

Case File No. 15-0025

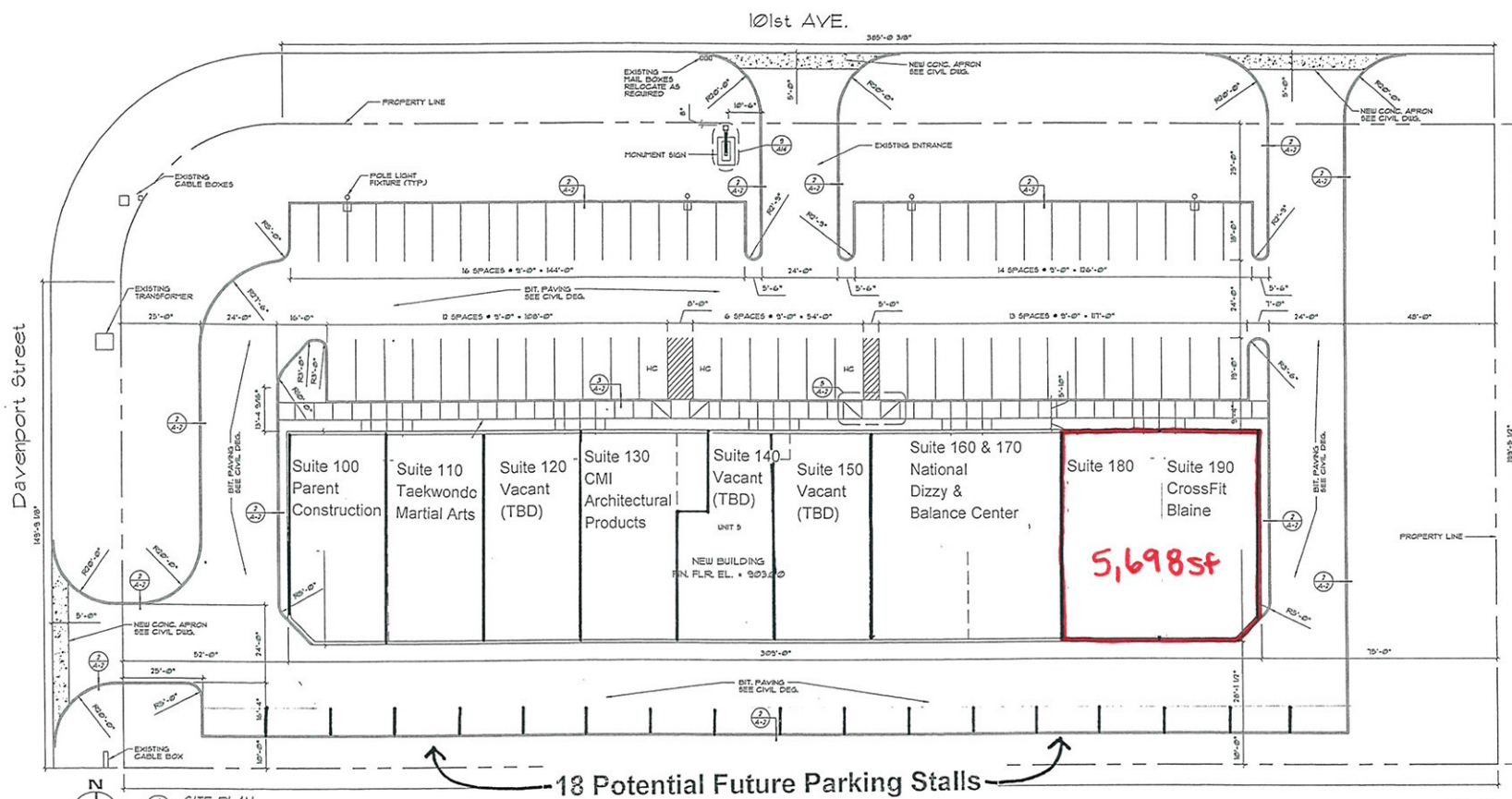
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165

COLONY POINT
NORTH

1630 101 AVE NE
BLAINE, MN



Davenport Street

101st AVE.

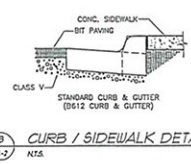
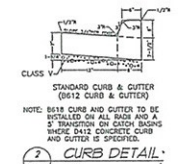
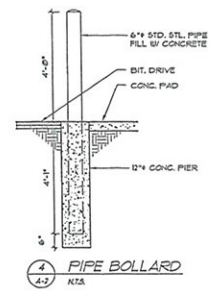
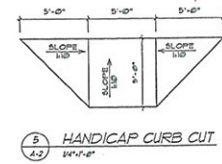
Suite 100 Parent Construction
Suite 110 Taekwondo Martial Arts
Suite 120 Vacant (TBD)
Suite 130 CMI Architectural Products
Suite 140 Vacant (TBD)
Suite 150 Vacant (TBD)
Suite 160 & 170 National Dizzy & Balance Center
Suite 180
Suite 190 CrossFit Blaine

5,698sf

18 Potential Future Parking Stalls

CONTINENTAL BUSINESS CENTER
1630 101st Avenue NE
Blaine, MN 55449

Building Owner:
Continental Plaza, LLC
11806 Aberdeen Street NE
Suite 290
Blaine, MN 55449
Charles S. Cook, President



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.

