

# CUMBERLAND COUNTY CIVIC CENTER RENOVATION

PORTLAND, MAINE



## PRELIMINARY SITE PLAN APPLICATION

May 11, 2012



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***SECTION 1 – SITE PLAN APPLICATION***



## Level III – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department  
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form to be used for a Level III: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits. General information pertaining to the thresholds of review and fee structure is contained on page 3 of this application. The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/planning/default.asp>

### Level III: Site Plan Development includes:

- New structures with a total floor area of 10,000 sf or more except in Industrial Zones.
- New structures with a total floor area of 20,000 sf or more in Industrial Zones.
- New temporary or permanent parking area(s) or paving of existing unpaved parking areas for more than 75 vehicles.
- Building addition(s) with a total floor area of 10,000 sf or more (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of 20,000 sf or more in Industrial Zones.
- A change in the use of a total floor area of 20,000 sf or more in any existing building (cumulatively within a 3 year period).
- Multiple family development (3 or more dwelling units) or the addition of any additional dwelling unit if subject to subdivision review.
- Any new major or minor auto business in the B-2 or B-5 Zone, or the construction of any new major or minor auto business greater than 10,000 sf of building area in any other permitted zone.
- Correctional prerelease facilities.
- Park improvements: New structures greater than 10,000 sf and/or facilities encompassing 20,000 sf or more (excludes rehabilitation or replacement of existing facilities); new nighttime outdoor lighting of sports, athletic or recreation facilities not previously illuminated.
- Land disturbance of 3 acres or more (includes stripping, grading, grubbing, filling or excavation).

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/planning/default.asp> or copies may be purchased at the Planning Division Office.

**Planning Division**  
Fourth Floor, City Hall  
389 Congress Street  
(207) 874-8721 or 874-8719

**Office Hours**  
Monday thru Friday  
8:00 a.m. – 4:30 p.m.

**PROJECT NAME:** Cumberland County Civic Center Renovation

**PROPOSED DEVELOPMENT ADDRESS:**

One Civic Center Square, Portland, Maine 04101

**PROJECT DESCRIPTION:** 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.

**CHART/BLOCK/LOT:** 38-D-15 & 39-C-3

**PRELIMINARY PLAN** 05/11/2012  
**FINAL PLAN** \_\_\_\_\_ (date)

**CONTACT INFORMATION:**

<b>Applicant's Contact for electronic plans</b> Name: e-mail: work #
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<b>Applicant – must be owner, Lessee or Buyer</b> Name: Cumberland County Recreation Center (Attn: Steven Crane) Business Name, if applicable: Cumberland County Civic Center Address: One Civic Center Square City/State : Portland, Maine      Zip Code: 04101	<b>Applicant Contact Information</b> Work # 207-775-3481 Home# Cell #      Fax# 207-828-8344 e-mail: SCrane@theciviccenter.com
<b>Owner – (if different from Applicant)</b> Name: Address: City/State :      Zip Code:	<b>Owner Contact Information</b> Work # Home# Cell #      Fax# e-mail:
<b>Agent/ Representative</b> Name: WBRC Architects · Engineers (Attn: Ray Bolduc) Address: 44 Central Street City/State : Bangor, Maine      Zip Code: 04401	<b>Agent/Representative Contact information</b> Work # 207-947-4511 Cell #      Fax# 207-947-4628 e-mail: ray.bolduc@wbrcae.com
<b>Billing Information</b> Name: Address: City/State :      Zip Code:	<b>Billing Information</b> Work # Cell #      Fax# e-mail:

<p><b>Engineer</b></p> <p>Name: WBRC Architects · Engineers (Attn: Ray Bolduc)</p> <p>Address: 44 Central Street</p> <p>City/State : Bangor, Maine                      Zip Code: 04401</p>	<p><b>Engineer Contact Information</b></p> <p>Work # 207-947-4511</p> <p>Cell #    Fax# 207-947-4628</p> <p>e-mail: ray.bolduc@wbrcae.com</p>
<p><b>Surveyor</b></p> <p>Name: Shyka Sheppard &amp; Garster Land Surveyors (Attn: Stevenson Sheppard)</p> <p>Address: 6 State Street</p> <p>City/State : Bangor, Maine                      Zip Code: 04401</p>	<p><b>Surveyor Contact Information</b></p> <p>Work # 207-942-1955</p> <p>Cell #    Fax#</p> <p>e-mail: ssheppard@ssgsurvey.com</p>
<p><b>Architect</b></p> <p>Name: Sink Combs Dethlefs (Attn: Don Dethlefs)</p> <p>Address: 475 Lincoln Street, Suite 100</p> <p>City/State : Denver, Colorado                      Zip Code: 80203</p>	<p><b>Architect Contact Information</b></p> <p>Work # 303-308-0200</p> <p>Cell # 303-981-6475                      Fax# 303-308-0222</p> <p>e-mail: dethlefs@sinkcombs.com</p>
<p><b>Attorney</b></p> <p>Name:</p> <p>Address:</p> <p>City/State :                                      Zip Code:</p>	<p><b>Attorney Contact Information</b></p> <p>Work #</p> <p>Cell #    Fax#</p> <p>e-mail:</p>

**APPLICATION FEES:**

**Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)**

<p><b>Level III Development (check applicable reviews)</b></p> <p><input type="checkbox"/> Less than 50,000 sq. ft. (\$500.00)</p> <p><input checked="" type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000)</p> <p><input type="checkbox"/> 100,000 – 200,000 sq. ft. (\$2,000)</p> <p><input type="checkbox"/> 200,000 – 300,000 sq. ft. (\$3,000)</p> <p><input type="checkbox"/> over \$300,00 sq. ft. (\$5,000)</p> <p><input type="checkbox"/> Parking lots over 11 spaces (\$1,000)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p> <p>-----</p> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> <li>- Notices (\$.75 each)</li> <li>- Legal Ad (% of total Ad)</li> <li>- Planning Review (\$40.00 hour)</li> <li>- Legal Review (\$75.00 hour)</li> </ul> <p>Third party review is assessed separately.</p>	<p><b>Fees Paid (office use)</b></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p><b>Other Reviews (check applicable reviews)</b></p> <p><input type="checkbox"/> Traffic Movement (\$1,000)</p> <p><input type="checkbox"/> Stormwater Quality (\$250)</p> <p><input type="checkbox"/> Subdivisions (\$500 + \$25/lot)</p> <p># of Lots _____ x \$25/lot = _____</p> <p><input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot)</p> <p># of Lots _____ x \$200/lot = _____</p> <p><input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Change of Use</p> <p><input type="checkbox"/> Flood Plain</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Design Review</p> <p><input type="checkbox"/> Housing Replacement</p> <p><input type="checkbox"/> Historic Preservation</p>	<p><b>Fees Paid (office use)</b></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p><b>Plan Amendments (check applicable reviews)</b></p> <p><input type="checkbox"/> Planning Staff Review (\$250)</p> <p><input type="checkbox"/> Planning Board Review (\$500)</p>	<p><b>Fees Paid (office use)</b></p> <p>_____</p> <p>_____</p>		



## APPLICATION SUBMISSION

All site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Submissions shall include one (1) paper packet with folded plans containing the following materials:

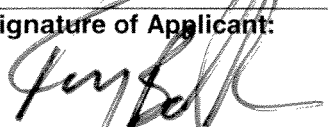
1. **One (1) full size set of plans** that must be **folded**.
2. One (1) copy of all written materials as follows, unless otherwise noted:
  - a. Application form that is completed and signed.
  - b. Cover letter stating the nature of the project.
  - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
6. One (1) set of plans reduced to 11 x 17.

### Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement'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.

**This application is for a Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.**

Signature of Applicant:  (WBRC)	Date: 5/11/12
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AGENT

## 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>	
Not applicable	
Existing Number of Residential Units	
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

**General Submittal Requirements – Preliminary Plan (Optional)**

**Level III Site Plan**

**Preliminary Plan Phase Check list (if elected by applicant)**

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Completed application form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written description of project
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of right, title and interest.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Copies of required State and/or Federal permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of proposed project's compliance with applicable zoning requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written description of existing and proposed easements or other burdens.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written requests for waivers from individual site plan and/or technical standards, where applicable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Traffic analysis (may be preliminary, in nature, during the preliminary plan phase).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written summary of significant natural features located on the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written summary of project's consistency with related city master plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Neighborhood Meeting Material (refer to page 13 of this application.)
<b>Applicant Checklist</b>	<b>Planner Checklist</b>	<b>Number of Copies</b>	<b>Site Plan Submittal Requirements</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	<b>Preliminary Site Plan including the following: (*information provided may be preliminary in nature during preliminary plan phase):</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed site access and circulation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (preliminary layout).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, transit infrastructure, roadway improvements).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary stormwater management and erosion control plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b) 1. of the Land Use Code).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed alterations to and protection measures for significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).



- Existing and proposed easements or public or private rights of way.

**General Submittal Requirements – Final Plan (Required)**

**Level III Site Plan**

**Final Plan Phase Check list (including items listed above in General Requirements for Preliminary Plan, if applicant did not elect to submit for a preliminary plan review)**

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirement
<input type="checkbox"/>	<input type="checkbox"/>	1	Evidence of financial and technical capacity.
<input type="checkbox"/>	<input type="checkbox"/>	1	Evidence of utilities' capacity to serve the development.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual).
<input type="checkbox"/>	<input type="checkbox"/>	1	Construction management plan.
<input type="checkbox"/>	<input type="checkbox"/>	1	Traffic Plan (if development will (1) generate 100 or more PCE or (2) generate 25 or more PCE and is located on an arterial, within 1/2 mile of a high crash location, and/or within ¼ mile of an intersection identified in a previous traffic study as a failing intersection).
<input type="checkbox"/>	<input type="checkbox"/>	1	Stormwater management plan.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written summary of solid waste generation and proposed management of solid waste.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of conformity with applicable design standards.
<input type="checkbox"/>	<input type="checkbox"/>	1	Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Final Plan Phase			
<input type="checkbox"/>	<input type="checkbox"/>	1	<b>Final Site Plan Including the following</b>
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures on the site with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed site access and circulation.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed grading and contours.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. Proposed curb lines must be shown.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed loading and servicing areas, including applicable turning templates for delivery vehicles
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed snow storage areas or snow removal plan.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed trash and recycling facilities.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, public transit infrastructure, roadway improvements).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed septic system, if not connecting to municipal sewer. (Portland Waste Water Application included in this application)
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed finish floor elevation (FFE).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Exterior building elevation(s) (showing all 4 sides).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls.

<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Exterior lighting plan, including street lighting improvements..</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Proposed signage.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Identification of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). Wetlands must be delineated.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Proposed alterations to and protection measures for of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Total area and limits of proposed land disturbance.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Soil type and location of test pits and borings.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Details of proposed pier rehabilitation (Shoreland areas only).</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>▪ <i>Existing and proposed easements or public or private rights of way.</i></li> </ul>

# WBRC

44 Central Street  
Bangor, Maine 04401  
207/947-4511

ARCHITECTS • ENGINEERS

BANGOR  
SAVINGS BANK  
BANGOR, ME 04401  
52-7438/2112

089812

CHECK DATE

5/10/12

PAY One thousand dollars and 00/100

TO City of Portland

AMOUNT

8XX 1000 00/100 -

*Samela Jones*

AUTHORIZED SIGNATURE

⑈089812⑈ ⑆211274382⑆ 2010001721⑈

Security Check features included. Hide on back.

WBRC 44 Central Street  
Bangor, Maine 04401  
207/947-4511  
ARCHITECTS • ENGINEERS

EMILY BUSINESS FORMS 800 392 6018 VISION

089812

3757.<sup>00</sup> / Site Plan Application

## SECTION 2 – DESCRIPTION OF THE PROJECT

### Design Intent Narrative

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#### 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

will also be added as well as a separate zone for trash. Each zone will be enclosed behind roll-up doors for weather protection and security.

### ***Major Program Elements***

---

The following conceptual design narrative outlines the general building components proposed for the Arena. The concept reflects a facility program that can support the desired events and transform the Cumberland County Civic Center into a state-of-the-art venue.

#### **2.1 Potential Events**

The Event Center will suit a wide range of spectator-oriented meeting, assembly and exhibition events including:

A. Sporting Events

- Ice Hockey
- Basketball
- Figure Skating
- Tournaments
- Boxing
- Wrestling

B. Entertainment Events

- Ice Shows (Disney on Ice, Champions on Ice, etc.)
- Family Shows
- WWE, WCW
- Monster Truck
- Circus

C. Stage Events

Including Celebrations, Convocations, Concerts, Pageants, Pops, Graduations, Meetings, Lectures, and Theatrical Productions in the following configurations;

- Center Stage
- End Stage
- Half House

The building will function well for each of the above uses and provide recognized standards of amenities and services appropriate to each event.

The design will be capable of providing a functional attractive atmosphere for smaller events not requiring the maximum capacity of the facility.

The building will be designed to minimize operating costs to assist in the maintenance of a reasonable operating budget and debt servicing.



## 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.

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

*Spectator Provision*

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**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.

Suitable locations will be available on the main concourse for portable cart concessions, program booths and merchandise booths. Power will be provided with preference to wall or column mounted locations. Carts will be self-sustaining.

Vehicular access will be provided to the concourse at the southwest entry to allow for automotive displays.

On the north and south concourses, clerestory windows above service areas will remain. The west concourse has been expanded and includes a new box office and ticket lobby. At the southeast, the increased square footage at the corner will provide multi-purpose space for a food court, private parties or other specialty events.

### **3.4 Public Toilet Facilities**

Public toilet facilities are expanded and distributed throughout the concourse. The design of the restrooms shall exceed the standards of the 2009 International Building Code for the number of toilets, urinals and wash basins based upon the maximum seating count proposed for the building.

The restroom layout allows for an orderly flow of people during peak intermission periods. Water closets and urinals will be wall-hung to facilitate cleaning of floors with stainless steel or baked enamel, ceiling-mounted toilet partitions. Automatic flush valves will be provided. Access to toilet facilities will be through four-foot wide passages without doors designed screen views from adjacent areas into the restroom.

### **3.5 Concessions**

Evenly distributed concessions will be provided on the main concourse level to serve each event. Eight main concessions are planned for the concourse including three with a grill or pizza oven. Provisions will be made to accommodate permanent grease exhaust at each cooking concession (Type I Hood with 2-hour shaft and fire extinguishing system). All concessions shall be equipped with lockable roll down grilles to prevent unauthorized access when not in use. TV monitors are oriented towards the queuing lines at each concession. Power shall be provided above each concession for advertising signage and menu boards.

Fixed or portable condiment stands and recessed trash containers are provided separately from the concessions so as not to impede concession service or patron queuing.

### **3.6 Provisions for People with Disabilities**

The building shall be designed to meet the ADA Accessibility Guidelines, as well as all local codes regarding people with disabilities. Requirements for access are carefully considered throughout the design and construction process. Access throughout each building area with elevator access connecting all floor levels will be provided. Automatic motorized entrance/exit doors are located at all public entrances, and disabled parking areas will be reconfigures into the existing parking garage with an interior connection.

Accessible toilet facilities are also provided throughout the facility. All public facilities such as ticket counters, telephones, drinking fountains, bar and concession counters shall allow for comfortable wheelchair access.

The provision of special audio enhancements for the hearing impaired will be incorporated into the arena and assistive listening devices will be available.

### **3.7 Elevators**

Five-thousand pound, hospital-sized elevators are located at each corner of the arena and link each public floor. On the east, elevators double for service functions at the loading zones. The passenger/service elevators will be capable of carrying housekeeping and food service carts, pallet jacks, and floor scrubbing machines. The service elevator cabs will also be capable of carrying a wheeled stretcher. Key or card controls will control access to non-public spaces. Cab finishes will be attractive and suitable for access to the private suites and club. Surfaces will be protected with portable, heavy-duty wall guards when used for service.

### **3.8 Graphics and Signage**

A complete graphics system throughout the facility will clearly identify to the public all, entrances, exits, ticketing areas and main concourse levels; seating sections, aisles, rows and seat numbers; toilet facilities, concessions, first aid rooms, and administrative and tenant offices. All graphics will be meet minimum code standards.

The design will allow for a number of advertising signs on the concourse and in the arena bowl. A project allowance will be included for ad signage in all public concourses and the arena bowl. Power supply for internally illuminated or electronic advertising displays will be included.

### **3.9 First Aid Room**

The first aid room is to be located on the concourse level. The door to this room will be at least 3'-6" wide to allow clear passage of a stretcher, and the room will be provided with a counter and sink and lockable cupboards. A separate unisex restroom will also be provided.

### **3.10 Drinking Fountains**

Recessed drinking fountains will be evenly distributed around the main concourse level. One fountain shall be located near the loading/control in the marshalling area. Drinking fountains shall meet ADA accessibility requirements.

### **3.11 Public Telephones**

If requested, space for public pay telephones at convenient locations will be provided near the ticket lobby.

### 3.12 ATM's

Space for ATM machines adjacent to the main tickets lobby will be provided with power and data lines.

## *User Group Accommodations*

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### 4.1 Rink Area

The existing ice floor, including chiller system, and dasher boards will be reused in the renovated design. Minor modifications may be incorporated into the east goal dashers to facilitate a wider opening to the event floor.

### 4.2 Home Team Dressing Rooms

A new dedicated area is provided for the home hockey team along the south locker room wing of the event level. This location provides convenient access from the dressing area directly to the rink benches and onto the ice floor. The home hockey locker room has been sized to accommodate the team in spaces equal to or greater than their current facilities. The locker room complex includes the main locker room with game clock, a secondary changing room for street clothes, team lounge, sink areas, toilet areas and a shower area. It includes a laundry and equipment room with skate sharpening equipment. A dedicated sports medicine area and weight training room that serves the team is also located adjacent to the locker area. Team coach's offices are located within the locker room complex.

### 4.3 Visitor Dressing Rooms

There are four main multi-use locker rooms with convenient access to the performance areas. Each locker room can be divided generating 8 total visitor locker spaces. Each locker room shall include:

- Electrical outlets under bench in one corner, on each wall, and by each sink
- Toilet facilities and showers to comply with ADA requirements
- Shower area with individual shower heads
- Shower room to have at least one ADA approved shower head & folding seat
- Game clocks will be provided in each dressing room pair designated for the visiting team.
- Cut resistant rubber flooring in all visitor lockers to accommodate hockey teams during tournaments.

### 4.4 Official's/Star Dressing Room

One dressing room area complete with restroom and showers is provided for Officials. This dressing room will also be used as a changing room by performers, artists, etc., during concerts and similar events. This room will provide area and lighting for a dressing table suitable for use by main performer at special events. The dressing room will be provided with a game clock for use as the Official's dressing room. Visitor dressing areas immediately adjacent to the Star dressing room will be utilized as a Green Room for performers.

## *Event Provisions*

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### **5.1 Stage**

A moveable stage for concerts will be used to facilitate End and Center Stage configurations. The end stage layout will fit within a new zone of telescopic bleachers allowing it to be located further to the end of the seating bowl to provide the maximum available seating. A center stage configuration for 360-degree in the round concerts, boxing, or half house concerts, can also be accommodated.

### **5.2 Floor Seating**

Foldable seats will be provided for seating on the event floor as required for concerts or other sporting events that do not require use of the full event floor. Additional steps are added to aisles to provide access to the floor from the bowl aisle locations as appropriate.

### **5.3 Flex/Promo Offices**

Flex and Promo offices are located on the event level near the visitor lockers for the temporary use of touring event organizers.

### **5.4 Rigging**

A new rigging grid will be provided, dividing the 28' bays in thirds for a dimension of roughly 9'4" on center with the coverage to center ice to accommodate an end stage setup or a center stage configuration. Allowable load capacities will be identified by the structural engineers.

### **5.5 Catwalk**

The catwalk will consist of a combination of new and existing structure, and is designed to provide access to the rigging grid, sports lighting, smoke exhaust fans and platforms for performance spot lighting.

### **5.6 Show power**

Provisions will be made for show power behind the end stage. Power will be placed in two location using a space roughly 9' x 13' x 4' each.

## *Back of House Areas*

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### **6.1 Staging/Loading**

The back of house area contains space for staging and loading of events in an increased marshaling area. This area is located in the existing position on the east side of the building. See Section 1.3 for a full description.

### **6.2 Storage Areas**

The majority of the existing northeast storage area is retained in the renovation. To offset some loss of square footage, a new roof will be included in the design that adds approximately 10' for vertical storage. This area will have convenient access to the event floor through the center portal.

### **6.3 Maintenance Shop**

The event level will contain a maintenance shop area certified for welding with code required exhaust and fire rating. Sufficient task lighting and work surfaces will be available.

### **6.4 Employee Access**

Entrance to the facility for employees is provided near the event level at Free Street. Access to the back-of-house areas will be down a small stair. Additional access is provided near the loading areas on Center Street.

### **6.5 Ice Melt Pit**

Due to the reconfiguration of the staging and loading area, the Zamboni dump pit will be relocated to the north near the elevator with an adequately sloped floor for drainage. The Zamboni will park in a remote location.

### **6.6 Trash Area**

The trash dumpster and compactor are located adjacent to the loading area at event level. A large, overhead door at dock height will provide easy access to the compactor. Water and drains will be located adjacent to trash area. Design shall be coordinated with City's designated trash hauler.

