

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: Shanna Sether, Senior City Planner, (612) 673-2307
DATE: June 30, 2016
SUBJECT: Holiday Station Store, 620 Central Ave NE (proposed address)

SITE DATA

Existing Zoning	C2 Neighborhood Corridor Commercial District UA University Area Overlay District
Lot Area	45,654 square feet / 1.05 acres
Ward(s)	3
Neighborhood(s)	Marcy-Holmes Neighborhood Association, adjacent to
Designated Future Land Use	Commercial
Land Use Features	Activity Center (East Hennepin) Commercial Corridor (Central Avenue NE) Community Corridor (East Hennepin)
Small Area Plan(s)	<u>Marcy-Holmes Neighborhood Master Plan (2003)</u> <u>Central Area Small Area Plan (2008)</u>

The existing block bound by Central Ave NE, 6th St SE, East Hennepin Ave and 7th St SE has an existing mixed use building, a storefront commercial building, a fast food restaurant (White Castle) and an automobile convenience facility (Holiday). The proposed project would require the demolition of all of the existing structures and the applicant would subdivide the block into two parcels. Parcel A would be for a new Holiday station store, with a car wash in a separate building. Parcel B would be for a new White Castle with a drive-through facility. The properties would have cross access easements to allow for shared access for vehicle and delivery/loading truck circulation.

PROJECT DESCRIPTION

Proposed Parcel A would be for a new automobile convenience facility and car wash and the proposed parcel would be just over one acre in area. The new 5,956 square foot store would be located up to the corner at Central Avenue NE and 7th St SE. There would be a pedestrian entrance at the corner of the property, facing the intersection. The building would be clad in a combination of brick and stucco with limestone vertical accents. The applicant is proposing to add a wall sign with a dynamic changeable copy

sign that would show the gas price and a dynamic sign that would advertise products available in the store. The applicant is proposing to add a second building for the car wash. The proposed car would be located up to the property line along East Hennepin Ave.

The proposed site plan shows the canopy and gas pumps central to the proposed parcel, between the two buildings. The applicant is proposing 17 parking stalls. The minimum landscape requirement is 7,410 square feet and the applicant has provided 7,416 square feet. The minimum tree and shrub requirement for the site is 15 and 74, respectively. The proposed landscape plan shows 18 canopy trees and 163 shrubs. All four of the proposed building walls face a public street or an on-site parking area and require a minimum of 30% windows. The applicant has shown elevation drawings showing that the proposed building meet this requirement. The Preliminary Development Review report, with Public Works comments, is attached to this memorandum. Staff has not identified any requests for alternative compliance with the proposed plan.

APPLICATIONS

Based on staff's preliminary review, the following land use applications have been identified:

- Conditional use permit amendment to allow for a new automobile convenience facility.
- Conditional use permit to allow for a new dynamic sign.
- Variance to increase the area of a dynamic changeable copy sign.
- Variance to increase the number of dynamic changeable copy signs from one to four.
- Variance of the enclosed building requirement.
- Site plan review
- Minor subdivision to create two new parcels.

Additional applications may be required, depending on the plans that the applicant formally submits.

APPLICABLE POLICIES

Staff has identified the following policies in the *Minneapolis Plan for Sustainable Growth*, which are relevant to the proposed project:

Land Use Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

- 1.9.3 Discourage uses that diminish the transit and pedestrian oriented character of Community Corridors, such as automobile services and drive-through facilities.

Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

- 1.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.
- 1.10.3 Discourage uses that diminish the transit and pedestrian character of Commercial Corridors, such as some automobile services and drive-through facilities, where Commercial Corridors intersect other designated corridors.

- I.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.

Land Use Policy I.12: Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.

- I.12.1 Encourage a variety of commercial and residential uses that generate activity all day long and into the evening.
- I.12.3 Encourage active uses on the ground floor of buildings in Activity Centers.
- I.12.4 Discourage uses that diminish the transit and pedestrian character of Activity Centers, such as automobile services, surface parking lots, and drive-through facilities.
- I.12.5 Encourage a height of at least two stories for new buildings in Activity Centers, in keeping with neighborhood character.
- I.12.8 Support district parking strategies in Activity Centers, including shared parking facilities with uniform signage, and other strategies.
- I.12.9 Encourage architectural design, building massing and site plans to create or improve public and semi-public spaces in Activity Centers.
- I.12.10 Encourage developments to incorporate climate sensitive site and building design practices.

Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.
- 10.18.2 Parking lots should maintain the existing street face in developed areas and establish them in undeveloped areas through the use of fencing, walls, landscaping or a combination thereof along property lines.
- 10.18.3 Locate parking lots to the rear or interior of the site.
- 10.18.4 Provide walkways within parking lots in order to guide pedestrians through the site.
- 10.18.5 Design parking structures so sloping floors do not dominate the appearance of the walls.
- 10.18.6 The ground floor of parking structures should be designed with active uses along the street walls except where frontage is needed to provide for vehicular and pedestrian access.
- 10.18.7 Minimize the width of ingress and egress lanes along the public right of way in order to provide safe pedestrian access across large driveways.
- 10.18.8 Encourage appropriate land uses to share parking lots to reduce the size and visual impact of parking facilities.

Staff recognizes that some of these policies do not generally support a new automobile convenience facility. However, there is an existing Holiday station on the block. The existing canopies were built over the south property line, into the public right-of-way. In addition, the existing site is substandard in area, which creates conflict with pedestrians, automobiles and bicycles utilizing the site or nearby. The applicant has met the minimum landscape and screening requirements and will be rebuilding all of the

existing public sidewalks adjacent to the subject property to meet current sidewalk standards. Finally, the applicant will be providing bicycle parking for the proposed use.

In addition to the policies found in the comprehensive plan, the subject property is also located within the study area for the *Central Avenue Small Area Plan*. The small area plan identifies the future land use classification is mixed-use, with a development intensity of transit oriented development. The Plan also includes recommendations for the area including improving 'pedestrian access to and throughout the area, through a logical but quirky network of lanes, alleys, passages and streets.' The street pattern is not a typical grid, due to the angle of Central Ave NE and East Hennepin, which make this a unique block with a relatively direct connection via the existing public infrastructure.

The subject property is located in the study area for the *Marcy-Holmes Neighborhood Master Plan*. The Plan identifies the subject property as 'general commercial'. Additional policy specific to the proposed land use is that "[a]uto oriented businesses should not be exempt from providing pedestrian access and amenities. Parking lots should be well defined along their edges with landscaping and low hedges. Front doors to such establishments may be oriented to the parking lots, however, they should nonetheless be visible to and accessible from the sidewalk." The proposed site plan improvements and public sidewalk improvements are consistent with the language found in the Master Plan.

FEEDBACK

The applicant has submitted an incomplete land use application. The applicant will most likely be scheduled for the August 1, 2016, City Planning Commission public hearing. Staff is requesting feedback on the overall redevelopment and proposed land use applications.

Holiday Stationstore 620 Central Avenue NE

Holiday Stationstore 620 Central Avenue NE

- Application for Site Plan Review
- Application for a Conditional use permit to allow for a new automobile convenience facility.
- Application for a Conditional use permit to allow for a dynamic sign.
- Application for a Minor Subdivision

A. The Site

The small, 1.67 acre, and oddly shaped – 330 ft. on Central NE and 7th Street SE, 397 ft. on East Hennepin, and 106 ft. on 6th Street SE, block was created by the collision of the NE street grid perpendicular to the River at the Hennepin Avenue bridge with East Hennepin as its boundary and the Southeast grid perpendicular to the River at the 3rd Avenue Bridge with Central NE as its boundary. After the intersection of East Hennepin and Central Ave NE 300 ft. south of the block East Hennepin continues diagonally remaining perpendicular to the River at its crossing through the Southeast grid severing the SE edge of the block.

The block is visually extended on its East Hennepin edge by the wide, 30 ft., boulevard between the curb and the property line. The present Holiday Stationstore also encroaches into the 6th Street SE right of way.

Holiday in conjunction with the family with significant ownership in the block has assembled the block. The proposed minor subdivision will then divide the block into a north parcel and a south parcel.

Holiday will develop the 45,654 sf north parcel and White Castle will develop the south parcel.

All of the present buildings on block will be demolished. Both Holiday and White Castle are long-term occupants of the block providing their services to nearby residents and those passing through the area. This will not change.

B. The Buildings

Holiday will construct a 5956 sf zero setback store building at the corner of Central Avenue NE and 7th Street SE with entrances at the corner and facing the pump islands. See Sheet A2 and the renderings. The building will be faced with brick and stucco. On the 7th Street and Central facades a combination of clear glass at the corner entrance and at other corner of the store and opaque spandrel glass in the center of the façade. The spandrel glass will allow the restrooms (women's on 7th, men's on Central) and the coolers along the Central façade. All other windows are clear glass. The boxes above parapet on the elevations identify the location of the screened rooftop equipment.

