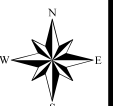
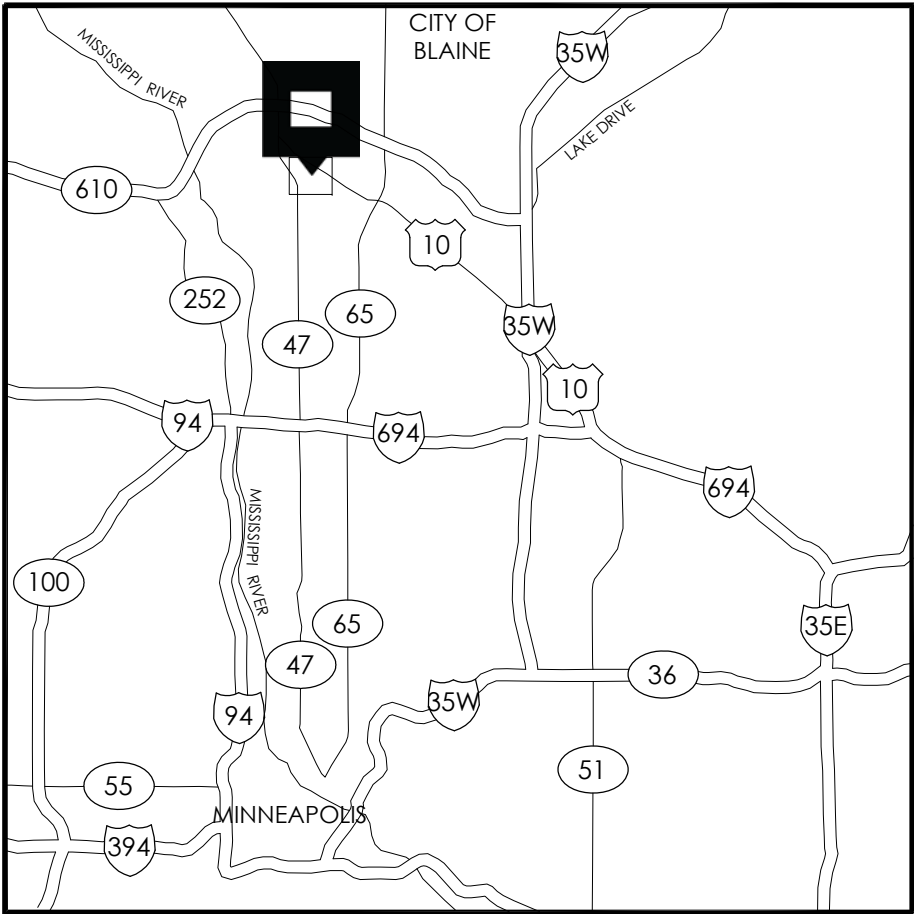


