

PROJECT DESCRIPTION

Bayside Bowl (BoPo; LLC) initially planned to incorporate Portland Community Squash, as a partner in their building expansion. Despite the removal of Portland Community Squash from the program, the proposed building will maintain a significant presence in the Bayside neighborhood.

Changes from the approved site plan include the removal of one building story resulting in a building height reduction from 45 feet to 34 feet. The building addition is now a two-story structure with roof access. An egress door and stairs has been added next to the enclosed dumpster on Lancaster Street. The modified building program maintains the first floor expansion (16,435.50 SF) including the addition of eight (8) ten pin bowling lanes, dining and lounge area, function room, bar and stage, and related house facilities. The second level (3,401.50 SF) has a mezzanine overlooking the bowling lanes. The mezzanine has elevator access and two egress stairs. The roof deck has been revised slightly to have a system of walkways to serve a new elevator location.

The building exterior design has been modified minimally from the original approved design. The previous building used prefabricated wall panels which required multiple siding seams. The siding can now be field applied reducing the number of vertical seams and allowing for a cleaner façade.

Parking for the facility is currently within a gravel lot along Kennebec Street and a small paved lot on Hanover Street. A new paved parking lot for 36 vehicles will replace the existing parking areas and 57 leased parking spaces located off-site shall accommodate additional patrons.

The design for the parking lot and the stormwater management infrastructure remains as originally reviewed with exception that the travel aisle was reduced to 24 feet per-condition of approval. In addition, as a condition of approval, the parking lot required review and approval upon adoption of the zoning text amendment granting use of existing gravel lots that met zoning provisions permitting gravel lots to be paved.

PROJECT DATA

Owner - Applicant	BoPo L.L.C. Justin Alfond, Manager 58 Alder Street Portland, Maine 04101
Existing Zone	B7 –Urban Commercial Zone/ Mixed Development Zone
Tax Map & Lot Number	Map 34, Block H, Lots 1-5
Land Area	55,290 SF, or 1.27 Acres
Existing Land Use	Bowling alley, gravel lot & City sand and salt sheds
Proposed Land Use	Bowling alley addition
Water	Extending from existing building
Sanitary Sewer	Extending from existing building
Natural Gas	Extending from existing building
Storm Drainage	30” in storm drain in Alder Street
Electric	Extending from existing building
Telephone & Cable TV	Extending from existing building