

flahertys  
arden bowl

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**Patio Expansion and Remodel Project Spring/Summer 2023**

Scheduled Spring/Summer 2023

Landscape Company: Lone Oak Landscapes and Construction LLC 22598 Ingo Ave, Hastings MN

Purpose of project:

1. To give our customers a more attractive area to dine and recreate outdoors with more greenery, shade and a patio-sized waterfall feature. A remodeled and updated patio with a healthy amount of greenery will give off a natural, clean and welcoming look to all, whether by motor vehicle, bikes, or pedestrians. A nice faux brick design with natural vines hanging down (to replace the orange wall) will also help!
2. Creating a bike-friendly location with added and visible bike racks; and a welcoming curb appeal with the use of arbors and pergolas to all motorists and pedestrians passing by.
3. Expanding the patio to allow for 4 to 6 more tables.
4. Adding a dedicated cornhole court with artificial turf. We believe this dedicated area to this sport will attract quite a few outsiders, which will benefit both Flaherty's and the City of Arden Hills. We already host The City of Arden Hills cornhole league on our current patio but we are hoping to expand our reach.
5. Substitute concrete for a more desired look and greater permeability by laying down pavers.
6. Increase revenue.
7. To build upon the items mentioned in the city's zoning document for Zone B-2, namely:
  - a. To be a place in which people can live, work and play
  - b. To create a compact, architecturally diverse, pedestrian- and bicycle-friendly community with a distinct identity.
  - c. To provide a connected sidewalk system and places for people to gather and socialize.
  - d. To implement design standards to promote an attractive environment with lasting and sustainable value.
  - e. To group compatible retail and service business uses that tend to draw trade that is naturally interchangeable and promotes business prosperity.
  - f. To provide an adequate supply of businesses and professional service areas to meet the needs of the residents.

Project will include the following:

1. Removal of 5 parking spots; 2 of which are dedicated accessibility parking spots, which will be relocated to the first 2 spots in the lot adjacent to the building and near the patio.
2. Replacing concrete with a more permeable substance in pavers, all the while keeping the same slope for proper drainage (survey and/or designs from the landscaper will show these elevations).

3. Added greenery (vines coming down wall, planters in front of fencing, hanging ferns and other potted plants from arbors and pergola), bike racks, added square feet (roughly 800 square feet more), cornhole court with artificial turf, pergolas, arbor, shade sails for overhead sun coverage. Cornhole leagues will end by 10 pm.
4. 3 foot fencing to surround the perimeter.
5. For aesthetics, a small patio waterfall feature will be added.
6. Low voltage lighting (facing downward) on the base of paver pillars. Landscape string lights will remain. **(There is no proposed high voltage lighting in this plan).**

### **CORNHOLE COURT & the need for Zoning Code or TCAPP Redevelopment Code Amendment:**

We currently host the City of Arden Hills Cornhole League on our current patio, but it was brought to my attention that submitting an amendment to the 2010 decision on defining indoor games was necessary. We are seeking an amendment to the commercial zoning of commercial outdoor recreation (cornhole) as an accessory to the commercial indoor use (bowling). We will have limited times of play (no later than 10 pm) and no additional high voltage lighting is needed. We believe adding this commercial outdoor accessory is a very minor addition, which gives the community of all ages something to do. We have been a family-centered and family-owned business since 1938 looking for ways to involve families and friends alike, and we believe adding a fun, innocent, low maintenance activity will be beneficial to Flaherty's and the City of Arden Hills. We consider cornhole a "patio game" but wanted to make it more aesthetically pleasing for everyone.

### **PARKING INFORMATION:**

Current parking spaces = 286 with 279 regular and 7 for accessibility

After patio remodel parking spaces total = 281 with 274 Regular and 7 for accessibility (see attached picture of relocating 2 accessibility parking spaces just 50 feet away from original)

### **SEATING INFORMATION:**

According to Kris Rewald with the Lake Johanna Fire Department, our interior capacity is 683 people.

We have 445 seats in our facility, which includes our party room restaurant, bowling area, and arcade. We currently have 40 seats outside on our patio and are proposing an additional 4 to 5 tables, each seating 4 (**an increase of 16 - 20 additional potential sitting customers**).

Notes: Given that bowling is a winter activity in Minnesota and the fact that the number of bowling leagues reduces from 52 to 5 into the Spring/Summer, our customer visits are greatly reduced during the months of May - September. There has never been a time, nor do I ever envision a time, where our bowling, restaurant, and patio are all at their capacity levels (unless we have a random 80 degree day in December sometime).