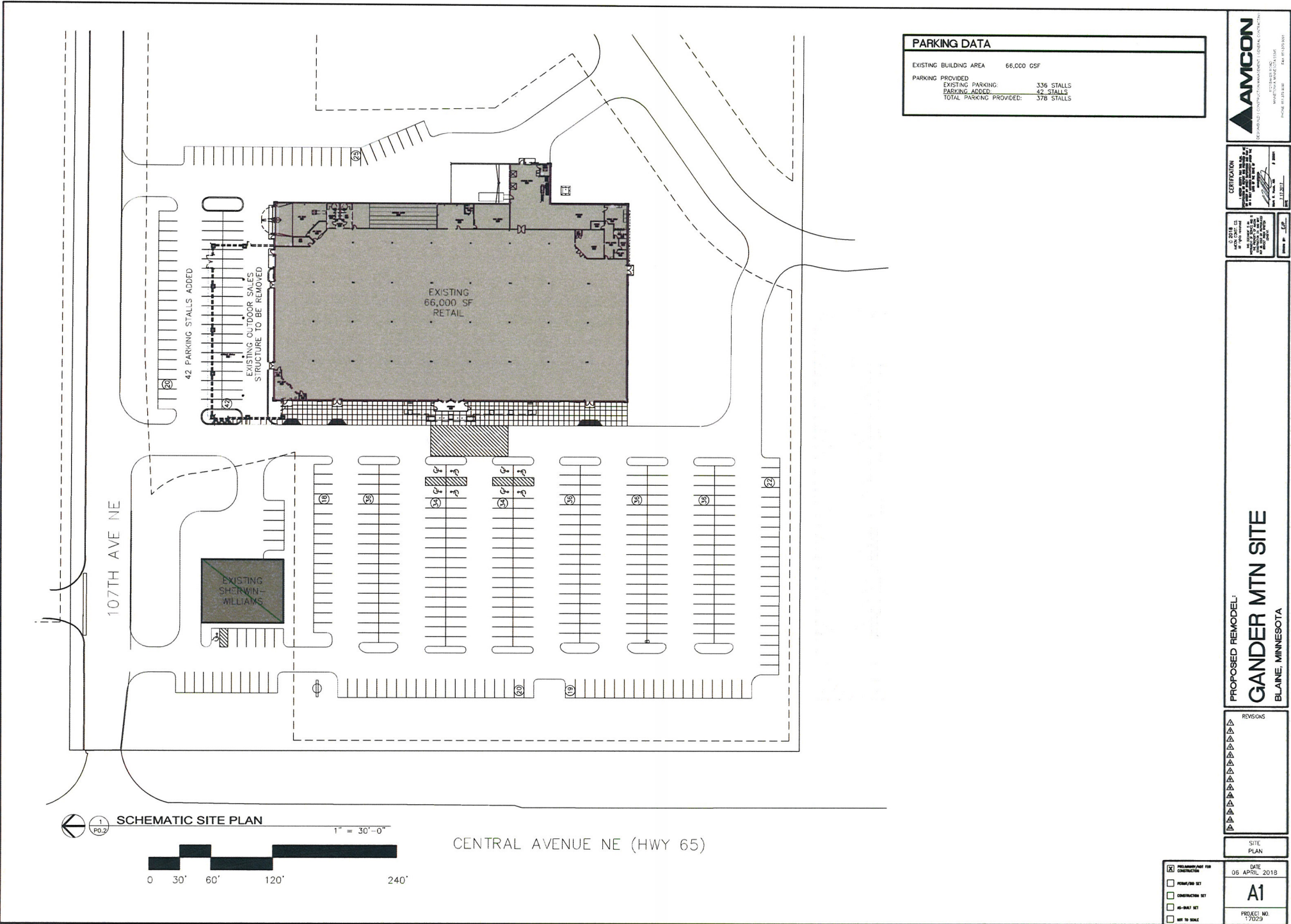


**Case File No. 18-0016**  
**Jim and Marilyn Webber**

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





PARKING DATA	
EXISTING BUILDING AREA	66,000 GSF
PARKING PROVIDED	336 STALLS
EXISTING PARKING	336 STALLS
PARKING ADDED	42 STALLS
TOTAL PARKING PROVIDED	378 STALLS



**CERTIFICATION**  
I, [Signature] certify that the information provided in this plan is true and correct to the best of my knowledge and belief.