The new Holiday Stationstore will replace the current inadequate (in many ways) Stationstore now on this block. The new Stationstore will be similar to the North Loop Holiday Stationstore that has been well accepted and supported in that neighborhood. The most notable change here will be the increase in the footprint of the Stationstore from 1500 sf at the present store to 6000 sf. This will allow us to provide not only an enhanced variety of the products offered in the store but will also offer a layout that will increase the ease of shopping compared to the now crowded present store. A corner entrance at Central Avenue and 7th Street and sidewalks along the edges

Holiday Stationstore 620 Central Avenue NE

of the store will improve the walkability of the store for our customers. The larger store footprint will also provide the platform to respond to challenges facing our business in the future.

Seventeen parking spaces will be provided in front and on the side of the store.

Fuel will be dispensed from 16 fueling points under a canopy supported by brick faced pillars. See A3 and the renderings. The number of fueling points (two per pump) will be increased from 8 at the present store and will greatly improve the efficiency and flow around the pump islands. Customers entering the site from Central Avenue or East Hennepin will no longer be able to visually assess if there is a “spot” for them at the pumps before they enter. The increase in fueling points and the improved circulation is essential to assure they can be accommodated.

The redevelopment will also allow us to offer a car wash, which is not available in the neighborhood. Holiday’s North Loop experience suggests this will be a welcomed service at this site. The carwash will be located on the East Hennepin edge of the site. The materials will match the materials, brick and stucco, used on the store. The boxes above parapet on the elevations identify the location of the screened rooftop equipment. Blue LED architectural accents with an automatic dimmer for nighttime operation are proposed for the store and carwash. See A2 and the renderings. One third of the elevation of the car wash facing East Hennepin will have a trellised vine planting living vine or “green wall” similar to the live wall on 36th Street at the Holiday Stationstore at 36th and Cedar. Spandrel glass is proposed on the street elevation where the equipment and storage rooms are. These spaces also buffer the noise of the blowers. The carwash has been elongated; see A3 to accommodate an interior “speed door” just beyond the dryers. This door will close before the exit door opens to contain the noise of the blowers within the building.

While located at the edge of the our site, the carwash will still be setback 30 ft. from the curb of East Hennepin by the wide boulevard. Much of the present green edge of this blockface is the result of the exceptionally wide inside boulevard of East Hennepin on this block. This public area will not be changed. This green area will be extended an additional 10 ft. 8 in onto the site on either side of the car wash by the landscaped area on the perimeter of the site. The 4 mature trees now in the right of way will be preserved. The mature Ash at the corner of 7th and East Hennepin is barely inside the property line. It will be preserved in the green area of the required yard along 7th and East Hennepin.

No freestanding sign is proposed at this site. The Dynamic sign and the Dynamic changeable message sign that will provide the sole gasoline pricer at the site will be part of the wall sign directed to Central Avenue NE. See elevations A2 and A3 for the locations of the proposed signage.

Site Area	45,654 sf
Store Floor Area	5956 sf
Carwash Floor Area	2646 sf
Total Building Area	8302 sf
Parking Spaces	17

Illustrative Site / Landscape Plan



**Station Store
#0009**

Minneapolis, MN

**Committee of the
Whole Submittal**

June 30th, 2016

ARCHITECTURAL
CONSORTIUM LLC

INSITES

**ARCHITECTURAL
CONSORTIUM L.L.C.**
801 North Third Street, Suite 220 Minneapolis, MN 55401 612-456-4000 Fax: 612-692-9160

INSITES
SITE PLANNING AND LANDSCAPE ARCHITECTURE
1030 HARBOUR LANE NORTH, SUITE 131
MINNEAPOLIS, MN 55454
763.583.5400
www.insitesllc.com

I hereby certify that this plan, specification, or schedule was prepared by me or under my direct supervision, and that I am a duly licensed Landscape Architect in the State of Minnesota.
Signed: Robert J. Mueller
Date: 11/21/17
Title: Sr. Designer

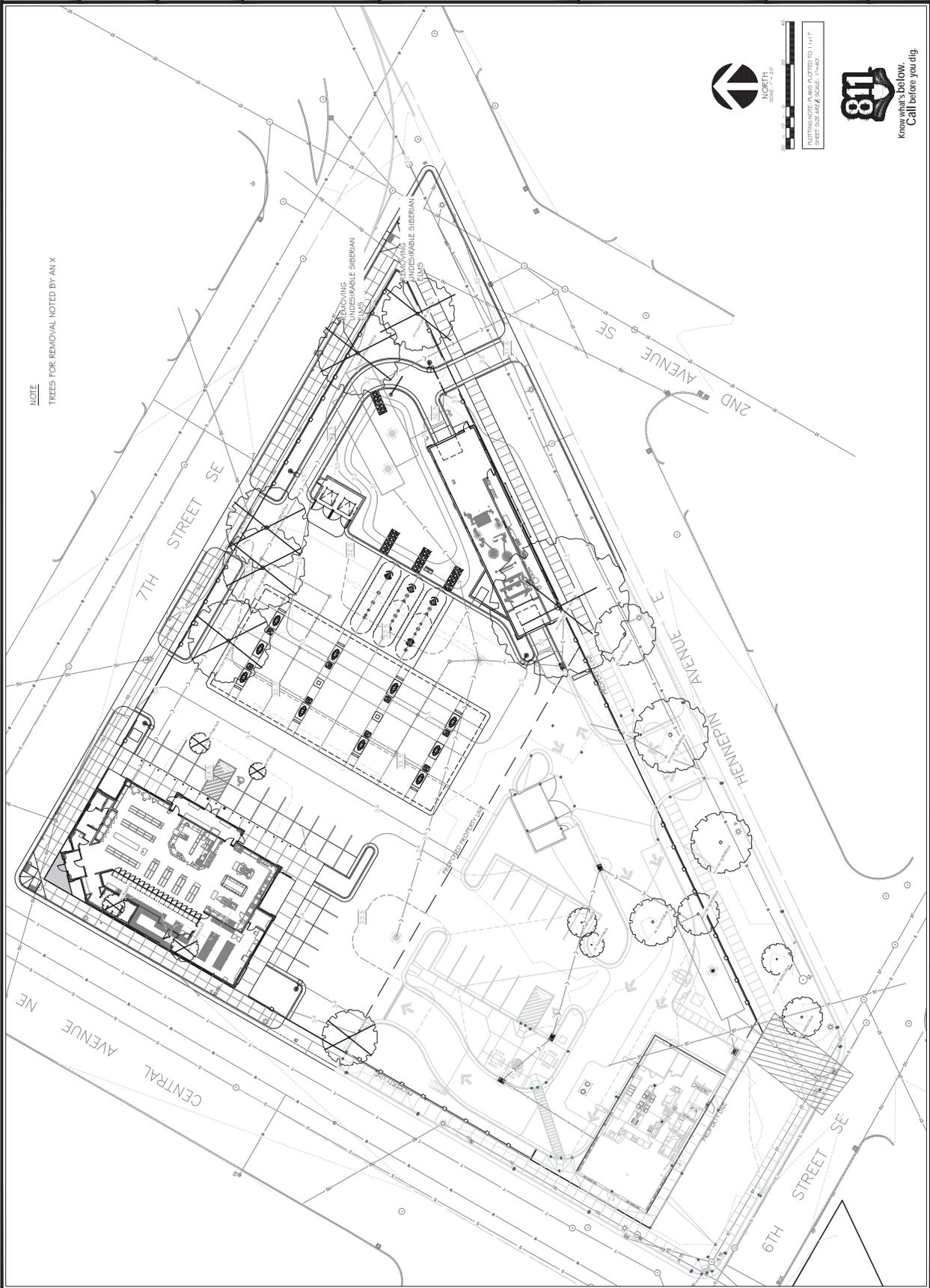

Holiday
STATIONSTORE
#0009
MINNEAPOLIS, MN

DESIGN NUMBER: 17-0009
DRAWN BY: J
CHECKED BY: J
DATE: 11/21/17
REVISION/ISSUE: 1
DATE: 11/21/17
MARK: 1
DATE: 11/21/17
DATE: 11/21/17
DATE: 11/21/17

ALL QUESTIONS RELATED TO BIDDING AND CONSTRUCTION OF THIS PROJECT SHALL BE DIRECTED TO THIS PROJECT MANAGER.
JAKE BAUER
MINNEAPOLIS, MN 55471123
jake.bauer@holidaygroup.com

