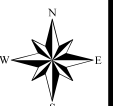


Case File No. 19-0051
Exquisite Receptions Event Center

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



**Rosa
Architectural
Group
Inc.**

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

**ROYAL LAKES
RETAIL CENTER**

12475 LEXINGTON AVE NE
BLAINE, MN 55449

**CLASSIC
CONSTRUCTION**

PH: 763-434-8870
18542 ULYSSES ST. NE
EAST BETHEL, MN

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.

PRINT NAME: _____

DATE: _____ REG. NO. _____

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UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: _____ REG. NO. _____

DATE: _____ REG. NO. _____

DATE: 6/1/2019 REG. NO. 18035

PROJECT NUMBER: 21917

DATE: JUNE 7, 2019

DRAWN BY: JL

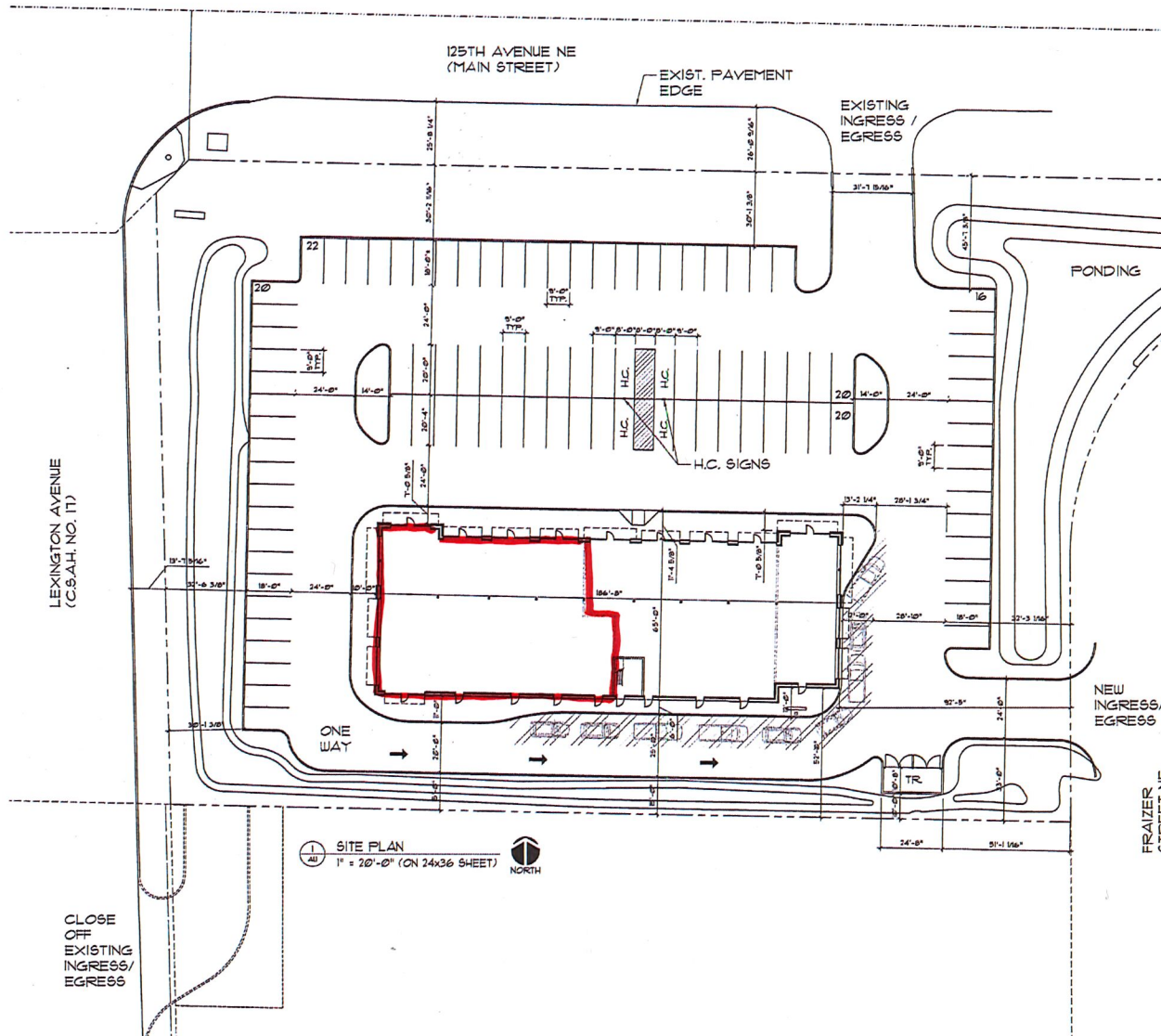
CHECKED BY: RR

REVISIONS: 7/9/2019

SITE PLAN

A1.1

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PROPOSED BUILDING

COFFEE SHOP & RESTAURANT • 14203 SF. • 5,438.3 SF.
6,987 SF. / 100 • 692 STALLS REQ'D.

