



April 19, 2016

Rick Knowland, Senior Planner
City of Portland Planning Division
389 Congress Street
Portland, ME 04101

**Re: 4071.10 – The Asylum – Level III Development Review Application
Response to City Staff Comments**

Dear Rick;

Below are our responses to staff comments that you provided to us on April 14 for the proposed Asylum project.

Staff Comments

1. Provide info on how you are going to meet the B-3 noise standards such as special building insulation, design techniques, etc.? **The owner has retained Cavanaugh Tocci Associates as an acoustical consultant on the project. A full list of techniques taken to meet the noise requirements will be provided when they have finished their work, but will include vibration isolation on all of the mechanical equipment, specialty acoustical wall, ceiling and floor treatment inside the event space, special acoustical glazing and additional mass/insulation in the walls.**

2. Provide more info on the canopies that stick out into the street r-o-w. The Center Street one is particularly large. For example, the materials, design and minimum clearance height for pedestrians **All three canopies will be design to look and act the same, but will be of varying lengths as outlined below. The canopy material will be a light grey colored metal panel on the fascia and soffit.**

Sports Bar Canopy: Canopy is designed at 8'-6" clear above the sidewalk, is 21'-9" in length and protrudes 2'-6" the Lancaster Lane side and tapers to 1'-0" at the other end.

Main Entry Canopy: Canopy is designed at 12'-0" clear above the sidewalk, is 49'-6" in length and protrudes 5'-0" at the Lancaster Lane side and tapers to 4" at the other end.

Free Street Canopy: Canopy is designed at 8'-6" clear above the sidewalk, is 56'-8" in length and protrudes 4'-0" at the Center Street side and tapers to 1" at the other end.

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3. What is the seating/standing capacity for the existing facility in comparison to the existing facility? What is the seating/standing capacity of each floor for the new facility? What would be the expected attendance of a major event/concert at the new facility?

Please see chart below for occupancy comparison from existing to new facility. Please note existing occupancies are approximate. The new main event space has a ticket able occupancy of 1,009 people include the pre-function space. This could be occurring at the same time as a small event in the sports bar or basement event space.

	Existing Occupancy	Proposed Occupancy
First Floor		
Kitchen	4	4
Sports Bar	62	62
Pre-Function Area	NA	130
Main Event Space	~475	579
Storage/Stage/Staff Only Areas	46	64
First Floor Total	587	839
Basement Level		
Event Space	160	170
Office Space	6	6
Green Rooms	4	5
Pre-Function Space	NA	113
Storage/Staff Only Areas	12	24
Basement Level Total	182	318
Balcony Level		
Balcony Fixed Seats	NA	187
Balcony Standing	NA	113 (max per 300 total in balcony)
Balcony Total	NA	300 max occupancy
Project Total	769	1,457 Occupants

4. A traffic analysis needs to be done. How much vehicle traffic is the facility going to generate? An analysis of Free and Center is needed. Tom Errico (Traffic Consultant) can be contacted for specifics. **The owner has retained Gorrill-Palmer Consulting Engineers to prepare a traffic analysis for the project and is currently coordinating work with Tom Errico.**

5. Can the gas line meter and line be placed on Lancaster Lane rather than Center Street. Gas meter on Center Street will crowd the sidewalk. **We are working with Scott Carpenter at Unitil and plan to install the gas meter off Lancaster Lane. This change will be reflected in the revised site utility plan.**

6. Sidewalk ramps must meet City standards. City does not use a clay brick ramp. Check City technical standards. **The detail for the ADA ramp (A1/C503) is consistent with the City's Sidewalk Ramp Detectable Warning Panel (Historic Districts and Landscapes) (I-7A). The label on sheet CP101 – Site Layout Plan has been revised to clearly indicate ramp design.**

7. Street lighting. We will have specific comments on street lighting shortly. **The proposed project is located in the Downtown Street Lighting District. The proposed site lights are Downtown District Pedestrian Scale Light – Style 1 (City Detail X-3B) on a precast concrete base in close proximity to the existing site lights.**

8. What exterior building lighting is proposed including lighted signage? **Please see attached HB packet and cut sheets for images and locations of lighting and signs.**

- **2 internally lit building signs (one on Free Street and one on Center Street)**
- **1 internally lit canopy sign**
- **LED recessed strip lights in the canopy and vertically on the building façade as shown**
- **LED wall pack at service door and alley**

9. Parking arrangements to meet parking requirements. **The applicant has been working with United Parking Partners to provide necessary parking as required in their managed surface parking lots at 51-59 Free Street and One Portland Square. A letter was provided with the application materials.**

10. Any thought of enclosing the generator in some way to limit noise. **The generator will be specified with a sound attenuated enclosure to reduce noise. Periodic testing can be on an automatic schedule for midday when the building has lower occupancy and is less likely to disturb the neighbors.**

11. HP is reviewing the building facade but it would be helpful to have a list of the building materials. **Please see attached HB packet for images and locations of materials.**

- **Brick to match existing: Bedford Matt 12" Norman Brick, running bond pattern**
- **24" wide x 48" tall limestone panel in vertical running bond pattern**
- **24" wide x 48" tall light beige metal panel in vertical running bond pattern to match limestone**
- **72" wide x 18" tall dark grey metal panel in stacked bond pattern**
- **Kawneer 1600UT and 451/451T Curtainwall and Storefront with 1 ¾" glazing**

12. Utility ability to serve letters for City waste water and CMP.

I understand that David Margolis-Pineo has reviewed the wastewater application and will be forwarding his letter to your office shortly regarding the capacity of the City's sanitary sewer system to convey wastewater from the project site. The Portland Water District provided a letter stating that the East End Wastewater Treatment facility has the capacity to treat the anticipated increase in wastewater production following the completion of this project. A copy of their letter was provided in the application packet.

We are currently working with Jamie Cough at CMP and plan to tie in to the Pleasant Street Loop, which has adequate capacity to serve the project. A new 4'x6' pull box will be installed at the intersection of Center Street and Lancaster Lane and in Lancaster Lane near the kitchen addition to provide primary service to the new transformer.

Please contact me if you have any questions or would like additional information. Thank you.

Best regards,

A handwritten signature in black ink, appearing to read 'J. Kenney', with a long horizontal flourish extending to the right.

John Kenney P.E. LEED^{AP}
Senior Engineer, Firm Associate

CC: Valerie Levy, Krista Newman, Laurie Willey, JRB, MAC, SJL, RMF