**EXISTING TREE
PLAN**

L1.1



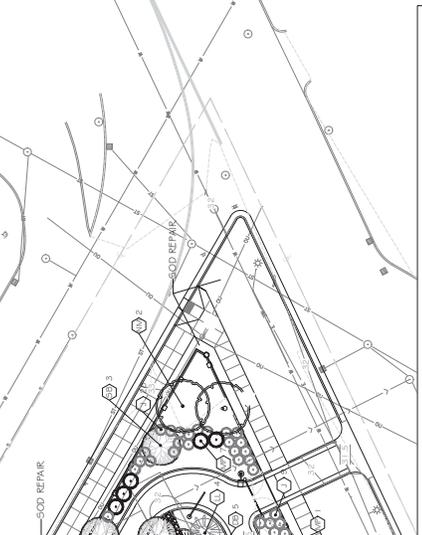
NOTE
TREES FOR REMOVAL NOTED BY AN X



NORTH
SCALE: 1" = 10'
NOTING NOTE PLANS PLATTED TO 11x17
SHEET SIZE AREA SCALE: 1" = 40'



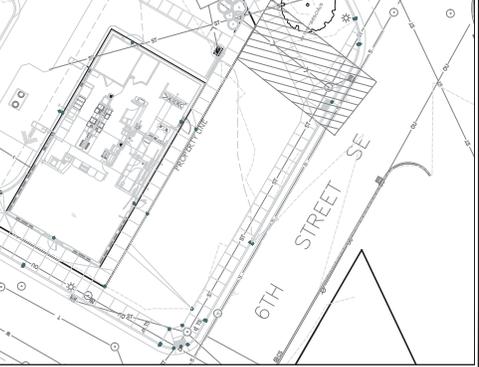
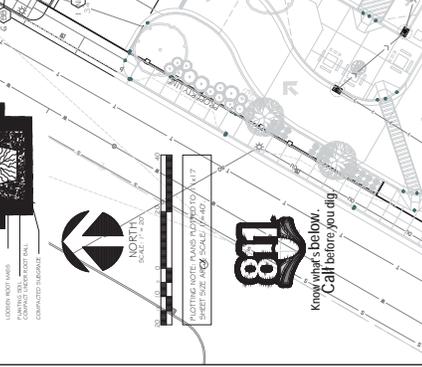
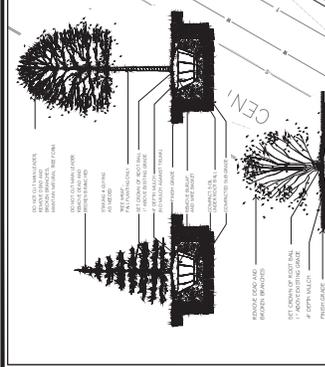
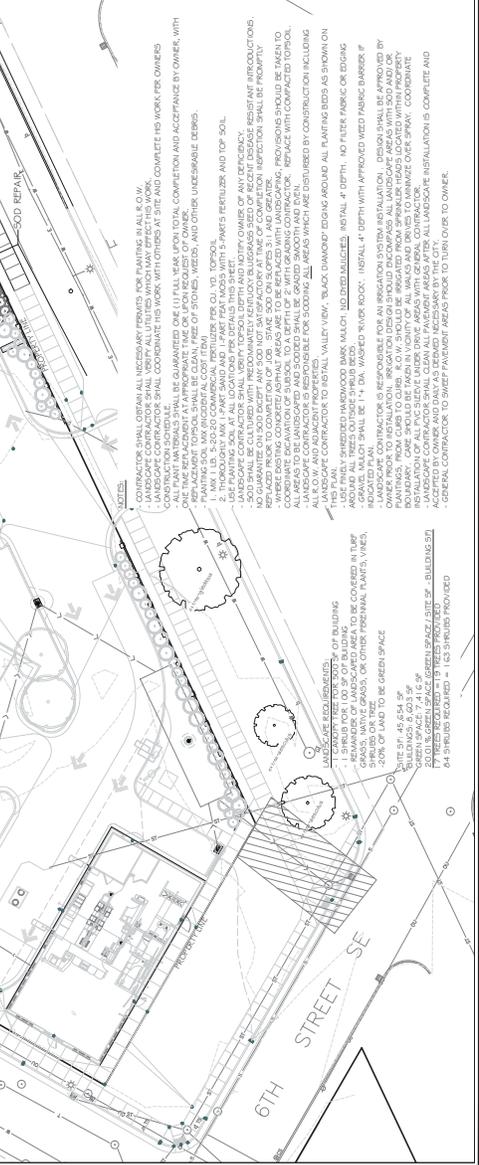
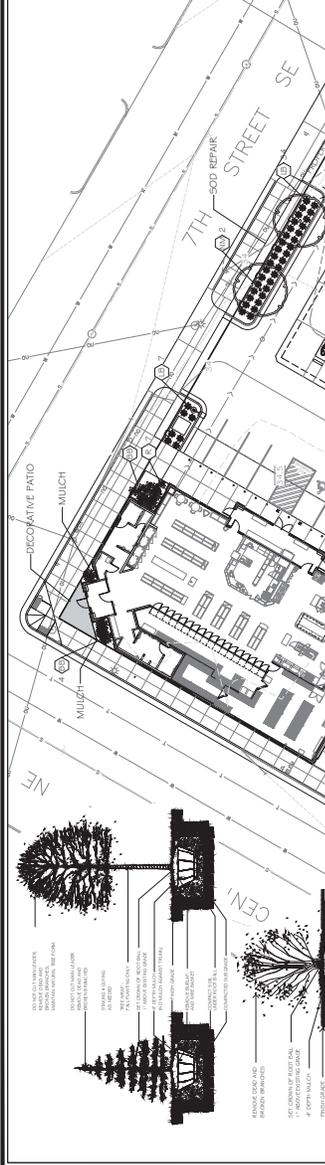
PLANT MATERIAL	QUANTITY	SIZE	ROOT TYPE	COMMON NAME	HEIGHT	WIDTH
1	7	2.5" CAL.	PHB	ACER LACINIAE TORONTO	50' x 35'	
2	6	2.5" CAL.	pot	AUTUMN BRILLIANCE SERVICEBERRY	20' x 15'	
3	4	4" HT	PHB	AMERICAN LARCH	60' x 50'	
4	5	2.5" CAL.	PHB	SPYDERBUSH	30' x 8'	
5	45	45 CONTAINERS	pot	MANEY JASMINE	4' x 3'	
6	9	36" HT.	pot	MUGO TAMARISK	12' x 6'	
7	15	#1	pot	ANDROMEDA	9' x 6'	
8	61	#1	pot	LITTLE BLUE STEM	4' x 3'	
9	13	#2	pot	LAUREL CHERRY	2' x 3'	
10	35	#1	pot	PERENNIAL ANEMONE	40' x 2'	

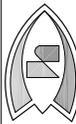


BASIN NOTES

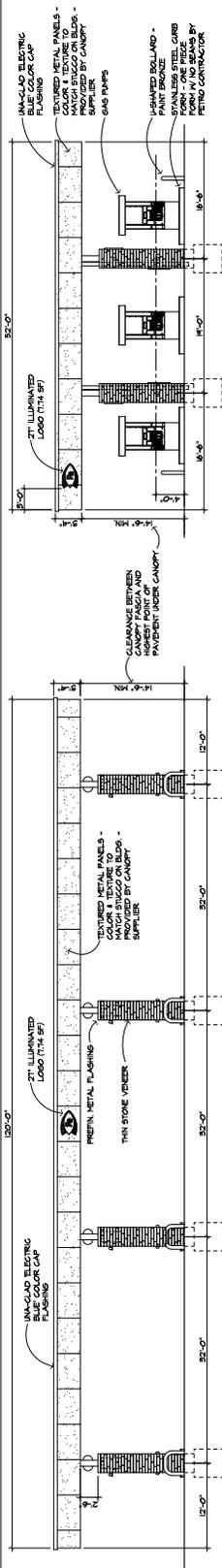
- NATIVE PLANTS, PLANTING AND TRANSPLANTING
- The site shall be free from all weeds and invasive plant species.
- Spice plant material @ 1' O.C.
- All plant material shall be thoroughly watered within 6 hours of planting
- OVER SEED ENTIRE BASIN WITH PRAIRIE NURSERY LAND RESTORATION MIX FOR MEDIUM SOILS

PLUG	PLUG	PLUG	PLUG	PLUG	PLUG	PLUG	PLUG	PLUG	PLUG
206	231	215	240	198	130	199	253	190	500
Blue Flag Iris	Shrillandcot Switch Grass	White Coneflower	Prairie Dropseed	Purple Coneflower	Prairie Blazing Star	Prairie Dropseed	New England Aster	Johnsons Blue Geranium	Mulch