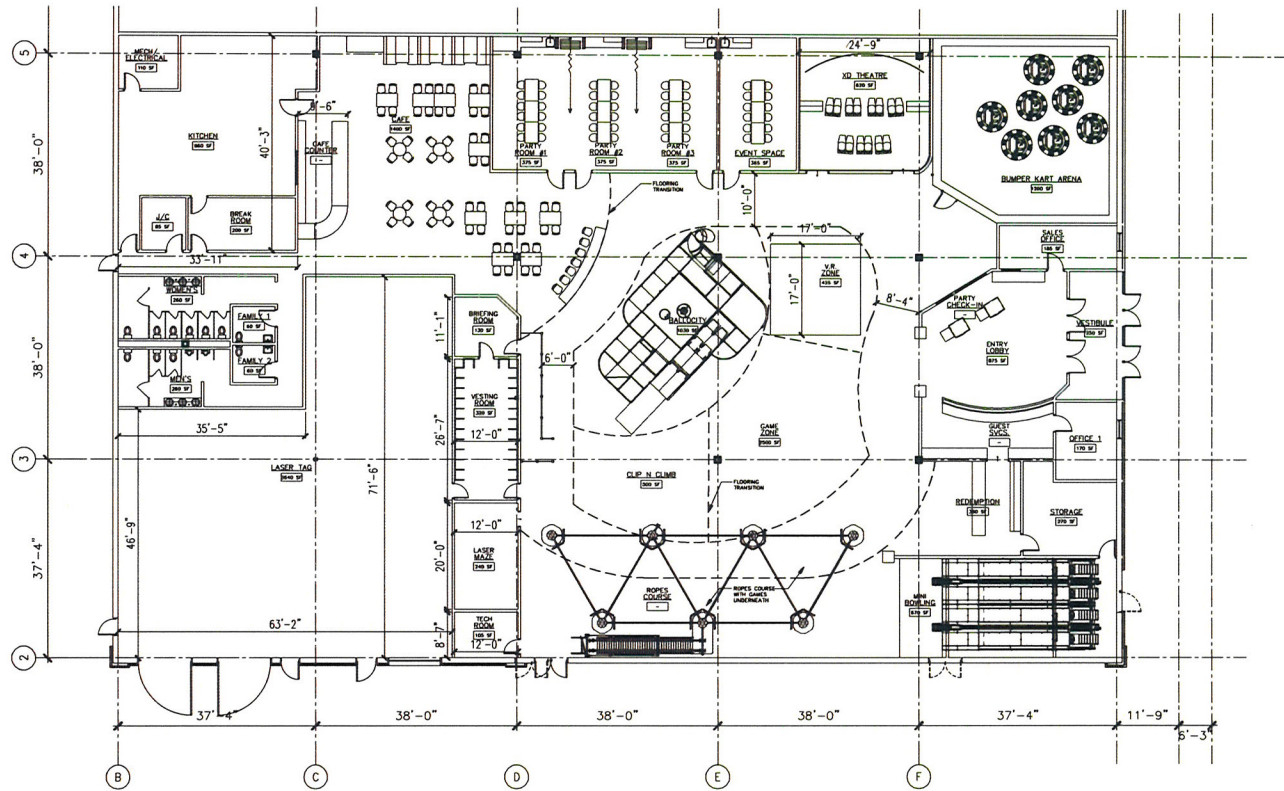
**PROFESSIONAL ENGINEER**  
[Signature] License No. [Number] State of Minnesota

**PROPOSED REMODEL:**  
**GANDER MTN SITE**  
BLAINE, MINNESOTA

**REVISIONS**  
[Revision List Area]

**SITE PLAN**  
DATE: 08 APRIL 2018  
**A1**  
PROJECT NO: 170229

- PRELIMINARY FOR CONSTRUCTION
- PERM/ISS SET
- CONSTRUCTION SET
- AS-BUILT SET
- NOT TO SCALE



1 FLOOR PLAN  
D-1 SCALE: 3/32"=1'-0"

- Issued for:
- preliminary 02/08/2018
  - client approval
  - landward approval
  - bidding
  - permit
  - construction
  - relocation

do not measure drawing  
use figure dimensions only  
copyright 2018  
all rights reserved