### **6.7 Fire Command/Security Center:**

The Fire Command/Security Center is located in the back of house area of the loading zone. This room will have visual access to the loading dock and will be the termination point for the building's life safety and security systems. The building's annunciator panel will be located in this room (pending approval by the fire marshal) and all provisions required by code will be provided.

### **6.8 Maintenance Offices:**

Three Building Maintenance Offices are located at the event level directly adjacent to the Fire Command Center. Exterior windows have been provided for natural light and views.

## ***Food Services***

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### **7.1 Commissary**

The Commissary is the primary cooking kitchen for the Arena. This area will service the concessions, grills, bar, and pantries, as well as, cater to special events.



The Commissary is adjacent to the loading area at the event level. Included in this space there is a walk in cooler and freezer and liquor storage and dry storage areas to adequately provide food and beverage concessions services. The commissary will include pot and dish washing capabilities, prep spaces and a cooking line with appropriate grease hood and exhaust.

### *Media Accommodations*

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#### **8.1 TV, Radio, Press Viewing**

Press, radio, and statisticians will remain in their current position in two separate boxes at the top two rows of the north seating bowl.

#### **8.2 Sound / Lights Control Room**

The Control Room will remain in the current position at the center top two rows of the south seating bowl.

#### **8.3 TV Production / Mobile Parking**

If required, space near the loading area will be provided for a production truck. Adequate space around mobile units for portable stairs and other equipment will be provided. Cable access through an exterior door will allow power and media cabling from truck to cable tray.

#### **8.4 Cable Trays**

Cable trays will be provided as required to facilitate connections to TV mobile locations with camera and broadcast locations.

### *Administration*

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#### **9.1 General Offices**

Building Administrative Offices are provided at the northwest entry on Free Street. This area will include a reception desk, open and private offices, a unisex restroom, a work room, and a conference room. Exterior windows have been provided for natural light and views out to the street.

#### **9.2 Box Office / Ticket Sales**

Box office / ticket sales windows are located within an interior ticket lobby located at the west entrance to the Arena. The ticket windows will feature stainless steel transaction counters and battery operated speak-thru devices. All windows will be located at an accessible height to allow for varying sales arrangements and will-call. A work area, manager's office, and a secure room for a vault will be provided in the space. At the concourse, two patron assistance windows will facilitate season ticket and future event sales.

## *Building Services*

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### **10.1 Janitorial Rooms**

Janitors closets complete with mop sinks will be planned throughout the building. A minimum of two rooms of will be located on each level.

### **10.2 Mechanical and Electrical General Requirements**

Adequate electrical and mechanical service rooms to house the HVAC, refrigeration and electrical equipment will be provided. Please refer to the mechanical and electrical narratives for more information.

Many service rooms are separated from the remainder of the building by fire separation partition walls with rated doors as required by building code.

Adequate shafts and ceiling space with fire ratings will be provided to permit the installation of all ducts, piping and other mechanical and electrical components.

## *Referenced Codes, Standards and Related Documents*

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- I. **City of Portland Code of Ordinances – Chapter 14 (Land Use)**
- II. **City of Portland Design Manual**
- III. **City of Portland Technical Manual**

## *Renderings and Elevations*

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The following images and renderings are attached:

- Image of existing Free Street entrance;
- Rendering of proposed Free Street entrance ;
- Image of the existing Civic Center from Brown Street;
- Rendering of the renovated Civic Center from Brown Street;
- Image of the existing Spring Street / Center Street entrance;
- Rendering of the proposed Spring Street / Center Street entrance;
- Image of the existing Spring Street entrance;
- Rendering of the proposed Spring Street entrance;
- Free Street and Spring Street building elevations;
- Center Street and rear building elevations;

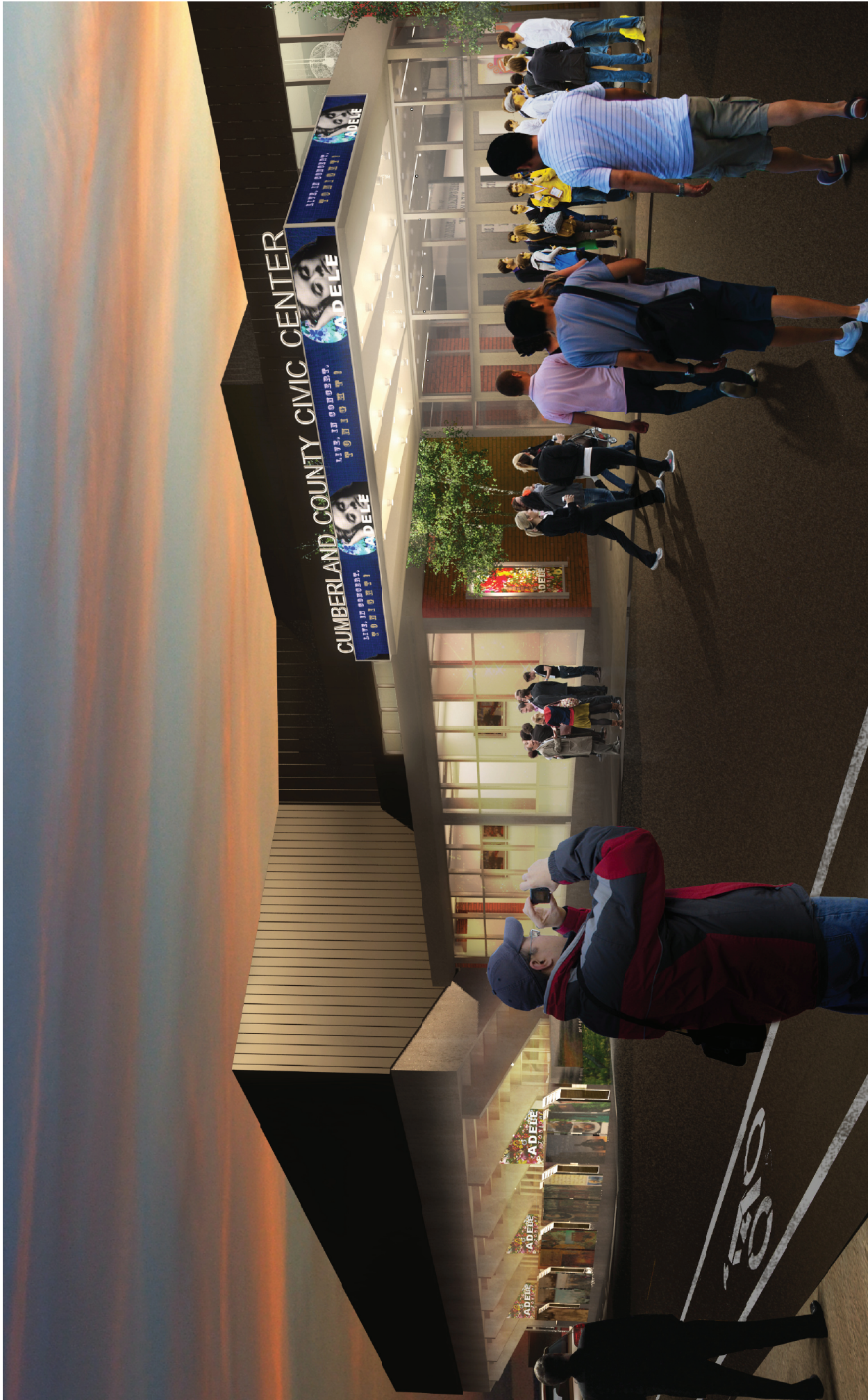


EXISTING NORTHWEST ENTRANCE

# Cumberland County Civic Center Renovation

Portland, Maine  
MAY 10, 2012





PROPOSED NORTHWEST ENTRANCE

# Cumberland County Civic Center Renovation

Portland, Maine

MAY 10, 2012





EXISTING SOUTHEAST ENTRANCE

# Cumberland County Civic Center Renovation

Portland, Maine

MAY 10, 2012





PROPOSED SOUTHEAST ENTRANCE

# Cumberland County Civic Center Renovation

Portland, Maine

MAY 10, 2012





EXISTING SOUTHWEST ENTRANCE

# Cumberland County Civic Center Renovation

Portland, Maine  
MAY 10, 2012







PROPOSED SOUTHWEST ENTRANCE

# Cumberland County Civic Center Renovation

Portland, Maine  
MAY 10, 2012





EXISTING BROWN STREET VIEW

# Cumberland County Civic Center Renovation

Portland, Maine  
MAY 10, 2012





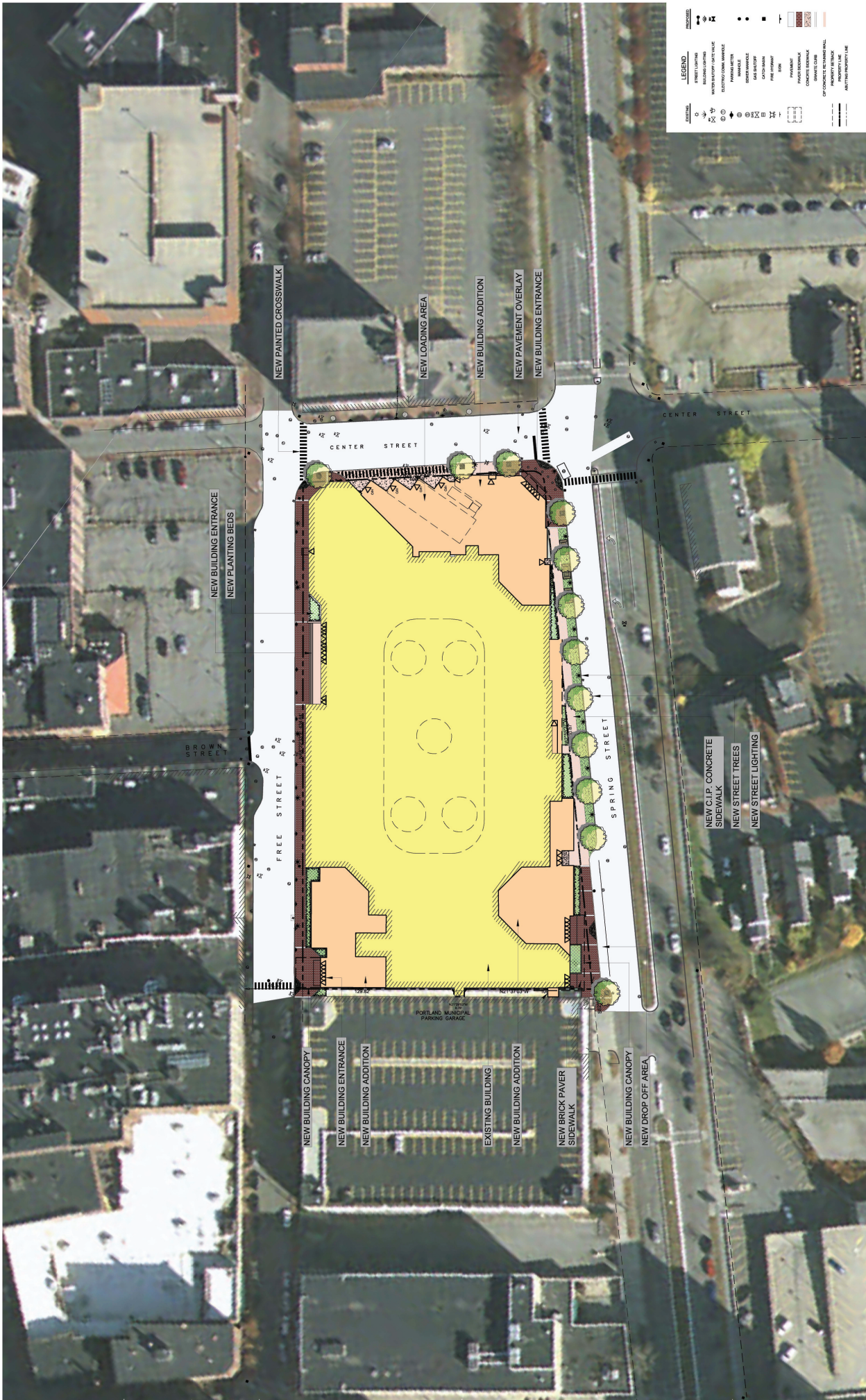
PROPOSED BROWN STREET VIEW

# Cumberland County Civic Center Renovation

Portland, Maine

MAY 10, 2012





LEGEND	
EXISTING	PROPOSED
STREET LIGHTING	STREET LIGHTING
WATER SERVICE	WATER SERVICE
ELECTRIC CONDUIT	ELECTRIC CONDUIT
PARKING METERS	PARKING METERS
LANDSCAPE	LANDSCAPE
ASPHALT DRIVE	ASPHALT DRIVE
CONCRETE DRIVE	CONCRETE DRIVE
PAVEMENT OVERLAY	PAVEMENT OVERLAY
CONCRETE RETAINMENT WALL	CONCRETE RETAINMENT WALL
PROPERTY BOUNDARY	PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY	ADJACENT PROPERTY BOUNDARY

0 15' 30' 60'

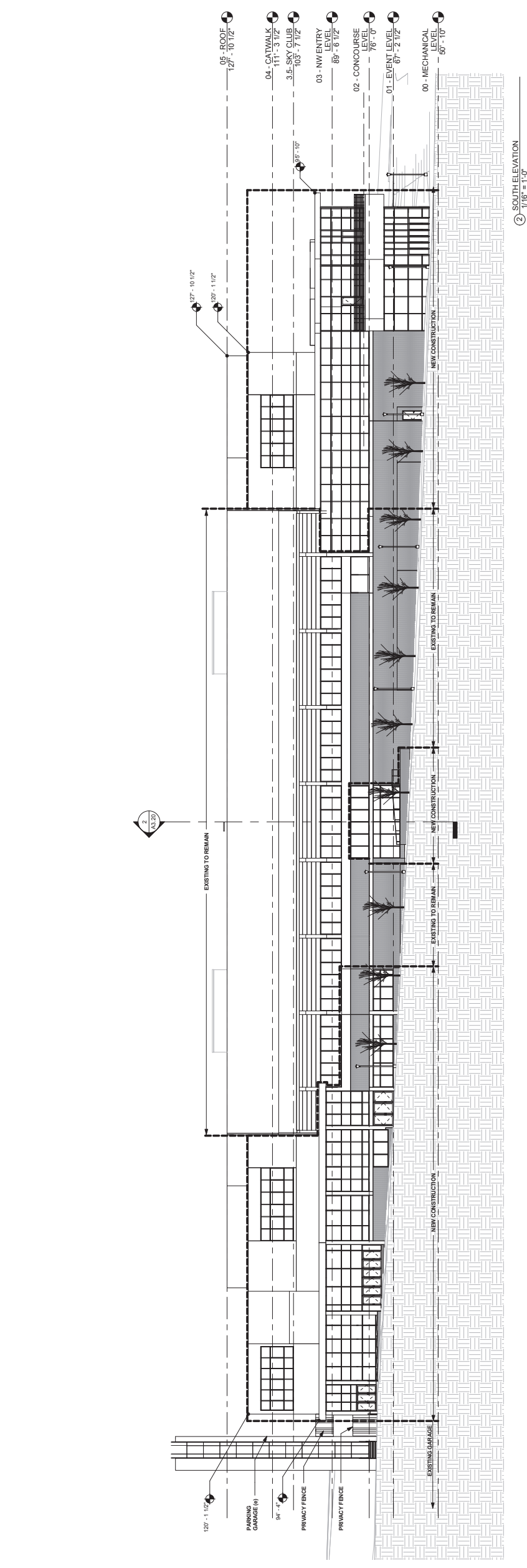


# SITE RENDERING PLAN

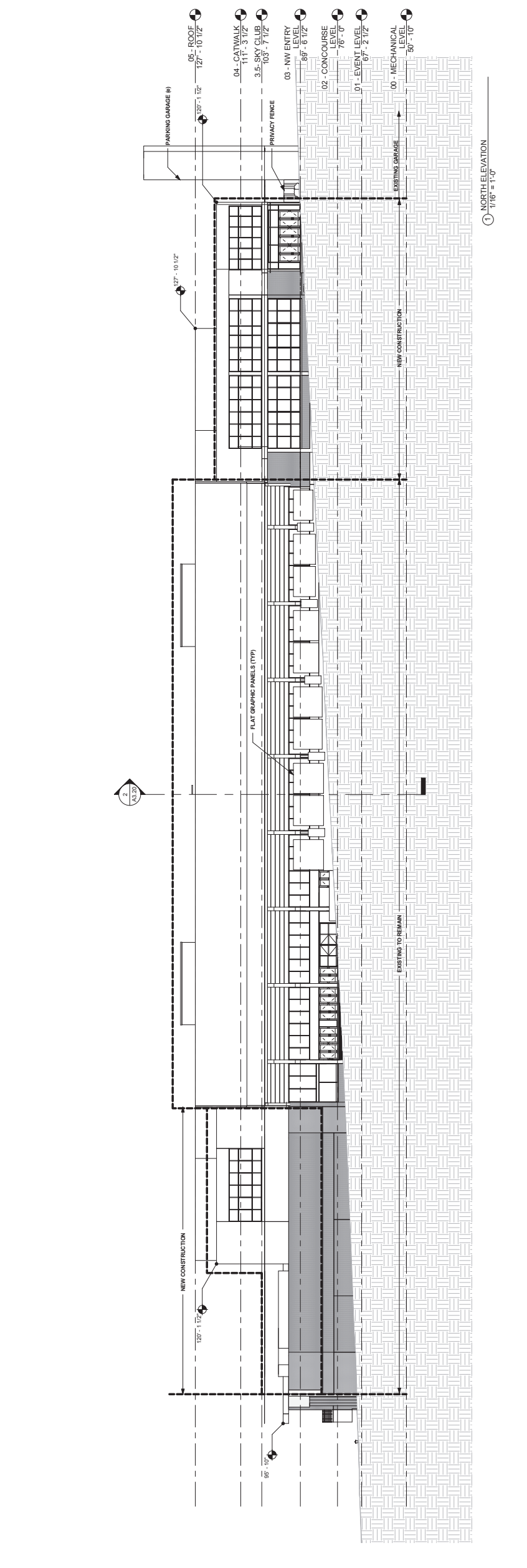
## Cumberland County Civic Center Renovation

Portland, Maine  
MAY 10, 2012

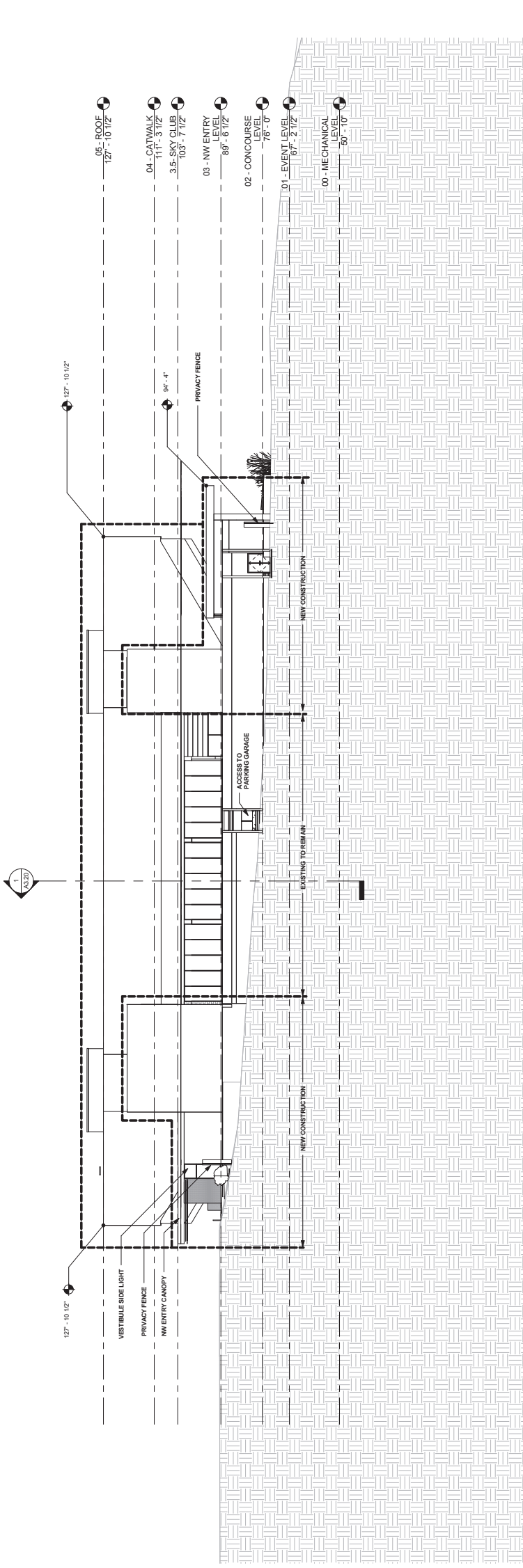




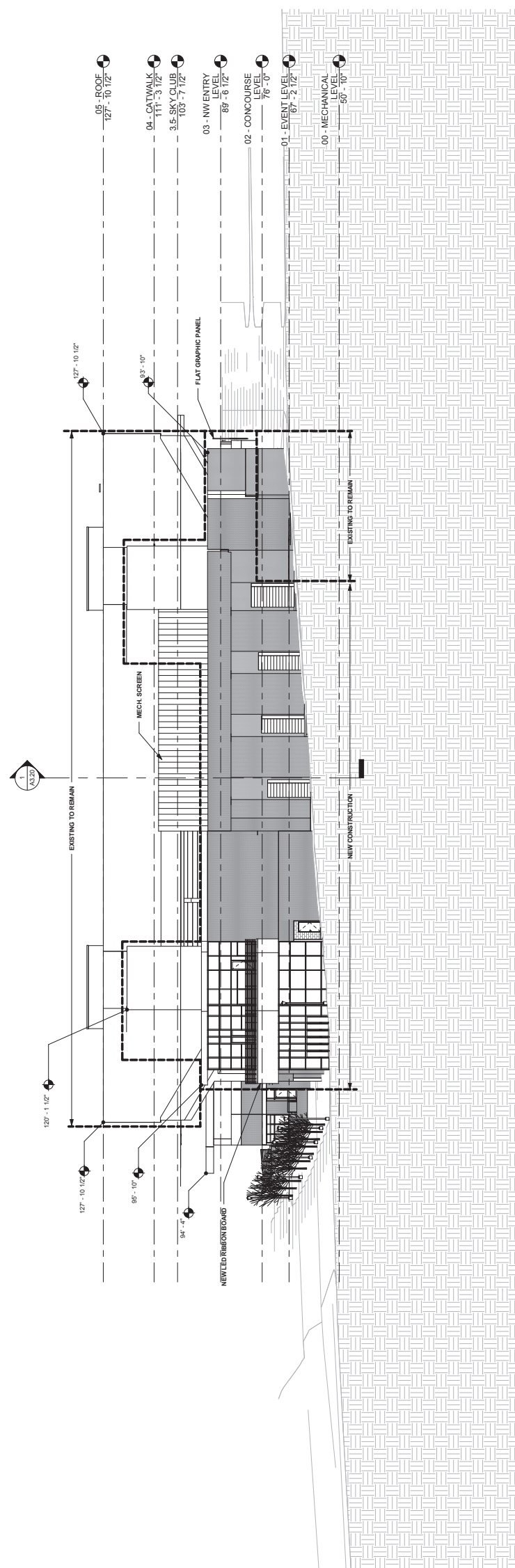
② SOUTH ELEVATION  
 1/8" = 1'-0"



