed Seats    | 60 psf             |
| Offices        | 50 + 15 partitions |
| Marquees       | 75 psf             |

Continued below...

### Wind loads (1603.1.4, 1609)

#### Simplified Method

Design option utilized (1609.1.1, 1609.6)

100 mph Basic wind speed (1809.3)  
III, 1.15 Building category and wind importance Factor,  $I_w$   
C Wind exposure category (1609.4)  
+/- 0.18 Internal pressure coefficient (ASCE 7)  
upto 45.4 psf Component and cladding pressures (1609.1.1, 1609.6.2.2)  
20 psf Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

Equiv. Lat. FORCE Design option utilized (1614.1)  
A Seismic use group ("Category")  
0.16, 0.052 Spectral response coefficients,  $S_D$  &  $S_{D1}$  (1615.1)  
B Site class (1615.1.5)

Follow spots, projection & control booths: 50 psf  
 Bleachers, lobbies, concourse, balconies, corridors, movable seating areas: 100 psf  
 Catwalks: 40 psf

Equiv. Lat. Force Analysis procedure (1616.6, 1617.5)  
T.B.D. Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

n/a Flood Hazard area (1612.3)  
FFE = 50' - 10" Elevation of structure at Mechanical Basement  
**Other loads**

up to 2000 lbs Concentrated loads (1607.4)  
15 psf Partition loads (1607.5)  
Mechanical, Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)  
Scoreboard,  
 self weights



ATT 2-D-1

**WBRC**  
ARCHITECTS • ENGINEERS

6/6/12

~~June~~ <sup>MAY</sup> 29, 2012

Rick Knowland, Senior Planner  
CITY OF PORTLAND  
389 Congress Street  
Portland, Maine 04104

'One Civic Center Square'  
38-D-18  
31-C-3

Dear Rick:

Enclosed are our initial responses and related information to comments received to date regarding the preliminary site plan application for the proposed renovation of the Cumberland County Civic Center. Please let me know if you would like a hardcopy of attached information as well. We look forward to discussing this project with the Planning Board on June 5<sup>th</sup>. Please let me know if you have any questions or additional comments. Thank you.

Sincerely,



John Kenney, PE LEED<sup>AP</sup>  
Civil Engineer

Enc: Revised site plans, chiller sound data, email from Brad Roland – Portland Public Services, Woodard & Curran review letter, architectural plans (reduced), site lighting cutsheets, elevations, area plans

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**Preliminary staff review comments on the Cumberland County Civic Center site plan submitted on May 11, 2012 received to date prepared by Rick Knowland (attached).**

- 1. Eliminate planning board signature block and related language. *Signature block removed, see revised cover sheet.*
- 2. Provide a square footage break down of the 61,308 sf increase in space. We don't need to know in micro details but the square footage increase for each general category such as offices, lobby area, locker area, etc. *The overall increase in square footage has been revised from 61,308 SF to 45,213 SF. Below is a breakdown based on category of use. See attached area plans for additional information (new areas are shown in dark green).*

| <u>Category</u>    | <u>Area (sf)</u> |
|--------------------|------------------|
| Lobby              | 17,062           |
| Storage            | 4723             |
| Loading/Staging    | 7138             |
| ADA Ramp           | 382              |
| Suites             | 6458             |
| <u>Sky Club</u>    | <u>9456</u>      |
| <b>Grand Total</b> | <b>45,213</b>    |

- 3. I'm assuming that the black triangles represent entrances. Could you clearly indicate which entrances are public entrances? Also I'm assuming some entrances are limited to exiting so if that is the case please label accordingly. Other entrances may be non-public which is ok but we need to know which ones are used by the public so we can understand pedestrian circulation issues. *See labels for exterior entrances on revised sheet CP101 – Site Layout Plan.*
- 4. Please clarify the treatment of sidewalks along project site frontage. Page 27 of the submitted narrative seems to indicate that all the sidewalks along the entire project frontage will be replaced. A review of the site plan is less definitive. Please clarify. *All sidewalks surrounding the Civic Center will be removed and replaced or provided with new. Existing brick pavers will be reset if condition is acceptable. The loading dock entrance on Center Street and a small linear section along Spring Street will be concrete. Otherwise, all sidewalks will be brick within the project area. The linear section only Spring Street will match existing conditions. See revised sheet CD101 – Site Removals Plan and sheet CP101 – Site Layout Plan for more information.*
- 5. As discussed Spring Street is located in a brick district. If you intend to pursue concrete, I'll need to confirm whether your waiver request for concrete sidewalks is reviewed by the planning board or city council. Our recommendation is that brick should be used. *The loading dock entrance on Center Street and a small linear section along Spring Street will be concrete. Otherwise, all sidewalks will be brick within the project area.* The applicant is requesting a waiver. We understand that this may require planning board or city council approval.
- 6. On sheet CP101 it appears the existing grass esplanade along Spring Street is not labeled. Please clarify accordingly. Also near the Spring/Center entrance, along Spring St. adjacent to the

building is an unlabeled triangular area. Is it grass, concrete or some other material? ***Grass esplanade has been labeled. Unlabeled triangular area will be concrete. See revised sheet CP101 – Site Layout Plan for more information.***

