

COMPLIANCE WITH B-7 ZONING REQUIREMENTS

The proposed addition is within the B-7 Mixed Development zone (Urban Commercial Zone) and is reviewed under the B-7 Bayside design standards. The intent of the addition design is to complement the existing building and to add vibrancy to the surrounding neighborhood fabric. This bayside working neighborhood consists of a diverse mix of architectural forms ranging from smaller residential structures to large multi-story commercial buildings. Developmentally, the neighborhood is in transition as the city relocates many of the public service facilities that are currently based adjacent to this site. The addition to Bayside Bowl will add a fun and lively community recreation component to the neighborhood.

The existing building façade and frontage along Alder Street will remain the same while the mass of the 34 foot height addition will be located along Hanover Street. The building along Alder Street has 190 linear feet of road frontage with an average 13.5 foot setback from the property line. Along Hanover Street, the building will be 34 tall and will be located 10 feet from the property line. The building will reflect a similar scale and texture as the surrounding industrial buildings.

Parking for Bayside Bowl is located in a gravel lot adjacent to Kennebec Street; this lot will be improved as a paved parking lot with 36 spaces for the facility. Bayside Bowl utilizes shared parking with adjacent businesses whose hours of operation do not coincide with Bayside Bowl's busiest hours.

The proposed development is in compliance with the applicable zoning requirements set forth in the Portland Land Use Ordinance conforming to provisions of the Site Plan and Subdivision Regulations and the zoning provisions of the B7 designated districts.

B-7 Bayside Design Standards

Urban Design

Since opening in 2010, Bayside Bowl has helped rejuvenate the bayside neighborhood through providing high quality, accessible recreation activities, entertainment and food attractive to residents near and far. The existing building adds to the bayside texture reinforcing the sense of place beginning to take shape as development expands in the area. The building melds with the surrounding neighborhood through the use of brick yet, maintains a unique identity through the use of signage and building accents.

The addition to Bayside will build on existing momentum. The main entrance will remain along Alder Street and the addition will have an entrance facing Kennebec Street. The new structure will be clad with durable materials such as masonry and pre-finished metal siding to create structure that will maintain its fresh appearance with minimal maintenance. The building design is scaled to relate to the pedestrian experience through the use of multiple siding colors and patterns. Materials chosen emphasize a crisp clean building that will add to the neighborhood's revitalization. The building base is comprised

of masonry defining its connection with the ground. The first story is clad with metal corrugated siding punctuated with windows that allow interaction with Hanover Street. The facade above is designed to reference the squash court use within, through projecting contrasting color elements adding to the visual interest of the building. The new entrance facing Lancaster Street is highlighted by an entry tower clad in vertical pre-finished metal siding. This element knits the existing structure to the addition and serves as a neighborhood marker to the active recreational activities within.

Site improvements will improve the pedestrian experience along Hanover Street. A new brick sidewalk and street tree plantings are proposed where the City salt and sand sheds currently exist. Sidewalk improvements along Kennebec Street are not proposed due to pending planning decisions for the Somerset Street Extension design. An enclosed trash collection area will be discreetly tucked along Lancaster Street (discontinued street).

Where current uses within the small block (Alder, Kennebec, Lancaster & Hanover) are uncomplimentary, the new addition will unite the block visually and aesthetically helping to further shape the identity of bayside.

Access and Circulation

The addition to Bayside Bowl will contribute a small part to a larger vision of connectivity. The project will improve sidewalk access, enhance the pedestrian experience through landscaping and improved sense of place.

Parking, Loading and Service Areas

Service areas for the building will be located along Hanover and Lancaster Streets. The entrances to these areas are designed to the same high standard as the remaining building. Mechanical equipment, HVAC and other utilities are located to minimize disturbance to surrounding properties and public spaces.

Open Space and the Public Realm

Landscaping is intended to improve the overall pedestrian experience of this block of bayside. Street trees and plantings along Hanover Street will help soften the building face and add color, texture and seasonal interest along the sidewalks. Native plantings are proposed for their unique character and hardiness to the local climate. Vegetation between the 34 foot building face and the sidewalk along Hanover Street will help transition the scale of the building to the pedestrian scale ensuring a comfortable experience.

Architectural Design

Standard E-1 Architectural Design

The building to be located at 71 Hanover Street as shown in this proposal is an addition to the adjacent existing brick structure which houses Bayside Bowl. The planned addition will expand Bayside Bowl on the first level and provide a mezzanine and dining area on

the second level. The building's roof level will be partially covered with a roof deck for the patrons of Bayside Bowl.