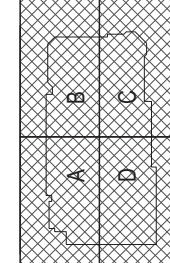
① NORTH ELEVATION  
 1/8" = 1'-0"



② WEST ELEVATION  
 1/16" = 1'-0"



① EAST ELEVATION  
 1/16" = 1'-0"



REV.	DESCRIPTION	DATE
0	SD ADDENDUM #1	05/02/2012

CURRENT ISSUE CONTROL: 100% BIDD

## Schedule

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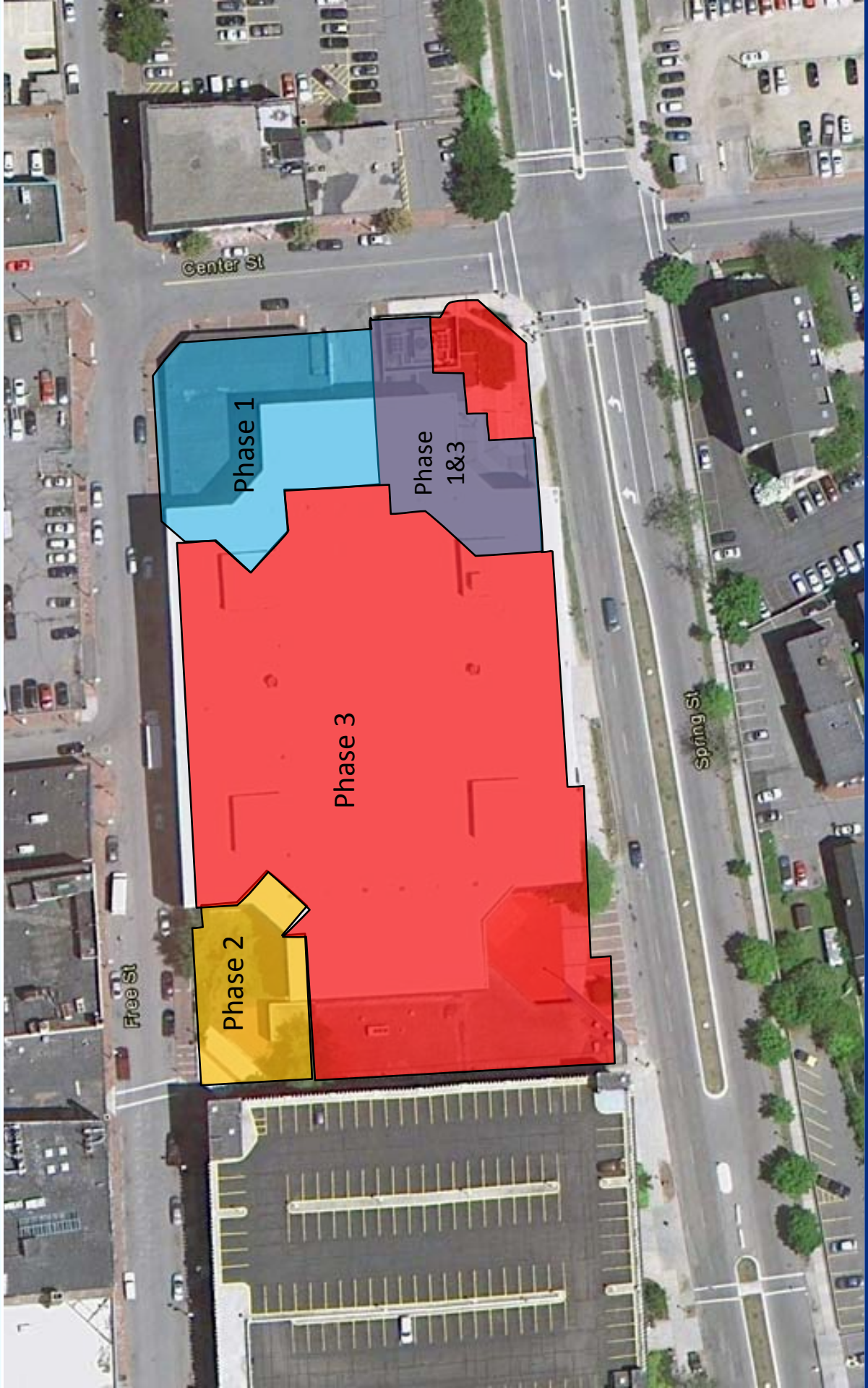
The proposed project will be phased (see attached site phasing plan – PH101). Phase 1 will consist of the construction of the new loading dock area on Center Street. Phase 2 will consist of the new Free Street building addition and entrance area. Phase 3 will consist of the Spring Street building addition, the Spring Street / Center Street building addition, and all remaining exterior site work, including new sidewalks, street lighting, landscaping, and related site improvements. The facility will be operational during Phase 1 and 2, and will be closed during phase 3.

The proposed schedule is as follows:

- Phase 1: August 2012 through December 2012
- Phase 2: January 2013 through April 15, 2013
- Phase 3: April 15, 2013 through October 1, 2013

# Schedule

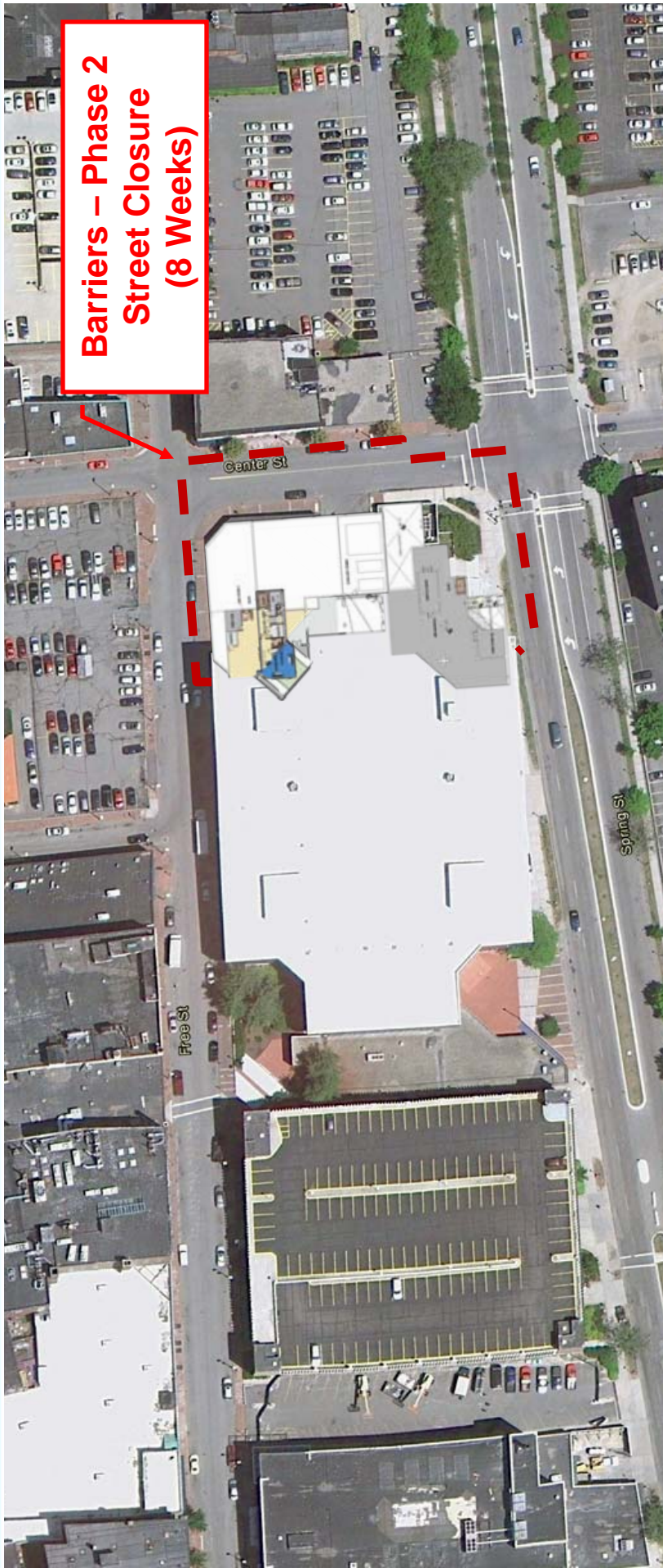
# Overall Phasing Plan





# Schedule

## Phase 1 Logistics and Schedule



# Schedule

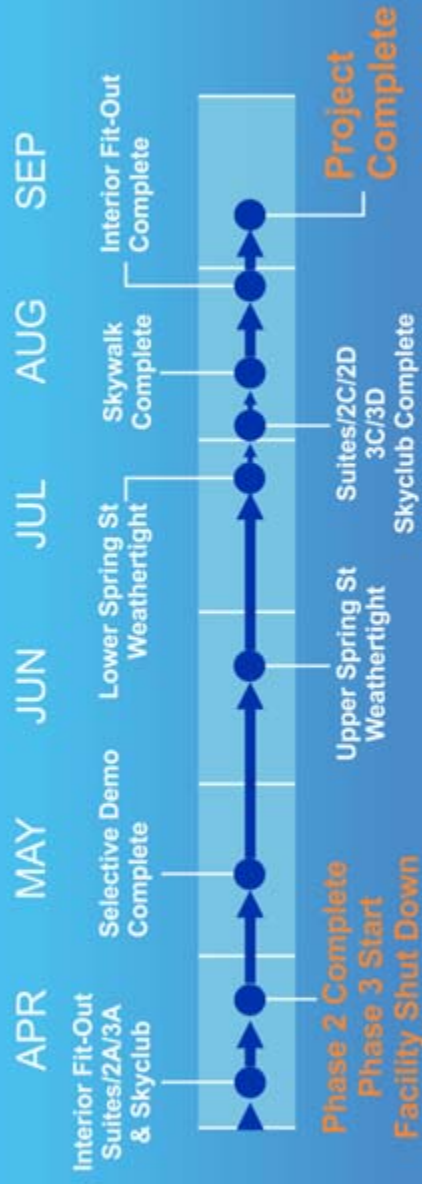
## Phase 2 Logistics and Schedule

**Barriers – Phase 2  
Lane Closure  
(8 Weeks)**



# Schedule

## Phase 3 Logistics and Schedule

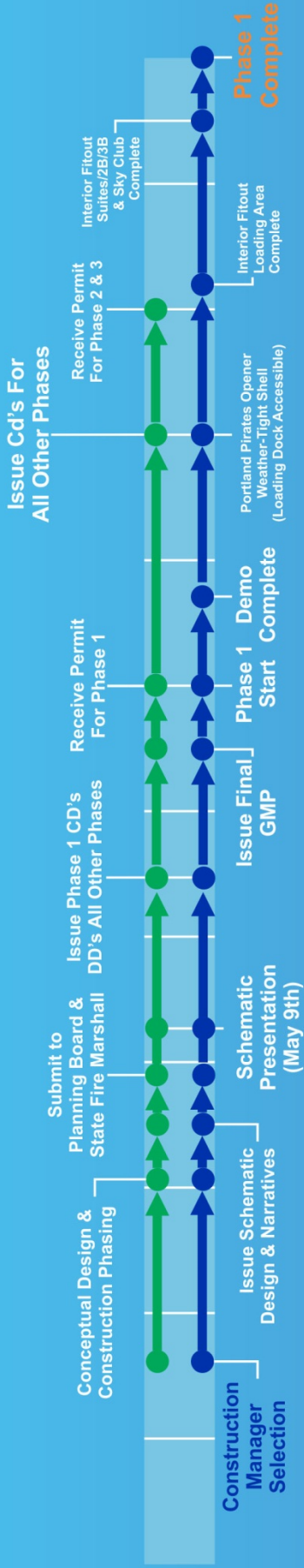


# Schedule

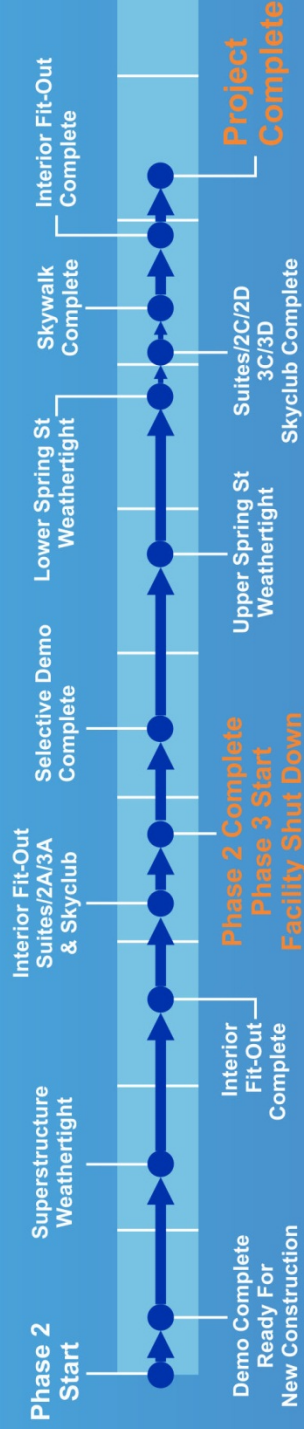
# Overall Project Timeline

2012

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC



2013



**CIANBRO**



**WBRC/SCD**

***SECTION 3 – RIGHT, TITLE OR INTEREST***

26395

KNOW ALL MEN BY THESE PRESENTS, THAT, the CITY OF PORTLAND, a body politic and corporate, located in the County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other good and valuable considerations, paid by CUMBERLAND COUNTY RECREATION CENTER, a body politic and corporate, existing under the laws of the State of Maine and having a place of business in Portland in said County and State; the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quit-claim unto the said Cumberland County Recreation Center, its successors and assigns forever, the following described parcel of land:

A certain lot or parcel of land situated westerly of Center Street between Free Street and the Spring-Middle Arterial in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a point in the southerly sideline of said Free Street, which point is fifteen feet westerly from the westerly sideline of said Center Street as laid out on December 25, 1742 and widened on May 15, 1773 to forty-five feet; thence South  $24^{\circ} 19' 30''$  East parallel to and fifteen feet distant from the westerly sideline of said Center Street 206.27 feet to the northerly sideline of said Spring-Middle Arterial; thence South  $63^{\circ} 04' 40''$  West along the northerly sideline of said Spring-Middle Arterial 440.72 feet to a point; thence South  $62^{\circ} 20' 00''$  West along the northerly sideline of said Spring-Middle Arterial 6.82 feet to a point; thence North  $21^{\circ} 28' 00''$  West 109.95 feet to a point; thence South  $68^{\circ} 32' 00''$  West 7.06 feet to the easterly wall of the Municipal Parking Garage; thence North  $21^{\circ} 20' 00''$  West along said Garage wall 8.78 feet to a point; thence North  $68^{\circ} 32' 00''$  East 7.04 feet to a point; thence North  $21^{\circ} 28' 00''$  West 130.94 feet to the southerly line of said Free Street; thence North  $68^{\circ} 40' 00''$  East along the southerly side of Free Street 104.80 feet to a granite monument; thence North  $68^{\circ} 32' 00''$  East along the southerly sideline of said Free Street 329.80 feet to the point of beginning.

Reserving to the Grantor, its successors and assigns, the right perpetually to enter at any and all times on, in, under or over the following areas outside of any structure hereafter constructed on parcel hereinabove conveyed by itself, its agents, servants, and/or employees for all purposes necessary to maintain, repair, replace, and remove plaza areas and their appurtenances as designed and built by the Portland Renewal Authority, and to construct, install, maintain, repair, replace, and remove such utility lines, pipes or structures as the Grantor deems necessary, granting to the Grantee, its successors and assigns, the use and enjoyment of said plaza areas for such purposes only as will not interfere with the perpetual use thereof by the Grantor, its successors and assigns for the purposes above mentioned.

Beginning at the point of beginning of the parcel hereinabove conveyed; thence South  $24^{\circ} 19' 30''$  East 87.81 feet to a point; thence South  $68^{\circ} 32' 00''$  West 3.69 feet to a point; thence North  $21^{\circ} 28' 00''$  West 67.42 feet to a point; thence North  $66^{\circ} 28' 00''$  West 21.63 feet to a point; thence South  $68^{\circ} 32' 00''$  West 30.17 feet to a point; thence South  $23^{\circ} 32' 00''$  West 14.85 feet to a point; thence South  $68^{\circ} 32' 00''$  West 14.58



84

thence North 21° 28' 00" West 6.08 feet to a point; thence North 23° 32' 00" East 3.12 feet to a point; thence South 43° 58' 00" East 0.90 feet to a point; thence North 68° 32' 00" East 10.07 feet to a point; thence South 21° 28' 00" East 0.83 feet to a point; thence North 68° 32' 00" East 19.83 feet to a point; thence North 21° 28' 00" West 9.50 feet to a point; thence South 68° 32' 00" West 11.33 feet to a point; thence North 21° 28' 00" West 9.17 feet to a point; thence North 68° 32' 00" East 31.33 feet to a point; thence North 21° 28' 00" West 11.33 feet to a point; thence North 68° 32' 00" East 23.33 feet to a point; thence North 21° 28' 00" West 44.42 feet to a point; thence North 68° 32' 00" East 0.50 feet to a point; thence South 24° 19' 30" East 75.57 feet to the point of beginning.

Together with such air rights over that portion of the Spring-Middle Arterial adjacent to the above-described parcel as are required to accommodate the cantilevered overhang of the proposed Cumberland County Recreation Center building, all as more fully set forth on plans or specifications now or hereafter approved by the City of Portland and on file in its Building Inspector's office.

This deed is delivered by the Grantor and accepted by the Grantee subject to all of the conditions, covenants, and restrictions relating to the development of the above-described parcel set forth in a certain contract between the City of Portland and the Portland Renewal Authority, dated December 4, 1974, recorded in the records of the City Clerk of the City of Portland in Volume 90, Page 633 and as set forth in a certain Indenture Deed to the City of Portland from the Portland Renewal Authority, dated December 5, 1974 to be recorded in the Cumberland County Registry of Deeds, to which contract and Indenture Deed reference is hereby made for a more particular statement of said conditions, covenants, and restrictions.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to it the said Cumberland County Recreation Center, its successors and assigns forever.

AND the said City of Portland does covenant with the said Cumberland County Recreation Center, its successors and assigns, that it will WARRANT and FOREVER DEFEND the premises to it, the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the said CITY OF PORTLAND has caused this instrument to be sealed in its corporate seal and signed in its corporate name by John G. DePalma, its Director of Finance, thereunto duly authorized, this ninth day of December in the year one thousand nine hundred and seventy-four.

Signed, Sealed and Delivered  
in Presence of

*Michael Reedy*

CITY OF PORTLAND

By

*John G. DePalma*  
John G. DePalma  
Director of Finance





STATE OF MAINE  
CUMBERLAND, SS.

