

**Case File No. 22-0079
Blaine Event Venue**



BlaineMN.gov

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



Hello

I am requesting to operate a space that I can rent out to clients for various gatherings ie: Baby showers, Anniversary, Celebration of Life, Church, Corporate meetings, Bridal Showers, Small Weddings, Birthday parties etc.

Our center has 76 stalls available for parking and there are also 65 stalls that connect to our lot that we share with the restaurant next to our center that was approved by the city at one point for us to share back and forth. We have ample parking on site between the 2.

This business will continue to operate events like the prior tenant that also don't interrupt with the flow of traffic in the center as many of the other tenants are closed when events take place on evenings and weekends.

The business will work with licensed caterers and beverage to provide clients their gathering event needs. No kitchen onsite.

A staff member will be onsite to ensure events run smoothly.

Thanks

The parking capacity is met for the center per city requirements with the current 73 stalls currently

To ensure appropriate parking for all tenants at all times a few additional steps will be taken

Business operating opposite of many of the tenants (see hours chart)

9 parking spaces in the center will be added in the Spring (see attached plan) This will bring the total to 82 spaces

Events exceeding 75 people starting before 6pm will be shuttled to offsite parking with the two owned vehicles. We currently own a Chevy Express 2500 Van and a Ford E350 Van that we use and can use here for Shuttle transport when necessary.

COMMERCIAL PLAN REVIEW FOR BUILDING ENVELOPE COMPLIANCE

Note: Energy Requirements Compiled Using COMcheck EZ 2.1 Release 1 Commercial Building Compliance Software for the Minnesota Energy Code
A. GENERAL INFORMATION
 Project Location: Anoka County, Minnesota (Climate Zone 16)
 Heating Degree Days: 8157 (Base 65 F°)
 Cooling Degree Days: 561 (Base 65 F°)

B. REQUIREMENTS
 The Following Calculations Assume That:
 - All Joints and Penetrations Are Caulked, Gasketed, Weather-stripped, or Otherwise Sealed
 - Windows and Doors Are Certified as Meeting Leakage Requirements
 - Component R-values and U-values Are Labeled as Certified
 - Vapor Retarders Are Installed per Architectural Plans (Exception: Zones 2-7 in Exempted States)

C. ENVELOPE COMPONENT BREAKDOWN

Building Component	Area/Pcr	Cavity R-value	Cont. R-value	Assembly U-factor
ROOF: Nonwood Joist/Truss	14,874 s.f.	----	22.0	.044
WALL 1: Metal Studs @ 24" o.c.	2,256 s.f.	19.0	----	.070
DOOR 1: Glass	1,150 s.f.	----	----	.560
WALL 2: 8" Empty Cell Msy With Furring	276 s.f.	----	7.5	.099
WALL 3: 12" Or Greater Empty Cell Msy/ Furring	6,696 s.f.	----	7.5	.099
MDWS 3: Dbl/Tnl/Trbk/Shcg=60/Pf=0	360 s.f.	----	----	.560
DOOR 2: Opaque	210 s.f.	----	----	.130
SLAB: Unheated w/ 4" Vert. Insul.	632 ft.	----	5.0	----

D. RESULTS
 The Envelope Passes - The Design is 15% Better than Code

CREEKVIEW • RETAIL • CENTER

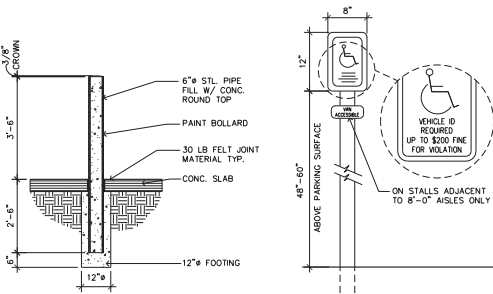
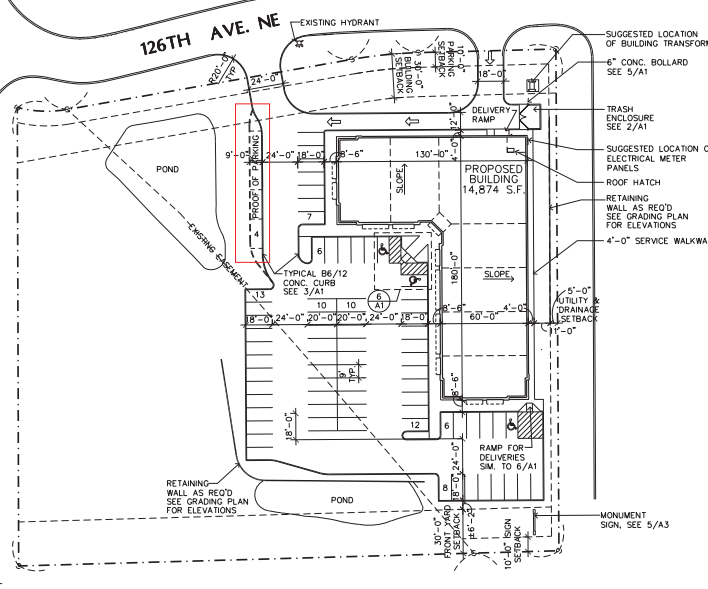
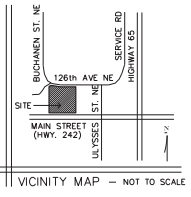
ARCHITECT
 LAMPERT ARCHITECTS
 13837 NE Lincoln St.
 Horn Lake, MN 55304
 Phone: 763-785-1211