PROJECT NUMBER:	15-00851
DRAWN BY:	SA
CHECKED BY:	SA
MARK:	REVISION / ISSUE
DATE:	05-24-16
SCALE:	AS SHOWN

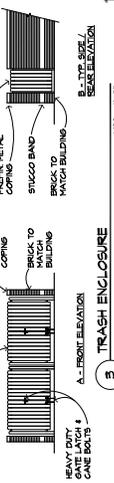


NORTH ELEVATION

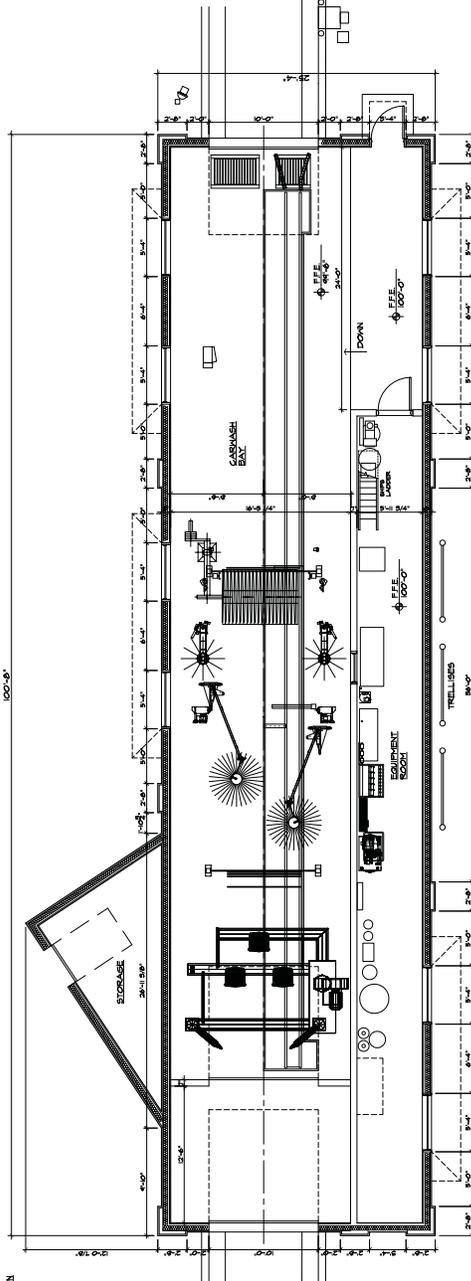
EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION



1 GAS CANOPY ELEVATIONS



2 CAR WASH FLOOR PLAN

Material	Material	Material	Material	Material	Material
Building	65.56	13.76	5.78	Half of sign on NW face	
North	65.56	13.76	5.78	Half of sign on NW face	
West	65.56	13.76	5.78	Half of sign on NW face	
South	65.56	13.76	5.78	Half of sign on NW face	
East	65.56	13.76	5.78	Half of sign on NW face	
Car Wash	90.67	116.00	38.65		
North	90.67	116.00	38.65		
West	90.67	116.00	38.65		
South	90.67	116.00	38.65		
East	90.67	116.00	38.65		
Canopy	25.00	7.74			
North	25.00	7.74			
West	25.00	7.74			
South	25.00	7.74			
East	25.00	7.74			
South Building Face Component					
Sign on South Bldg Face					38.00
Sign on South Bldg Face					16.33
Sign on South Bldg Face					32.33

3 TRASH ENCLOSURE

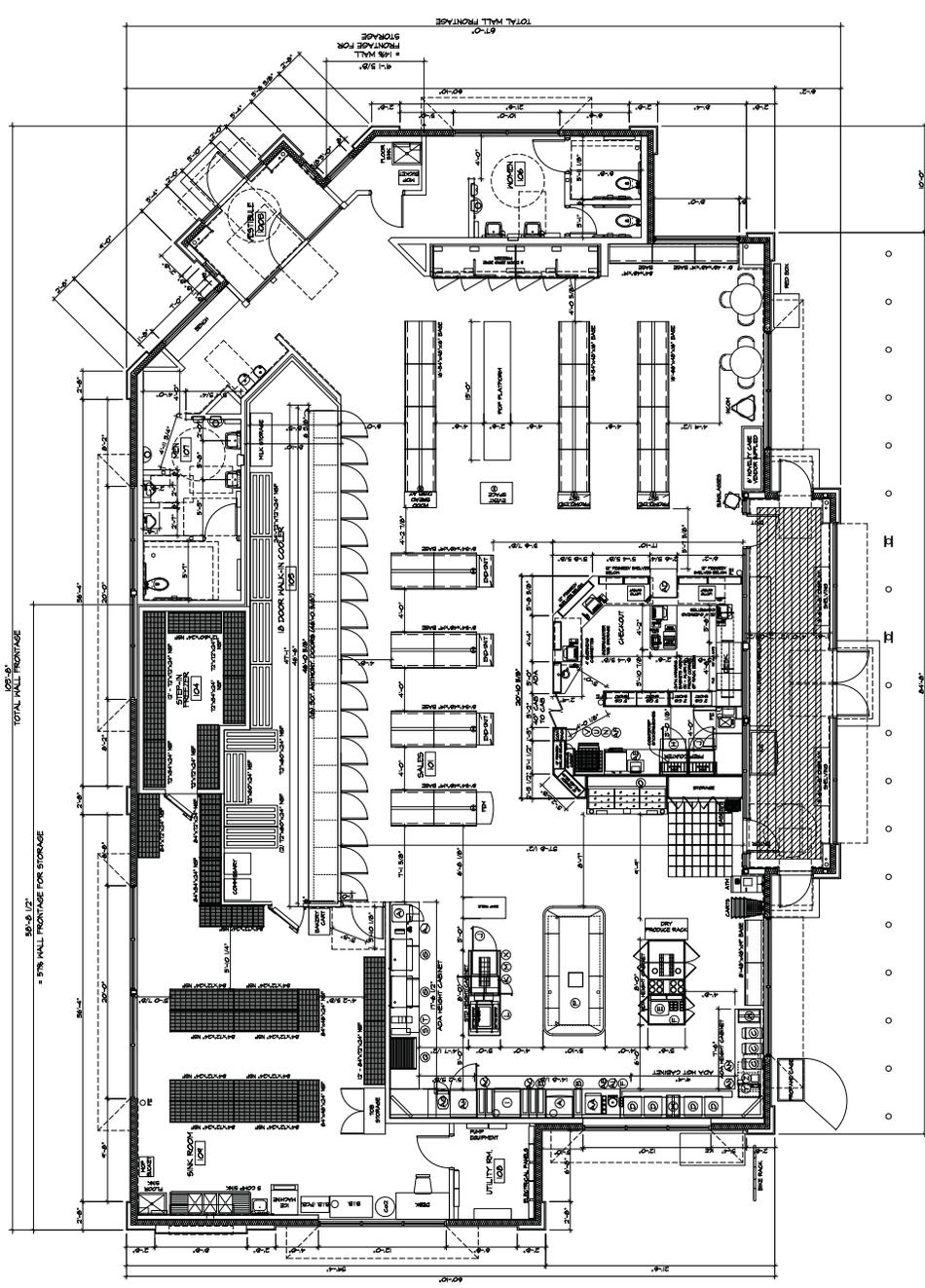
Holiday StationStore, 6000 Minneapolis, MN
 Proposed signage table
 Maximum height of sign: C2 = 28ft.
 Maximum area per projecting sign: C2 = 29 sq. ft.
 Dynamic Signage, Inc. C2 fee allowed per 432.940



PROJECT NUMBER:	15-00551
DRAWN BY:	SL
CHECKED BY:	SA
MARK:	REVISION / ISSUE
DATE:	05-24-15

- EQUIPMENT**
- 1 BLENDED FLAVORING DISPENSER
 - 2 GOLD CHIP BLEND IN CASE OF HALL
 - 3 CARTRIDGE - 3
 - 4 DUAL THERMAL BREWER - 4
 - 5 4 VALVE CREWMAN
 - 6 2 3 TIER HANGING SLANT GRINDERS - 2
 - 7 BAKER COUNTERTOP FREEZER
 - 8 CORNELLAS UPPER CASE JAWY - H-BROD TUB
 - 9 BAKER COUNTERTOP REFR. - 5
 - 10 HORIZONTAL - 2 (SPACKED)
 - 11 CHILLED REFRESHMENT CONDENSERS
 - 12 DRY CONDENSERS DISPLAY
 - 13
 - 14
 - 15 21 PAN BAKED BAKERY CASE
 - 16 12 SOUTH BEND SANDWICH CASE
 - 17 HOT ROLLER GRILL
 - 18 REFRIGERATED PRODUCE CASE
 - 19 HOT DOG BAKING RACK - 2
 - 20 BREAD SLICER AND CONDIMENT
 - 21 24" X 36" UP LINE RACK
 - 22 24" X 36" UP LINE RACK ON CARTS
 - 23 HOT CAP TOWER
 - 24 DRINKING WATER RACK
 - 25 TEA PACKETS WIRE RACK
 - 26 WARE WASHING 6-CUPS WIRE RACK
 - 27 1/2" DELIGHT COFFEE MACHINE
 - 28 COFFEE CARTRIDGE RACK
 - 29 WIRE ICE JAR CUPS AND LIDS IN CASE OF HALL
 - 30 REFRIGERATED JUNE COOLER
 - 31 HANGING 9 OZ. - 12 1/2" DIA. TUBS (INFRID)
 - 32 HOTWAX / BREADPAN COOKING OVEN
 - 33 PEEL BAKING MACHINE - HOTEL PULSA
 - 34 PEEL BAKING BAR PRESSER (COMPARTMENT)
 - 35 HANGING 1/2" X 1/2" PIZZA HAMMER
 - 36 PIZZA ACCESSORIES
 - 37 COOKIE COOLING RACK
 - 38 COFFEE TEA DISPENSER
 - 39 PANINIS TOMAHAWK PRESS (INFRID)
 - 40 PANINIS COFFEE CUPS TOWER (INFRID)