December 9, 1974

Personally appeared the above-named John G. DePalma, Director of Finance of the City of Portland, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said City of Portland.

Before me,  
*Patricia S. Meade*  
Notary Public



DEC 20 1974  
REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE  
Received at 2 H 2 PM, and recorded in  
BOOK 3634 PAGE 82 *Margaret L. Blodgett* Deputy Registrar

41-2148

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EASEMENTS

KNOW ALL MEN BY THESE PRESENTS, that The Cumberland County Recreation Center, a body politic and corporate, and having a place of business in Portland, Maine in consideration of Central Maine Power Company, a Maine corporation having its principal office at 9 Green Street, Augusta, Maine 04330 (hereinafter called the "Company"), extending its lines and installing certain facilities which are necessary to enable the Cumberland County Recreation Center and its tenants to obtain three phase 60 cycle, 277/480 volt electric service at its premises off Center Street in Portland, Maine, hereby agrees to provide suitable vaults at the location as shown on site plan made for The Cumberland County Recreation Center by Eduardo Catalano, Architect, attached hereto and made a part hereof (and hereinafter called the "Plan"), and which vaults shall be built to the Company's specifications for the installation of transformers and equipment necessary to provide the aforesaid service, and the Cumberland County Recreation Center agrees that it will be responsible for all structural maintenance of these vaults. In addition, the Cumberland County Recreation Center will provide, install, own, and maintain all conduit and electrical equipment within its property with the exception of the service transformers, and their protective equipment, primary conductors and metering equipment which shall be provided and maintained by the Company.

Cumberland County Recreation Center, a Maine corporation having its principal office at Free Street in Portland, in the County of Cumberland and State of Maine (hereinafter called the "Center"), in consideration of the Company's extending its lines and installing certain facilities to serve the Center, hereby grants to the Company, its successors and assigns the right and easement to construct, erect, repair, replace, operate, maintain, and remove on the horizontal ground level area shown on the aforesaid "Plan" adjacent to Center Street in Portland, Cumberland County, Maine, the necessary cables, fixtures and other electrical equipment to enable the Company to furnish, deliver and measure the aforesaid electrical service, provided, however, if for any reason the Center desires to have the Company change the location of its cables, fixtures and other electrical equipment, the Company, if requested in writing by the Center, and provided it first shall have received a new suitable and convenient location, will move all or a part of its lines and equipment to such new locations, such changes to be made at the sole cost and expense of the party requesting such change.

The Center and its Tenants will allow representatives of the Company to enter upon their premises at any and all reasonable times for the purpose of installing, testing, or reading meters or maintaining, repairing or replacing other material or equipment used in furnishing the electric service under the terms of this agreement.

So long as this risk can be insured against, the Center will indemnify and save the Company harmless from all liability of whatever kind or nature (other than liability arising from the negligence of the Company, its servants or agents) arising out of or in connection with the use or presence of electric energy on the Center's premises or resulting from the failure of any equipment or apparatus belonging to, used or maintained by the Center with the furnishing of electric service under the terms of this agreement. Provided, however, there shall be no obligation on the part of the Center under the provisions of this paragraph for any of the electrical equipment owned or maintained by the Company and located on premises of the Center, other than liability arising from the negligence of the Center, its servants and agents.

TO HAVE AND TO HOLD the above granted rights and easements to CENTRAL MAINE POWER COMPANY, its successors or assigns, to its own use and behoof forever.

IN WITNESS WHEREOF, the Cumberland County Recreation Center by its CHAIRMAN, Donald H. Bennett, duly authorized, has hereunto set its hand and seal this 19th day of October, 1975.

Signed, Sealed and Delivered CUMBERLAND COUNTY RECREATION CENTER in the presence of  
LM Nelson By Donald H. Bennett  
Its

STATE OF MAINE  
CUMBERLAND SS.

Nov 19  
October, 1975

Personally appeared Donald H. Bennett of the Cumberland County Recreation Center and acknowledged the foregoing instrument by him signed to be his free act and deed and the free act and deed of the aforesaid corporation.

Before me,

Margaret L. Wheeler  
Notary Public/Justice of the Peace

MY COMMISSION EXPIRES 10/16/81

RECORDS OF DEEDS, CUMBERLAND COUNTY, MAINE JAN 20 1976

Received at 8 H 30 AM, and recorded in -2-

BOOK 3796 PAGE 159. Margaret L. Wheeler Acting Register

***SECTION 4 – REQUIRED STATE AND/OR FEDERAL PERMITS***

No State or Federal permits related to site plan approval are required for this project.

## 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 proposed building additions on Free Street, Center Street and at the corner of Center Street and Spring Street will extend the building to within 5 ft of the property line, with the exception of the angled portion of the loading dock area on Center Street. The building addition on Spring Street extends the building to within 5 ft of the property line, but then ties into the existing building at a setback of approximately 15 ft. Because the proposed Spring Street entrance area will provide for a quality public space with landscaping and other site amenities, the applicant will be requesting that the Planning Board grant additional distance in this area.</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 publicly accessible pedestrian way</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 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>
<i>Maximum lot coverage</i>	<p><u>Required:</u> 100%</p> <p><u>Existing:</u> 95.5%</p> <p><u>Proposed:</u> 100%</p>
<i>Min. building height</i>	<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> Building additions are exempt from this standard (see exception #4 below). Because the proposed building additions bring the building footprint closer to the street line, the 10% provision does not apply.</p>
<i>Max. height of structures</i>	<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>
<i>Maximum building area and floor area for buildings which exceed one hundred twenty-five (125) feet in height</i>	<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.

**Sec. 14-221. Other requirements and standards.**

(a) *Downtown urban design guidelines:* All development as defined in article V, all building and site alterations, and all provision of landscaping or other pedestrian amenities shall be consistent with the Downtown Urban Design Guidelines. Amendments to the Downtown Urban Design Guidelines may be made by the Planning Board and shall be filed with the city clerk. Such amendments shall become effective forty-five (45) days after the date of filing with the city clerk, unless vetoed in whole or in part by the city council within that time. ***The proposed building additions adhere to the Downtown Urban Design Guidelines.***

(b) *Off-street parking and loading:* Off-street parking and loading are required as provided in division 20 and division 21 of this article. ***There is no existing or proposed off-street parking associated with the Cumberland County Civic Center. All parking is provided off-site. According to the City of Portland Parking Division, off-site parking is adequate and can accommodate the additional capacity of 243 seats (see correspondence in Section 8). A new loading dock is proposed on Center Street.***

(c) *Signs:* Signs shall be subject to the provisions of division 22 of this article. In addition, signs within the pedestrian activities district (PAD) overlay zone or in areas designated as PAD encouragement areas, as shown on the pedestrian activities district map, a copy of which is on file in the department of planning and urban development, shall be consistent with the Downtown Urban Design Guidelines. ***Proposed signage is shown in the renderings in Section 2 and will conform to provisions of Division 22. The Cumberland County Civic Center is not located within the pedestrian activities district (PAD) overlay zone or in areas designated as PAD encouragement areas.***

(d) *Exterior storage:* There shall be no exterior storage, with the exception of receptacles for solid waste disposal which are not visible from a public street. Such receptacles shall be shown on the approved site plan. ***No exterior storage is proposed.***

(e) *Storage of vehicles:* No more than one (1) unregistered vehicle shall be stored outside for a period in excess of thirty (30) days. ***No vehicle storage is proposed.***

(f) *Shoreland and flood plain management regulations:* If the lot is located in a shoreland zone or in a flood hazard zone, then the requirements of division 26 and/or division 26.5 shall apply. ***The proposed project is not located in the shoreland zone or in a flood hazard zone.***

(g) *Downtown arts program:* All new development subject to section 14-851 shall make provision for participation in the public arts program. ***This project is not subject to section 14-851.***

(h) *Relocation of displaced residents:* Any development which results in the displacement of residents of dwelling units currently located on the development site shall meet the requirements of sections 14-861 through 14-864. ***Not applicable. The proposed project will not result in the displacement of residents.***

(i) *Historic resources:* The exterior design of proposed or renovated structures located within historic districts shall be subject to the provisions of article IX (historic preservation) of this chapter. The exterior design of proposed or renovated structures located adjacent to historic districts or historic resources

shall be subject to section 14-526(d) 5, b. (Ord. No. 241-91, 3-11-91; Ord. No. 240-09/10, 6-21-10; Ord. No. 278-09/10, 7-19-10) ***The proposed building addition and exterior renovations on Free Street and Center Street is adjacent to a historic district and are subject to section 14-526(d) 5, b. The applicant's representatives met with historic preservation staff on May 9, 2012 and will be working with staff provide a written analysis of the proposed development's immediate context, identifying the major character-defining elements and any established building patterns that characterize the context. A letter from historic preservation staff will be provided with the final site plan application submittal.***

#### Sec. 14-221.1. External effects.

Every use in the B-3, B-3b and B-3c zones shall be subject to the following requirements:

(a) *Enclosed structure*: The use shall be operated within a completely enclosed structure, except for those uses customarily operated in the open air. ***The proposed use will be operated within a completely enclosed structure.***

(b) *Noise*: The level of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American National Standards Institute, Inc.), inherently and recurrently within the B-3 and B-3b zones shall not exceed fifty-five (55) decibels on the A scale between the hours of 9:00 p.m. and 7:00 a.m., and sixty (60) decibels on the A scale between 7:00 a.m. and 9:00 p.m. at the boundaries of any lot nor within publicly accessible pedestrian open space, except for sound from construction activities, sound from traffic on public streets, sound from temporary activities such as festivals, and sound created as a result of, or relating to, an emergency, including sound from emergency warning signal devices. In measuring sound levels under this section, sounds with a continuous duration of less than sixty (60) seconds shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter response (L maxfast). Sounds with a continuous duration of sixty (60) seconds or more shall be measured on the basis of the energy average sound level over a period of sixty (60) seconds (LEQ1). ***With the exception of noise related to construction activities, the proposed building additions and renovations will not result in noise that exceeds this standard.***

(c) *Vibration*: Vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries. ***With the exception of vibration related to construction activities, the proposed building additions and renovations will not result in any vibration that is perceptible without instruments at lot boundaries.***

(d) *Heat*: Heat shall be imperceptible without instruments at lot boundaries. Heating elements which are intended to melt snow and ice shall be placed within sidewalk paving only when approved by the department of parks and public works. ***The proposed building additions and renovations will not result in any heat that is perceptible without instruments at lot boundaries.***

(e) *Glare, radiation or fumes*: Glare, radiation or fumes shall be imperceptible without instruments at lot boundaries. ***The proposed building additions and renovations will not result in any glare, radiation or fumes that are perceptible without instruments at lot boundaries.***



(f) *Smoke*: Smoke shall not be emitted at a density in excess of twenty (20) percent opacity level as classified in Method 9 (Visible Emissions) of the Opacity Evaluation System of the U.S. Environmental Protection Agency. ***The proposed building additions and renovations will not result in any smoke at a density in excess of twenty (20) percent opacity level as classified in Method 9 (Visible Emissions) of the Opacity Evaluation System of the U.S. Environmental Protection Agency.***

(g) *Materials or wastes*: No materials or wastes shall be deposited on any lot in such form or manner that they may be transferred beyond the lot boundaries by natural causes or forces. All material which might cause fumes or dust, or constitute a fire hazard if stored out-of-doors, shall be only in closed containers and in accordance with section 14-221(d). Areas attracting large numbers of birds, rodents or insects are prohibited. ***No material or waste deposits are proposed as part of this project.***

### Site Plan Standards

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Sec. 14-526. Site plan standards.

Requirements for approval. The Planning Board or Planning Authority shall not approve a site plan application unless the development proposal meets the following criteria:

(a) Transportation Standards

1. Impact on Surrounding Street Systems:

The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets and ways; and the incremental volume of traffic will not create or aggravate any significant hazard to safety at or to and including intersections in any direction where traffic could be expected to be impacted; and will not cause traffic congestion on any street which reduces the level of service below Level "D" as described in the 1985 Highway Capacity Manual published by the Transportation Research Board of the National Research Council, a copy of which manual is on file with the public works authority, or substantially increase congestion on any street which is already at a level of service below Level "D"; ***The existing vehicular loading and unloading lane on Spring Street will remain and no changes to existing vehicular circulation around the site are proposed. The location of existing building entrances will remain so that vehicular and pedestrian circulation on the site and onto adjacent public streets and ways will remain unchanged. Seating capacity will increase by 243 seats for hockey games and 227 seats for concerts. This increase in seating capacity is not anticipated to create or aggravate any significant hazard to safety at or to and including intersections in any direction where traffic could be expected to be impacted or cause traffic congestion on any street which reduces the level of service below Level "D" (see Section 8 – Traffic and Parking Analysis). The City of Portland Parking Department has been monitoring parking for Civic Center events and has determined that there is adequate off-site parking in the vicinity of the Civic Center to accommodate existing events and can easily accommodate the expanded capacity of 243 seats (see Section 8 – Traffic and Parking Analysis). The applicant is requesting a waiver to provide on-site parking for the additional 243 seats (see Section 7).***

## 2. Access and Circulation:

## a. Site Access and Circulation.

(i) The development shall provide safe and reasonable access and internal circulation for the entire site for all users of the site and shall comply with the standards set forth in Sections 1 of the Technical Manual. ***Current access to the Civic Center 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. 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. 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.***

(ii) Points of access and egress shall be located to avoid conflicts with existing turning movements and traffic flows. ***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. Additional event parking is available in nearby parking lots and garages on Free Street, Spring Street and Center Street. Controlled crosswalks are provided at the Free Street / Center Street intersection and the Spring Street / Center Street intersection for safer pedestrian circulation to and from the Civic Center.***

(iii) Where drive up features such as gasoline pumps, vacuum cleaners and menu/order boards are permitted, they shall not extend nearer than twenty five (25) feet to the street line. The site must have stacking capacity for vehicles waiting to use these service features without impeding on-site vehicular circulation or creating hazards to vehicular circulation on adjoining streets. ***Not applicable.***

## b. Loading and Servicing.

(i) All developments served by delivery or other service vehicles shall provide a clear route and travel way geometric design that permits safe turning and backing for the maximum vehicle length that would service the development and does not impede site access, vehicle circulation, pedestrian movements or parking. ***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 will also be added as well as a separate zone for trash. Each zone will be enclosed behind roll-up doors for weather protection and security.*

c. Sidewalks.

(i) All proposed developments shall provide sidewalks along all frontages in accordance with Sections 14-498 and 14-499 of the City Code, installed to City specifications as described in Section 1 of the Technical Manual. An applicant may request a waiver from curb and sidewalk installation requirements if they meet applicable waiver criteria listed in Section 14-506 (b) of the City Code. ***Existing sidewalks and curbs on Center Street and Free Street will be reconstructed as specified in Section 1 of the Technical Manual. According to the City Sidewalk Replacement Materials Map (Technical Manual Appendix 15.1), sidewalk replacement material shall be brick with an asphalt apron per Figure I-9 and Figure I-10. The applicant is requesting a waiver to replace the existing concrete sidewalk on Spring Street with a new concrete sidewalk (see Section 7 – Waivers).***

(ii) Where sidewalks already exist but are in substandard condition, they shall be repaired or replaced in conformance with Chapter 25 of the City Code and Section 1 of the Technical Manual. ***Existing sidewalks and curbs on Center Street and Free Street will be reconstructed as specified in Section 1 of the Technical Manual. According to the City Sidewalk Replacement Materials Map (Technical Manual Appendix 15.1), sidewalk replacement material shall be brick with an asphalt apron per Figure I-9 and Figure I-10. The applicant is requesting a waiver to replace the existing concrete sidewalk on Spring Street with a new concrete sidewalk (see Section 7 – Waivers).***

(iii) Continuous internal walkways shall be provided between existing or planned public sidewalks adjacent to the site, transit stops and street crossings and primary building entrances on the site. ***New brick and concrete entry plazas are proposed between the sidewalk and building entrances on Spring Street, Center Street and Free Street.***

3. Public Transit Access:

a. For any residential development consisting of twenty (20) or more dwelling units or commercial or institutional development of at least 20,000 square feet gross floor area, a transit facility shall be constructed where the following criteria are met:

(i) The development is proposed along an existing public transit route on a local principal or minor arterial roadway, as shown in the Federal Street Classification Map provided in Section 1 of the Technical Manual.

- (ii) The nearest existing transit shelter and/or bus pullout on the route is ¼ mile(1,320 feet) or more away from the closest primary building on the site, measured along rights-of-way.
- b. Transit facilities shall consist of a transit shelter and a transit pullout bay.
- c. Transit facilities shall be connected to the public sidewalk system.

***The existing transit pull-out bay on Spring Street will remain.***

d. Waiver: All or some of this standard may be waived if the Reviewing Authority determines one or more of the following:

- (i) That some or all of the required improvements cannot reasonably be made due to site constraints and/or insufficient right of way width; or
  - (ii) That the development is not anticipated to generate public transit usage due to particular characteristics or proposed use of the development.
4. Parking:
- a. Location and Required Number of Vehicle Parking Spaces:

(i) Off-street parking shall meet the applicable zoning requirements, except the Planning Board shall determine the parking requirement, based upon the applicant’s parking study and a recommendation from the City Transportation Engineer, for new structures, building additions and changes of use with a total floor area of 50,000 sf or more and for projects, regardless of size, in the B-6, B-7 and USM Overlay zone. ***The proposed renovation project will increase the total floor area from 125,383 SF to 186,691 SF (+61,308 SF). Seating capacity for hockey games will increase from 6733 seats to 6976 seats (+243). According to 14-332(g), one (1) parking space for each five (5) seats is required, or 49 additional spaces. There are no existing on-site parking spaces provided and none proposed. According to the City of Portland Parking Division, off-site parking in the vicinity of the Civic Center has been sufficient to serve Civic Center events since the mid-1970s, and is sufficient to accommodate the additional capacity of 243 seats (see correspondence in Section 8). Although dated, according to a document prepared by the Parking Division, there are 3428 available spaces for Civic Center events in the vicinity of the Civic Center and an additional 3452 spaces that are marginally utilized due to location or operating hours.***

(ii) Where a parking study is required, the City encourages Transportation Demand Management (TDM) strategies to be employed.

(iii) Developments proposing to exceed minimum parking requirements by 10% or more must demonstrate through a parking analysis that the amount of parking is appropriate for the proposed use of the site. ***No on-site parking is proposed.***

(iv) Parking spaces and aisles shall meet applicable dimensional standards as detailed in Section 1 of the Technical Manual. **No on-site parking is proposed.**

(v) Parking lots, except for temporary lots to be used for less than one year, shall be constructed of a permanent and durable hard surface that is not subject to ponding or erosion. **No on-site parking is proposed.**

b. Location and Required Number of Bicycle Parking Spaces:

(i) The site plan shall provide secure bicycle parking in conformance with Section 1 of the Technical Manual and shall meet the following requirements:

(a) Residential structures. Two (2) bicycle parking spaces for every five (5) dwelling units shall be required. **Not applicable.**

(b) Non-residential structures. Two (2) bicycle parking spaces for every ten (10) vehicle parking spaces for the first one hundred (100) required vehicle parking spaces, plus one (1) bicycle parking space for every twenty (20) required motor vehicle parking space over one hundred (100) City of Portland Land Use required vehicle parking spaces.

**Ten bicycle parking spaces are proposed based on 49 parking spaces (1 space per 5 seats for 243 additional seats).**

(c) Development with zero (0) to ten (10) required vehicle parking spaces shall provide at least two (2) bicycle parking spaces. **Not applicable.**

(ii) Waiver: The reviewing authority may reduce the required number of bicycle parking spaces if it is determined, based on evidence submitted by the applicant, that the proposed development is expected to generate reduced demand for bicycle parking due to characteristics or uses such as elderly or disabled persons housing or industrial uses located in outlying areas. **No waivers are proposed.**

c. Motorcycle and Scooter Parking.

(i) The site plan shall accommodate access and parking for two-wheeled motorized vehicles such as motorcycles and scooters. **No on-site parking is proposed. Adequate off-site parking for two-wheeled motorized vehicles is available in the vicinity of the Civic Center.**

d. Snow Storage.

(i) The site plan shall include areas for snow storage or shall include an acceptable snow removal plan. **Snow removal from public access areas and from the loading dock area will be relatively minimal and will be removed from the site as is currently done.**

(ii) Snow storage areas may not encroach on areas designated to meet minimum parking requirements or on pedestrian walkways and shall not be located where they would adversely impact the functionality of bioretention or other stormwater management

systems. Landscaping in designated snow storage areas shall be such that it can withstand the snow pile. **No on-site snow storage areas are proposed. Snow will be removed off-site.**

5. Transportation Demand Management (TDM):

a. The following types of development shall design and implement a Transportation Demand Management (TDM) plan:

- (i) All Level III development in the B7 zone;
- (ii) All commercial or institutional uses of 50,000 sf or more total floor area;
- (iii) All commercial or institutional uses designed to accommodate 100 or more employees and, for educational institutions, 100 or more students.

b. The TDM Plan shall establish trip reduction targets and shall employ a combination of the following elements to achieve these targets:

- (i) Public transit incentives;
- (ii) Parking cash-out;
- (iii) Car sharing;
- (iv) Car and van pooling incentives;
- (v) Guaranteed ride home programs;
- (vi) Other such strategies that reduce single occupancy vehicle trips to and from the development.

c. The development shall comply with the City of Portland TDM standards as described in Section 1 of the Technical Manual.

