

Great River Bowl & Partners Pub Addition and Remodel - 2010

CURRENT CONDITIONS

The Great River Bowl & Partners Pub business includes a modern, 24 lane bowling center and a 350 person capacity bar/restaurant configuration and The Breakroom (seating capacity in the Pub is 120; the Breakroom seats 85). The Courtyard, an open-air patio seats 49 patrons. The operation also includes a Pro Shop, game room and bowling locker room. The current building measures 26,934 sf square feet. The paved parking lot includes 140 stalls.

BUSINESS HISTORY

1979 - Originally constructed as a 16 lane bowling center;
1984 - Business purchased by Lyle & Barb Mathiasen;
1999 - Automatic scoring is added and bowling side is completely remodeled
2000 - Business expanded to add 8 new lanes, entire bar seating area and kitchen are remodeled;
2003 - All wood lanes are converted to synthetic material. Bar service area is remodeled;
2004 - Business is expanded and The Breakroom is constructed; 2300 sq ft added to restaurant;
2006 - The kitchen is reconfigured to add more prep space;
2007 - Business is expanded and The Courtyard outdoor patio is constructed;
2008 - Kitchen is renovated and expanded and a new automatic scoring system is installed;
2009 - Kitchen is re-equipped/realigned to accommodate on-site baking;

2010 EXPANSION

The 2010 Expansion would include the following elements:

Bowling Lanes

The plan would add a 56' X 190' addition (approximately 10,640 sf) to the north side of the building. The addition would accommodate 8 bowling lanes as well as a food and beverage service area. While alcoholic beverage service will be available as needed for adult parties/functions, the room will normally be presented as a non-alcoholic facility. The intention is to host our many birthday, youth team and youth club functions in an alcohol-neutral environment. The space will have the ability to be closed off to the general public to accommodate larger company/corporate events, parties and various other functions. The bowling area will seat 50 to 70 while the food/lounge area may seat up to 80 patrons. The finishes and overall theme of this space will be that of an upscale and modern feel featuring couches in the bowler's area, higher ceilings and upscale lighting. This addition will also include some "back of the house" space for a walk-in freezer, walk-in cooler, liquor storage, party storage, food prep/assembly, an expanded janitor's room and some office space.

Rest Rooms

A 456 square foot rest room facility would be added to the south side of the building. It would service Breakroom patrons as well as bowlers on lanes 1 through 16.

Kitchen Expansion

An existing east/west hallway would be incorporated into the kitchen space. The kitchen would also be re-configured to expand the cook line, improve the baking/pizza prep area and increase/improve the food storage. The reconfiguration will also allow for more orderly ingress/egress access to the kitchen by the wait-staff during busy times to help improve service times.

Parking Lot Expansion

The parking lot will be expanded to a total vehicle stall count of 200. A 150' X 230' piece of property will be purchased from the City. Said property will allow the Great River Bowl to comply with the 25% "Green Space" requirement. The extra property will allow for rain garden development.

Exterior

The northern exposure will consist of a modern and contemporary look. The building elevation will peak at 26' with a new main entrance facing east. Substantial landscaping consisting of shrubs, trees, plantings and other amenities will be included in the new addition as well as to the existing building.

Added Services

The proposed project will allow for expanded amenities that are currently not available or are available on a limited basis. Weeknight open bowling hours (not currently available due to a full slate of leagues) will be offered and additional league bowling openings will be presented. Larger groups will have the option to rent space for private bowling parties with dedicated food and beverage service for up to 150 people. The private nature of the space will create a fun atmosphere with music and other "kid friendly" amenities for birthday parties and other youth celebrations and banquets.

The primary statistics if the project proceeds as presented:

Total site square footage:	160,639 sf (including land purchase)
Building square footage:	38,030 sf
Total parking stalls:	200 stalls