

## 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	
<i>Min. lot size</i>	<p><u>Required:</u> None</p> <p><u>Existing:</u> 2.308 acres</p> <p><u>Proposed:</u> No Change</p>
<i>Min. street frontage</i>	<p><u>Required:</u> 15 FT</p> <p><u>Existing:</u> 1085 FT</p> <p><u>Proposed:</u> No Change</p>
<i>Street wall build-to line:</i>	<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 generally 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>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> <ol 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> </ol> <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>
<i>Min. yard dimensions</i>	<u>Required:</u> None
<i>Min. lot width</i>	<u>Required:</u> None
<i>Max. length of undifferentiated blank wall along a public street or</i>	<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>

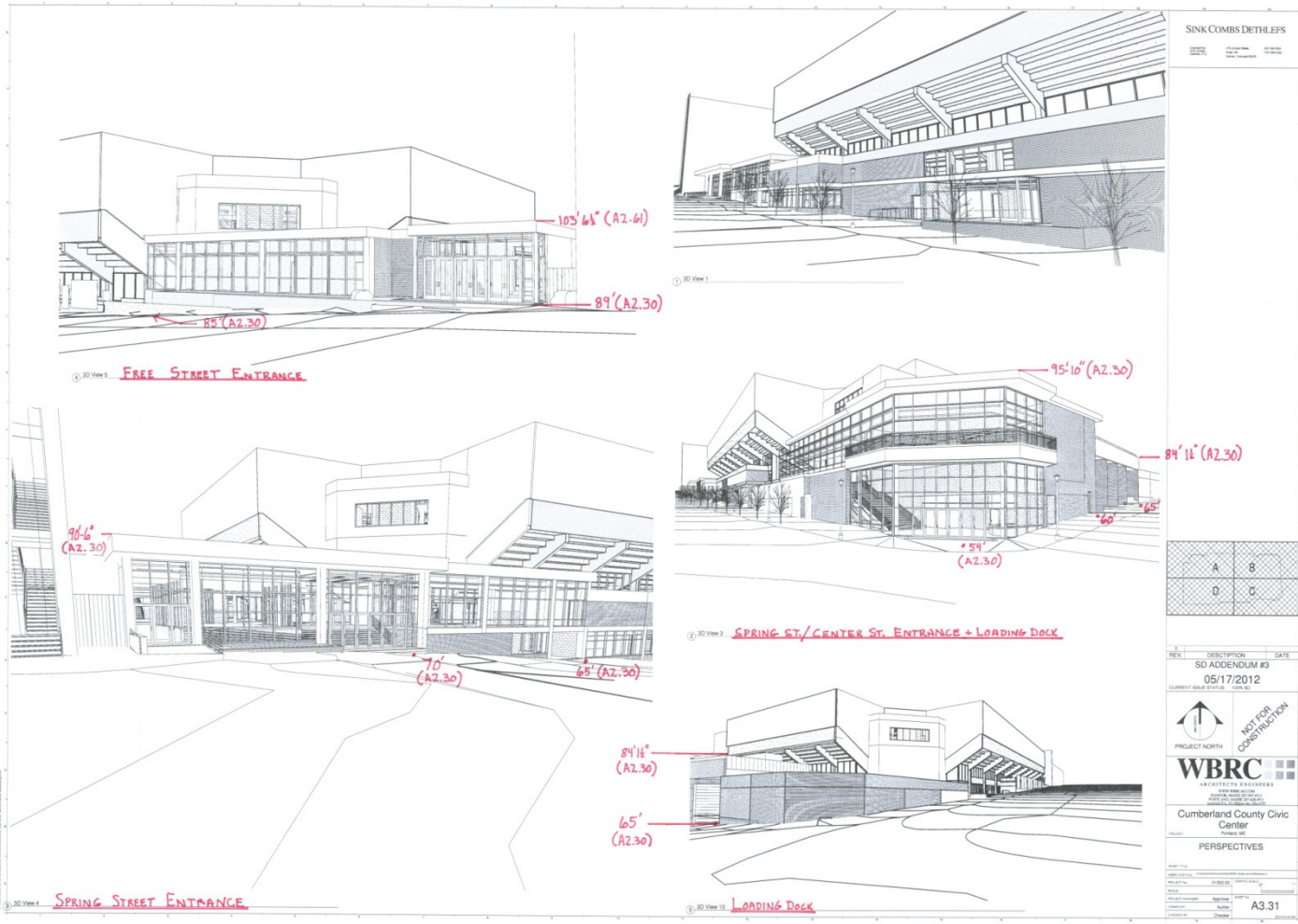
<p><i>publicly accessible pedestrian way</i></p>	<p>140' concrete wall on Free Street that is at grade near the Free Street plaza and increases to 9.5' in height near the Free Street entrance.</p> <p><u>Proposed:</u> The existing 170' brick wall on Free Street and Center Street will be reduced to 120', 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><i>Maximum lot coverage</i></p>	<p><u>Required:</u> 100%</p> <p><u>Existing:</u> 95.5%</p> <p><u>Proposed:</u> 100%</p>
<p><i>Min. building height</i></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><i>Max. height of structures</i></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><i>Maximum building area and floor area for buildings which exceed one hundred twenty-five (125) feet in height</i></p>	<p>Not applicable. The existing building and proposed additions do not exceed 125' in height.</p>

\*Minimum height exceptions:

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,

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.