DEVELOPER/OWNER
 HOECKER DEVELOPMENT
 8315 Pleasant View Dr.
 Mounds View, Minnesota 55112
 Phone: 763-788-6387

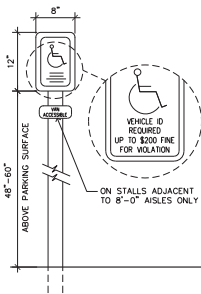
ENGINEER
 STROH ENGINEERING
 1128 Sibley Memorial Hwy.
 Mendota Heights, MN 55118
 Phone: 651-454-9455

CIVIL ENGINEER
 FLOW ENGINEERING
 9180 Lexington Ave. NE
 Circle Pines, Minnesota 55014
 Phone: 763-785-1043

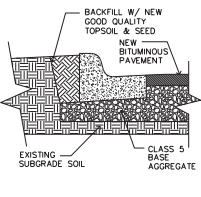
GENERAL NOTES:
 1. THE PROPERTY LINES AND EASEMENTS HAVE BEEN TAKEN FROM THE BOUNDARY SURVEY, PROPERTY LINE AND EASEMENT DIMENSIONS AND ANGLES SHOULD BE VERIFIED WITH THAT SURVEY.
 2. ALL SIDEWALK ELEVATIONS SHOULD BE VERIFIED WITH THE GRADING PLAN. PLEASE SEE DETAIL 6/A1 FOR ACCESSIBLE CURB CUT MAXIMUM SLOPES.



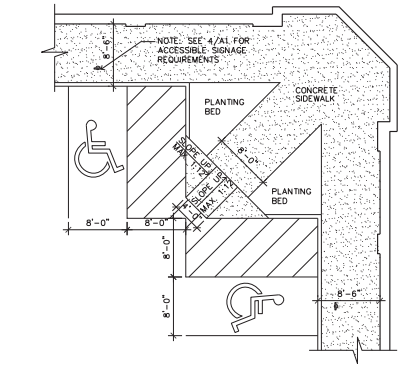
5 CONCRETE BOLLARD
 SCALE: 1/2" = 1'-0"



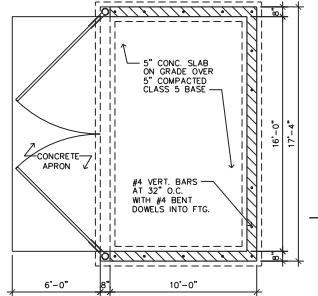
4 ACCESSIBLE SIGNAGE
 SCALE: 1" = 1'-0"



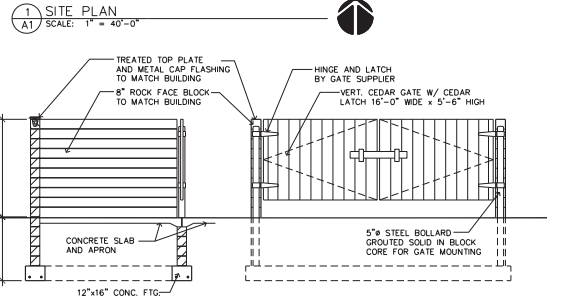
3 B6/12 CONCRETE CURB
 SCALE: 1" = 1'-0"



6 ACCESSIBLE CURB CUT DETAIL
 SCALE: 1/8" = 1'-0"



2 TRASH ENCLOSURE DETAIL
 SCALE: 1/4" = 1'-0"



1 SITE PLAN
 SCALE: 1" = 40'-0"

COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

A. GENERAL INFORMATION
 Project Name: Creekside Retail Center
 Project Location: Blaine, Minnesota
 Lot Size: 2.79 Acres 121,334 s.f.
 Zoning And Land Use: BP Business Park