The intent of the building design is to add vibrancy to the existing neighborhood fabric. We have spent much time walking around the Bayside Neighborhood looking at the existing neighborhood and building typologies. The neighborhood has a diverse mix of Architectural forms ranging from smaller residential structures to large multistory commercial buildings.

The use of landscaping is also an important design tool to help scale the building and create a relationship to the street and pedestrian experience. At the building setbacks from the street we have designed linear planting areas that extend for a large percentage of the facades along the Streets. These plantings will soften the building wall and add color and texture along the sidewalks.

Standard E-2 Height

The building height is proposed to be 34' above grade, this height has been determined by many factors, including the proposed uses and functions, the height overlay map for the neighborhood, and to relate to the existing buildings in the neighborhood. We have designed the building elevations with multiple siding patterns and colors to break up the building facade to scale the building down to create a pedestrian friendly scale. The top of the building has a roof deck rail and is broken by the stair tower elements as well as the projecting fins to create visual interest where the building meets the sky.

Standard E-3 Massing

We have designed the building elevations with multiple siding patterns and colors to break up the building facade to scale the building down to create a pedestrian friendly scale. The changes in materials break the facades with horizontal and vertical articulation to relate to the existing fabric of the neighborhood.

Standard E-4 Articulation

We have included windows, louvers, siding patterns, projecting fins, contrasting colors and awnings to articulate the facades of the building and break them up to a pedestrian friendly scale. The base of the building includes a masonry veneer which not only provides a durable base but gives the building a relationship to the pedestrian scale at the sidewalk level.

Standard E-5 Flexibility of interior layout

The building is a column and beam construction with large spans so that the interior layout is very flexible over the life of the building.

Standard E-6 Entrances

The entrances to the building are articulated with steps, guardrails and canopies with transparent doors to create inviting and well defined access to the building.

Standard E-7 Windows

Windows and transparency are provided at the street facades but are limited in area due to the required functions within. Glazing for both the bowling lanes and squash courts are not conducive to the uses as glare to the users hinders their ability to perform the sports, we have utilized glazing to the maximum extent possible without impacting the uses of the building.

Standard E-8 Storefronts

See response to Standard E-7 above

Standard E-9 Back Sides of Buildings

The back side of the building along East Lancaster Street is defined by facade material changes and some fenestration, this is not a prominent facade of the structure.

Standard E-10 Rooftop Appurtenances

Due to the location low on the Peninsula any rooftop projecting elements should not impact and landmark features of the city.

Standard E-11 Fences and Walls

The only fence on the site is the trash enclosure which is made of a durable wood material.

Standard E-12 Materials

We have utilized durable materials such as masonry and pre-finished metal siding to create a long life span structure that will keep its fresh appearance for many years ahead. The quality of the design is very important on this site, the building is scaled down with the use of multiple siding colors and patterns to relate to the human experience at the sidewalk level. Materials chosen emphasize a crisp clean building that will add to the neighborhoods revitalization. The building base is comprised of masonry defining how the building meets the ground. The first story is clad with metal corrugated siding that is broken up with windows along Hanover Street. The main entry to the structure facing Lancaster Street is highlighted by an entry tower clad in vertical pre-finished metal siding. This element knits the existing structure to the new addition and serves as a neighborhood marker to the active recreational activities that lie within.

Standard E-13 Transparency

See response to Standard E-7 above

Standard E-14 Illumination

Building lighting is limited to cut off downlights as shown on the photometric plan

Standard E-15 Weather Protection

Awnings are provided at three of the new building entries for exterior landing protection

Standard E-16 Signage

One building mounted sign is proposed on the West Elevation for Bayside Bowl. The sign is dimensional and not lit.

Standard E-17 Historic Buildings

The project does not impact historic buildings

Standard E-18 Sustainable Design

Sustainable design is important to our team, the proposed structure and landscape designs will be developed to maximize energy efficiency and reduce the building's environmental impact. The project will be designed to meet and exceed the City of Portland Green Building Code. We are proposing a highly efficient building envelope with continuous insulation and air sealing details. The building will reduce its energy consumption by the use LED lighting, high efficiency HVAC systems and a white membrane roof to reduce HVAC energy loads. The Landscape design will be comprised of native plantings that do not require irrigation systems.

Standard E-19 Shadows

The project is setback from sufficiently from the Bayside Trail

Standard E-20 Wind

Due to the building size and scale we have not completed a wind study