**SINK COMBS DETHLEFS**

DATE	DESCRIPTION	DATE
05/17/2012	SD ADDENDUM #3	
	CURRENT SHEET STATUS	100% 3D

PROJECT NORTH

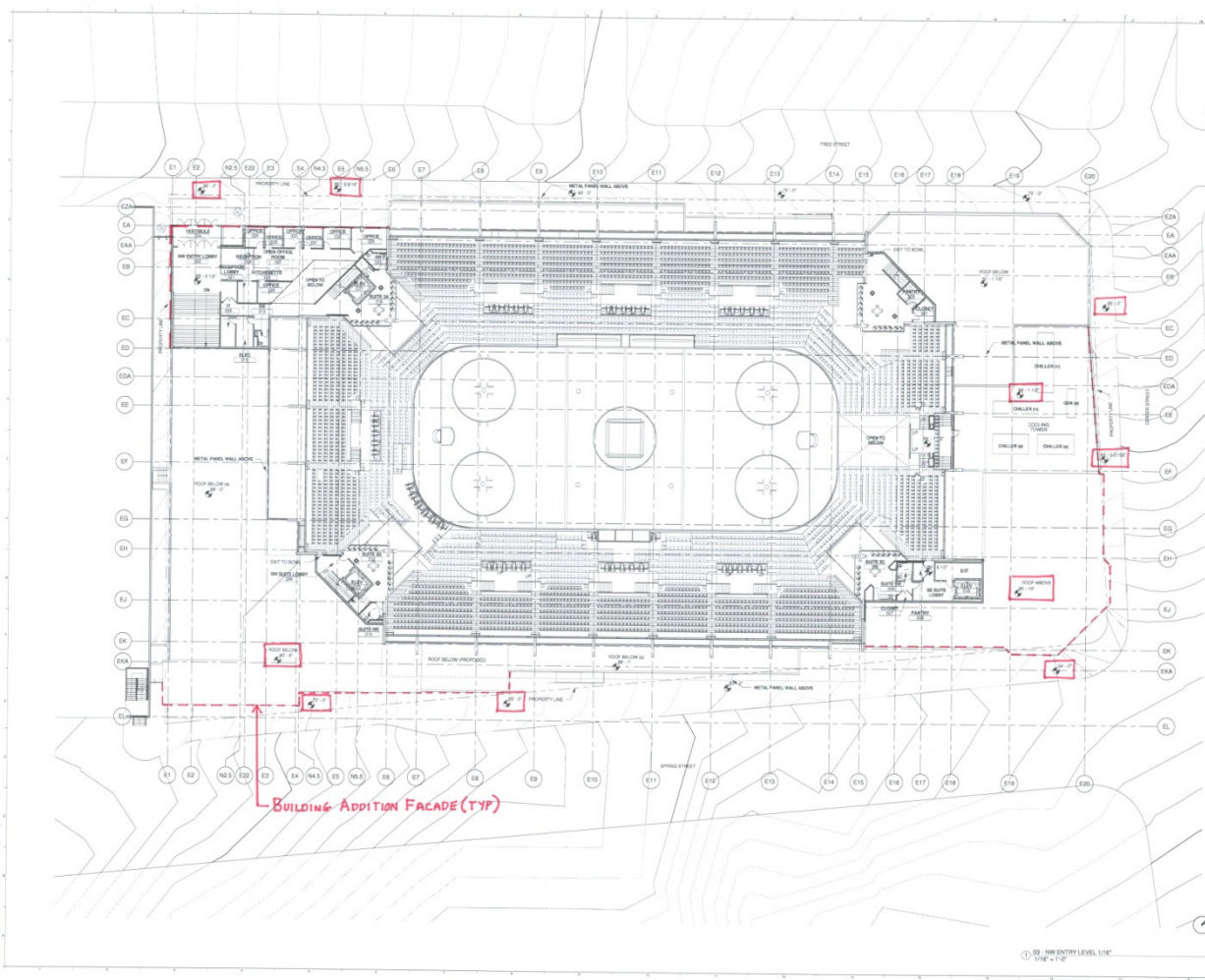
**WBRC**  
 ARCHITECTS ENGINEERS

Cumberland County Civic Center  
 CENTER

PERSPECTIVES

NOT FOR CONSTRUCTION

A3.31



**SINK COMBS DETHLEFS**

1000 W. Main Street, Suite 200  
 Asheville, NC 28801  
 Phone: 828.252.1111  
 Fax: 828.252.1112

A	B
D	C

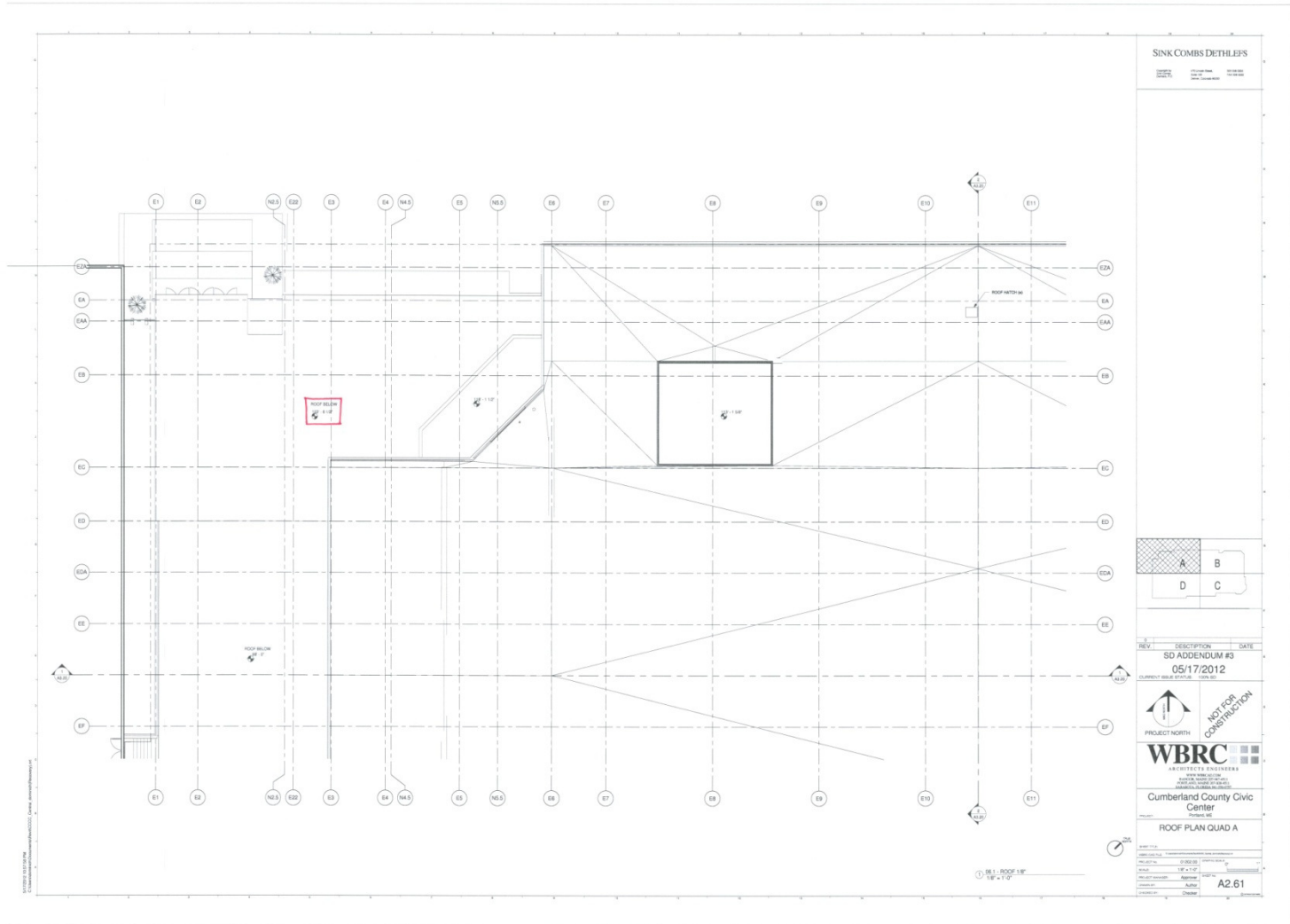
REV	DESCRIPTION	DATE
SD	ADDENDUM #3	
	05/17/2012	
	CURRENT SCALE 1/8" = 1'-0"	

**WBRC**  
 ARCHITECTS & ENGINEERS  
 1000 W. Main Street, Suite 200  
 Asheville, NC 28801  
 Phone: 828.252.1111  
 Fax: 828.252.1112

Cumberland County Civic Center  
 Project: NW Entry Level

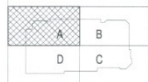
NOT FOR CONSTRUCTION

Scale: 1/8" = 1'-0"  
 Author: [Name]  
 A2.30



**SINK COMBS DETHEILERS**

DATE: 05/17/2012  
 DRAWN BY: [unintelligible]  
 CHECKED BY: [unintelligible]



REV.	DESCRIPTION	DATE
1	SD ADDENDUM #3	05/17/2012
	CURRENT ISSUE STATUS	ISSUED



**WBRC**  
 ARCHITECTS ENGINEERS

Cumberland County Civic Center  
 PROJECT NO. [unintelligible]

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A2.61