B. APPLICABLE CODES:
 1. Uniform Building Code 1997 Edition (UBC 1997)
 2. Blaine Zoning Ordinance Current Edition
 3. Minnesota State Building Code 1998 Edition
 4. Minnesota Disabilities Code 1999 Edition
 5. Minnesota Plumbing Code 1999 Edition
 6. Minnesota Electrical Code NEC 1999 Edition
 7. Minnesota Energy Conservation Code 1999-2000 Edition
 8. Minnesota Fire Code 1998 Edition
 9. Minnesota Fire Code 1998 Edition
 10. Minnesota Fire Code 1998 Edition
 11. Uniform Mechanical Code 1999 Edition
 12. Electrical Safety Code 1999 Edition

C. OCCUPANCY GROUP
 Retail - 14,874 s.f. (UBC 309) Group M

D. TYPE OF CONSTRUCTION
 Type II-A - All Materials to be Non-Combustible - (UBC 603)
 Fully sprinklered in compliance with UBC standard 9-1 and 9-2

E. BUILDING AREA, HEIGHT
 Total Square Feet: 14,874 s.f., 1 Story
 Allowable Height (UBC 504.506, Table 5-B) 50'-0" 2 Stories

F. ALLOWABLE HEIGHT AND BUILDING AREA
 1. Proposed Height - 17'-2" - 1 Story
 2. Allowable Area - M Type II-A
 12,000 S.F. + Separation (UBC 505.3) 3 sides 100% = 24,000 S.F.
 24,000 S.F. + 1 Story Approved Sprinkler (UBC 505.3) 300% = 72,000 S.F.
 4 Area Code 1214 / 72,000 = 26.7% < 100%

G. OCCUPANCY SEPARATION (UBC 302.4)
 Not Required

H. AREA SEPARATION (UBC 504.6.4)
 Not Required

I. FIRE RESISTIVE RATINGS (UBC TABLE 6-A)
 1. Exterior Bearing Walls No Requirements
 2. Interior Bearing Walls No Requirements
 3. Exterior Non-bearing Walls No Requirements
 4. Structural Frame No Requirements
 5. Permanent Partitions No Requirements
 6. Shaft Enclosure 1 Hr
 7. Floors and Floor Ceilings No Requirements
 8. Roofs and Roof Ceilings No Requirements
 9. Exterior Doors And Windows Not Permitted Less Than 5 Feet, Protected Less Than 10 Feet.

J. OCCUPANCY LOAD (UBC TABLE 10-A)
 Occupancy Load To be Calculated On A Per Tenant Basis, 20 Provided

K. EXITING
 1. Number of Exits (UBC 1004.2.3)
 2. Occupancy To be Determined On A Per Tenant Basis, 20 Provided
 3. Distance to Exits (UBC 1004.2.5)
 4. Corridor Width (UBC 1004.3.4)
 5. 44" At Occupancy Load Greater Than 49
 6. Arrangement of Exits (UBC 1004.2.4)
 7. Not Less Than 1/2 Diagonal Over Building Dimensions
 8. Exit Width (UBC 1003.3.3)
 9. Min. Clear Width 32" Per Door
 10. Door Width (UBC 1003.3.1.3)
 11. All Exit Doors Are Min. 3'-0" in Width
 12. Door Swing (UBC 1003.3.1.5)
 13. Doors Swing Out Where Required
 14. Type of Lock or Latch (UBC 1003.3.1.8)
 15. Operable From Inside Without Use of A Key
 16. Manually Operated Edge- or Surface-Mounted Flush Bolts and Surface Bolts or Any Other Type of Device That May be Used to Close or Restrict the Door Shall Not be Used.

L. OTHER
 1. Building is Accessible
 2. Roof Access (MSC 1300.4500)
 3. 60" Ships Ladder
 4. Roof Height (MSC 1300.4500)
 5. Not Less Than 9 S.F. With Min. Dimension of 2'-0"
 6. Draft Slops (UBC 708.3)
 7. Not Required
 8. Recycling Space - Exterior Trash Enclosure Provided

M. PLUMBING FIXTURES - INCL. ACCESS (UBC APP. CHPT 29)
 To be Determined On Per Tenant Basis

Required	Provided
M+L+W	M+L+W
1. Water Closets	-
2. Urinals	-
3. Lavatories	-
4. Fountains	-
5. Service Sinks	-

N. PARKING
 1. Retail: 14,874 s.f. @ 1/200 s.f. = 75 Spaces
 2. Total Spaces Required = 75 Spaces
 3. Total Parking Provided = 72 Spaces
 4. Proof of Parking = 4 Spaces
 5. Total Parking = 76 Spaces
 6. Stall Size = 9' x 18' Stalls
 7. Striping - 4" White Stripes