BUILDING DATA
 BUILDING GROSS AREA: 5294 SF
 SALES FLOOR AREA: 5106 SF
 BUILDING CONSTRUCTION: TYPE V-B
 SEPARATION: 100%
 ROOF: 100%
 SLOPE TO INTERNAL ROOF DRAINS TO STORE



1 FLOOR PLAN
 5/8" = 1'-0"

Context Studies



Station Store #0009 Minneapolis, MN

Committee of the Whole Submittal

June 30th, 2016

ARCHITECTURAL
CONSORTIUM L.L.C.

INSITES

This is an artists rendering. They are for discussion purposes only. See additional information for current layout, colors and materials.

Context Studies



Station Store #0009 Minneapolis, MN

Committee of the Whole Submittal

June 30th, 2016

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Context Studies



Station Store #0009 Minneapolis, MN

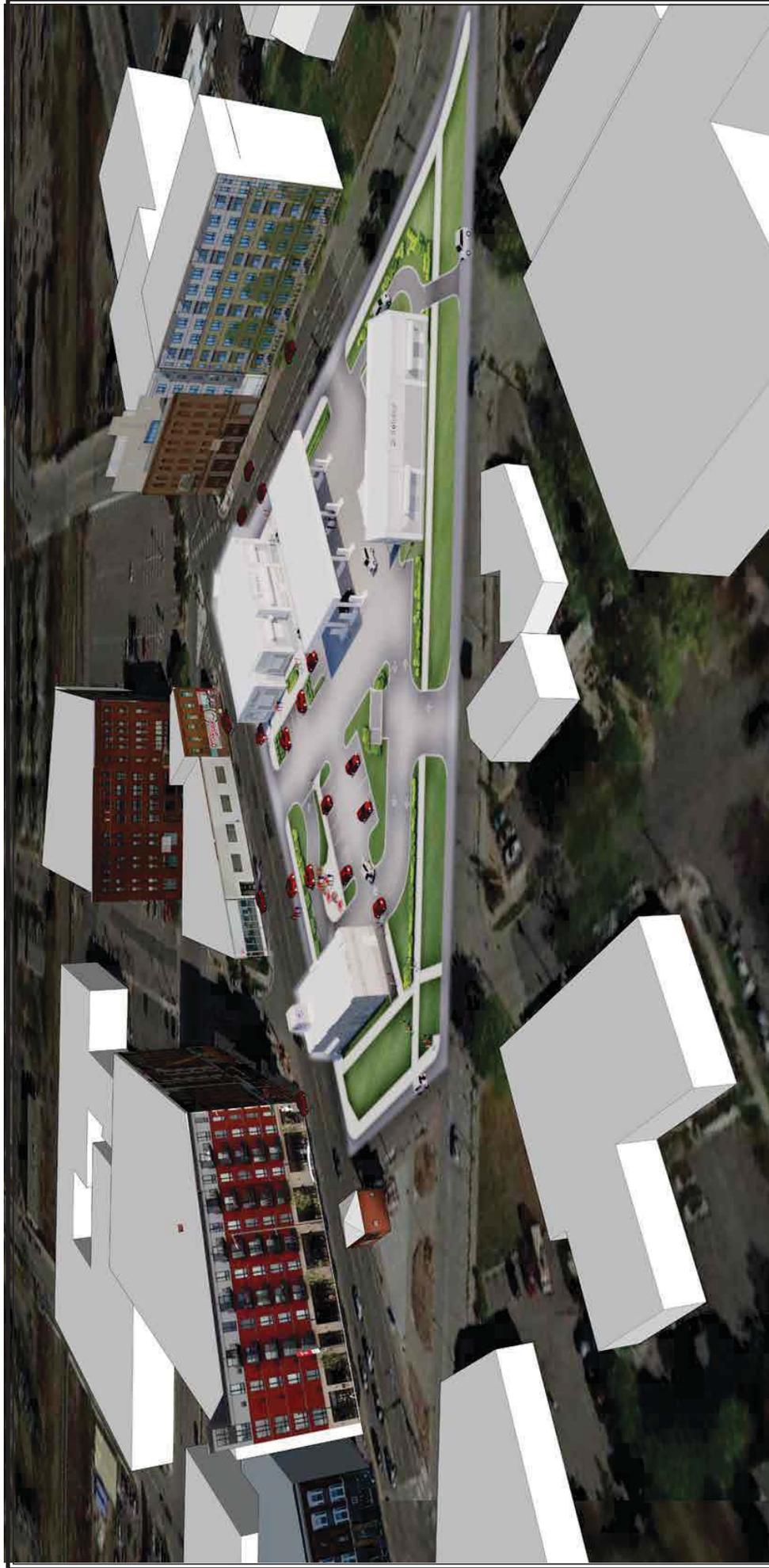
Committee of the Whole Submittal

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INSITES

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Minneapolis, MN

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Minneapolis, MN
Committee of the Whole Submittal
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CONSORTIUM L.L.C.**
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North View