Case File No. 19-0030
X-Golf

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

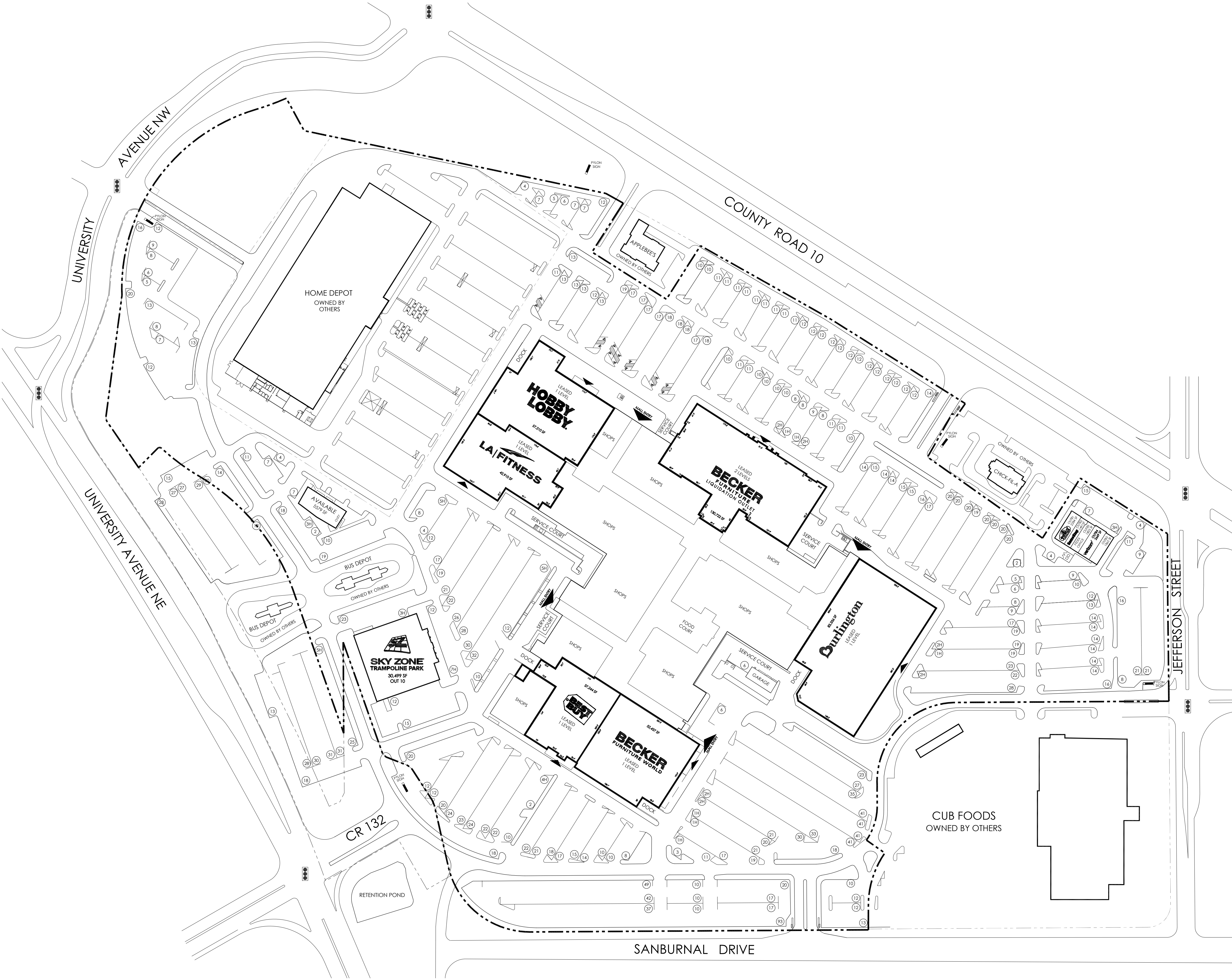


NORTHTOWN
MALL



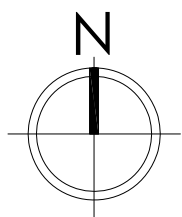
VICINITY MAP

PROJECT DATA	
BECKER FURNITURE LIQUIDATION	130,722
BECKER FURNITURE WORLD	52,437
BEST BUY	37,244
BURLINGTON	83,356
HOBBY LOBBY	54,263
LA FITNESS	42,910
TOTAL DEPARTMENT STORE GLA	400,932
TOTAL OUTPARCEL GLA	46,112
TOTAL GLA	644,735



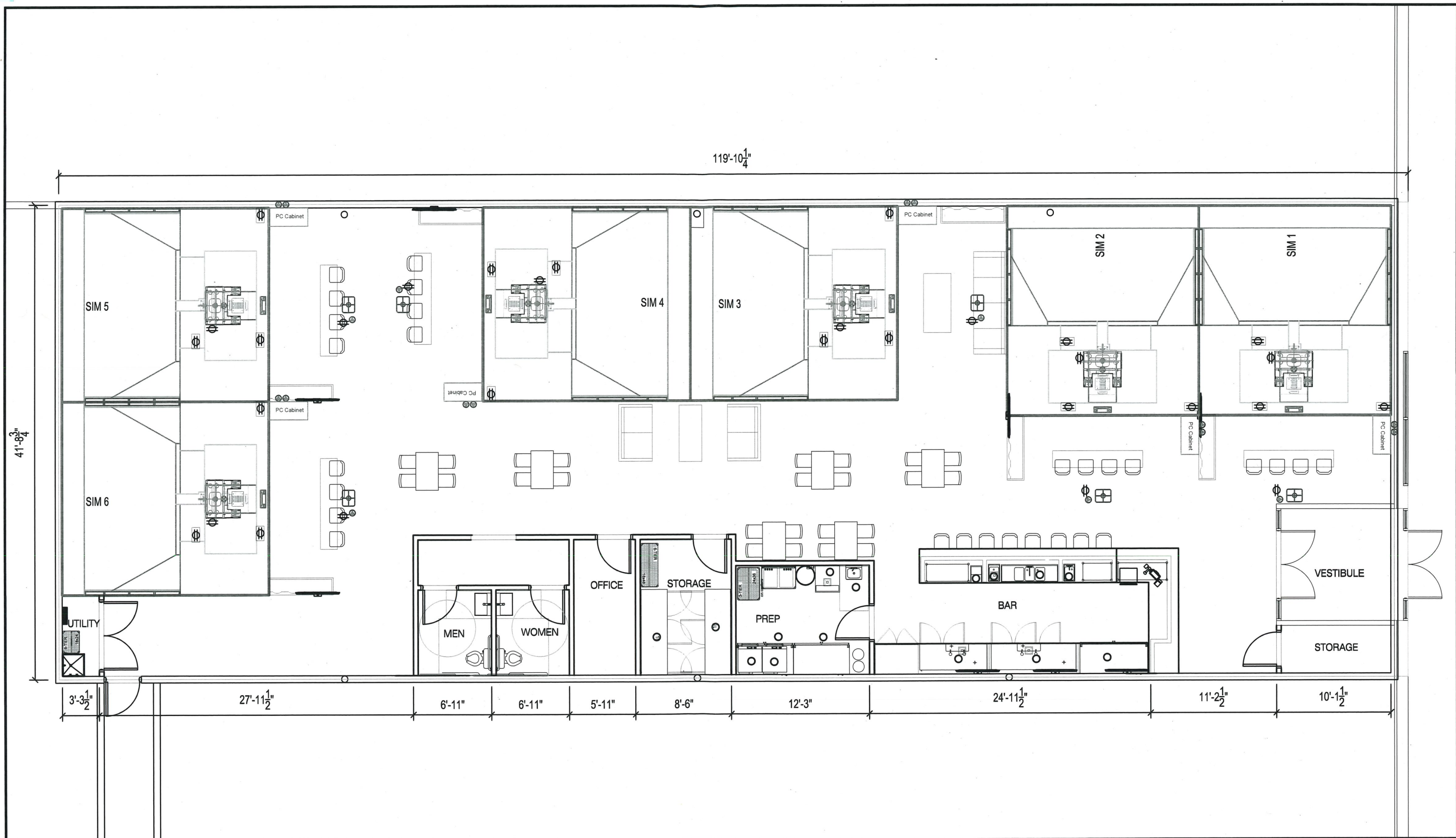
This drawing may have been prepared from architectural and engineering plans and may not have been field verified. This exhibit is provided for illustrative and informational purposes only and may not be relied upon by you, your affiliates, representatives, agents, successors and/or assigns. Furthermore, Landlord is not making an express or implied warranty, representation or agreement that the actual property, common areas and/or improvements will be as shown on this drawing, or that any tenants that may be referenced on this drawing will at any time occupy the property. Landlord reserves all rights to modify, among other things, the size, configuration and occupants of the property at any time in its sole and absolute discretion