DATE: 2/2/06
SCALE: AS SHOWN

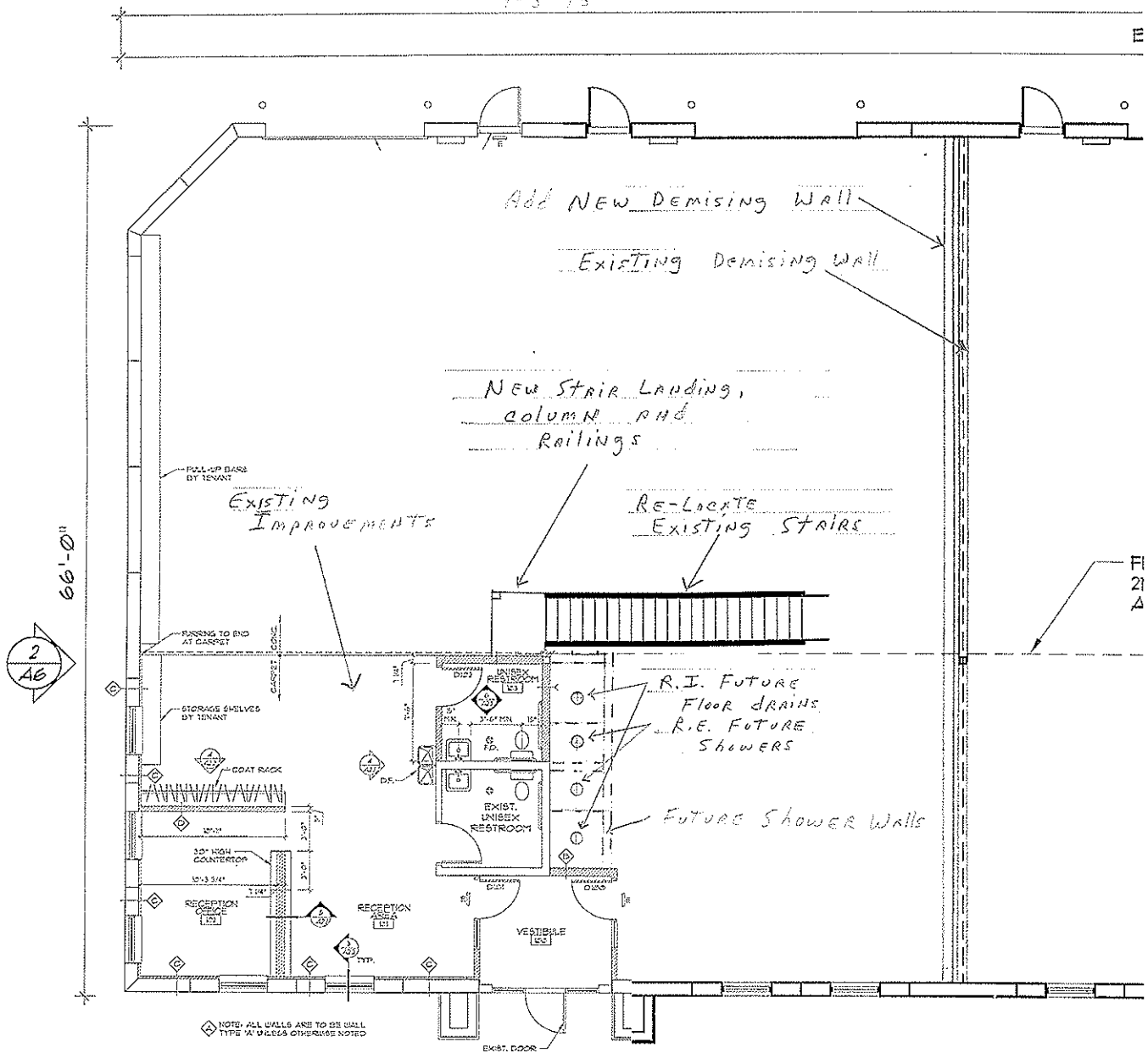
DATE: 2/2/06
SCALE: AS SHOWN
DRAWN BY: R. ROSA

PROJECT NUMBER: 20526
DATE: FEB. 2, 2006
DRAWN BY: K. FACTOR
CHECKED BY: R. ROSA
REVISIONS: 7/28/06

SITE PLAN & DETAILS

A-2

CROSSFIT MAIN LEVEL PLAN
 1/8" = 1'
 4-3-15



NOTE: ALL WALLS ARE TO BE GALL TYPE 'A' UNLESS OTHERWISE NOTED

2
A6

FI
21
A

Continental Business Center Parking Calculations revised 4-21-2015

Unit	Suite	Tenant Name	Standard Parking required per zoning code	Actual Required Daytime Peak Parking	Actual Required Off-Peak Evening and Weekend Parking
1	100	Parent Builders Inc	6.1	4	4
2	110	Taekwondo Martial Arts	6.1	2	20
3	120	To Be Determined	6.1	6.1	6.1
4	130	CMI Architectural Products	6.1	7	0
5	140	To Be Determined	6.1	6.1	6.1
6	150	To Be Determined	6.1	6.1	6.1
7	160	National Dizzy & Balance Center	6.1	10	0
8	170	National Dizzy & Balance Center	6.1	See Suite 160 above	See Suite 160 above
9	180	CrossFit Blaine Expanded space	6.1	4	9
10	190	CrossFit Blaine Existing space	6.1	12	15
Total Parking Spaces Required			61.00	57.30	66.30
Total Parking Spaces Provided			61	61	61
Additional Potential Parking Spaces Available if required			18	18	18
Total Potential Parking Spaces Available			79	79	79
Total Potential Remaining Unused Parking Spaces Available			18.00	21.70	12.70

61 parking stalls were required and provided per the zoning code which provides 6.1 stalls per suite (there are 10 suites)

Taekwondo Martial Arts will require up to 20 stalls during the evening (off-peak use), which should have no impact on the daytime parking requirements based on their evening class schedule. The building owner agrees to work with tenant use to manage class schedule should future parking issues arise.

CrossFits existing use in suite 190 requires up to 12 stalls during daytime (peak daytime use). CrossFits existing use also requires up to 12-15 stalls in the evening (off-peak use). Expanding CrossFits premises to include suite 180 will expand their class sizes and will result in the addition of up to an additional 4 stalls during the daytime (peak daytime use) and up to an additional 9 stalls during the evening (off-peak use). The building owner agrees to work with tenant use to manage class schedule should future parking issues arise.

There is potential to add up to 18 additional parking spaces located on the site by adding additional striping on existing pavement as shown on the accompanying site plan. Adding the 61 existing parking stalls and the 18 potential future parking stalls, there is a potential for 79 total parking stalls. The above schedule shows a maximum actual parking demand of 64 parking stalls in the unlikely event all tenants are at peak demand at the same time. If actual parking demand exceeds the existing parking capacity, the building owner agrees to add the additional parking as required.

