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Derr, Lisa

Subject: FW: Brick's Pub - case # 14-0025

From: James Kellison <jimk@kelco-services.com>
Date: May 12, 2014 at 4:13:23 PM CDT
To: <skaye@ci.blaine.mn.us>
Cc: Gonzalo Medina <medina@kamiinc.com>, <angela@kamiinc.com>
Subject: Brick's Pub - case # 14-0025

Hello, Shawn,

I have reviewed the information you sent over and have a significant issue that I believe needs to be discussed at the Planning Commission meeting on Tuesday evening. That is the amount of parking provided on site (60 stalls), in my opinion, will not be nearly adequate for the restaurant and that will lead to patrons attempting to park in the closest available parking area which is the land and building owned by The Shoppes of Blaine, LLC (Shoppes). There is no mechanism I am aware of enforceable by the City or the applicant to mitigate this problem other than Shoppes having a security service in place or a towing service readily available to control over flow parking from the proposed Brick's Pub. This would not only place a financial burden on the Shoppes, but establishes an adversarial relationship with the Brick's Pub owner(s) and their patrons.

I have had difficulty in seeing the seating on the Floor Plan, Sheet A2.0 that you included in your packet of information, so my count may be off some, but I count over 200 seats without counting the 44 outside seats that are discussed in the staff report. Based on my history with restaurants, there are usually an average of two persons per car which would lead to needing 100 parking stalls without accounting for staff parking. Typically a busy restaurant of this size will need at least 20 to 30 staff on a Friday night, so there is a need for an additional 15 stalls, at least, for staff, even if a generous allocation of 1 stall per two staff is used. That then totals close to 115 stalls – almost twice the sixty (60) stalls the applicant has provided per the plans in their submittal. It is recognized that the restaurant will not always be full to capacity, but there are going to be a number of times each week that the over-flow parking situation is likely to occur based on the counts derived.

The applicant called me and stated that he would not give me any information on the seating or staffing of the restaurant, so some of my discussion is based on my experience in the industry. Hopefully this relevant and important information can be brought forward in the meeting for further discussion.

There is "No Parking" posted on 107th St and a portion of Baltimore Ave. (it is assumed that all of Baltimore Ave is no street parking) and there are no other parking areas relatively close to the proposed Brick's Pub, so the default parking for any patrons will be Shoppes.

The owner of the Shoppes is not looking to be a "bad neighbor" but is very concerned about the effect that overflow parking could have on the tenants of his existing building. And, to a greater extent, what effect it could have on his ability to procure tenants for the vacant parcel between his building and the proposed Brick's Pub. There is a duty to the lender, under a mortgage agreement, for an owner to protect the property from disruptive and damaging acts and it is in this spirit that this letter and my comments at the Planning Commission meeting should be viewed.

Please forward this email to the commission members for their review prior to the meeting.

Thank you for your time. Jim

James E. Kellison

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