FLOOR PLAN

BLAINBROOK  
ENTERTAINMENT PARTNERS  
10650 BALTIMORE STREET  
BLAINE, MN 55449

**DYNAMIC  
DESIGNS**  
1947 East County Pk. #2000  
Blaine, MN 55425  
763.428.0000

sheet date: 02/08/2018

sheet name: HOWARD S. ELLMAN  
and signature:

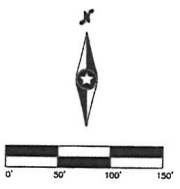
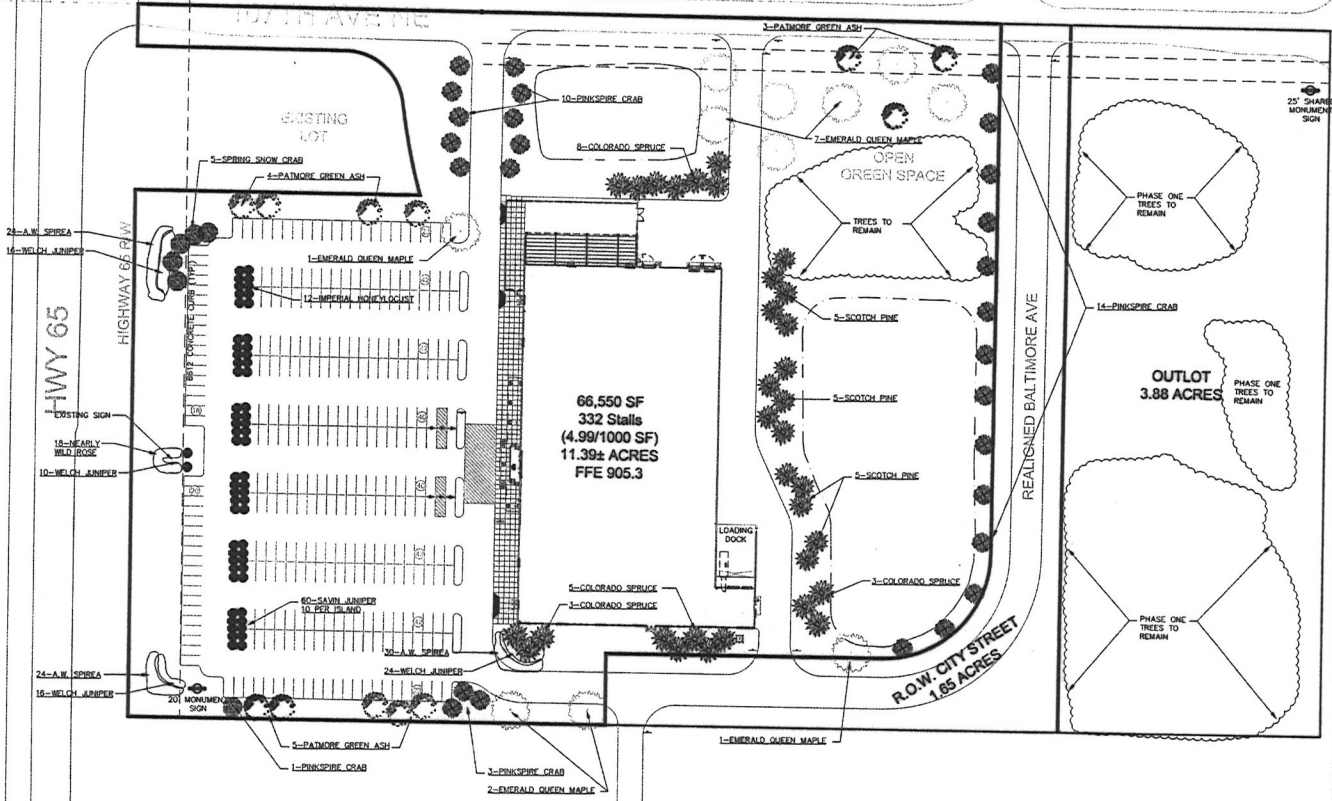
project no.

sheet no. D-1

LANDSCAPING REQUIREMENT BASED ON BUILDING AREA = 66,550 S.F.