(b) Environmental Quality Standards

1. Preservation of Significant Natural Features: ***There are no significant natural features on the Cumberland County Civic Center parcel.***

a. The site plan shall preserve and protect significant natural features by incorporating them into site design. Significant natural features shall be defined as:

- (i) Populations of trees and plants listed on the Official List of Endangered and Threatened Plants in Maine, published by the Maine Natural Areas Program.
- (ii) Habitat for species appearing on the official state or federal list of endangered or threatened animal species;

- (iii) High and moderate value waterfowl and wading bird habitat including nesting and feeding areas, as defined by the Department of Inland Fisheries and Wildlife;
  - (iv) Aquifers on islands in Casco Bay, as identified in the City of Portland Island Groundwater Management Study and/or by the Maine Geological Survey;
  - (v) Waterbodies including wetlands, watercourses, significant vernal pools and floodplains. These features may also be regulated by Division 26, Shoreland Regulations, Division 26.5, Flood Plain Management Regulations and Division 26.7, Stream Protection Ordinance of the City Code, along with Sections 5 and 8 of the Technical Manual or other State regulations.
- b. Where areas set aside for preservation are part of a larger existing habitat block extending beyond the boundaries of the site, the contiguity of these features shall be preserved, where possible.
- c. Waiver: Where complete preservation of significant natural features substantially compromises development of the site otherwise permitted by zoning, the Reviewing Authority may reduce the requirement to accommodate development provided that the applicant demonstrates compliance with applicable state and federal regulations and implements preservation measures to the extent practicable.

***Not applicable. There are no existing significant natural features on the existing site. The site is completely developed.***

2. Landscaping and Landscape Preservation:

a. Landscape Preservation.

(i) Site development shall be designed to incorporate, and limit disturbance to or removal of existing trees, as specified below. Preserved trees may be counted towards site landscaping requirements. ***Existing trees near the Free Street entrance plaza planted when the Cumberland County Civic Center was constructed in the mid-1970s will be removed due to the construction of the new Free Street building addition. There are no other on-site trees.***

(ii) All development subject to zoning setbacks shall preserve a minimum of 30% of existing trees ten (10) inches DBH or greater within the required setback area unless trees are non-native invasive species, as identified in Section 4 of the Technical Manual, or are deemed unsalvageable by the Portland City Arborist or their designee. ***There are no zoning setbacks in the B-3 zone.***

(iii) Protection during Construction: The site plan shall include adequate measures to protect vegetation to be preserved from construction impacts, in accordance with the tree preservation standards listed in Section 4 of the Technical Manual. ***There is no vegetation to preserve.***

(iv) Waiver: Where the applicant can demonstrate that preservation of existing vegetation would compromise development of the site, the Reviewing Authority may permit the substitution of replacement landscaping in other areas of the site, and/or a financial contribution to the City of Portland Tree Fund for an amount proportionate to the cost of trees removed, as described below:

(a) For each tree required to be preserved that is removed and is greater than 16" in caliper DBH, two (2) replacement trees of a species identified on the City of Portland Recommended Tree List shall be planted on the site as detailed in Section 4 of the Technical Manual).

(b) For each tree required to be preserved that is removed and is between ten (10) and sixteen (16) inch DBH, one (1) replacement tree of a species identified on the City of Portland Recommended Tree List shall be planted on the site as detailed in Section 4 of the Technical Manual).

(c) Where the planting of replacement trees on the site is not feasible, the applicant shall contribute an amount proportionate to the cost of required replacement trees to the City of Portland Tree Fund, as detailed in Section 4 of the Technical Manual.

(v) In addition to the provisions of this section, all development within the Shoreland Zone shall meet the requirements of Division 26, Shoreland Regulations.

b. Site Landscaping.

(i) Landscaped Buffers:

(a) Screening. Loading and servicing areas, dumpsters, storage areas and utility structures, except for renewable energy systems, shall be screened from view from public sidewalks, streets and adjacent properties by dense evergreen landscaping, fencing, masonry wall building walls, or a combination thereof. ***The proposed loading and servicing areas, dumpsters and storage areas are fully enclosed within the building. Transformers will be located in underground structures on Spring Street.***

(b) Understory Plantings. All development subject to required zoning setbacks shall include a minimum of six (6) shrubs per forty five (45) linear feet of all frontages as measured along the property line. A shrub shall be defined as one shrub, one ornamental grass, and/or 3 perennials. Required shrubs may be installed anywhere on the site, including a green roof, if proposed, and may be planted in any arrangement.

Existing vegetation to be preserved on the site may be counted towards this requirement as detailed in Section 4 of the Technical Manual.

***There are no zoning setbacks in the B-3 zone.***



(c) Industrial and Commercial Zones. For non-residential development proposed in an industrial or commercial zone subject to required zoning setbacks and abutting a residential zone, an evergreen, densely landscaped buffer of not less than ten (10) ft wide and six (6) ft tall is required along the side abutting the residential zone. Where site constraints prevent such a buffer from being established, the width of the landscaped buffer may be reduced but shall include architectural quality fencing of not less than six (6) ft tall and a mix of evergreen and deciduous trees spaced no further than twenty (20) ft apart along the abutting the residential zone. **Not applicable.**

(d) Buffer from Surrounding Development. All residential development shall provide and/or preserve evergreen vegetated buffers where necessary to buffer the development from detrimental impacts of existing surrounding development. **Not applicable.**

(ii) Parking Lot Landscaping: **Not applicable.**

(a) Developments with five (5) or more parking spaces shall include at least two (2) trees (or one (1) tree and three (3) shrubs) per five (5) parking spaces planted in landscaped islands to screen shade and break up parking. Trees and shrubs in parking lots may be in informal groups, straight rows, or concentrated in clusters as detailed in Section 4 of the Technical Manual.

(b) Landscaped islands shall be distributed so that uninterrupted pavement does not exceed forty (40) parking spaces.

(c) Landscaped islands shall be curbed and a minimum of eight (8) feet in width, not including curbing. The incorporation of bioretention into landscaped islands is strongly encouraged.

(d) Vehicle display lots shall be subject to the parking lot landscaping standards of this section.

(e) Waiver: Where site constraints prevent implementation of all or a portion of required parking lot landscaping, as determined by the Reviewing Authority, the requirements may be all or partially waived and the applicant shall contribute an amount proportionate to the cost of required parking lot trees to the City of Portland Tree Fund.

(iii) Street Trees:

(a) All development shall include street trees in numbers and locations as specified in Section 4 of the Technical Manual. Street trees shall be planted in the right of way, as specified in Section 4 of the Technical Manual. Street trees shall be of a species identified on the City of Portland Recommended Tree List, unless otherwise approved by the Portland City Arborist or his/her designee. **Street trees are proposed on Spring**

***Street and Center Street. The applicant is requesting a waiver for planting street trees on Free Street due to shading from the existing Civic Center building.***

(b) Waiver. Where the applicant can demonstrate that site constraints prevent the planting of required street trees in the City right of way, the Reviewing Authority may permit the planting of street trees in the front yard, within ten feet of the property line. Existing preserved healthy trees that are six (6) inches or more in caliper and are on the site within ten (10) feet of the property line may be counted towards this requirement. If planting street trees is neither feasible in the City right of way nor within the site, the applicant shall contribute to the City of Portland Tree Fund an amount proportionate to the cost of required street trees. ***The applicant will be requesting a waiver for planting street trees on Free Street due to shading from the existing Civic Center building.***

3. Water Quality, Stormwater Management and Erosion Control:

a. All development must demonstrate that the proposed site improvements are designed to minimize the amount of stormwater leaving the site. This must include consideration of the design and location of improvements to minimize the total area of impervious surface on the site and stormwater management techniques to minimize both the volume and rate of runoff from the lot. The stormwater management plan must demonstrate the following:

(i) Any stormwater draining onto or across the lot in its pre-improvement state will not be impeded or re-directed so as to create ponding on, or flooding of, adjacent lots; ***There is no stormwater draining onto or across the proposed building addition areas that will be impeded or re-directed so as to create ponding on, or flooding of, adjacent lots. Existing and proposed stormwater runoff from the proposed building addition areas drains to the municipal stormwater system.***

(ii) Any increase in volume or rate of stormwater draining from the lot onto an adjacent lot following the improvement can be handled on the adjacent lot without creating ponding, flooding or other drainage problems and that the owner of the lot being improved has the legal right to increase the flow of stormwater onto the adjacent lot; ***No stormwater will drain from the Civic Center parcel onto an adjacent lot.***

(iii) Any increase in volume or rate of stormwater draining from the lot onto City property following the improvement can be handled without creating ponding, flooding or other drainage problems and that the owner of the lot being improved has the legal right to increase the flow of stormwater onto the City's property; and ***No stormwater will drain from the Civic Center parcel onto City property.***

(iv) Any increase in volume or rate of stormwater draining from the lot into the City's separate storm sewer system can be accommodated in the system without creating downstream problems or exceeding the capacity of the storm sewer system. ***Stormwater runoff from the Civic Center parcel currently drains to the City's separate storm sewer system. Any increase in volume or rate of stormwater draining from the Civic Center***

***parcel following the completion of this project will be minimal and should be easily ated in the system without creating downstream problems or exceeding the capacity of the storm sewer system.***

b. All development, except Level I minor residential development, shall comply with the standards of Section 5 of the Technical Manual including basic, general and flooding standards, as applicable, to prevent and control the release of pollutants to waterbodies, watercourses, wetlands and groundwater, and reduce adverse impacts associated with increases or changes in flow, soil erosion and sedimentation. ***Section 5 requires that all Level III applications submit a stormwater management plan pursuant to DEP Chapter 500 Stormwater Management Rules. However, stormwater plans pursuant to Chapter 500 are only required for projects disturbing at least 1 acre. This project will disturb approximately 23,400 SF less than 1 acre and will increase impervious area by 3572 SF. Therefore, a stormwater management plan is not required.***

c. All development, except Level I minor residential development, that are located within the watershed of an Urban Impaired Stream shall comply with the Urban Impaired Stream standards pursuant to Maine DEP Chapter 500 Stormwater Management Rules, as described in Section 5 of the Technical Manual. ***Not applicable.***

d. Level I: minor residential development shall comply with basic erosion control standards, as described in Section 6 of the City of Portland Technical Manual. ***Not applicable.***

e. Development shall not pose a risk of groundwater contamination either during or post-construction, as described in Sections 5 and 9 of the Technical Manual. ***There are no aspects of this project (e.g. on-site wastewater disposal, new underground storage tanks) that pose a risk of groundwater contamination.***

f. Development shall provide for adequate and sanitary disposal of sewage as described in Section 2 of the Technical Manual. ***Sewage disposal and treatment will be provided by the City of Portland sanitary sewer system and the Portland Water District's wastewater treatment facility. A City of Portland Wastewater Capacity Application has been submitted and a water / treatment capacity letter has been requested from the Portland Water District. See Section 13 for additional information.***

(c) Public Infrastructure and Community Safety Standards.

1. Consistency with City Master Plans:

a. All developments shall be designed so as to be consistent with City Council approved master plans and facilities plans and with off-premises infrastructure, including but not limited to sewer and stormwater, streets, trails, pedestrian and bicycle network, environmental management or other public facilities (see Section 15 of the Technical Manual). ***The proposed renovation project is consistent with the City of Portland's Comprehensive Plan.***

b. The site plan shall include suitable easements, rights and improvements to connect or continue off-premises public infrastructure as may be required by the reviewing authority.  
**Not applicable.**

2. Public Safety and Fire Prevention:

a. The development shall incorporate the following public safety principles for Crime Prevention through Environmental Design (CPTED) into site design to enhance the security of public and private spaces and to reduce the potential for crime:

- (i) Natural surveillance that promotes visibility of public spaces and areas.
- (ii) Access control that promotes authorized and/or appropriate access to the site.
- (iii) Territorial reinforcement that promotes a sense of ownership and responsibility through environmental design.

***The new building entrances on Free Street, Spring Street and at the corner of Spring Street and Center Street will 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. Public and service access will be clearly delineated.***

b. Provide adequate emergency vehicle access to the site in accordance with City standards for street widths and turning radii, as described in Section 1 of the Technical Manual. ***Street widths and turning radii on Free Street, Center Street and Spring Street will not change as a result of this project.***

c. Be consistent with City public safety standards, Section 3 of the City of Portland Technical Manual, including but not limited to availability and adequacy of water supply and proximity of fire hydrants to structures. ***Existing hydrants are located on Free Street, Center Street and Spring Street. No additional fire hydrants are proposed.***

3. Availability and Adequate Capacity of Public Utilities:

a. The development shall not overburden sanitary sewers and storm drains, water lines, or other public infrastructure and utilities. Development shall provide adequate utility capacity and distribution network on-site and in connection to surrounding locations and facilities.

***The proposed renovation project is not expected to overburden sanitary sewers and storm drains, water lines, or other public infrastructure and utilities. A City of Portland Wastewater Capacity Application has been submitted and a water / treatment capacity letter has been requested from the Portland Water District. See Section 13 for additional information.***

b. Electrical service shall be underground unless otherwise specified for industrial uses, or if it is determined to be unfeasible due to extreme cost, the need to retrofit properties not

owned by the applicant or complexity of revising existing overhead facilities. **Electrical service is underground. New underground transformers are proposed on Spring Street.**

c. Installation of new or upgrades to existing sanitary sewers, storm drains, water lines or other utilities shall meet the provisions outlined in Section 2 and Section 9 of the Technical Manual. **There will be a new water service connection, new sanitary sewer service connections and new storm sewer connections. Installation of improvements meets the provisions outlined in Section 2 and Section 9 of the Technical Manual (see site utility plan and related site details).**

d. All development within 200 feet of a public sanitary collection and treatment system shall connect sanitary sewer lines into the nearest available public sewer. If a public sanitary collection and treatment system is not available, a private wastewater system may be used according to the requirements of Chapter 24 of the City Code and Section 2 of the Technical Manual. **Connection to the public sanitary collection system is proposed.**

e. All sanitary sewer and stormwater utilities proposed as part of the development shall be designed to City standards as specified in Section 2 and Section 4, Chapter 500 Stormwater Management Standards, of the Technical Manual. **There are new sanitary sewer connections and new storm sewer connections proposed. Installation of improvements meets the provisions outlined in Section 2 and Section 4 of the Technical Manual (see site utility plan and related site details).**

f. All residential development of 20 units or more, commercial development and industrial development shall provide for the temporary storage and timely removal of all trash and recyclable materials including, at a minimum, paper, corrugated cardboard, plastics and metals. Storage containers for recyclable materials shall be separated from trash containers. All exterior storage of trash and recyclables shall be screened from view from public sidewalks, streets and adjacent properties. **The trash dumpster and compactor will be located in an enclosed area adjacent to the proposed loading dock area at the event level. A large, overhead door at dock height will provide easy access to the compactor. Design shall be coordinated with County's designated trash hauler, Pine Tree Waste Management.**

4. Reserved.

(d) Site Design Standards

1. Massing, Ventilation and Wind Impact:

a. The bulk, location or height of proposed buildings and structures shall not result in health or safety problems from a reduction in ventilation to abutting structures or changes to the existing wind climate that would result in unsafe wind conditions for users of the site and/or adjacent public spaces. **The proposed building additions will not result in health or safety problems**

***from a reduction in ventilation to abutting structures or changes to the existing wind climate that would result in unsafe wind conditions for users of the site and/or adjacent public spaces.***

b. The bulk, location or height of proposed buildings and structure shall minimize, to the extent feasible, any substantial diminution in the value or utility to neighboring structures under different ownership and not subject to a legal servitude in favor of the site being developed.

***The applicant anticipates that the proposed building additions and related site improvements will be beneficial in terms of the value or utility to neighboring structures under different ownership.***

c. Development shall locate all HVAC venting mechanisms to direct exhaust away from public spaces and residential properties directly adjacent to the site. ***New roof-top HVAC units are proposed that will direct exhaust vertically.***

2. Shadows:

a. All development outside the B3, B5, B6 and B7 zones shall be designed to avoid and/or mitigate the adverse impacts of shadows cast by new structures or building additions from falling on publicly accessible open space where such shadowing would adversely affects the viability of its use and/or the viability of existing vegetation. Examples of publicly accessible open spaces that may require direct sunlight for a portion of the day to maintain the viability of existing vegetation and/or use(s) include but shall not be limited to sitting or sunning areas, community gardens, grass sports fields, landscaped areas, children’s play areas). For submittal requirements and additional information, please refer to Section 11 of the Technical Manual. ***The proposed building additions will not cause shadows to be cast on publicly accessible open space.***

3. Snow and Ice Loading:

a. The development shall be designed to prevent significant amounts of accumulated snow and ice from loading or falling onto adjacent properties or public ways. ***The proposed building additions have flat roofs that will prevent significant amounts of accumulated snow and ice from loading or falling onto adjacent properties or public ways.***

4. View corridors:

a. The massing, location and height of development shall not substantially obstruct public views corridors identified in the Downtown Vision View Corridor Protection Plan, as provided in the City of Portland Design Manual, Appendix 1. ***The proposed building additions are not located near a designated visual landmark or within a designated gateway area. The building addition on Center Street is located in the Center Street view corridor. The images below show existing conditions toward the harbor and toward Congress Street. Renderings are included in Section 2 depicting the proposed Spring Street / Center Street addition.***



**Image 1** View on Center Street toward harbor. Proposed building addition will be located in the same location as existing concrete retaining wall.



**Image 2** View on Center Street toward Congress Street. Proposed building addition will be located in portion of the existing brick wall. Building height will increase by approximately 12'-5".

5. Historic Resources:

a. Developments affecting designated landmarks or within designated historic districts or historic landscape districts: Any proposed development required to obtain a certificate of appropriateness under article IX (historic preservation) of the land use code shall be exempt from the following design standards, as described in the Design Manual:

(i) Section (b) of the Design Manual (development in B-3 zone), except for (b) (1) e.2. (increasing setback beyond street build-to line), (b) (1)f. (shadow impact on open space), (b)(1)h. (wind impacts), and b)(1)g. (setbacks from existing structures);

(ii) Section (c) of the Design Manual (development in B-5 and B-5b zones), except for (c)a. (shared infrastructure) and (c)d. (parking lot location);

(iii) Section (k) of the Design Manual (small residential lot development in R-6 zone);

(iv) Section (e) of the Design Manual (University of Southern Maine);

(v) Section (f) of the Design Manual (development in B-7 zone), except for (f)(1)a. (transportation demand management);

(vi) Section (g) of the Design Manual (development in Eastern Waterfront zone).

***The proposed building additions are not located near designated landmarks or within designated historic districts or historic landscape districts.***

b. Development adjacent to designated landmarks, historic districts or historic landscape districts: when any part of a proposed development is within one hundred (100) feet of any designated landmark, historic district or historic landscape district, such development shall be generally compatible with the major character-defining elements of the landmark or portion of the district in the immediate vicinity of the proposed development. Character-defining elements of landmarks and historic districts are identified in the historic resources inventory and respective historic district designation reports. For the purposes of this provision, “compatible” design shall be defined as design which respects the established building patterns and visual characteristics that exist in a given setting and, at the same time, is a distinct product of its own time. To aid the planning board in its deliberations, historic preservation staff shall provide a written analysis of the proposed development’s immediate context, identifying the major character-defining elements and any established building patterns that characterize the context.

***The proposed Free Street building addition, improvements on Free Street to Brown Street the proposed building addition on Center Street are adjacent to designated historic districts. The project’s architect and engineer met with the City’s Historic Preservation staff on May 9, 2012 and will meet again on May 21, 2012. A recommendation from the City’s Historic Preservation staff will be provided in the final site plan application submittal.***

c. Preservation and/or Documentation of Archaeological Resources. Where a state or local archaeological resource is known to exist or is discovered on the site, the developer shall inform the City and State and shall protect and/or document such resources.

(i) Protection shall include leaving archaeological resources untouched beneath a new development through adaptation of foundation design or architectural layout.

(ii) Where the applicant can demonstrate that complete protection is not feasible, the applicant shall excavate and document archeological resources. Such measures shall be conducted in consultation with the City Historic Preservation Program and Maine Historic Preservation Commission. For resources of state significance, excavation and documentation shall be conducted by a qualified professional, in coordination with Maine Historic Preservation Commission. Local archeological resources may or may not be recognized by the Maine Historic Preservation Commission as significant and shall include the following:

(a) Original seawall structure located landward of Commercial Street.



- (b) Inactive historic family cemetery plots.
- (c) Historic railroad beds including but not limited to the Portland-Lewiston interurban railroad.
- (d) Original structure and/or landforms associated with the Cumberland and Oxford Canal.
- (e) Buried portions of colonial and post-colonial period structures or built features located on the Portland Peninsula predating the Great Fire of 1866.
- (f) Pre-colonial occupation sites identified by shell middens or other evidence.
- (g) Sites listed or eligible for listing on the National Register of Historic Places.

***There are no known state or local archaeological resources located on the Civic Center site.***

(iii) Waiver Criteria: In order to preserve archeological resources, the Planning Authority may wave standards listed in the City of Portland Technical Manual where necessary if it is determined that such a waiver would not jeopardize the health, safety or welfare of the development's occupants, the public, or the natural environment.