O. PAVEMENT DESIGN:
 1. All Drive Aides And Truck Manoeuvring Areas
 2. Bituminous Wear Course MN. D.O.T. 2331 Type 41
 3. Bituminous Binder Course MN. D.O.T. 2331 Type 31
 4. 8" Compacted Class 5 Base MN. D.O.T. 3138
 5. 4" Compacted Class 5 Base MN. D.O.T. 3138
 6. All Parking Areas
 7. 1 1/2" Bituminous Wear Course MN. D.O.T. 2331 Type 41
 8. 1 1/2" Bituminous Binder Course MN. D.O.T. 2331 Type 31
 9. 4" Compacted Class 5 Base MN. D.O.T. 3138
 10. Verify With Existing Soil Conditions And Adjust Accordingly



LAMPERT ARCHITECTS
 13837 NE Lincoln Street
 Horn Lake, MN 55304
 Phone: 763.785.1211 Fax: 763.787.3848
 lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
 LEONARD LAMPERT
 PRINT NAME
 LICENSE NO.
 DATE

Proposed Building
 CREEKVIEW RETAIL CENTER
 Blaine, Minnesota

Copyright 2002
 Leonard Lampert Architects, P.A.
 Drawn By: JRB, KMB
 Checked By: LL, LML
 Revisions
 12/5/02 CITY SUBMITTAL
 12/16/02 ISSUE FOR PERMIT

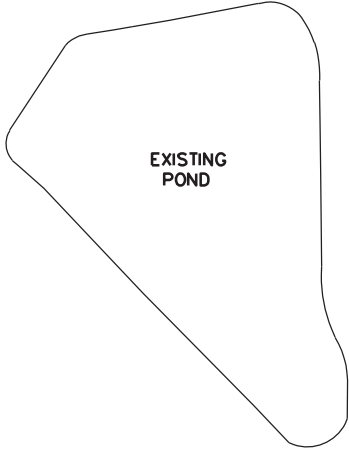
SITE PLAN

Sheet Number

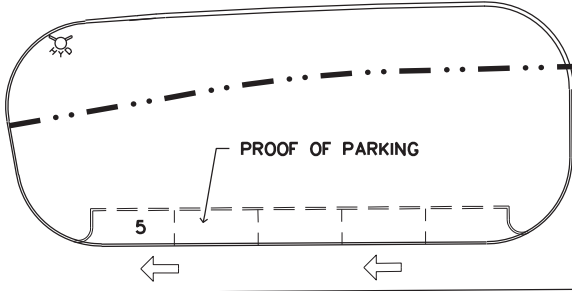
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Project No. 021105-1

126th AVE N.E.