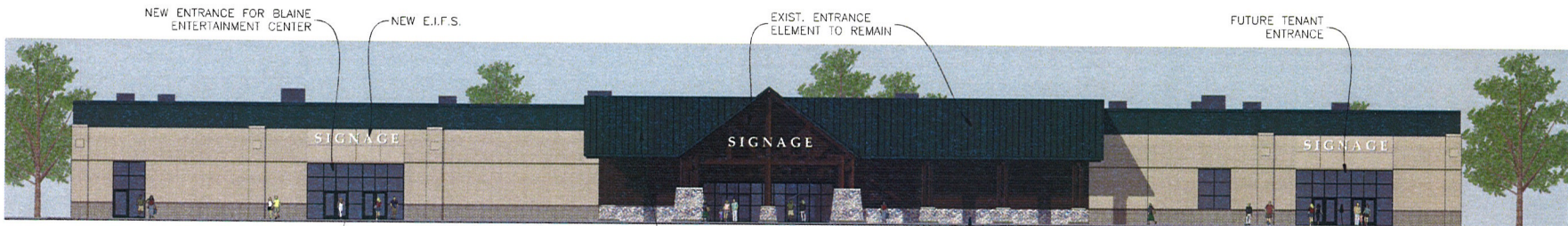
	REQUIRED	PROVIDED
OVERSTORY DECIDUOUS TREE: ONE PER 2000 S.F. =	34	34
CONIFEROUS TREE: ONE PER 2000 S.F. =	34	34
ORNAMENTAL TREE: ONE PER 2000 S.F. =	34	34
UNDERSTORY SHRUB: ONE PER 2000 S.F. =	222	222

OUTLOT D



NOT FOR CONSTRUCTION

Date: 7/07/05 Sheet: 7



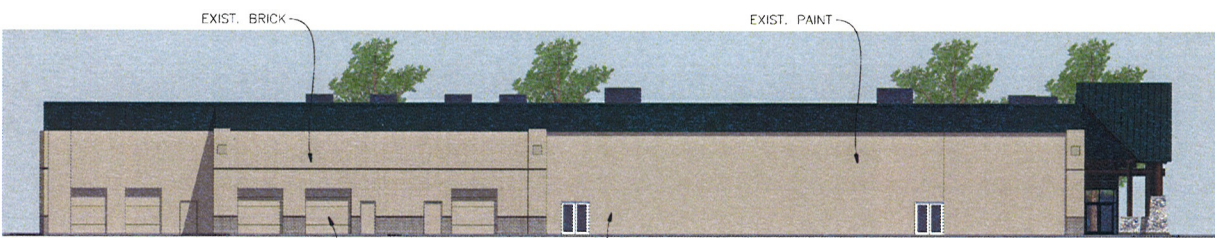
1 WEST ELEVATION  
A3-1 3/32" = 1'-0"

NEW STOREFRONT      EXIST. STANDING SEAM METAL ROOF      EXIST. STONE      NEW STOREFRONT



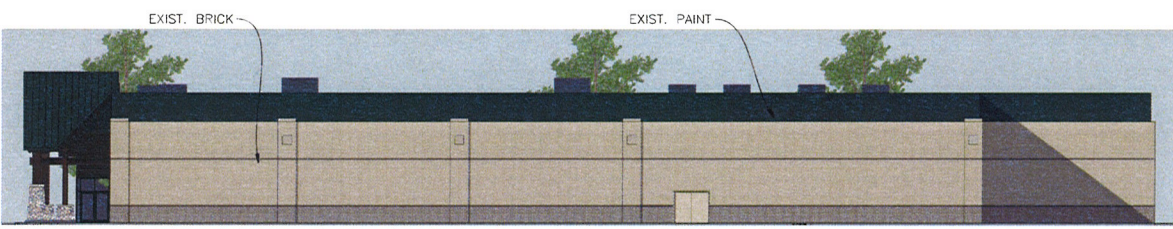
2 EAST ELEVATION  
A3-1 3/32" = 1'-0"