Generation Fitness, LLC
Doing Business as CrossFit Blaine
Richard Jensen
2645 146th Avenue NE
Ham Lake, MN 55304

April 23, 2015

RE: Specifications for tenant lease space at: **1630 101st AVE Suite 180, Blaine, MN**

To whom it may concern,

This correspondence is to serve as an outline for the proposed CrossFit gym expansion at 1630 101st AVE, Blaine, MN. The information provided is not a required layout by the CrossFit brand, but is the desired layout and functionality as proposed by the business plan of the gym owner, Mr. Richard Jensen.

General Concept: CrossFit is the principal strength and conditioning program designed to improve a person's ability to conduct everyday physical activities and scalable for any committed individual regardless of age, experience or condition.

Training Concept: CrossFit is not an open gym or large scale fitness center with 24 hours a day availability. Members are trained in small group fitness classes. These group classes are led by certified CrossFit trainers. Members do not work out unattended and only attend the class time in which they sign up for.

Current and Future Class Concept: Current classes average 6-8 persons and only have the capacity to host 12 persons at any given time. We current run 7-8 classes per day Monday-Friday and two classes on Saturday mornings. With business growing, our requirement for floor space has increased.

The following are the basic requirements for the additional build-out and premise:

- No additional office space is required.
- Future showers are being proposed in lieu of additional restrooms (to be constructed at a later date).
- Between 8 a.m. and 5 p.m. during daytime business hours parking requirements will range from 5 vehicles up to a peak demand of 16 vehicles. During off-peak evening and weekend hours parking requirements will range from 12 vehicles up to a peak demand of 24 vehicles.
- The mezzanine level will be utilized as storage and open space made available for members for hat, jacket, and shoe storage during class.

The following are the basic requirements necessary to maximize the available space:

- Concrete floor (warehouse) would be covered with ¾ in. rubber matting to protect the floor and equipment.

Business Operations: As outlined in our original business plan, the owner is the lead trainer and facility operations. Additional staff (certified trainers) have been hired on. The owner's spouse, who currently works from home, assists on a part-time basis with the teaching and administrative operations.

I am the point of contact for the above information. If there are any questions or concerns of the above mentioned, I can be any time and contacted by phone at (651) 239-0088.

Thank you,

Richard Jensen
Generation Fitness, LLC
Owner
Phone: (651) 239-0088
Email: rickandracy08@yahoo.com