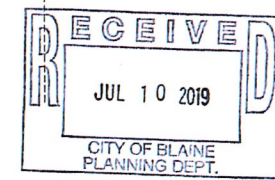
RETAIL 4,818 SF.
4,818 SF. / 200 • 203 STALLS REQ'D.

ESTIMATED PARKING REQUIRED:
692 • 203 • 501 STALLS

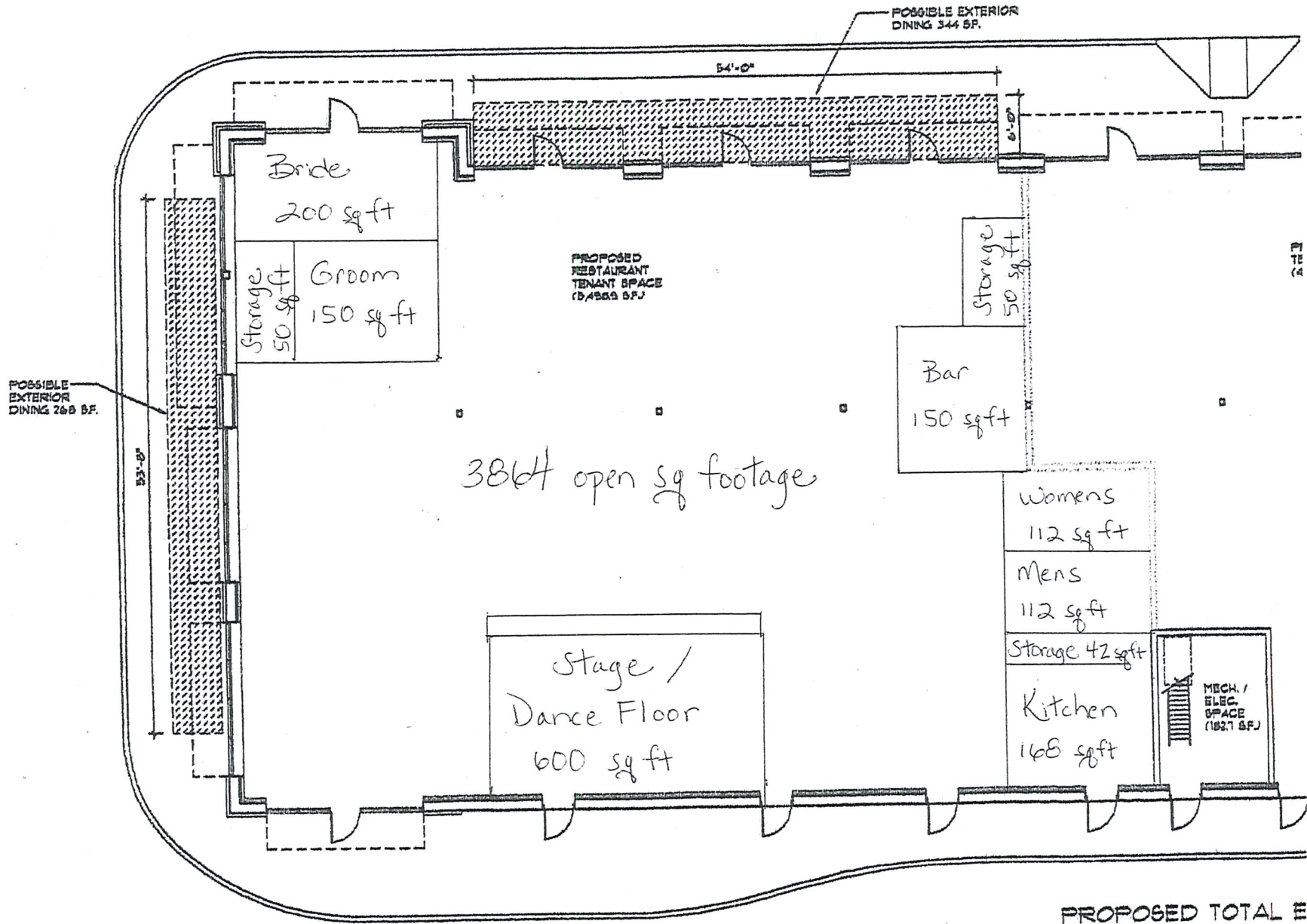
PROVIDED • 38 STALLS

MECH. / ELEC. AREA • 152.1 SF.

TOTAL BLDG. AREA (TO INT. FACE OF WALLS)
12842 SF.