EXIST. BRICK



3 NORTH ELEVATION  
A3-1 3/32" = 1'-0"

EXIST. DOORS      EXIST. PAINT



4 SOUTH ELEVATION  
A3-1 3/32" = 1'-0"

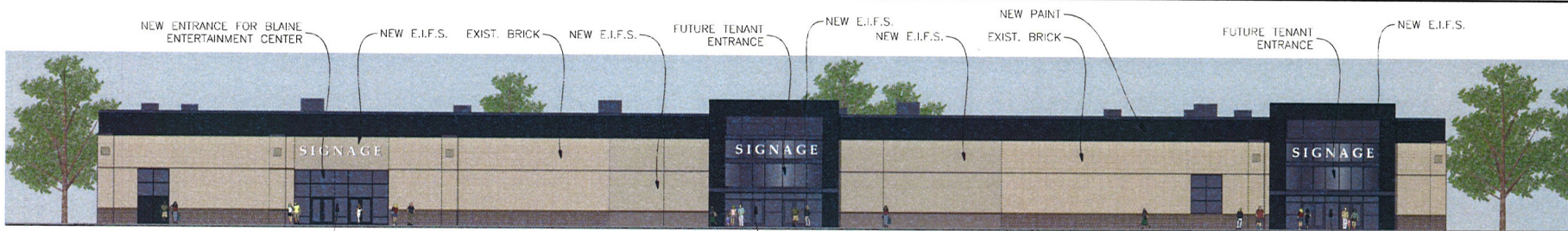


PROPOSED REMODEL  
**GANDER MTN SITE**  
 BLAINE, MINNESOTA

REVISIONS

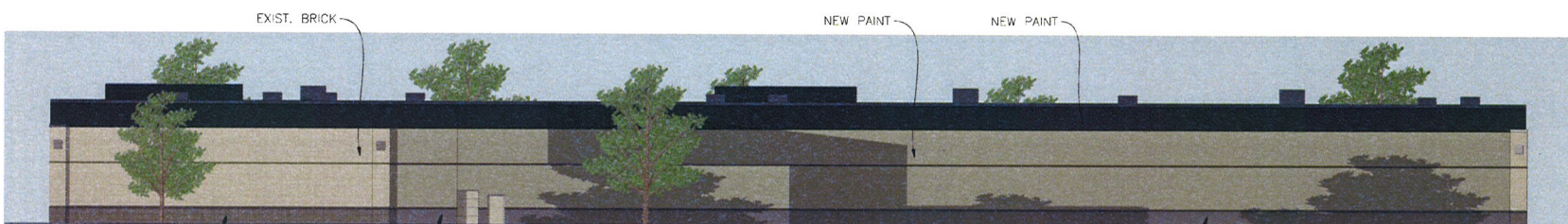
EXTERIOR ELEVATIONS

<input checked="" type="checkbox"/> PRELIMINARY/NOT FOR CONSTRUCTION	DATE 05 APRIL 2019
<input type="checkbox"/> PERMIT/NO SET	A3-1
<input type="checkbox"/> CONSTRUCTION SET	PROJECT NO. 17029
<input type="checkbox"/> AS-BUILT SET	
<input type="checkbox"/> NOT TO SCALE	



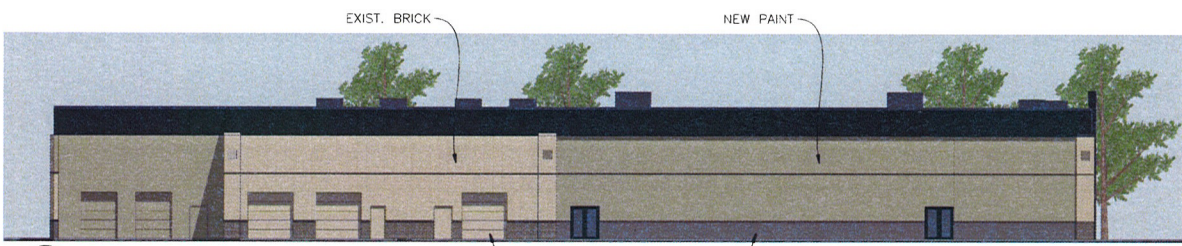
1 WEST ELEVATION  
A3-2 3/32" = 1'-0"

NEW STOREFRONT NEW STOREFRONT NEW STOREFRONT



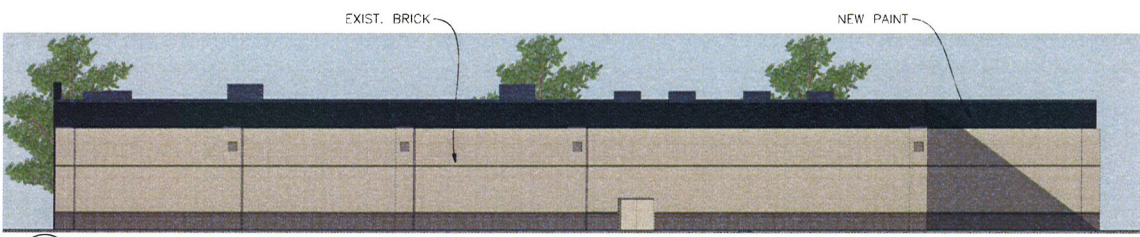
2 EAST ELEVATION  
A3-2 3/32" = 1'-0"