Station Store #0009 Minneapolis, MN

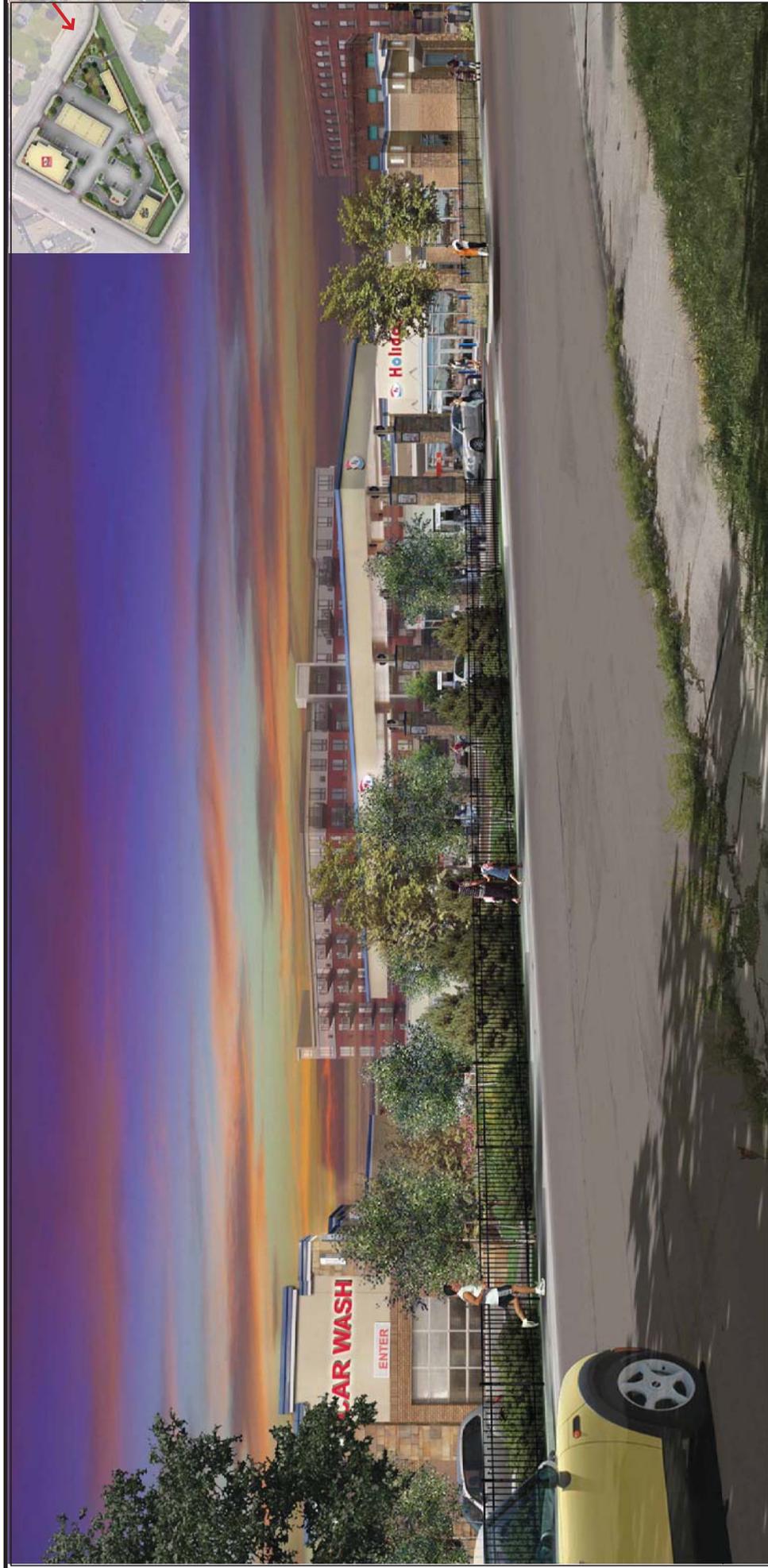
Committee of the Whole Submittal

June 30th, 2016

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INSITES

East View



Station Store #0009 Minneapolis, MN

Committee of the Whole Submittal

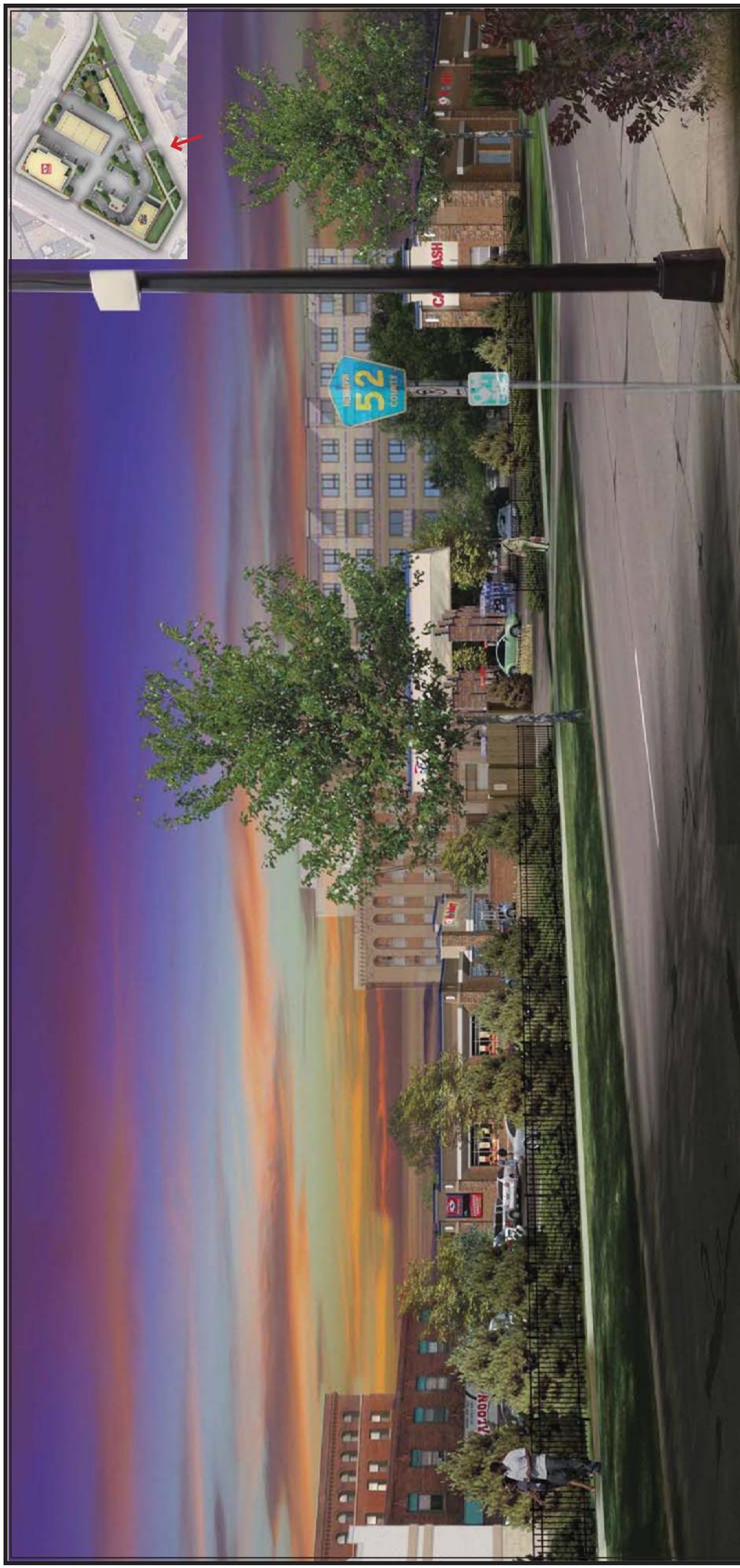
June 30th, 2016

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INSITES

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South View



Station Store #0009 Minneapolis, MN

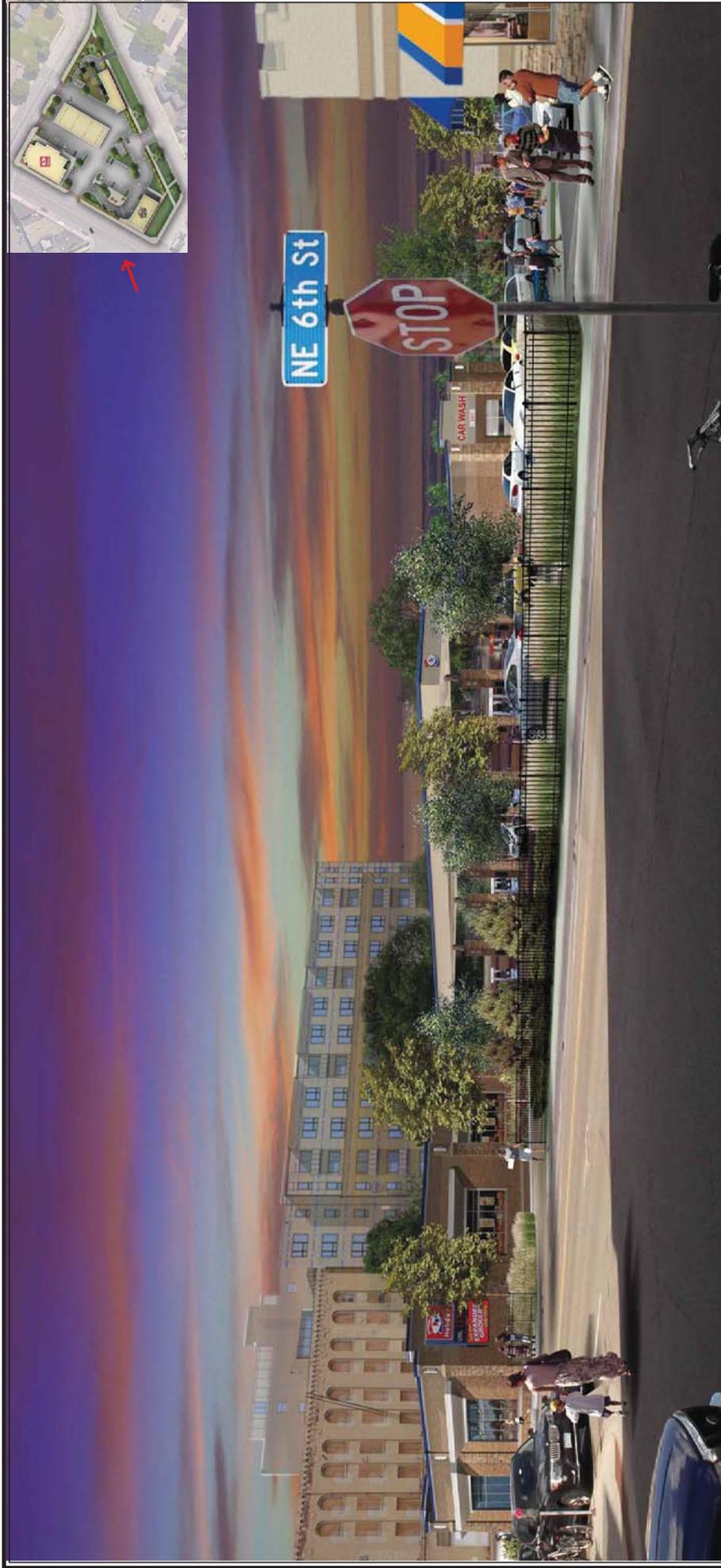
Committee of the Whole Submittal

June 30th, 2016

ARCHITECTURAL
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INSITES

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West View



Station Store #0009 Minneapolis, MN

Committee of the Whole Submittal

June 30th, 2016

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**Holiday Stationstores 620 Central Avenue NE
Intersection of Central Avenue NE & East Hennepin**