7. The sidewalk along Spring St. is shown as 8 feet wide however given the volume of civic center pedestrians a wider sidewalk of a min. 10 feet is appropriate. ***The referenced sidewalk width has been increased to 10'. See revised sheet CP101 – Site Layout Plan for more information.***
8. We have conducted a pedestrian accessibility assessment in the vicinity of the civic center. While new pedestrian handicap ramps are proposed along the perimeter of the civic center property, the receiving handicap ramps on the opposite sides of the street are not. I will send you a drawing of these deficiencies shortly. These should be addressed as part of the project to assure handicap accessibility and pedestrian safety. ***The applicant is proposing to re-construct the existing ADA ramps to current guidelines adjacent to the Civic Center on Free Street, Center Street and Spring Street. The existing crosswalks will be re-stripped within the project area according to City standards.***
9. Do you need that many bollards in front of Spring/Center entrance? Also are handicap ramp users being crowded by the bollards directly adjacent to the handicap ramp? ***The bollards are intended to protect the building entrance from possible vehicle impacts. The bollard layout has been revised to provide additional access adjacent to the handicap ramp. See revised sheet CP101 – Site Layout Plan for more information.***
10. On sheet CU101, please clearly indicate where the water service comes into the building. Are the new sewer lines replacing existing lines? Wasn't sure if the plan indicated location of existing lines. Letters from Portland Water District and City of Portland regarding utility capacity are needed. ***Water service and sewer service is indicated on revised sheet CU101 – Site Utility Plan. We have contacted the Portland Water District for a capacity letter for water and wastewater treatment and the City of Portland Public Services for a sewer capacity letter. Initial discussions with the District and the City of Portland indicate adequate capacity is available for this project. Capacity letters will be submitted with the final site plan application submission.***
11. The legend for street lighting on CP101 is confusing. It doesn't match what appears to be new lighting proposed on the plan. The height of the street light pole is shown as 12 ft 6 in. on sheet C503. I'll need to confirm whether that is the right height for this location. ***The site light symbols on sheet CP101 – Site Layout Plan have been revised. We are proposing pedestrian lighting (12'-6" high) on Free Street, Center Street and Spring Street per City of Portland Design Manual standards.***
12. On page 41 of project narrative it states: "All proposed exterior site lighting will be full cut-off building-mounted fixtures...". Site plan didn't indicate exterior building mounted fixtures. If such lighting is proposed indicate location, provide catalog cut of the fixture and photometric plan. ***Building-mounted site lighting cutsheets are attached. The location of these lights are located on the layout plan (wall packs at all exterior entrances and recessed under the balcony). Legend has been updated, as well.***

13. Need elevations of the building indicating materials and dimensions. Also I thought the side by side photo comparison of the existing building and proposed façade was very effective. How about for the other sections of the façade that are being revised? **Revised building elevations indicating materials and dimensions are attached. A rendering of the loading dock area will be provided under separate cover.**
14. Is there a plan sheet that indicates all of the upper story additions? Sheet CP 101 appears to show several of the additions. Does it show all of them? **Sheet CP101 – Site Layout Plan shows the existing building footprint and the footprint of all proposed building additions only.**
15. Roof top HVAC and emergency generator provide noise info. **Sound data for the two (2) proposed air-coolers chillers is attached. These new chillers will replace one (1) exterior existing cooling tower and will be located on the renovated loading dock new roof. The existing ice chillers will be relocated to the renovated loading dock new roof, as well. There is no anticipated change in sound levels for the existing equipment. A new generator will be provided with sound attenuation along the exhaust. Screening will also be provided around the mechanical equipment, which will attenuate sound generation and minimize view of the proposed equipment.**
16. Need more specific info on proposed signage include size, type and dimensions. **Proposed signage shown on renderings is currently being reviewed by the design team, construction team and Cumberland County Civic Center facilities staff. All proposed signage shall meet the City of Portland Design Manual Standards.**
17. Need more info on graphic design panels along Spring St. As discussed at our May 9<sup>th</sup> meeting the historic theme may not be the most appropriate. Perhaps you may want to explore more of an arts and cultural theme. Given the tight time frame of the CCCC development review process, it may not be possible to work out the design details of the mural panels. Perhaps this logically becomes a condition of approval. **The applicant indicates that a condition of approval is acceptable for the design panels. More information forthcoming as it developments and the applicants coordinates with other special interest groups for feedback.**
18. We'll need to confirm prior to the public hearing the number and content of the various waiver requests. **Three (3) waiver requests are proposed. Two are indicated in Section 7 of the preliminary site plan application submittal (street trees along Free Street, curb cut along Center Street) and the third concerns the proposed linear section of concrete sidewalk along Spring Street. No additional waivers are anticipated at this point.**

**Comments received from Brad Roland, Senior Project Engineer, Portland Public Services, May 23, 2012 (attached).**

19. All proposed connections to catch basins have been eliminated. Two (2) new sanitary service connections are proposed, one (1) on Free Street to accommodate a new toilet room and one

(1) on Spring Street to accommodate a new commissary kitchen service with exterior grease trap. A new sewer manhole is proposed on Free Street because no existing sanitary services are located in the vicinity. The grease trap service connection is shown tying into existing manhole MH-5177 on Spring Street, but will tie into the existing service line if possible. See revised sheet CU101 – Site Utility Plan for more information.