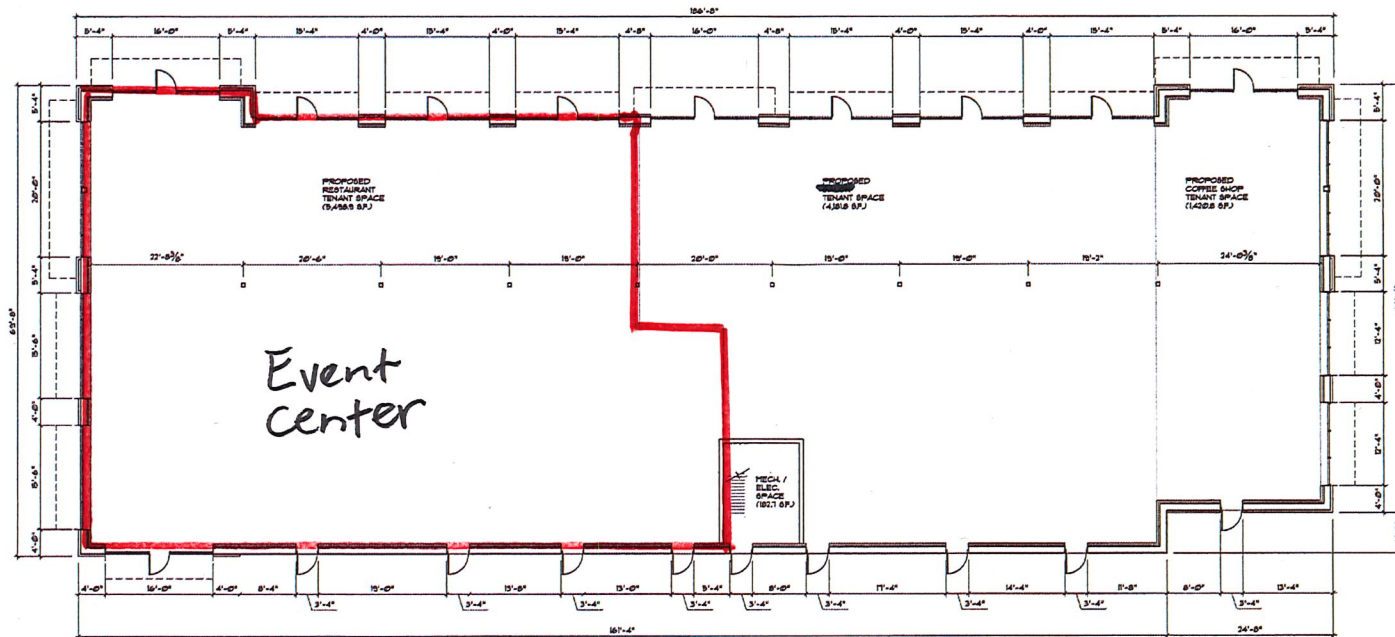
CLOSE
OFF
EXISTING
INGRESS/
EGRESS



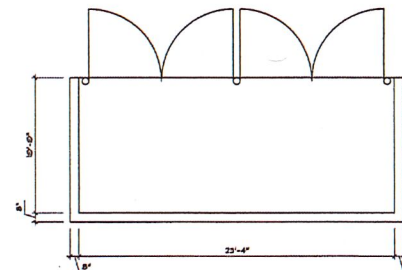
PROPOSED EXTERIOR DINING PLAN

1/8" = 1'-0" (ON 24x36 SHEET)





1 FLOOR PLAN
1/8" = 1'-0" (ON 24x36 SHEET)



2 TRASH ENCLOSURE PLAN
1/4" = 1'-0" (ON 24x36 SHEET)



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PRINT NAME: _____

SIGNED: _____

DATE: _____

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 PROFESSIONAL UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: **RUSSELL R. ROSA**