EXISTING POND

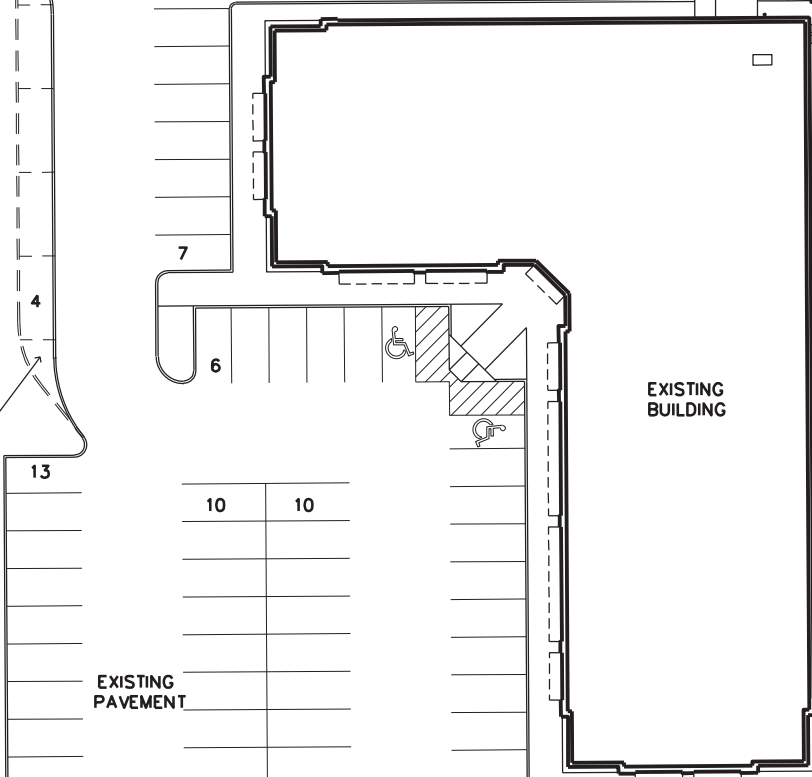


PROOF OF PARKING

5

PROOF OF PARKING

EXISTING PARKING - 73 STALLS
PROOF OF PARKING - 9 STALLS
ULTIMATE PARKING - 82 STALLS



EXISTING BUILDING

EXISTING PAVEMENT

10 10

13

7

6

12

7

8

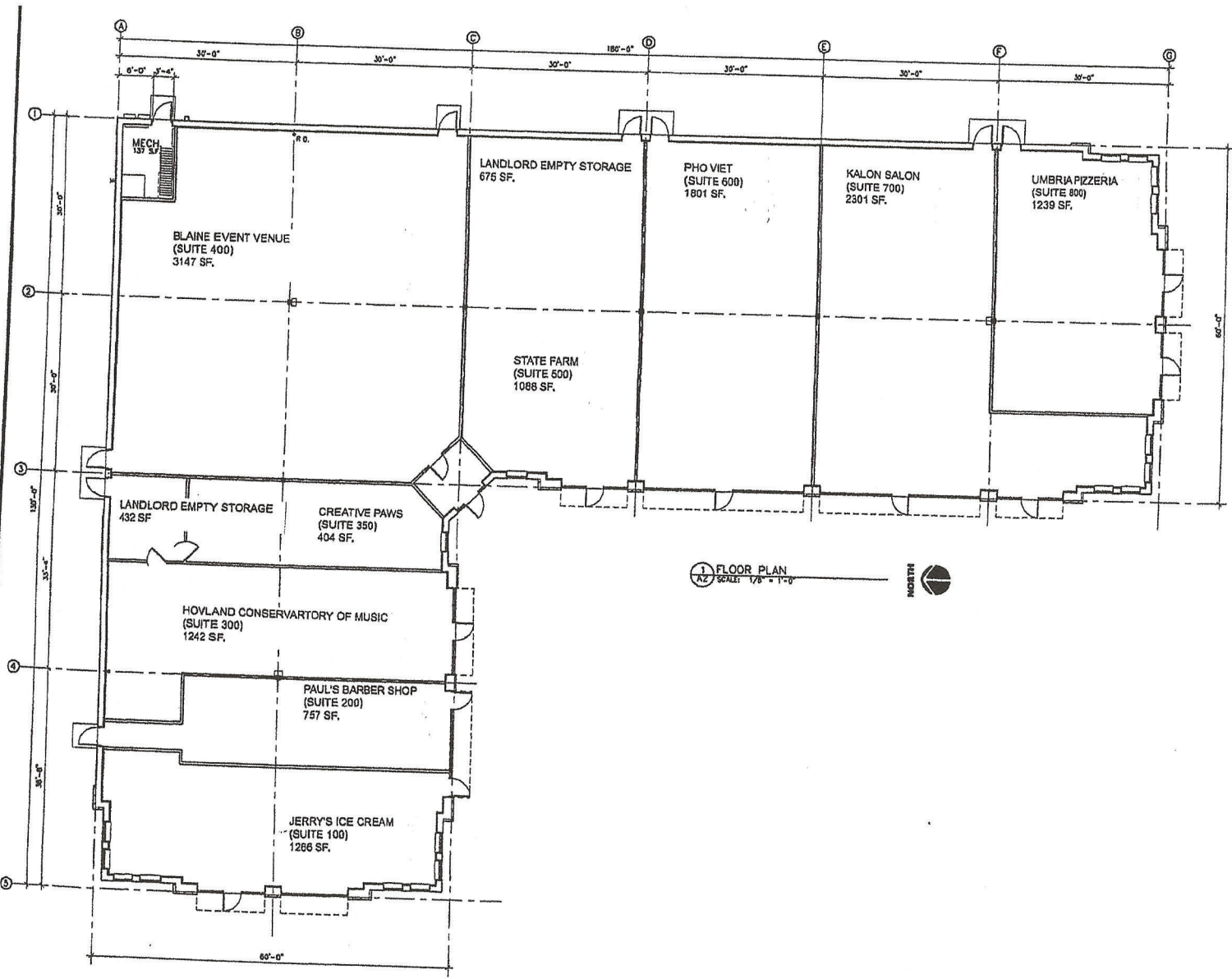
EXISTING POND

NORTH



1 SITE PLAN
A1 SCALE: NOT TO SCALE

S.T.H. NO. 242
(MAIN STREET)



1 FLOOR PLAN
 A2 SCALE: 1/8" = 1'-0"
 NORTH

LAMPERT ARCHITECTS
 13837 NE Lincoln Street
 Horn Lake, MN 55306
 Phone: 612.355.1211 Fax: 612.797.1849
 Email: info@lampert-architect.com

Proposed Building
CREEKVIEW RETAIL CENTER
 Blaine, Minnesota

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 Leonard Lampert Architects, P.A.
 Drawn By: JRB
 Checked By: L.L.M.
 Revisions