## 6. Exterior Lighting:

### a. Site Lighting.

(i) All exterior site lighting, including lighting of building entrances, shall be City of Portland Land Use Code of Ordinances Chapter 14 Sec. 14-526 Rev. 3-22-12 14-764 full cutoff with no light emitted above the horizontal plane or spilled onto adjacent properties and streets. Illumination levels shall be adequate but not excessive for the safety, comfort and convenience of occupants and users of the site, and shall conform to applicable standards of Section 12 of the Technical Manual. ***All proposed exterior site lighting will be full cutoff building-mounted fixtures with no light emitted above the horizontal plane or spilled onto adjacent properties and streets.***

(ii) For major or minor site plans within or abutting a residential use or zone where light from the proposed development may adversely impact adjacent residential properties, exterior lighting shall employ house-side shielding. ***The proposed project is not located within or abutting a residential use or zone where light from the proposed development may adversely impact adjacent residential properties.***

### b. Architectural and Specialty Lighting.

(i) Architectural and specialty lighting, but not up-lighting, of such features as architectural details, monuments, public art or other site features shall be designed to illuminate specific details or attributes only and shall meet the standards of Section 12 of the Technical Manual. ***No architectural and specialty lighting is proposed.***

(ii) Up-lighting by any method is prohibited except for public buildings and parklands, clock towers and steeples, landscape features, designated historic landmarks, flags of state, federal or national jurisdictions, and public art. **No uplighting is proposed.**

Such light fixtures, brackets, conduits and all other components shall be designed by a lighting professional and shall be scaled and placed to minimize their visibility and installed in accordance with the standards contained in Section 12 of the Technical Manual.

c. Street Lighting.

(i) Municipal street lighting shall be adequate for the safety and comfort of pedestrians and motorists and, where applicable, shall conform to specific lighting district requirements, as specified in Section 10 of the Technical Manual. **New street lighting is proposed per Downtown Lighting District standards.**

7. Noise and Vibration: Projected noise levels for all developments shall meet applicable zoning requirements.

a. HVAC and Mechanical Equipment.

(i) All heating, ventilation and air conditioning equipment (HVAC), air handling units (AHU), emergency generators, and similar equipment shall meet applicable state and federal emissions requirements and shall comply with the following:

(a) Be located to the interior of the site, away from abutting residential properties;

(b) Be screened from view from any public street and from adjacent sites by structure walls, evergreen landscaping, fencing, masonry wall or a combination thereof.

**New roof-top HVAC units are proposed on the Center Street addition and will be screened from view. See elevations in Section 2 for more information. The site does not abut any residential properties.**

(ii) In addition to the requirements listed above, emergency generators shall not be activated for more than one hour per week for routine maintenance and testing. Noise levels shall not exceed City standards except in designated emergencies or for emergency generator testing. Emergency generator testing is permitted only between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday. **A new roof-top emergency generator is proposed on the Center Street building addition. Screening will be provided to screen the generator from view and to limit noise generation. See elevations in Section 2 for more information.**

8. Signage and Wayfinding:

a. All signage shall meet applicable requirements of Division 22 of the City Code, in addition to provisions listed below:

(i) Historic Preservation: Any new sign or change in appearance of an existing sign located on a designated Historic Landmark or in a Historic District or Historic Landscape District shall be subject to the standards of Article IX and shall require a Certificate of Appropriateness. ***The proposed project is not located near a designated Historic Landmark or in a Historic District or Historic Landscape District.***

If there is a conflict between the standards of Article IX and of Division 22 or other provisions of the City Code, the stricter standards shall apply.

(ii) Commercial Signage and Directional Traffic Signage: The size, scale, proportions, design, materials, placement and source and intensity of illumination of all permanent or freestanding building signs shall be designed to complement the subject building and its immediate context, as follows:

(a) Signage shall not conceal architectural features such as window sills, lintels or cornices from view.

(b) Signs shall be designed and sized to fit the scale and proportions of the building and the feature or area of the building to which it is affixed.

(c) Freestanding signs shall not adversely affect visibility at intersections or access drives.

(d) Sign lighting shall be downwardly directed, internally illuminated and/or shielded to avoid glare and light spillover towards the sky.

(e) Signs shall not be affixed to rooftop mechanicals, mechanical penthouses or other rooftop appurtenances unless those appurtenances have been screened and integrated into the architecture of the development.

***Proposed exterior signage is shown on renderings in Section 2.***

(iii) On-site directional traffic signage may be provided to enable users to safely and easily navigate into, around and out of the site. Directional signage shall not adversely affect visibility at intersections on or off the site. ***No on-site directional traffic signage is proposed.***

(iv) Waiver Criteria: An applicant for site plan review that was either denied for failure to comply with the requirements of or is seeking a waiver as part of their site plan application from Section 14-369.5 shall meet the following standards for approval:

(a) Signs shall meet the requirements of Section 14-526 (e) 2. - Signage and Wayfinding;

(b) The size, scale, proportions, design, materials, placement, quantity and source and intensity of illumination of any approved signage shall be designed to complement and enhance the architectural attributes of the building(s) to which they are attached or to

which they are visually related. In addition, such signs shall be appropriate to the scale and character of the neighborhood in which it is located and shall be designed to suit the conditions from which it will be viewed, especially in relation to the distance, travel speed, and mode of travel of the viewing public;

(c) The signage shall either be of special design merit or shall respond to unique circumstances or characteristics associated with the subject property;

(d) The provisions of this subsection shall be limited to commercial uses in business or industrial zones, industrial uses or institutional uses.

#### 9. Zoning Related Design Standards:

a. Development of certain types and/or proposed in certain zones, as specified below, are subject to design standards in addition to the provisions of Section 14-526 (a) in order to ensure designs that contribute to and enhance the goals and policies for specific districts of the City. The City of Portland Design Standards is listed in the City of Portland Design Manual, which is included by reference.

If the development is located in a historic district or associated with a historic landmark, City of Portland Historic Preservation standards shall supersede:

(i) B3, B5, B5-b, B7 Zones, and B6 and EWPZ Waterfront Zones: Development in the B3, B5, B5-b, B7 business zones and in the EWPZ waterfront 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 listed in the Design Manual. ***The proposed renovations are in compliance with all applicable design standards listed in the Design Manual. A detailed review of the Downtown Business Zone standards and guidelines and the Downtown Urban Design guidelines will be provided in Section 19 in the final site plan application submittal.***

(ii) RP Zone: Development in the RP Residential Professional zone where there is a discernable architectural style or character to existing structures in the immediate vicinity in which the development is proposed shall not be incongruous to that established style or character as demonstrated by compliance with all applicable design standards listed in the Design Manual. ***Not applicable.***

(iii) B1, B1-b, B2, B2-b Zones: Development in the B1, B1-b, B2 and B2-b business zones shall provide an established street wall with entrances and public portions of the building oriented to and directly accessible from the public sidewalk and shall be designed and scaled to be compatible with surrounding residential and commercial development as demonstrated by compliance with all applicable design standards listed in the Design Manual. ***Not applicable.***

(iv) USM Overlay Zone: Development in the University of Southern Maine (USM) Overlay Zone shall be designed to support a cohesive campus environment while integrating with and respecting the residential character of surrounding neighborhoods as demonstrated by compliance with all applicable design standards listed in the Design Manual. **Not applicable.**

(v) Residential Developments: Residential developments, as listed below, shall integrate with and respect the character of surrounding residential development in terms of architectural form, landscaping and open space, façade materials, roof pitch, massing and height as demonstrated by compliance with all applicable design standards as listed in the Design Manual. **Not applicable.**

(vi) Residential Development in the following districts: **Not applicable.**

- (a) Planned Residential Unit Developments (PRUDS) in the R3, R5 and R5a residential zones;
- (b) Multiple family and multiplex developments in the R5 zone;
- (c) Small residential lot development of single family homes in the R5 zone;
- (d) Multiple family and multiplex development in the R6 zone on lots of 10,000 square feet or less.

(vii) Residential Development of the following types: **Not applicable.**

- (a) Manufactured housing parks;
- (b) Two-family and multiple family housing not already specified in (a) above;
- (c) Special needs independent living units;
- (d) Lodging houses;
- (e) Bed and breakfasts;
- (f) Emergency shelters.

10. Reserved.

(e) Conditions

1. Notwithstanding the provisions of subsections (a) through (d) of this section, the Planning Authority or Planning Board may impose any condition upon its approval of any site plan: (1) to minimize or abate any adverse impact of the proposed development on the value or utility of other private property, or on public property or facilities, to the extent feasible; or (2) to bring the development into compliance with the requirements of subsections (a) through (d); or (3) to minimize any other adverse environmental effects of the proposed development. Such conditions may include, but are not limited to, enclosing of equipment or operations, imposing limitations upon

the hours of operation, or requiring the employment of specific design technologies, modes of operation, or traffic patterns, and may also include the construction of, or financial contribution to the construction of, on- or off-premises public facilities including, without limitation, streets and sewers impacted by the development. All such conditions shall be consistent with the purposes set forth in section 14-521.

## **SECTION 6 – EXISTING & PROPOSED EASEMENTS**

### Existing Easements

- 1. There is an existing easement granted by Cumberland County Recreation Center to the City of Portland to maintain the Free Street Entrance Plaza, the Free Street Entrance, the Main Entrance and the Spring Street Entrance Plaza (see Boundary & Topographic Plan of Cumberland County Civic Center prepared by Shyka Sheppard & Garster dated Feb. 13, 2012 and title right or interest documentation in Section 4 for more information). This easement will be revised based on proposed improvements.**
- 2. There is an existing easement granted by Cumberland County Recreation Center to Central Maine Power for electrical service off Center Street (see title right or interest documentation in Section 4 for more information). This easement will be revised based on proposed improvements.**
- 3. There is an existing easement granted by the City of Portland to the Cumberland County Recreation Center for air rights over a portion of the Spring-Middle Street Arterial to accommodate the cantilevered overhang of the building. This easement will be revised based on proposed improvements.**

### Proposed Easements

- 1. A new easement granted by the City of Portland to the Cumberland County Recreation Center for air rights over a portion of the Spring-Middle Street Arterial and over a portion of Free Street to accommodate the cantilevered overhang of the building and signage will be required.**
- 2. A new easement granted by the City of Portland to the Cumberland County Recreation Center to accommodate a new grease trap in the Free Street right-of-way will be required.**
- 3. A new easement granted by the City of Portland to the Cumberland County Recreation Center to accommodate a new underground transformer structure in the Spring-Middle Street Arterial right-of-way will be required.**
- 4. A new easement granted by the City of Portland to the Cumberland County Recreation Center to accommodate a new ADA entrance that extends into the sidewalk (outside the property line).**

The applicant is requesting site plan approval with the condition that the proposed easements be obtained from the Portland City Council prior to the beginning of Phase 2.

## ***SECTION 7 – REQUEST FOR WAIVERS***

The applicant is requesting two (2) waivers.

Waiver Request #1 – Curb cut on Center Street. The applicant is requesting a waiver from the Planning Board to permit a 120' curb cut on Center Street to accommodate the new loading dock. See attached sheet SP101 – Site Layout Plan for additional information.

Waiver Request #2 – Street trees on Free Street. The applicant is requesting a waiver from the Planning Board to not plant required street trees on Free Street. Shading from the Civic Center will prevent the growth of trees in this area. The applicant understands that there is a \$200 fee per tree not planted.



## ***SECTION 8 – TRAFFIC AND PARKING ANALYSIS***

Traffic: Attached is a traffic assessment letter from Gorrill-Palmer Consulting Engineers and parking information from the City of Portland’s Parking Division. In preparing the traffic assessment letter, Tom Gorrill consulted with Tom Errico at TY Lin, the City’s Transportation Engineer.

Parking: John Peverada provided an email and supporting documentation regarding existing parking capacity for Civic Center events and his opinion that the additional seating capacity “will not have an adverse effect on area parking”.

Also attached are three (3) figures illustrating how trucks (WB-50) will be able to utilize the proposed loading docks on Center Street.



Gorrill-Palmer Consulting Engineers, Inc.

*Engineering Excellence Since 1998*

PO Box 1237  
15 Shaker Rd.  
Gray, ME 04039

207-657-6910  
FAX: 207-657-6912  
E-Mail: mailbox@gorrillpalmer.com

May 8, 2012

Mr. John Kenney  
WBRC  
44 Central Street  
Bangor, Maine 04401

Subject: Traffic Assessment  
Expansion of Cumberland County Civic Center  
Portland, Maine

Dear John:

As per your request, Gorrill-Palmer Consulting Engineers, Inc. is providing a trip generation estimate for the expansion of the Cumberland County Civic Center.

***Site Description***

The Civic Center is planning an upgrade which will include the addition of 243 seats resulting in a total of 6976 upon completion of the project. Access to the site will remain unchanged.

***Trip Generation***

We estimate that the additional traffic which will be generated by the site during a peak hour will be 1 trip per 3.5 seats, or 70 peak hour trip ends (ins and outs combined). This rate of 1.0 trip ends per 3.5 additional seats is consistent with the estimates utilized for Thompsons Point in Portland as well as for the Bangor Civic Center and were also accepted by the MaineDOT. The documentation for this estimate is included as an attachment to this letter.

It is our opinion that this is a conservative estimate since the project is located in downtown Portland and will continue to have significant pedestrian, bicycle and transit opportunities. It is also our opinion that the addition of up to 70 peak hour trip ends will have a minimal impact on the adjacent street system.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

Thomas L Gorrill, P.E., PTOE  
President

Enclosure

## Thomas Gorrill

---

**From:** Ring, Jim [j.ring@bangormaine.gov]  
**Sent:** Thursday, March 31, 2011 12:59 PM  
**To:** John Theriault; Dyer, Mike  
**Cc:** Morgan, Art; Mattson, Bruce  
**Subject:** RE: Traffic Counts for Globetrotters

Good afternoon all,

I think that the Globetrotters event is quite representative of family –oriented vehicle occupancy load for Bass Park venues. Verification of John’s estimated rate is very helpful.

As we discussed at the scoping meeting, higher attendance venues like evening concerts would likely have a somewhat lower occupancy load, but I also believe that arrivals for high attendance events would span a longer time than one “peak” hour. If we were to assume a vehicle occupancy rate of as low as 2.6 but also assumed 75% of attendees arrived to the site within the peak hour, that would still be an equivalent hourly rate of 3.5 occupants per vehicle – the number John uses in his analysis.

In summary, I believe that the peak hour generation rate based on 3.5 occupants per vehicle is valid and is supported by actual observations and the analogy outlined above. More importantly, I believe it will conservatively represent what we will experience with the new facility.

Appreciate everyone’s work on this and I’m available if there is interest in discussing further.

Jim Ring  
Contract consulting Engineer  
City of Bangor

---

**From:** John Theriault [<mailto:jtheriault@jws.com>]  
**Sent:** Wednesday, March 30, 2011 5:09 PM  
**To:** Dyer, Mike  
**Cc:** Morgan, Art; 'Mattson, Bruce'; Ring, Jim  
**Subject:** RE: Traffic Counts for Globetrotters

That’ what I was thinking.

John

---

**From:** Dyer, Mike [<mailto:mike.dyer@bangormaine.gov>]  
**Sent:** Wednesday, March 30, 2011 3:40 PM  
**To:** John Theriault  
**Cc:** Morgan, Art; Mattson, Bruce; Ring, Jim  
**Subject:** RE: Traffic Counts for Globetrotters

John:

there were 1442 tickets sold and 478 'comp' tickets issued for the show. we scanned a total of 1802 tickets at the doors, so that's the real number.  
that's about 3.5 per vehicle, just about what we had discussed as right for a 'family' show! we're all geniuses!!

mike

---

**From:** John Theriault [<mailto:jtheriault@jws.com>]  
**Sent:** Wednesday, March 30, 2011 1:54 PM  
**To:** Dyer, Mike  
**Cc:** Morgan, Art; Mattson, Bruce; Ring, Jim  
**Subject:** Traffic Counts for Globetrotters

Hi Mike,

We counted the entrances to the civic center last night for the globetrotters. We counted Dutton Street and the two entrances off of Buck Street. We did not count the access that goes around the track. Counts were completed from 5:45 PM to 7:15 PM. During the busiest one hour period 6:00 PM – 7:00 PM, 508 trips were counted entering the auditorium. Do you have the actual numbers for total attendance to the show last night? I saw in the paper that it was around 1,700. Do you have anything more accurate than that? I have included a calculation sheet that shows the distribution of traffic at the entrances. Let me know if you have any questions.

Jim and Mike let's discuss how we want to use this information to refine the assumptions within the permit application. Thanks.

Sincerely,

**John Theriault, PE, PTOE, LEEDAP**  
Project Manager  
Sewall  
136 Center Street  
Old Town, Maine 04468  
(207) 827-4456 ext. 450  
(207) 827-2186 (fax)  
E-mail: [jtheriault@sewall.com](mailto:jtheriault@sewall.com)

## John Kenney

---

**From:** John Peverada [JBP@portlandmaine.gov]  
**Sent:** Monday, May 07, 2012 1:07 PM  
**To:** John Kenney  
**Subject:** Civic Center Parking  
**Attachments:** Area Parking Facilities.pdf

John,

Please find attached a list of parking facilities near the Civic Center. The list is a bit out dated, however most of the facilities are still in operation.

As I mentioned, in my opinion the addition of 240 seats to the Civic Center will not have an adverse effect on area parking. Several garages do not open for Civic Center events, and several others do not do much business, due to the fact that attendees of events are able to find adequate parking elsewhere. For example the Monument Sq Garage located 2 blocks away is not open weekends, the Public Market Parking Garage located 3 blocks away closes at 6:00PM and the City owned and operated Elm St Parking Garage that is approx. 3 blocks away, is opened six nights per week, and we do not gain any business from Civic Center events.

The only parking issues related to the Civic Center that I foresee are certain daytime events, however the majority of the Civic Center events occur after 6:00PM.

Please let me know if you have any additional questions or concerns.

Thanks  
John

# Est. Parking Used for Civic Center Events

XTRA

	<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 <i>525</i>	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>	

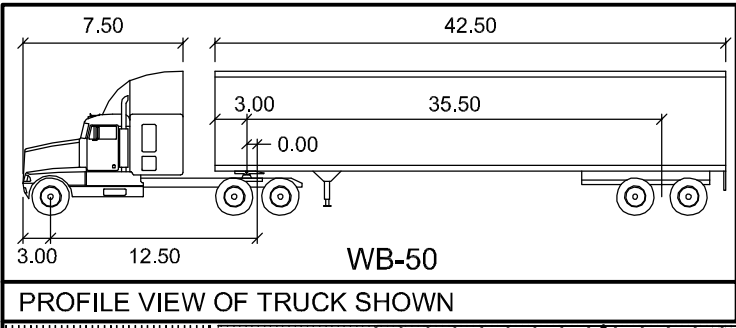
## Marginally Used Facilities

(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.)