**Comments received from David Senus, P.E. & Ashley Auger, E.I.T., Woodard & Curran, May 24, 2012 (attached).**

20. As noted, additional documents will be submitted for the final application, including letters from utilities confirming capacity to serve the proposed development and a Construction Management Plan. Initial discussions with the District and the City of Portland indicate adequate capacity is available for this project. The applicant's construction team will provide a copy of the construction management plan.
21. All revised site plans and details will be stamped by a Maine Professional Engineer.
22. A stormwater management plan will be submitted for the final application. The stormwater management plan will address basic standards, general standards, and flooding standards. We anticipate that the increase in stormwater volume and peak flow from the site following construction will be minimal due to the relatively small increase in impervious area. Stormwater treatment will be proposed to treat stormwater runoff from an area of impervious surface equivalent to the proposed increase in impervious surface. The applicant is reviewing possibly of constructing a green roof or a filter system, depending on construction cost of each system.
23. The stormwater management plan will include a stormwater inspection and maintenance plan.

**Comments received from Tom Errico, TY Lin, May 25, 2012 (see attached).**

24. The plans illustrate a painted crosswalk along Center Street in the vicinity of the Loading Dock area. I would suggest that a permanent material be considered. ***A CIP concrete pad is proposed in this area due to the pending traffic loads of the tractor trailers utilizing this area. A painted crosswalk in this area to provide a pedestrian route along this area.***
25. The City standard for crosswalks at signalized or controlled intersections is parallel lines. The crosswalks at the Spring Street/Center Street intersection should reflect this standard. ***Pavement markings have been revised (see CP101 – Site Layout Plan).***
26. It should be noted that many of the curb-side street changes will require City Council action as it relates to on-street parking regulation changes. The applicant would be expected to support City staff in preparing materials for City Council action. ***The applicant will provide materials as needed and relevant to the proposed renovation project.***
27. I would suggest that curb extensions be considered for crosswalks illustrated on the plan on Free Street and possibly Spring Street. ***The applicant will review this suggestion as it relates to the proposed renovation project.***

28. It should be noted that the crosswalks noted will be an agenda item at the upcoming City Crosswalk Committee meeting for their feedback and therefore is subject to change. ***The applicant will review the outcome of this meeting once conducted and will address accordingly.***
29. I concur with the conclusion of Gorrill-Palmer Consulting Engineers, Inc. that the proposed project will not be expected to create traffic problems and accordingly a traffic impact study is not suggested. ***A response is not required at this time.***
30. The Center Street/Free Street intersection has significant pedestrian and vehicle activity and I would like to see if it warrants the consideration of four-way STOP control. Accordingly, an evaluation of this should be performed. ***The applicant will add a "stop" sign at the reference intersection if warranted and requested by the City of Portland.***
31. The applicant should provide details on the Center Street typical section between Free Street and Spring Street. Based upon the plans provided, changes to pavement markings are being proposed. Details on travel and parking lane widths should be provided as well as what approach lane configurations are proposed at each abutting intersection. I would also note that a recommendation in the Congress Street Bus Priority Study was to reverse the direction of Center Street between Congress Street and Free Street, and lane configurations should be compatible with this change. ***See revised sheet CP101 – Site Layout Plan.***
32. Given excess traffic capacity along Spring Street, I would like to investigate the possibility of eliminating the 15 minute drop-off area and using the entire curb area for on-street parking opportunities. I will provide guidance in the future on this issue. ***A response is not required at this time.***
33. I have reviewed the turning template for truck maneuvers into the loading dock and find conditions to be acceptable for backing entry movements. The applicant should illustrate exiting truck maneuvers through the Center Street/Free Street intersection (the alignment of the loading dock will require movements towards Free Street only). ***Exiting trucks will enter Center Street and proceed north to Congress Street and then east to Franklin Street Arterial.***
34. The loading dock curb cut does not meet City standards for width and will require a formal waiver request. I support a waiver given site characteristics. ***A waiver for the loading dock curb cut has been requested.***
35. A detailed maintenance of traffic plan should be provided in support of closing Center Street and impacts to Spring Street and Free Street during construction activities. Some initial comments are noted below. ***The applicant's construction team is in the process of developing a construction management plan that will be submitted as part of the final submission. The following items will be considered.***
- Center Street must maintain a pedestrian connection at all times during construction, or provide a reasonable detour alternative.
  - Sidewalk closures must include details on a proposed detour route. These detours must be safe and reasonably direct.
  - Taking a lane of traffic on Spring Street seems reasonable from a traffic perspective. I would suggest that a temporary sidewalk be provided along the same frontage.

- Use of the parking lane on Free Street seems reasonable from a traffic perspective. Details on how pedestrians will be routed during this construction stage should be provided.