No.	Description

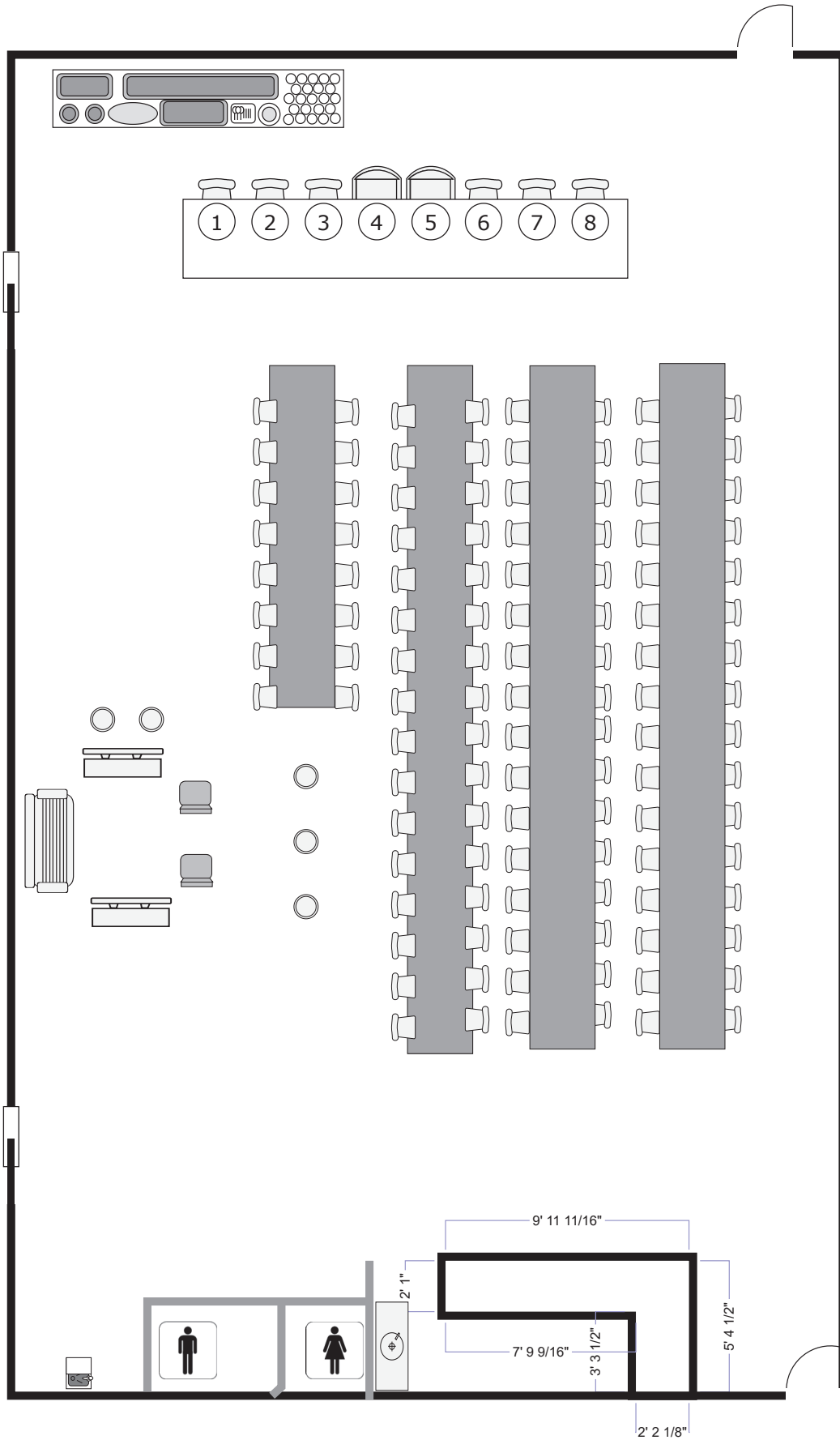
FLOOR PLAN

Sheet Number



Project No. 021105-1

Blaine Event Venue



Business	Total Sq Footage	1/200		1/100		Excluded		1/200		1/250		1/250		Totals	
		Kitchen	Dining	Utility rooms	Bathrooms	Retail Floor	Office	Storage		Kitchen	Dining	Retail	Office	Storage	Total Sapces
State Farm	1088	0	0	30	126	0	549	383	0	0	0	2.196	1.532	3.728	
Pho Viet	1801	696	826	55	124	0	0	100	3.48	8.26	0	0	0.4	12.14	
Salon K	2301	0	0	100	94	1130	0	977	0	0	5.65	0	3.908	9.558	
Umbria	1239	763	231	190	55	0	0	0	3.815	2.31	0	0	0	6.125	
Creative Paws	404	0	0	0	52	252	0	100	0	0	1.26	0	0.4	1.66	
Hovland Music	1242	0	0	0	136	0	896	210	0	0	0	3.584	0.84	4.424	
Barber	757	0	0	55	62	484	0	156	0	0	2.42	0	0.624	3.044	
Big Dipper	1266	350	385	110	126	0	0	295	1.75	3.85	0	0	1.18	6.78	
Blaine Event	3147	0	2340	87	118	0	358	244	0	23.4	0	1.432	0.976	25.808	
Total		1809	3782	627	893	1866	1803	2465	9.045	37.82	9.33	7.212	9.86	73.267	
* see below	1107														