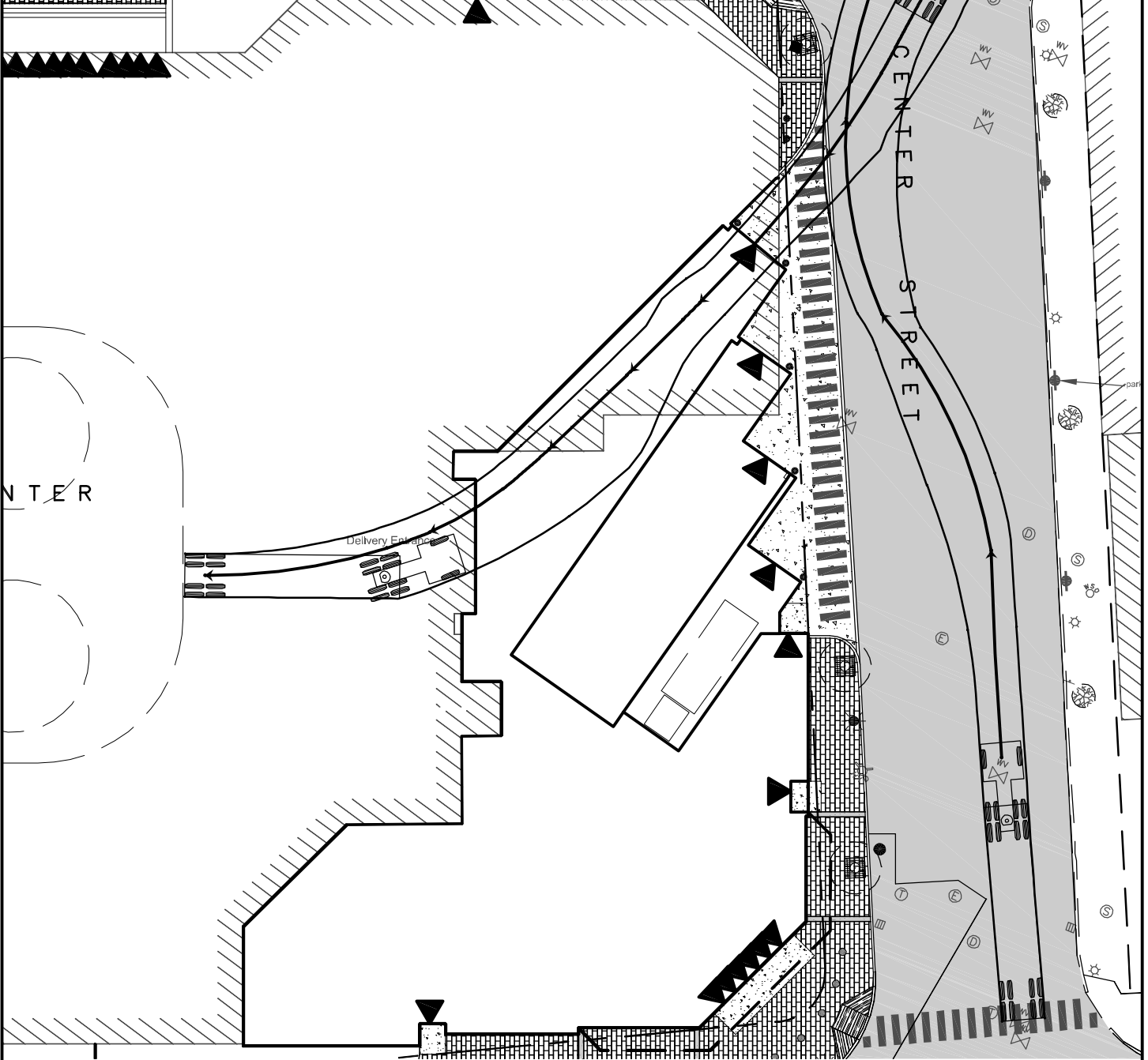
<u>Garage / Lot Name</u>	<u>Number of spaces</u>	<u>Blocks from Civic Center</u>
16. Fore St. Garage 25 - 30 cars	410	5
17. Temple St. Garage 75 cars	620	2
18. Monument Square Garage	340	2
19. Public Market Garage	630	3
20. Elm St. Garage	400	3
21. Fish Pier Lot	154	3
22. Venture Lot	75	3
23. Baxter 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+**



PROFILE VIEW OF TRUCK SHOWN



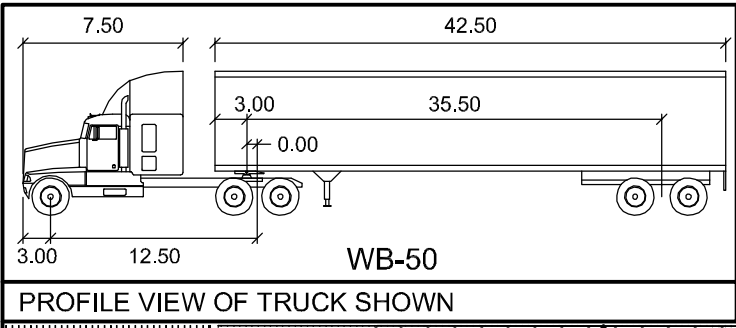
**WBRC**  
ARCHITECTS · ENGINEERS

BANGOR, MAINE  
207-947-4511  
PORTLAND, MAINE  
207-828-4511  
SARASOTA, FLORIDA  
941-373-1583  
WWW.WBRCAE.COM

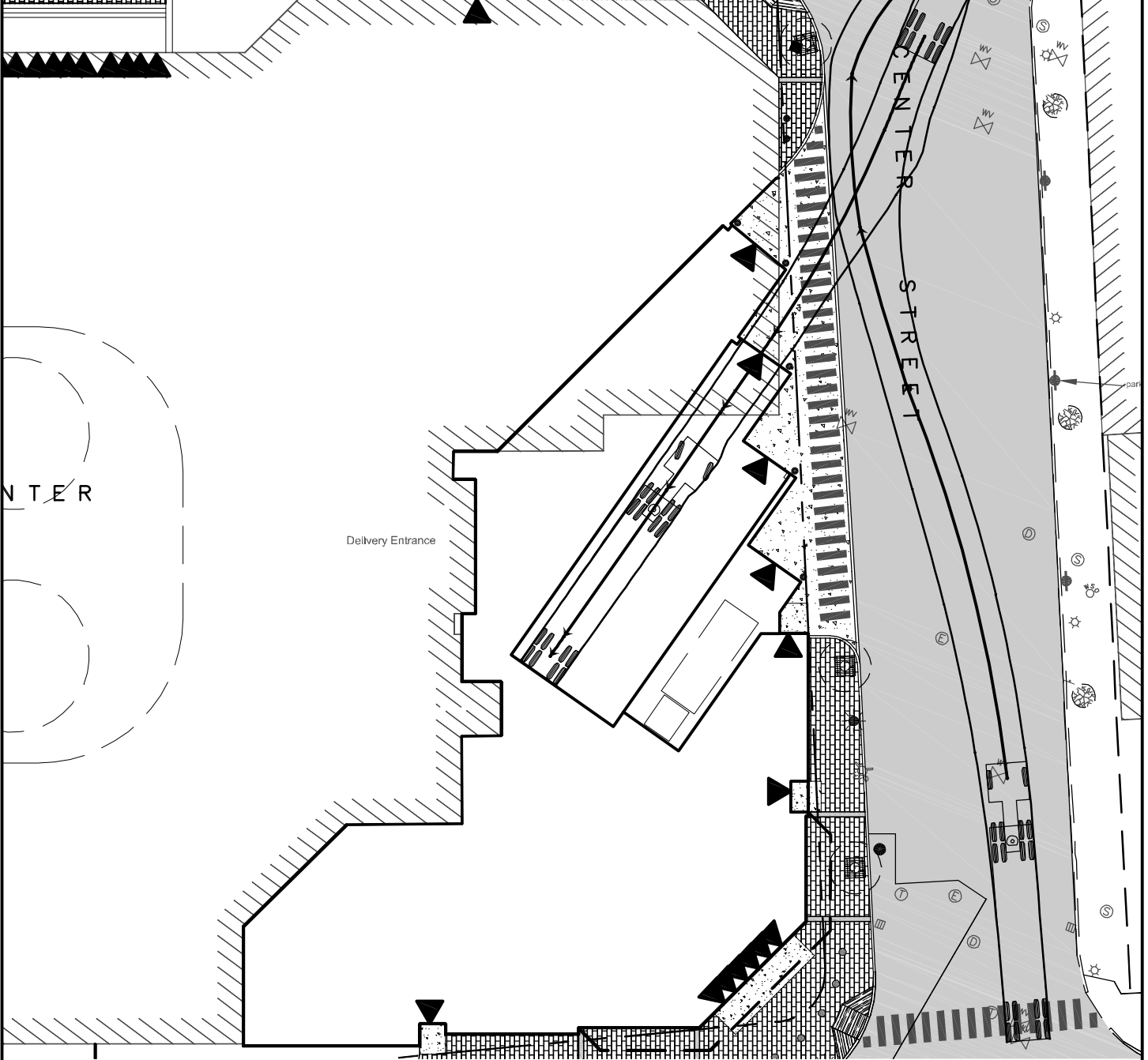
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PROJECT No.	3757.00
JOB CAP/DRAW:	TAR
PM:	MLW
CHECKED BY:	ARB
DATE:	05.11.12
SHEET No.	
FIGURE #1	

PROJECT: CUMBERLAND COUNTY CIVIC CENTER RENOVATION

SHEET TITLE: DELIVERY AT LOADING DOCK - RAMP



PROFILE VIEW OF TRUCK SHOWN



**WBRC**  
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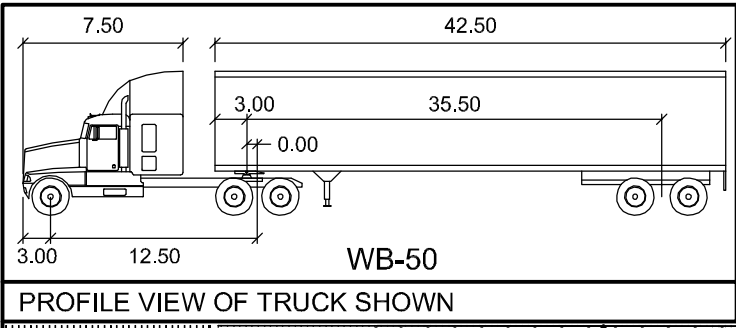
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SCALE:	1"=30'
WBRC CAD FILE:	375700-SP101
PROJECT No.	3757.00
JOB CAP/DRAW:	TAR
PM:	MLW
CHECKED BY:	ARB
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SHEET No. <b>FIGURE #2</b>	

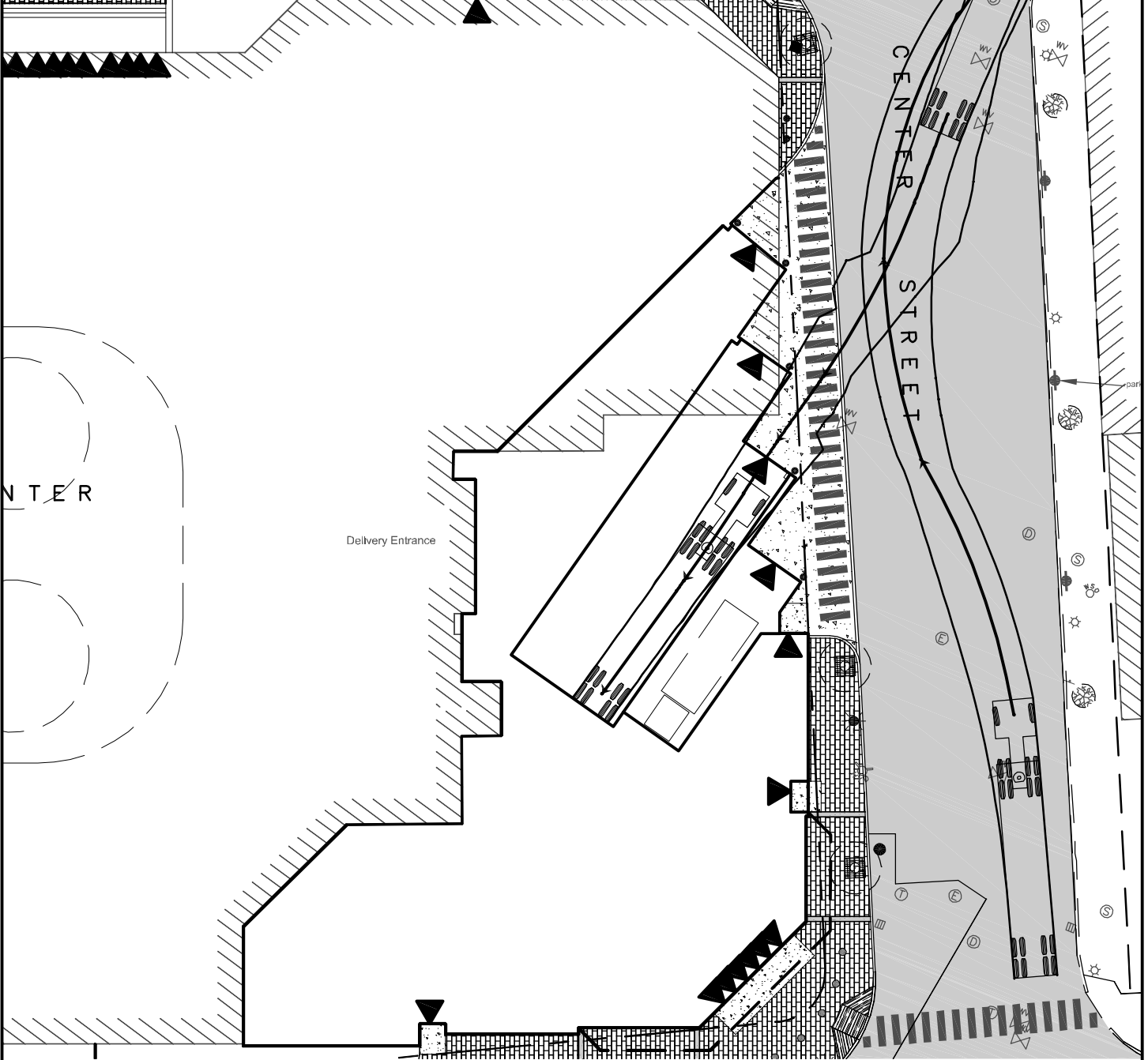
PROJECT: CUMBERLAND COUNTY CIVIC CENTER RENOVATION

SHEET TITLE: DELIVERY AT LOADING DOCK - BAY #1





PROFILE VIEW OF TRUCK SHOWN



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941-373-1583  
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SCALE:	1"=30'
WBRC CAD FILE:	375700-SP101
PROJECT No.	3757.00
JOB CAP/DRAW:	TAR
PM:	MLW
CHECKED BY:	ARB
DATE:	05.11.12
SHEET No. <b>FIGURE #3</b>	

PROJECT: CUMBERLAND COUNTY CIVIC CENTER RENOVATION

SHEET TITLE: DELIVERY AT LOADING DOCK - BAY #2

## ***SECTION 9 – SIGNIFICANT NATURAL FEATURES***

There are no significant natural features located on the Cumberland County Civic Center site. The entire site is currently developed.

## ***SECTION 10 – CONSISTENCY WITH MASTER PLANS***

The proposed renovation of the Cumberland County Civic Center is consistent with the City of Portland's Comprehensive Plan dated November 2002 and updated 2005. In particular, the renovation of the Civic Center specifically addresses the following goals:

STATE GOAL A: To encourage orderly growth and development in appropriate areas of each community, while protecting the State's rural character, making efficient use of public services and preventing development sprawl;

STATE GOAL C: To promote an economic climate which increases job opportunities and overall economic well-being;

***SECTION 11 – NEIGHBORHOOD MEETING MATERIAL***

A neighborhood meeting is planned for Wednesday, May 30, 2012 to be held at the Cumberland County Civic Center at 7 pm. Notifications will be sent to neighbors at least 10 days in advance of the meeting. Neighborhood meeting material is attached.



## A Guide to Holding Neighborhood Meetings Portland, Maine

Planning and Urban Development Department  
Planning Division and Planning Board

In order to improve communication between development applicants and neighbors, the City of Portland requires applicants, proposing certain types of projects, to hold a neighborhood meeting.

### What type of development proposal requires a neighborhood meeting?

Neighborhood meetings, organized and hosted by the applicant, are required for the following development proposals:

- Proposed zone changes, contract zones and zoning text amendments that would result in major development;
- Subdivisions of five or more units or lots; and
- Level III site plan proposals for preliminary or final site plans:
  - Neighborhood meetings are to be held within 30 days after submitting a preliminary plan or within twenty-one days of submitting a final plan, if a preliminary plan was not submitted.

### Who must be invited to a neighborhood meeting?

Property owners within 500 feet of the proposed development (1000 feet for proposed industrial subdivisions and zone changes) as well as those people on a list of interested citizens and neighborhood groups must be invited to the planned neighborhood meeting.

The Planning Division provides the mailing labels for the neighborhood meeting invitation. We require at least 48 hours notice to generate the mailing labels and a charge of \$1.00 per sheet will be payable upon receipt of the labels.

### When and where must the neighborhood meeting be held?

The neighborhood meeting must be held within 30 calendar days of submitting a preliminary site plan. If an applicant chooses only to submit a final site plan, then the neighborhood meeting must be held within twenty-one calendar days of submitting the final plan and not less than seven days prior to the Planning Board public hearing.

The meeting should be held in the evening, during the week, at a convenient location within the Portland neighborhood surrounding the proposed site. Community meeting spaces at libraries, schools or other places of assembly are recommended. Neighborhood schools are usually available for evening meetings.

Meetings should not be held on the same day as scheduled Planning Board or City Council meetings. The City Council generally meets on the first and third Monday of each month and the Planning Board generally meets on the second and fourth Tuesday of each month; however additional meetings may be scheduled. An updated schedule may be found on the City's website: [www.portlandmaine.gov](http://www.portlandmaine.gov)

### When must invitations be sent?

Invitations to a neighborhood meeting must be sent no less than ten days (to include weekends) prior to the neighborhood meeting. If the notice is for a final site plan, then the neighborhood meeting must be held no less than seven days (to include weekends) prior to the public hearing. Notices may be sent by regular mail and do not need to be sent by certified mail.

**What information should the invitation include?**

A recommended invitation format is included in this packet of material.

**Sign-up Sheets and Meeting Minutes**

At the meeting, the applicant must circulate a sign-up sheet for those in attendance. The applicant must also keep accurate minutes of the meeting.

After holding the neighborhood meeting, the applicant must submit the sign-up sheet and meeting minutes to the Planning Division. The meeting minutes and sign-up sheet will be attached to the Planning Board report. A public hearing will not be scheduled until the meeting minutes and sign-up sheet are submitted to the Planning Division.

**Certification**

Included with this packet is a Certification to be completed and signed by the applicant. The applicant is required to certify when the invitations were sent out.

Please call the Planning Division at 874-8721 or 874-8719 if you have any questions.

**Formats to follow are attached:**

1. Neighborhood Meeting Invitation Format
2. Neighborhood Meeting Certification

**Applicant/Consultant:** Please include all of the information listed below in the notice sent to neighbors and Portland's interested citizen list-

**Neighborhood Meeting Invitation Format**

**Applicant/Consultant  
Letterhead**

May 20, 2012

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for the renovation of the Cumberland County Civic Center located at One Civic Center Square in Portland.

Meeting Location: Cumberland County Civic Center

Meeting Date: May 30, 2012

Meeting Time: 7:00 pm

The City code requires that property owners within 500 feet (except notices must be sent to property owners within 1000 feet for industrial zoning map amendments and industrial subdivisions) of the proposed development and residents on an "interested parties list", be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please call 619-4511.

Sincerely,

Michael Johannig, AIA LEED<sup>AP</sup>  
Project Manager

Note:

Under Section 14-32(C) and 14-525 of the City Code of Ordinances, an applicant for a Level III development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting within three weeks of submitting a preliminary application or two weeks of submitting a final site plan application, if a preliminary plans was not submit. The neighborhood meeting must be held at least seven days prior to the Planning Board public hearing on the proposal. Should you wish to offer additional comments on this proposed development, you may contact the Planning Division at 874-8721 or send written correspondence to the Planning and Urban Development Department, Planning Division 4<sup>th</sup> Floor, 389 Congress Street Portland, ME 04101 or by email: to [bab@portlandmaine.gov](mailto:bab@portlandmaine.gov)

## Neighborhood Meeting Certification

I, Michael Johanning, hereby certify that a neighborhood meeting was held on May 30, 2012 at the Cumberland County Civic Center at 7:00 pm.

I also certify that on (date at least seven days prior to the neighborhood meeting), invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development or within 1000 feet of a proposed industrial subdivision or industrial zone change and the residents on the "interested parties" list.

Signed,

\_\_\_\_\_

\_\_\_\_\_ (date)

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes





<date>

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for the renovation of the Cumberland County Civic Center located at One Civic Center Square in Portland.

Meeting Location: Cumberland County Civic Center

Meeting Date: May 30, 2012

Meeting Time: 7:00 pm

The City code requires that property owners within 500 feet (except notices must be sent to property owners within 1000 feet for industrial zoning map amendments and industrial subdivisions) of the proposed development and residents on an "interested parties list", be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please call 619-4511.

Sincerely,

Michael Johanning, AIA LEED<sup>AP</sup>  
Project Manager

**Note:**

Under Section 14-32(C) and 14-525 of the City Code of Ordinances, an applicant for a Level III development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting within three weeks of submitting a preliminary application or two weeks of submitting a final site plan application, if a preliminary plans was not submit. The neighborhood meeting must be held at least seven days prior to the Planning Board public hearing on the proposal. Should you wish to offer additional comments on this proposed development, you may contact the Planning Division at 874-8721 or send written correspondence to the Planning and Urban Development Department, Planning Division 4th Floor, 389 Congress Street Portland, ME 04101 or by email: to [bab@portlandmaine.gov](mailto:bab@portlandmaine.gov)

[www.wbrcae.com](http://www.wbrcae.com)

**BANGOR**

44 Central Street

Bangor, Maine 04401-5116

207.947.4511 voice 207.947.4628 fax

**PORTLAND**

141 Preble Street

Portland, Maine 04101

207.828.4511 voice 207.828.4515 fax

**SARASOTA**

8130 Lakewood Main Street, Suite 210

Lakewood Ranch, Florida 34202

941.556.0757 voice 941.556.0759 fax

FL COA#AA260001395 & 27389

***SECTION 12 – FINANCIAL & TECHNICAL CAPACITY***

Financial and technical capacity will be submitted with the final site plan application submittal.

***SECTION 13 – UTILITIES’ CAPACITY TO SERVE THE DEVELOPMENT***

Capacity letters from the Portland Water District and the City of Portland Department of Public Services will be submitted with the final site plan application submittal. A copy of the City of Portland wastewater capacity application is enclosed.

# CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,  
55 Portland Street,  
Portland, Maine 04101-2991



Mr. Frank J. Brancely,  
Senior Engineering Technician,  
Phone #: (207) 874-8832,  
Fax #: (207) 874-8852,  
E-mail: fjb@portlandmaine.gov

Date: May 8, 2012

**1. Please, Submit Utility, Site, and Locus Plans.**

Site Address: One Civic Center Square, Portland, Maine 04101

*(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)*

Chart Block Lot Number: 38-D-15 & 39-C-3

Proposed Use: Theater, performance, exhibition hall

Previous Use: Theater, performance, exhibition hall

Existing Sanitary Flows: 5781 GPD

Existing Process Flows: 0 GPD

Description and location of City sewer, at proposed building sewer lateral connection: New 8"Ø service connection to existing 12"Ø CL on Free Street and new 6"Ø service to existing 12"Ø CL on Free Street.