SIGNED: **RUSSELL R. ROSA**

DATE: **6/7/19**

PROJECT NUMBER: 21917

DATE: JUNE 7, 2019

DRAWN BY: JL

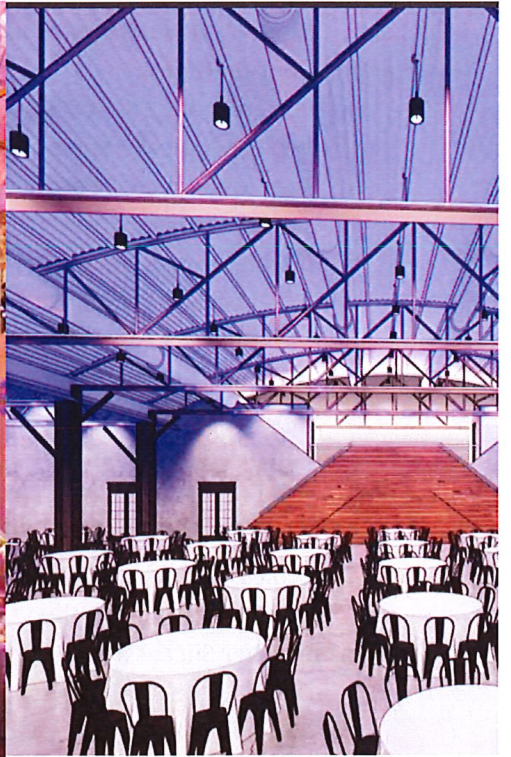
CHECKED BY: RR

REVISIONS:

FLOOR PLAN

Exquisite Receptions Narrative CUP Change

- Catering / Events Background
 - Jason is C.O.O. / part owner of Blaine Green Mill
 - 20 years of experience in restaurant and catering
 - Green Mill Catering is an eight time award winner of “Best of the Knot”, including numerous events in St Paul
- Blaine / Northeast Metro Shortage of Venue Locations
 - Fastest growing Minnesota zip is 55449
 - Losing venues to Minneapolis/St Paul
 - Events include weddings, corporate meetings, celebration of life, graduations, birthday parties, sports team celebrations and more
- Noise / Smoking
 - Closes at 12pm versus a 2am restaurant/bar close
 - Less noise / wouldn't be 7 days a week
 - Less drunk drivers due to venue type
- Better for Community
 - Green Mill will be the preferred caterer, along with four other Blaine restaurants to be determined
 - Events will drive traffic and profits for Blaine businesses – specifically, florists, hotels, bakeries, music and DJ's and more. Venue will bring hundreds of people each week to Blaine to experience our city. For families of weddings, in addition to Blaine hotels, they would also visit Blaine eating establishments.
- Parking Considerations
 - For example, I have 150 spots of parking at Green Mill. Many customers drive from work for Happy Hour and are typically one person per car.
 - The Venue would typically bring multiple people per vehicle, resulting in requiring less parking spots as opposed to a restaurant.
 - If a restaurant were to go into the complex – if it would be successful, parking would be an issue for the other tenants of the complex. If the restaurant wouldn't be successful, parking would not be an issue for the other tenants – but the restaurant would subsequently fold.
- Limited Outdoor Dining/Socializing Patio
 - Would only be accessed an average of two days per week, as opposed to a restaurant seven days.
 - The patio space being requested would be a restaurant request as well.
- Impaired Driving
 - Again, venue would be used for weddings only an average of two days per week.
 - Typically, weddings have more designated drivers, as opposed to a restaurant/bar. Families arrange for drivers to and from the venue.
- Photos of Other Successful Venues – Hutton House, Quincy Hall and Muse
 - Exquisite Receptions would bring people, as well as revenue, to Blaine – ultimately helping to promote our city. The venue would promote existing businesses by the people it would bring to Blaine. These include hotels, restaurants, florists, hair designers, nail salons, as well as family activities and local shopping. The venue may also drive new businesses to start up from the demand it would potentially bring.
 - See photos on following page



EXQUISITE RECEPTIONS TRAFFIC DATA

At the Blaine City Planning meeting, the main take away was a traffic concern. The researched data is as follows:

Restaurant/Bar Data: \$21.50 average ticket x 1.71 (average passengers per car) = \$36.77 average total ticket. Based on a 2 million dollar yearly sales restaurant, this equates to 54,392 vehicles per year. Divide vehicles by 365 days = 150 vehicles per day.

Venue Data:

Year 1 / 95 events @ 150 people divided by 2.44 (average people/vehicle) = 61 vehicles

95 x 61 = 5,795 divided by 365 days = 16 vehicles per day

Year 2 / 164 events @ 150 people divided by 2.44 (average people/vehicle) = 61 vehicles

164 x 61 = 10,004 divided by 365 days = 27 cars per day

Year 3 / 194 events @ 150 people divided by 2.44 (average people/vehicle) = 61 vehicles

194 x 61 = 11,834 divided by 365 days = 32 cars per day

Three Year Average and Recap

Restaurant/Bar 54,392 yearly vehicles x 3 = 163,176. Divide by 1,095 (3 years) =
150 vehicles per day

Exquisite Receptions 5,795 + 10,004 + 11,834 = 27,633. Divide by 1,095 (3 years) =
25 vehicles per day This equates to an 83.4 percent traffic reduction

Over Three Year Period - Days with Zero Traffic

Restaurant/Bar = 0 days

Exquisite Receptions = 642 days

Three Year Period / 58.6 percent days OR 21.4 months with zero traffic with venue