1. View north from the intersection of Central Avenue NE and East Hennepin

**Holiday Stationstores 620 Central Avenue NE
Intersection of Central Avenue NE & East Hennepin**



2. View north on Central Avenue NE from the intersection of Central Avenue NE and East Hennepin



3. View north on East Hennepin from the intersection of Central Avenue NE and East Hennepin





1. Holiday Stationstore 107 6th Street SE from 6th Street



2. Holiday Stationstore 107 6th Street SE from East Hennepin



3. Holiday Stationstore 107 6th Street SE from Central Avenue NE



4. White Castle 608 Central Avenue NE from Central Avenue NE



5. White Castle 608 Central Avenue NE from Central Avenue NE Parking on side



6. White Castle 608 Central Avenue NE Drive Through and parking at rear



7. 620 Central Avenue NE Oxman's Luggage Building from Central Avenue NE



8. 620 Central Avenue NE Rear of Oxman's Luggage Building



9. 628 Central Avenue NE Fish House from Central Avenue NE



10. 628 Central Avenue NE Fish House from 7th Street SE



11. White Building on 7th Street SE part of parcel addressed as 608 Central Avenue NE



12. East Hennepin inside boulevard 2 lanes wide

Holiday Stationstores 620 Central Avenue NE Trash Enclosure



**Holiday Stationstores 620 Central Avenue NE
Bollards at North Loop Stationstore**





Minneapolis Development Review
 250 South 4th Street
 Room 300
 Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **MATTHEW JAMES**
(612) 673-2547
matthew.james@minneapolismn.gov

Status *

Tracking Number:	PDR 1001449
Applicant:	HOLIDAY STATIONSTORES, INC 4567 AMERICAN BLVD W BLOOMINGTON, MN 55437
Site Address:	107 6TH ST SE 608 CENTRAL AVE NE 620 CENTRAL AVE NE 620 CENTRAL AVE NE 624 CENTRAL AVE NE 628 CENTRAL AVE NE 625 HENNEPIN AVE E
Date Submitted:	31-MAY-2016
Date Reviewed:	09-JUNE-2016

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

Project Scope

Holiday Stationstores (in collaboration with White Castle) is proposing to reconfigure and redevelop the triangle of land bounded by Central Ave NE, 6th Street SE, East Hennepin Ave and 7th Street SE in order to allow each company to individually rebuild their respective facilities under separate development applications becoming the only uses on the block.

***Approved:** You may continue to the next phase of developing your project.

***Resubmission Required:** You cannot move forward or obtain permits until your plans have been resubmitted and approved.

Holiday Stationstores is proposing to relocate their facility to what is generally the northern half of the triangle. The new facility will include a 6,000 s.f. convenience store, a 2,400 tunnel car wash, and new gasoline islands with 16 fueling points.

Review Findings (by Discipline)

❑ Historical Preservation Committee

- There is no HPC flag on this property. HPC review is not required at this time. However, HPC review will be required for all wrecking permits pertaining to the removal of existing structures.

❑ Business Licensing

- Continue to work with Matthew D. James at (612) 673-2547 concerning a Food Plan Review, SAC determination and any Business License application submittal that will be required for this proposed project.

❑ Addressing

- Per City of Minneapolis Street Naming and Address Standard V1.22, the City of Minneapolis holds authority for assignment of all addresses, verification, change, and/or additions. Each assigned address number uses the street that provides the best/direct access for life safety equipment and best/direct access to the occupants.
- The address for the proposed Holiday Service Station building will be 620 Central Ave NE. This address meets the City of Minneapolis Street Naming and Address Standard requirements.
- When assigning suite sequences the following guidelines are as follows:
 - The first one to two digits of the suite sequence number will designate the floor number of the site.
 - Suite sequence digit numbers will be assigned to dwelling, commercial and retail units, not common areas. For example, laundry rooms, saunas, workout rooms, etc., would not be assigned numbers.

❑ Parks - Forestry

- Contact Craig Pinkalla (612-499-9233 cpinkalla@minneapolisparks.org) regarding any questions related to planting, removal or the process for protection of trees during construction in the city right of way.
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance. The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
 - <http://library.municode.com/index.aspx?clientId=11490>
- As adopted, the fee in lieu of dedication for new residential units is \$1,521 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$202.80 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance.
- As proposed, for your PROJECT, there will be no Park Dedication Fee collected.
- This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
- For further information, please contact Matthew D. James at (612) 673-2547.

❑ Zoning - Planning

- The proposed project requires review and approval for several land use applications including a conditional use permit to allow for a automobile convenience facility, site plan review and a minor subdivision to allow for the combination of the existing parcels and the division into two parcels. These applications require review and approval by the city planning commission. Staff will continue to work with the applicant on the required site plan improvements through the site plan review process. Resubmissions for PDR should be done once the site plan review process is complete.

❑ Right of Way

- The site plan does not indicate locations of proposed electric utility transformers; it is recommended that the Applicant begin discussions with Xcel Energy as soon as possible in order to identify electric utility and

transformer locations on the site plan. It should not be assumed that the City will approve any proposed transformer location in the Public right-of-way.

- An encroachment permit shall be required for all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.
- Note to the Applicant: Any elements of an earth retention system and related operations (such as construction crane boom swings) that fall within the Public right-of-way will require an encroachment permit application. If there are to be any earth retention systems which will extend outside the property line of the development then a plan must be submitted showing details of the system. All such elements shall be removed from the Public right-of-way following construction with the exception of tie-backs which may remain but must be uncoupled and de-tensioned. Please contact Bob Boblett at (612) 673-2428 for further information.
- In addition, any elements of an earth retention system and related excavations that fall within the Public right-of-way will require a "Right-of-Way Excavation Permit". This permit is typically issued to the General Contractor just prior to the start of construction. However, it is the Applicant's responsibility to insure that all required permits have been acquired by its consultants, contractors, sub-contractor's prior to the start of work.
- The Applicant shall provide a complete "demolition plan" that clearly defines the limits of disturbance for the entire project. It is recommended that the Applicant consider providing a "demolition/erosion control plan"; which will allow early access to the construction site.

□ Street Design

- The demolition plan shall clearly define the limits of disturbance. All existing driveway aprons and all curb & gutter surrounding the site shall be identified for removal. It is recommended that the Applicant consider the removal and replacement of all existing sidewalk surrounding the site. All impacted sidewalks, curbs, and boulevards shall be restored to City standards.
- For detailed information related to City of Minneapolis standard specifications, details, and standard plates refer to the following: <http://www.minneapolismn.gov/publicworks/plates/index.htm>.
- All driveway aprons shall be designed and constructed to City standards with a maximum 5' radius; however, a smaller radius could be considered given the need for larger than typical driveway aprons and maintaining ADA compliance across the Public sidewalk. For questions related to driveway widths and sidewalk ADA compliance please contact Paul Miller at (612) 673-3603.
- All driveway aprons shall be shown graphically correct on all related plan sheets. Per Minneapolis standards, the driveway aprons shall not be depressed across the public sidewalk, and no ADA pedestrian ramps shall be constructed on either side of a drive approach. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road. Add the following details from the ROAD-2000 Series - Driveways to the plans: ROAD-2000-R1, ROAD-2001-R1, ROAD-2002, and ROAD-2003-R1.
- Based upon the demolition plan provided; rather than leaving small sections of existing curb the Applicant shall provide for removal and replacement of all curb surrounding the site. All curb & gutter in the Public right-of-way shall be designed and constructed to City standards, curb & gutter to be City standard B624 Curb and Gutter. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road. Add the following details from the ROAD-1000 Series - Curbs and Gutters to the plans: ROAD-1003 and ROAD-1010. Top of Curb profiles shall be provided for any section of curb replacement in excess of 50 feet.

□ Sidewalk

- The demolition plan shall clearly define the limits of disturbance. It is recommended that the Applicant consider the removal and replacement of all existing sidewalk surrounding the site. All impacted sidewalks, curbs, and boulevards shall be restored to City standards.