*State Farm 675 Sq ft not leased in back that belongs to the landlord and cant be leased to anyone

*Creative Paws 432 sq ft the entire back section belongs to the landlord does have different plumbing and fixtures for the building

The Creekside has 73 stalls available

The Roadside has 62 stalls available

Also attached is an hours of operation chart and also to note the Roadside while they have spaces allotted to outside they also operate this section seasonally

Criteria		
Kitchen	200	1 space
Dining	100	1 space
Retail	200	1 space
Office	250	1 space
Storage	250	1 space

Hours of Operation Charts

Business									Totals		Retail	Office	Storage	Total Sapces
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Notes	Kitchen	Dining				
State Farm	Closed	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Appt only	Closed	Not at office often	0	0	0	2.196	1.532	3.728
Pho Viet	11am-8pm	Closed	11am-8pm	11am-8pm	11am-8pm	11am-8pm	11am-8pm		3.48	8.26	0	0	0.4	12.14
Salon K	Closed	11am-8pm	11am-8pm	11am-8pm	11am-8pm	11am-3pm	Closed		0	0	5.65	0	3.908	9.558
Umbria	11am-9pm	11am-9pm	11am-9pm	11am-9pm	11am-9pm	11am-9pm	11am-9pm	Carryout/Delivery	3.815	2.31	0	0	0	6.125
Creative Paws	Closed	9am-3pm	9am-3pm	9am-3pm	9am-3pm	9am-3pm	9am-2pm		0	0	1.26	0	0.4	1.66
Hovland Music	Appt only	Appt only	Appt only	Appt only	Appt only	Appt only	Appt only		0	0	0	3.584	0.84	4.424
Barber	Closed	Closed	8am-5pm	8am-5pm	8am-5pm	8am-5pm	8am-2pm		0	0	2.42	0	0.624	3.044
Big Dipper	Closed	Closed	3pm-8pm	3pm-8pm	3pm-8pm	3pm-8pm	1pm-8pm	Closed December to	1.75	3.85	0	0	1.18	6.78
Blaine Event	Appt only	Appt only	Appt only	Appt only	Appt only	Appt only	Appt only		0	23.4	0	1.432	0.976	25.808
Total									9.045	37.82	9.33	7.212	9.86	73.267

8 tenants not counting event venue

Sunday
2 tenants open
and one is 95%
delivery
Almost 50 spaces open
automatically open
1 Carryout/Delivery

Friday
0 Closed
1 Closed Dec-March
2 Appt Only
2 closed by 3
1 Carryout/Delivery

Saturday
2 Closed
1 Closed Dec-March
1 Appt only
2 closed by 2pm
1 open all day
1 Carryout/Delivery

The Creekside has 73 stalls available
The Roadside has 62 stalls available
(parking layout is attached)

Criteria		
Kitchen	200	1 space
Dining	100	1 space
Retail	200	1 space
Office	250	1 space
Storage	250	1 space

Summary Friday-Sunday

Sunday only 2 tenants open and one is 95% delivery the day runs with almost 50 extra open all day