Site Category	Commercial	_____
	Industrial <i>(complete part 4 below)</i>	_____
	Governmental	<u>X</u>
	Residential	_____
	Other <i>(specify)</i>	<u>X</u>

Civic

*Clearly, indicate the proposed connection, on the submitted plans. See attached site utility plan (CU101).*

**2. Please, Submit Domestic Wastewater Design Flow Calculations.**

Estimated Domestic Wastewater Flow Generated: 6267 GPD

Peaking Factor/ Peak Times: 550-600 GPM peak demand based on existing & proposed fixture count.

Specify the source of design guidelines: *(i.e. X "Handbook of Subsurface Wastewater Disposal in Maine," \_\_\_ "Plumbers and Pipe Fitters Calculation Manual," X Portland Water District Records, \_\_\_ Other (specify)*

**Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.**

**3. Please, Submit Contact Information.**

Owner/Developer Name: Cumberland County Recreation Center (Attn: Steven Crane)

Owner/Developer Address: One Civic Center Square, Portland, Maine 04101

Phone: (207) 775-3481 Fax: (207) 828-8344 E-mail: scrane@theciviccenter.com

Engineering Consultant Name: WBRC Architects · Engineers

Engineering Consultant Address: 44 Central Street, Bangor, Maine 04401

Phone: (207) 947-4511 Fax: (207) 947-4628 E-mail: john.kenney@wbrc.com

City Planner's Name: Rick Knowland Phone: (207) 874-8725

**Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.**

**4. Please, Submit Industrial Process Wastewater Flow Calculations Not Applicable**

Estimated Industrial Process Wastewater Flows Generated: 0 GPD

Do you currently hold Federal or State discharge permits? Yes \_\_\_\_\_ No \_\_\_\_\_

Is the process wastewater termed categorical under CFR 40? Yes \_\_\_\_\_ No \_\_\_\_\_

OSHA Standard Industrial Code (SIC): \_\_\_\_\_ (<http://www.osha.gov/oshstats/sicser.html>)

Peaking Factor/Peak Process Times: \_\_\_\_\_

**Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.**

**Notes, Comments, or Calculations:**

According to Portland Water District records, water usage between 02/19/2010 and 04/23/2012 (773 days) was 613,600 CF, which equates to 772.8 CF/day or 5781 gallons per day (GPD). Dividing water usage by the number of seats (6733) equals 0.86 GPD per seat. According to the *Handbook of Subsurface Wastewater Disposal in Maine*, design flow for assembly areas is 2 GPD per seat. Proposed renovations to the Cumberland County Civic Center will increase seating capacity for hockey games from 6733 to 6976 (+243 seats) and for concerts from 8749 to 8976 (+227). To be conservative, we multiplied the design flow for assembly areas by the additional seats for hockey games to determine the estimated design flow of 6267 GPD.

## ***SECTION 14 – FIRE SAFETY***

The Portland Fire Department Site Review Checklist has been submitted. A copy is included here for reference. Also attached is a copy of the Building Code Report describing Fire Protection approach for this project. Correspondence from the Portland Fire Department will be submitted with the final site plan application submittal.



**PORTLAND FIRE DEPARTMENT  
SITE REVIEW  
FIRE DEPARTMENT CHECKLIST**



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.  
**Cumberland County Recreation Center  
One Civic Center Square  
Portland, Maine 04101  
(207) 775-3481**
2. Name address, telephone number of architect  

<b>Sink Combs Dethlefs (Attn: Don Dethlefs)</b>	<b>WBRC Architects - Engineers (Attn: Mike Johanning)</b>
<b>475 Lincoln Street, Suite 100</b>	<b>30 Danforth Street, Suite 306</b>
<b>Denver, CO 80203</b>	<b>Portland, Maine 04101</b>
<b>(303) 308-0200</b>	<b>(207) 828-4511</b>
3. Proposed uses of any structures [NFPA and IBC classification]: **A-4, B, S-1 & S-2 (IBC), Assembly>300, Business, & Storage (NFPA 101)**
4. Square footage of all structures [total and per story]  

<b>Mechanical Level:</b>	<b>9428</b>	<b>sf</b>	<b>(700 sf new)</b>
<b>Event Level:</b>	<b>60,650</b>	<b>sf</b>	<b>(19,637 sf new)</b>
<b>Concourse Level:</b>	<b>51,349</b>	<b>sf</b>	<b>(20,661 sf new)</b>
<b>Entry Level:</b>	<b>8915</b>	<b>sf</b>	<b>(8915 sf new)</b>
<b>Sky Club Level:</b>	<b>11,395</b>	<b>sf</b>	<b>(11,395 sf new)</b>
<b>Bowl Seating Area:</b>	<b>44,956</b>	<b>sf</b>	<b>(0 sf new)</b>
<b>Total:</b>	<b>186,691</b>	<b>sf</b>	<b>(61,308 sf new)</b>
5. Elevation of all structures  

<b>Mechanical Level:</b>	<b>54'-0"</b>	
<b>Event Level:</b>	<b>67'-2½"</b>	<b>(generally)</b>
<b>Concourse Level:</b>	<b>76'-0" to 78'-0"</b>	
<b>Entry Level:</b>	<b>89'-6½"</b>	
<b>Sky Club Level:</b>	<b>103'-9½"</b>	
<b>Catwalk:</b>	<b>111'-3½"</b>	
<b>Roof:</b>	<b>127'-10½"</b>	<b>(generally)</b>
6. Proposed fire protection of all structures: **Fully sprinklered per NFPA 13**
7. Hydrant locations: **See attached site utility plan (CU101) for hydrant locations.**
8. Water main[s] size and location: **6" Ø cast iron on Free Street, 12"Ø Cast Iron on Center Street and 12"Ø ductile iron on Spring Street. See attached site utility plan (CU101) for water main locations.**
9. Access to all structures [min. 2 sides]: **See attached site layout plan (CP101) for access information.**
10. A code summary shall be included referencing NFPA 1 and all fire department Technical standards. **See attached Building Code Report dated May 8, 2012**

Some structures may require Fire flows using annex H of NFPA 1



# Building Code Report

Project No. 7657.00

May 8, 2012

## CUMBERLAND COUNTY CIVIC CENTER

PORTLAND, MAINE



Report Prepared For:  
**WBRC ARCHITECTS & ENGINEERS**  
30 Danforth Street, Suite 306  
Portland, Maine 04101  
(207) 947-4511

Prepared By:  
**FP&C CONSULTANTS, INC.**  
3770 Broadway  
Kansas City, Missouri 64111  
(816) 931-3377



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## 1.0 **INTRODUCTION**

This report presents the Building Code Approach for the Cumberland County Civic Center in Portland, Maine. This Building Code Report has been developed to establish and document approaches to major fire and life safety concerns.

This report addresses the major fire protection aspects of Cumberland County Civic Center including:

- Fire Resistive Construction
- Exiting Systems
- Smoke Control System for Atrium
- Fire Suppression Systems
- Fire Alarm System
- Emergency Alarm and Communications Systems
- Emergency and Standby Power

The approaches contained within the Building Code Approach are intended to meet the requirements of the applicable codes.



## 2.0 **SCOPE**

This report outlines major fire and life safety code criteria affecting the design of the Cumberland County Civic Center. Criteria are summarized primarily from the Maine Uniform Building and Energy Code (an Amended 2009 International Building Code (IBC)) and the 2006 NFPA 101 Life Safety Code (NFPA 101). Major life safety design approaches have been summarized in Section 5.0, *Fire Protection Approach*.



### 3.0 **BUILDING DESCRIPTION**

The Cumberland County Civic Center is an existing Arena with a maximum occupant load of 8,700 based on a concert seating arrangement. Circulation levels and amenities are as follows:

- **Event Floor** This level includes offices, ticketing, a meeting room, commissary, loading/staging area, locker rooms, a star dressing room, ice suites, other suite, toilet rooms, storage, and other back-of-house spaces.
- **Main Concourse Level** This level includes a circulation concourse, ticketing, team store, four suites, toilets, concessions, and other back-of-house spaces.
- **Northwest Entry Level** This level includes a lobby, four suites, offices, toilet rooms, and other back-of-house spaces.
- **Sky Club Level** This level includes loge seating, toilet rooms, and back-of-house spaces.
- **Mechanical level** This level includes a mechanical room, electrical switch gear room, emergency generator, fire pump, and lobby circulation space.



#### **4.0 CODES AND STANDARDS**

The City of Portland, Maine is currently enforcing the Maine Uniform Building & Energy Code (an Amended 2009 International Building Code (IBC)) and the 2009 Life Safety Code (NFPA 101). The following codes are enforced:

- 2009 International Building Code (IBC) with Amendments
- 2009 NFPA 54 National Fuel Gas Code
- 2009 NFPA 1 National Fire Code
- 2008 National Electrical Code (NFPA 70, NEC)
- 2010 Maine State Plumbing Code (2009 Uniform Plumbing Code)
- 2009 Life Safety Code (NFPA 101)
- 2010 Americans with Disabilities Act (ADA)
- 2009 International Existing Building Code (IEBC)
- 2009 International Energy Conservation Code (IECC)
- ASHRAE 62.1 – 2007
- ASHRAE 62.2 – 2007
- ASHRAE 90.1 – 2007
- ASTM E1465-06
- City of Portland Technical Manual – Section 3



**5.0 FIRE PROTECTION APPROACH**

This report describes the Building Code Approach for the Cumberland County Civic Center.

This report addresses the following major issues:

- Occupancy
- Fire Resistive Construction
- Exiting Systems
- Smoke Control System for Atrium
- Fire Suppression Systems
- Fire Detection Systems
- Emergency Alarm and Communications Systems
- Standby Power
- Firefighting Access and Facilities

**5.1 OCCUPANCY**

The building contains use groups A-4, B, S-1, and S-2 (IBC) and Assembly >300, Business, and Storage (NFPA 101) occupancies.

The IBC and NFPA 101 recognize two approaches to address mixed uses. Occupancy separations may or may not be required between any two occupancies in a building of mixed occupancy depending on the separation approach taken. In addition, some specific use areas are required to be separated regardless of the approach chosen to address a mixed occupancy building.

The Cumberland County Civic Center will use the un-separated mixed use approach. The un-separated mixed use approach, found in Section 508.3.2 of the IBC and Section 6.1.14 of the NFPA 101, requires that the building construction and fire protection comply with the most restrictive, un-separated occupancy classification.

The following areas are also separated using this approach:

Occupancy/Specific Hazard	IBC Required Fire Resistance Rating	NFPA 101
Electrical Transformer Room (Containing >112.5 kVA Dry-Type Transformer)	1-hour (NEC Section 450-21)	1-hour (NEC Section 450-21)
Fire Department Command Center (Room & Access to)	1-hour (Section 911.1)	N/A
Boiler Rooms > 15 psi & 10 hp	Smoke Tight Construction (Section 508.2.5)	
Generator Room	1-hour (Section 909.11)	
Fire Pump Room	2-hour (Section 508.2.5)	



**5.2 FIRE RESISTIVE CONSTRUCTION**

The construction classification of the Cumberland County Civic Center is assumed to meet Type I-B (IBC) and Type 2-222 (NFPA 101). New construction for the building will be required to meet the following parameters:

Building Element	Fire Resistance Rating
Exterior load-bearing walls	2-hour
Interior bearing structural members (columns, partitions, walls, etc.)	2-hour
	2-hour, if supporting roof only
Floors	2-hour
Roofs	1-hour; 0-hour where the lowest portion of the roof structure is 20 feet or more above the floor
Exit access corridors & Concourse	0-hour
Enclosed vertical shafts & exit enclosures (including Type I grease duct enclosure)	2-hour

Fire rated doors, frames, and hardware will be provided on openings in rated separations and vertical shafts. Doors will be self-closing or automatic closing.

- ¾-hour doors in 1-hour walls which are not shafts or exits
- 1½-hour doors in 2-hour enclosures and fire wall; doors at stair enclosures do not need to meet the additional temperature transmission criteria of a maximum of 450° F at the end of a 30-minute fire exposure in sprinklered buildings

**5.2.3 Interior Finish**

Location	Interior Finish Rating IBC	Interior Finish Rating NFPA 101
Stair enclosures	Class A or B	Class A or B
Corridors & lobbies	Class A or B	Class A or B
Assembly areas greater than 300 occupants	Class A or B	Class A or B
Other areas including offices & assembly less than 300 occupants	Class A, B, or C	Class A, B, or C



### 5.3 EXITING SYSTEMS

The building will be evaluated using both smoke protected assembly seating and traditional exiting philosophies. The building is fully sprinklered. Exits will be sized accordingly.

All areas will employ traditional exit factors until they enter a smoke protected area. At that point, the smoke protected provisions will be applied to the population. If smoke protected areas exit through areas where traditional exiting factors apply, the traditional exiting factors will apply to the entire population exiting through that area.

#### Traditional Exit Width Factors:

- Stairs, aisles 0.3 inches/person  
(40 people/foot)
- Doors, ramps, Concourses 0.2 inches/person  
(60 people/foot)

The Seating Bowl and Concourses will be evaluated using smoke protected assembly seating philosophies. Exits will be sized based on the smoke protected assembly seating provisions. The use of smoke protected assembly seating concepts allows the following exit width factors:

#### Smoke Protected Exit Width Factors:

- Stairs, Aisles 0.144 inches/person  
(83 people/foot)
- Doors, Ramps, Concourses 0.11 inches/person  
(109 people/foot)

#### 5.3.1 Main Exit

For assembly occupancies, if a main entrance is provided, it is required to serve 50% of the population.

### 5.4 SMOKE MANAGEMENT SYSTEM

A mechanical smoke control system will be provided to allow the use of smoke-protected assembly seating provisions. When activated, the smoke control system will exhaust smoke from the seating bowl or concourse at a rate which maintains the smoke layer six feet above the floor.





## **5.5 FIRE SUPPRESSION SYSTEMS**

### **5.5.1 Automatic Sprinklers and Standpipes**

#### **5.5.1.1 Sprinklers**

- Sprinklers are required throughout all enclosed spaces.

#### **5.5.1.2 Standpipe Risers**

- Provide wet automatic Class I standpipes with 2½ inch outlets in all exit stairways per the IBC Section 905.3.2.

In exterior areas or non-conditioned interior areas subject to freezing, provide dry standpipes per IBC Section 905.3.2.

#### **5.5.1.3 Water Supply**

- Connection to the public water supply.

### **5.5.2 Provide Portable Fire Extinguishers**

- Portable fire extinguishers are not required in light hazard areas with quick response sprinkler heads.
- Portable fire extinguishers are required in special hazard areas.
- Drawings are required to show type and mounting locations.

### **5.5.3 Automatic Extinguishing Systems Serve All Grease Laden Cooking Hoods**



## 5.6 FIRE DETECTION SYSTEMS

### 5.6.1 Automatic fire alarm systems required to monitor:

- a. Automatic sprinkler waterflow alarms.
- b. Smoke detectors in elevator lobbies, top of freight elevator shafts, and elevator machine rooms to initiate elevator recall.
- c. Smoke detectors within HVAC supply air ducts with fan capacities in excess of 2,000 cfm and return air ducts with fan capacities in excess of 15,000 cfm. Smoke detection within these ducts shall initiate automatic fan shutoff.
- d. Smoke detectors at locations that have fire alarm system control equipment. These areas include, but are not limited to, transponders, power supply panels, and control panels.
- e. Beam detectors which activate the smoke control system.

### 5.6.2 Manual

- One manual pull station is required.

## 5.7 EMERGENCY ALARM AND COMMUNICATIONS SYSTEMS

Provide combination audio/visual devices throughout all areas of the building. A voice alarm and strobes are required.

Supervision:

- a. Fire detection and alarm system provided with trouble alarm signals.
- b. Sprinkler and standpipe systems including:
  - Valve tamper switches on all water supply control valves.
  - Waterflow switches for each system.
- c. Fire alarm annunciation panel provided.

## 5.8 SECONDARY POWER

### 5.8.1 Emergency power (as defined by NFPA 70) is required for the following connected loads simultaneously:

- Fire Detection and Alarm Systems
- Exit and Emergency Lighting
- Voice/Alarm Communication System



**5.8.2 Standby power (as defined by NFPA 70) is provided for the following connected loads simultaneously by an emergency generator:**

- Smoke control system
- Fire pump (if provided)

**5.9 FIRE FIGHTING ACCESS AND FACILITIES**

**5.9.1 Alarms automatically relayed via central alarm station to fire department.**

**5.9.2 Sprinkler systems provided throughout the building.**

- Fire department connection provided in an accessible location near the front entry point of the building

**5.9.3 Fire apparatus access roads are required to be within 150 feet of all exterior portions of the First Level.**

**5.9.4 Emergency Responder Radio Coverage**

Emergency responder radio coverage is required per IBC Section 915. In addition, a central control system consolidated in a fire command center is required to be provided for the Fire Department which contains fire alarm panels, controls for the voice alarm system, two-way communication systems (if required), elevator status panels, emergency generator status panels, fire pump status panels and a public telephone.

**5.9.5 Fire Command Center**

The following are required in a Fire Command Center:

1. The emergency voice/alarm communication system control unit.
2. The fire department communications system.
3. Fire detection and alarm system annunciator.
4. Annunciator unit visually indicating the location of the elevators and whether they are operational.
5. Status indicators and controls for air distribution systems.
6. The fire-fighter's control panel required by IBC Section 909.16 for smoke control systems installed in the building.
7. Controls for unlocking stairway doors simultaneously.
8. Sprinkler valve and waterflow detector display panels.
9. Emergency and standby power status indicators.
10. A telephone for fire department use with controlled access to the public telephone system.
11. Fire pump status indicators.
12. Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighting equipment and fire department access and the location of fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions.



13. Work table.
14. Generator supervision devices, manual start and transfer features.
15. Public address system, where specifically required by other sections of this code.
16. Elevator fire recall switch in accordance with ASME A17.1.
17. Elevator emergency or standby power selector switch(es), where emergency or standby power is provided.

#### **5.9.6 Shaftway Markings**

- Exterior access – Outside openings accessible to the fire department that open directly on a hoistway or a shaftway communicating between two or more floors are to be marked “shaftway” in red letters at least six inches high on a white background.
- Interior Access – Interior door or window openings to a hoistway are to be plainly marked “shaftway” in red letters at least six inches high on a white background.
  - Exception: Markings are not required if the opening to the shaft is readily discernable as an opening by the construction or arrangement.

#### **5.9.7 Equipment Room Identification**

- Rooms containing controls for air conditioning systems.
- Rooms with sprinkler riser valves or other fire detection, suppression, or control elements.



***SECTION 15 – CONSTRUCTION MANAGEMENT PLAN***

The Construction Management Plan will be submitted with the final site plan application submittal.

## ***SECTION 16 – TRAFFIC PLAN***

Based on the traffic assessment prepared by Gorrill-Palmer in consultation with the City's Transportation Engineer, a Traffic Plan is not required for this project (see Section 8).

***SECTION 17 – STORMWATER MANAGEMENT PLAN***

A Stormwater Management Plan is not required for this project.

## ***SECTION 18 – SOLID WASTE***

Solid waste disposal and recycling services are currently provided by Pine Tree Waste. No changes are proposed. A capacity to serve letter will be submitted with the final site plan application submittal.

The proposed Cumberland County Renovation project conforms to the following City of Portland design standards.



***SECTION 19 – CONFORMITY WITH APPLICABLE DESIGN STANDARDS***

The proposed Cumberland County Renovation project conforms to the following City of Portland design standards.

*City of Portland Design Manual*

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**B-3 Downtown Business Zone**

*Downtown Urban Design Guidelines*

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- I. Relationship to Pedestrian Environment**
- II. Relationship to Existing Development**
- III. Roof-Top Appurtenances**
- IV. Shadow Impact on Open Space**
- V. Wind Impacts**
- VI. Setback from Existing Structures**
- VII. Building Tops**
- VIII. View Corridors, Visual Landmarks and Gateways**
- IX. Signage/Awnings/Canopies**

*Technical Manual Standards Transportation Systems and Street Design Standards*

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- 1. Sanitary Sewer and Storm Drain Design Standards**
- 2. Public Safety Standards**
- 3. Landscape and Landscape Preservation Standards**
- 4. Portland Stormwater Management Standards and Maine DEP Chapter 500 Stormwater Management**
- 5. Erosion and Sedimentation Control Standards for Single and Two-Family Homes**
- 6. Soil Survey Standards**
- 7. Standards for Development in and Adjacent to Wetlands**
- 8. Water Supply Standards**
- 9. Municipal Street Lighting Standards**
- 10. Shadow Standards**
- 11. Site Lighting Standards**

12. Boundary Survey Requirements

13. Standards for local site location of development review

## ***SECTION 20 – EMISSIONS REQUIREMENTS***

Existing and proposed emissions information will be submitted with the final site plan application submittal.