- Note to the Applicant: Any existing concrete infrastructure in the public right of way, including but not limited to public sidewalks, curb and gutter, and ADA pedestrian ramps, that are either currently defective or that are damaged during construction shall be removed and replaced.
- The Project streetscape shall be designed in accordance with the Access Minneapolis design guidelines; see <http://www.ci.minneapolis.mn.us/publicworks/transplan/index.htm> for further information. Specifically, the pedestrian zone is of concern, a minimum 6'-0" clear zone (un-obstructed) sidewalk shall be maintained for the length of any block in a straight line (the clear pedestrian zone cannot "jog" around planters and tree grates). Locations for site furniture, tree grates, planters and other proposed design elements that fall within the Public right-of-way shall be modified to provide for the required pedestrian clear zone space. For further clarification, site plans shall be fully dimensioned in relation to the property lines, Public right-of-way, sidewalks, street furniture, landscaping, utilities, and other obstructions.
- ADA compliant pedestrian ramps are required at each impacted crosswalk surrounding the site (recently upgraded ADA compliant pedestrian ramps shall be protected during construction). Include the appropriate details and standard plates in the site plan, refer Mn/DOT Standard Plan 5-297.250 Pedestrian Curb Ramp Details at: <http://standardplans.dot.state.mn.us/stdplan.aspx>.

□ Traffic and Parking

- The nature of the proposed development is such that traffic impacts will be an issue; please contact Allen Klugman at (612) 673-5750 to discuss. It is recommended that curb cuts be consolidated as much as possible for all development projects; the Applicant should consider alternatives to the curb cut from the car wash to Hennepin Ave. At a minimum, the car wash access to Hennepin should be controlled with devices such as a gate arm or removable bollards.
- The Applicant shall note the location of any existing Metro Transit "bus stops" on the site plan.
- Current ordinance states that all maneuvers associated with vehicle circulation, loading, parking or sanitation pick up for a private development shall occur on private property. Please provide a narrative explaining the trash removal operations. Per City Ordinance the Applicant shall provide for (and identify) a solid waste collection point (SWCP) on the site plans. The location of the SWCP is subject to the review and approval of the Public Works Department.
- All street lighting (existing and proposed) shall be shown clearly on the site plan. Prior to site plan approval, the Applicant shall contact Joseph Laurin at (612) 673-5987 to determine street lighting requirements. Note: If decorative street lighting exists on the proposed site it must be preserved or replaced at existing levels. Street lighting will be strongly encouraged in areas immediately adjacent to existing lighting systems, in high density areas such as Uptown and the University of Minnesota, and along major pedestrian corridors and business nodes as identified in the Minneapolis Street Lighting Policy.
- Note to the Applicant: In addition to the various required construction permits, impacts to existing traffic signal and street lighting systems (including installation of new street lights) will require the Applicant and respective Contractors to arrange (and pay) for inspections with the Traffic Department, please contact Dave Prehall at (612) 673-5759 for further information.
- Note to the Applicant: The construction of this development will likely require the use of Public right-of-way (roadway and sidewalks) for construction purposes. A request for an estimate of street use and obstruction permit fees can be made to the City's Traffic Department; please contact Scott Kramer at (612) 673-2383 for further information.
- Note to the Applicant: Please add the following notes to the site plan:
 - Street lighting installed as part of the Project shall be inspected by the City. Contractors shall arrange for inspections with the Traffic Department, please contact Dave Prehall at (612) 673-5759 for further information. Any lighting installations not meeting City specifications will be required to be reinstalled at Owner expense.
 - An obstruction permit is required anytime construction work is performed in the Public right-of-way. Please contact Scott Kramer at (612) 673-2383 regarding details of sidewalk and lane closures. Log on to <http://minneapolis.mn.roway.net/> for a permit.

- Contact Allan Klugman at (612) 673-2743 prior to construction for the temporary removal/temporary relocation of any City of Minneapolis lighting or traffic signal system that may be in the way of construction.
- All costs for relocation and/or repair of City Traffic facilities shall be borne by the Contractor and/or Property Owner.
- Contact Doug Maday at (612) 673-5755 prior to construction for the removal of any City of Minneapolis right of way signs that may be in the way of construction.

□ Water

- The site plan does not include a "demolition plan" and the limits of disturbance are not clearly defined. All existing and proposed underground Public Utilities (water, sanitary sewer, and storm drain) shall be shown on the site plan with corresponding pipe sizes and types. For Public watermain infrastructure records call (612) 673-2865. Any existing water service connections to the site shall be noted on the plans for removal, and shall be removed per the requirements of the Utility Connections Department before any new service lines can be installed, call (612) 673-2451 for more information.
- Meters shall be set at the point where the service line enters the building and shall be set in a location where it is easily assessable. Domestic service lines larger than three inches require a Bypass Assembly (see attachment). Domestic water and fire service connections should run in a line perpendicular from the watermain straight into the proposed building to the meter location. The current site plan indicates a service connection to Hennepin Ave. with bends which are generally not allowed. Please contact Rock Rogers at (612) 673-2286 to confirm domestic water and fire service layout, manhole construction, connections, and sizes.

□ Sewer Design

- Stormwater Management: The project is considered a connected action to the proposed White Castle development submitted concurrently for review and is therefore subject to the stormwater treatment requirements of Chapter 54 of the Minneapolis Code of Ordinances. Please provide the necessary documentation and analysis demonstrating compliance with Chapter 54, including stormwater calculations, BMP maintenance plans, etc.
- The proposed rain garden is in close proximity to the fueling stations and fuel storage tanks. Please describe what measures are proposed to ensure contamination of groundwater, due to the proposed infiltration practice and site use, will not occur.
- The existing conditions subcatchment area should be broken down to subcatchments as they discharge from the site. For instance, it appears that some of the runoff is directed to Central Ave NE, while some is directed to 7th St SE. Rate control requirements must be met for each discharge point to the City system, not just overall for the site.
- The P8 model should be run for a 1.25" rain event. The current model appears to be run for a year's worth of data, but includes a 1.25 precipitation scale factor.
- The flood pool and outflow devices characteristics should be included in the P8 model of the detention system.
- Please add the following note to the appropriate plan sheet: The Contractor, property owner or responsible party shall contact Minneapolis Surface Waters and Sewers 48 hours prior to any excavation or construction related to or in the location of the proposed Stormwater Management BMP (Contact Paul Chellsen, (612) 673-2406 or paul.chellsen@minneapolismn.gov).
- Please add the following note to the appropriate plan sheet: Upon the project's completion the General Contractor, Property Owner or Responsible Party shall provide to the Department of Public Works a Final Stormwater Management Report including record drawings. This report will serve as a means of verification that the intent of the approved stormwater management design has been met. This final report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.
- Surface Drainage: Please identify the location of roof drains or discharges.

- Utility Connections: The proposed storm sewer service connection to the City main should be core-drilled and a saddle tee fitting installed, per City of Minneapolis Standard Supplemental Specifications. A new manhole is not permitted for the connection. Please revise the plans accordingly. The storm connection should also be made going with the direction of flow of the main or at a right angle to the main.
- The proposed sanitary sewer service connection to the City main should be core-drilled and a saddle tee fitting installed, per City of Minneapolis Standard Supplemental Specifications. Please note this on the plan. The invert of the connection at the main should also be within the middle third of the main.
- Utility: All existing public utilities (water, sanitary, and storm sewer) on and adjacent to the property should be shown on the utility plan with corresponding pipe sizes, types and invert elevations. For City sanitary and storm sewer infrastructure records contact (612) 673-2405.
- Erosion Control: Haybales are not permitted as erosion and sediment control devices in Minneapolis. Please revise the plan accordingly.
- Non Stormwater Discharges: Detail all mechanical and non-stormwater discharges. Non-stormwater discharges are not permitted unless approved by the City of Minneapolis. Non-stormwater discharges not declared and approved will not be permitted. If there currently are none and nothing is proposed declare this status on the plans.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov.

❑ Construction Code Services

- The plan as submitted meets the requirements of the Construction Code Services Division.
- A Service Availability Charge (SAC) determination will need to be submitted to the Metropolitan Council for the proposed project. Please refer to this link for more information http://www.ci.minneapolis.mn.us/mdr/docs/sac_availability_charge.pdf or SACprogram@metc.state.mn.us.

❑ Fire Safety

- Fire department connection must be located on the address side of building and within 150 feet of a fire hydrant.
- Maintain fire apparatus access at all times.

❑ Environmental Health

- Permits will be required for the removal of existing and installation of new tanks for the gasoline service station.
- Other projects in the area have encountered contaminated soil and addressed this through the Minnesota Pollution Control Agency Voluntary Investigation and Cleanup program. Some sites also encountered a perched water table that required dewatering during general site excavation and construction. If impacted soil is encountered during site activities work will need to stop and notification provided to the MN State Duty officer at (651) 649-5451.
- If dewatering is required during site construction see below for city permit requirements. The highest groundwater level expected for this site should be determined and used in establishing the lowest level for and open space, subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and

discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at 612-673-5807 for permit applications and approvals.

- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

END OF REPORT