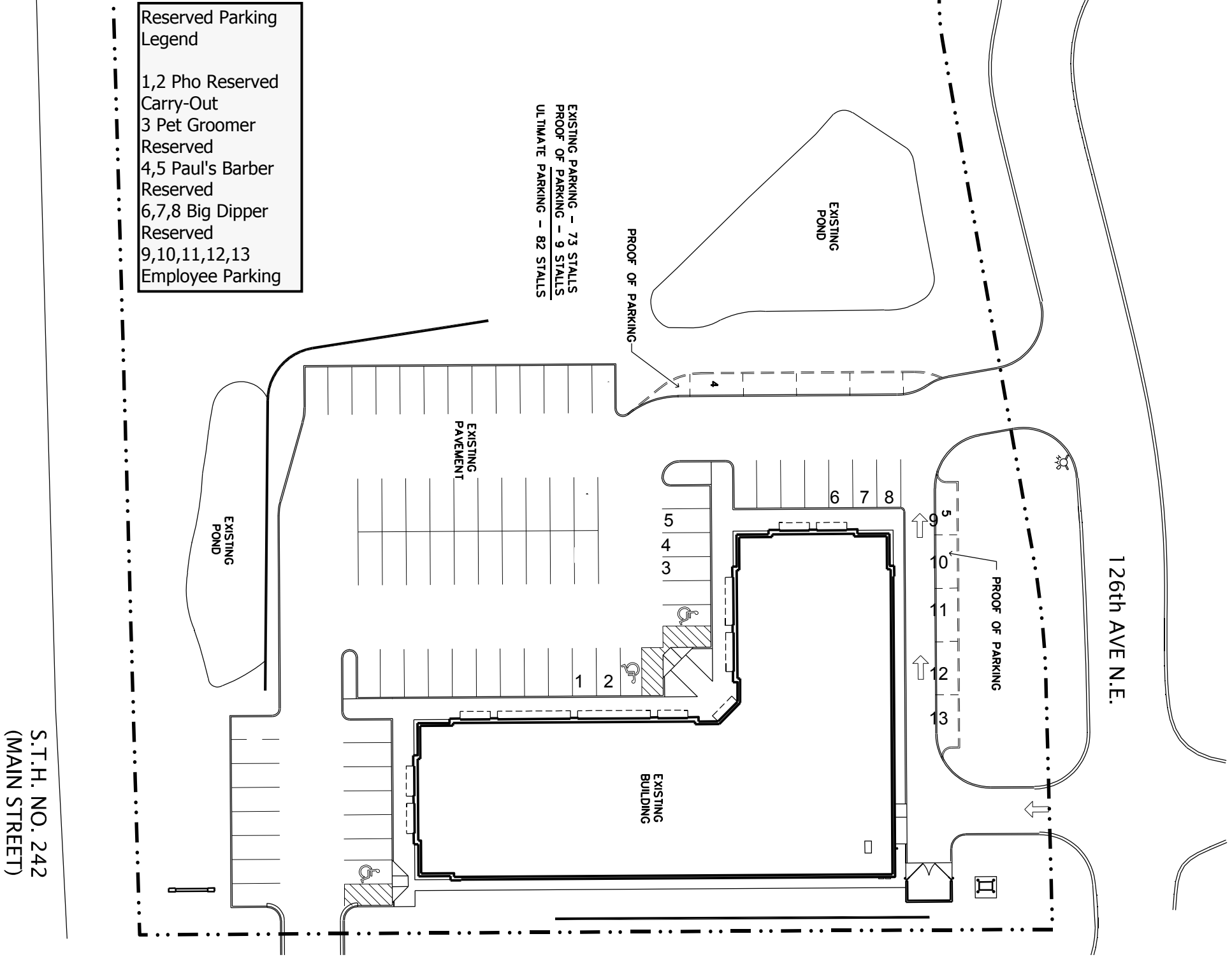
Friday 2 Appt only 2 closed by 3pm Ice cream closed 4 months seasonal 1 closed by 5pm so just Pizza(Delivery/CO) and Viet restaurant open past 5pm

Saturday Starts with 24.80 spaces available with closed business all day and an additional 6.78 with the spaces from Big Dipper in off season.

We also have a few closed on Mondays which lends well for timing of sports banquets

- Reserved Parking Legend**
- 1,2 Pho Reserved Carry-Out
 - 3 Pet Groomer Reserved
 - 4,5 Paul's Barber Reserved
 - 6,7,8 Big Dipper Reserved
 - 9,10,11,12,13 Employee Parking

EXISTING PARKING - 73 STALLS
 PROOF OF PARKING - 9 STALLS
 ULTIMATE PARKING - 82 STALLS



S.T.H. NO. 242
 (MAIN STREET)

126th AVE N.E.

Event Center Sept/October

We opened Sept 10th then closed October

	Date	#attendees	Type of event	
1	10-Sep	100	Graduation Party	2pm-8pm
2	11-Sep	40	Baby Shower	2pm-6pm
3	17-Sep	50	Baby Shower	12pm-6pm
4	18-Sep	60	Celebration of Life	4pm-8pm
5	24-Sep	30	Birthday party Adult	6pm-10pm
6	25-Sep	60	Baby Shower	2pm-9pm
7	29-Sep	38	Corporate Meeting	11am-5pm
8	30-Sep	50	Celebration of Life	12pm-4pm
9	30-Sep	50	Birthday Party Youth	5pm-9pm
10	1-Oct	50	Birthday Party Youth	10am-2pm
11	1-Oct	60	Bridal Shower	3pm-9pm
12	2-Oct	65	Baby Shower	2pm-7pm
13	3-Oct	175	Marching Band Banquet	5pm-8pm
14	15-Oct	150	Wedding Reception	8am-11:30pm

Church Sept 11,18,25, 28, Oct 2 and 9th

25-60 attendees

10:30-12:30 Sunday

6pm-8pm Wednesday

Minus the couple outlier events average attendees are 50

14 events	% of each type of event
9 Shower/Birthday/Graduation	64%
4 Celebration of Life/Meeting/Banquet	29%
1 Wedding Reception	7%

Church Not included in totals