SITE PLAN



NORTHTOWN MALL
398 NORTHTOWN DRIVE
BLAINE, MN 55434
CORP# 100012

WASHINGTON
PRIME GROUP





May 21, 2019

City of Blaine Planning Commission, Honorable Mayor Ryan and City Council Members,

This narrative is submitted in support of our concurrent application for a Conditional Use Permit to establish an X-Golf facility in Northtown Mall, at 398 Northtown Drive NE Suite L-6B Blaine, MN 55434.

An amusement or recreational use is a Conditional Use in this zoning district.

The X-Golf use, while currently classified as an "amusement center" use under Blaine city code, is most appropriately a sophisticated and elevated hybrid commercial recreational use offering food, beverages, and on-sale liquor. Our six golf simulator bays, offering some of the most iconic golf courses globally, incorporate a series of sensors measuring the angles, spin, and speed to project out the flight path of the shot onto the projected screen. Dozens of sensors read launch angles (y axis), launch speed, launch direction (x axis), along with spin rates from both axis to pair with the quality of the lie in order to project the results of the shot. The user can select different levels of difficulty to soften the impact of spin. X-Golf also has proprietary auto-teeing technology that stores individual user's desired tee heights based on hole type.

Additional services at X-Golf include: leagues, lessons by our golf pro, tournaments, youth, private, and corporate events, and professional club fitting.

The size of the proposed facility at approximately 5000 GSF and the floor space necessary for, and devoted to, single-use hitting bays prescribes an occupant load of 65 persons or less for the use. Hence, the occupant load for our use is not as intense as for other "amusement" uses or for a strictly restaurant use utilizing the MN building code formula of 1 seated guest per 15 SF. The X-Golf design is intended for more intimate, smaller groupings of families and friends looking to share their fondness for the sport of golf.

Northtown Mall utilizes shared parking spaces for all uses. With a current offering of over 4400 parking stalls, we have recently learned that additional stalls will be added to the Mall in the near future. The current parking stalls available for our guests are in excess of the demand; we anticipate no more than a 30 stall demand during peak hours. Our business model experience is that an average guest spends two (2) hours' time at X-Golf. Hitting bays (dimensions are approximately 16' x 18') are rented hourly and allow for one person per bay, which mirrors the capacity of a singular bowling lane in a bowling center. Given that the off-street parking requirement for a restaurant of this size in this district would be approximately 50 stalls, the historical and anticipated parking demand for the X-Golf business model falls well below this number.

The nature of our business, the smaller size and occupant load of our elevated hybrid commercial recreational and restaurant use, our expected guests and typical duration of stay, as well as our location in a regional mall will minimally impact or contribute to noise and traffic and parking issues, and will not disturb or interfere with neighboring business uses and residential repose in the area.

We are excited to become part of the Blaine community, and it is our goal to be a beloved and valued member of this exceptional community.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Benjamin Feret', with a stylized flourish at the end.

Benjamin Feret, President
RMA Investments, LLC
1012 N. 5th Street Minneapolis MN 55411