EXIST. BRICK NEW PAINT NEW PAINT NEW PAINT



3 NORTH ELEVATION  
A3-2 3/32" = 1'-0"

EXIST. DOORS NEW PAINT

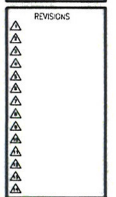


4 SOUTH ELEVATION  
A3-2 3/32" = 1'-0"

EXIST. BRICK NEW PAINT



PROPOSED REMODEL:  
**GANDER MTN SITE**  
BLAINE, MINNESOTA



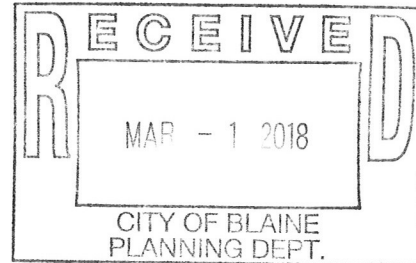
EXTERIOR ELEVATIONS  
DATE: 05 APRIL 2018  
**A3-2**  
PROJECT NO. 17029

- PRELIMINARY/NOT FOR CONSTRUCTION
- PERMIT/NO SET
- CONSTRUCTION SET
- AS-BUILT SET
- NOT TO SCALE

March 1, 2018

Conditional use permit narrative for proposed Family Entertainment center to be located at North 1/3 of former Gander Mountain location.

Blaine Entertainment Partners  
2983 122<sup>nd</sup> Ct. NE  
Blaine, MN 55449  
Owners: Jim and Marilyn Webber  
Phone: 763-354-4923  
Name/DBA: to be determined.



We intend to create a facility geared specifically for children and families, in which multiple activities exist under one roof for all age groups. The format, made popular in recent years by several large scale national operators throughout the United States, is in reaction to a shift in consumer preferences. Consumers of the present day seek entertainment venues capable of supporting the entire family unit, with interactive attractions ranking highest in consumer research studies.

This family entertainment concept combines the use of a multi-node entertainment portfolio, casual eatery, and themed environment into a cohesive operating environment within a +/- 22,500 square foot one level structure. Interior designs for projects of this style reflect the careful placement of user-specific zones to minimize impedance from adjoining activities while still maintaining direct lines of site throughout the facility. Patrons may visit an entertainment site such as this to experience its entertainment offerings but also purchase food, beverages, and specialty merchandise during the same visit. Variety ultimately drives per capita spending for consumers, many of whom will return for additional visits within the same year.

After much research and by hiring a nationally recognized industry consultant to complete a feasibility study, we found that the City of Blaine offers an excellent opportunity for a multi-node entertainment venue.

Based on the characteristics of the City of Blaine, we have an opportunity to capture two worthwhile but distinct markets, notably the "children's target" and the "family target". Both targets are well supported based on the limited level of direct competition present and the favorable size of the surrounding family population. To effectively capture the family market, the facility's attractions and componentry must be formatted to appeal to the 4-12 year old, while at the same time incorporating involvement of parents and grandparents. A typical patron will visit the entertainment venue one to four times per year, with one or more of the visits representing attendance at a birthday party or group event independent of the family unit.

We intend to have several attractions at our facility. The list of attractions include: spin zone bumper cars, an elevated ropes course with a zipline, a laser tag arena, a Clip N Climb climbing wall, Hologate

Virtual Reality, an XD Theater, a laser maze, mini bowling, a ballocity soft play, and approximately 60 redemption/amusement games. We will also have a casual food restaurant and intend on selling beer and wine to adult patrons. Food items will include pizza, sandwiches, and appetizers.

We intend to have a total workforce of approximately 45-50 employees at our facility. Our hours of operation are planned to be: Monday through Thursday 11am-9pm, Friday 10am-11pm, Saturday 9am-11pm, and Sunday 10am-8pm. Hours may be subject to change once we see the flow of patrons throughout the week. Jim will be the owner/general manager of the facility and Marilyn will be the primary event planner.

We are using several consultants from both the entertainment industry and the food and beverage industry to complete our final interior design.

A copy of our feasibility plan is available for your review upon request.

Sincerely,

Jim and Marilyn Webber

