

LAND USE APPLICATION SUMMARY

Property Location: 107 6th Street SE and 608 Central Ave NE
Project Name: White Castle
Prepared By: Shanna Sether, Senior City Planner, (612) 673-2307
Applicant: Insites, Inc.
Project Contact: Bob Mueller
Request: To allow for the new construction of a fast food restaurant.
Required Applications:

Conditional Use Permit	To allow a fast food restaurant in the C2 District.
Site Plan Review	For a fast food restaurant with a drive-through facility in a new building.

SITE DATA

Existing Zoning	C2 Neighborhood Corridor Commercial District UA University Area Overlay District
Lot Area	28,248 square feet / .648 acres
Ward(s)	3
Neighborhood(s)	Marcy-Holmes Neighborhood Association, adjacent to Nicollet Island-East Bank Neighborhood Association
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>

Date Application Deemed Complete	July 7, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	September 5, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

ITE DESCRIPTION AND PRESENT USE. 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).

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The properties in the immediate area include a mix of office, retail and medium-high density residential.

PROJECT DESCRIPTION. The applicant is proposing demolition of all of the existing structures on the block bound by 6th St SE, Central Ave NE, 7th St SE and E Hennepin 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. Land use and subdivision applications (BZZ 7806 and MS 245) are being reviewed and evaluated at the same planning commission hearing.

Proposed Parcel B would be for a new fast food restaurant, a conditional use in the C2 District. The proposed parcel would be just over one acre in area. In addition, fast food restaurants established after the effective date of the ordinance shall be located only in storefront buildings existing on the effective date of this ordinance, provided further that no significant changes shall be made to the exterior of the structure and freestanding signs shall be prohibited, except where the property is part of an area of at least six hundred sixty (660) feet of continuous C2, C3S, C4 or industrial zoning fronting along the same side of the street as the fast food restaurant, without interruption by a residence, office residence, C1, C3A or Pedestrian Oriented Overlay District. The subject property is part of an area with 2,803 linear feet of continuous C2, C3S and industrial zoning.

The new 2,906 sq. ft. restaurant would be located up to the corner at Central Avenue NE and 6th St SE. There would be a pedestrian entrance at the front of the property, facing Central Ave NE. The building would be clad in a combination of brick and stone. The new construction proposed is subject to site plan review and the parcel combination and division through minor subdivision is being reviewed through the subdivision application (MS 245), concurrently with the Holiday gas station application.

PUBLIC COMMENTS. Staff has received public comments regarding the proposed development and they are attached to the staff report. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow for a new fast food restaurant based on the following findings:

- 1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The applicant is proposing to construct a new fast food restaurant with a drive-through facility. The proposed White Castle is intended to replace the existing use at the southern end of the block. The existing White Castle was constructed in 1984, with a 3,000 sq. ft. store and 42 parking spaces. The existing site is nonconforming to many of the landscaping and screening standards and has three

curb cuts. The proposed fast food restaurant requires site plan review and they applicant is proposing improvements to the site consistent with Chapters 530 and 541 of the zoning code. In addition, staff is recommending that all noise shall be mitigated through limited use of speakers and signage shall be posted on the pumps that state: "Please turn down car radios while refueling to respect our neighbors." Relocation of the existing fast food restaurant will not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances, as well as Public Works Department standards.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The surrounding area is fully developed. The existing fast food restaurant was constructed in 1984, with a 3,000 sq. ft. store and 42 parking spaces. The applicant is proposing to move the facility to the south end of the site on a newly created parcel. Several site improvements are proposed, including but not limited to reduced off-street parking, improved vehicle and pedestrian access and circulation, consolidation of curb cuts from 12 to 5 for the block, landscaping, screening and on-site stormwater infiltration, all of which will improve the compatibility of the use with nearby properties. Through the recommended and proposed site improvements, the relocation of the existing fast food restaurant should not have negative impacts on surrounding properties.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

The site is served by existing infrastructure. There are four proposed curb cuts for the entire block, one on Central Ave NE, two on 7th St SE and one on E Hennepin Ave. Both the proposed Holiday gas station and White Castle fast-food restaurant have proposed shared use and access through each of the single curb cuts on Central Ave NE and East Hennepin Ave. There are two other curb cuts along 7th St SE to accommodate customer traffic specific to Holiday. The Public Works Department has reviewed the project for appropriate drainage and stormwater management in or over the public right of way and has stated that this project will meet these requirements. A full copy of the Preliminary Development Review report is attached to the staff report.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

Staff finds that the applicant has provided adequate measures to minimize traffic congestion in the public streets. The minimum off-street vehicle parking requirement is 7 spaces and the applicant is proposing 12 spaces. In addition, the applicant is also providing sufficient bicycle parking area to support 3 bicycles.

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5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

Staff has identified the following policies in the *Minneapolis Plan for Sustainable Growth*, identifies the future land use classification as *commercial*. The subject property is located within the East Hennepin activity center. Finally, the property is located on Central Ave NE, a commercial corridor and East Hennepin Ave, a community corridor. Staff has identified the relevant policies to the proposed project:

Land Use Policy I.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.

- I.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 I.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.

- I.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.
- I.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 these some of these policies do not generally support a new drive-through facility for a fast-food restaurant. However, there is an existing White Castle on the block. The applicant has met the minimum landscaped area, but needs to provide additional landscape materials and screening to be in compliance with Chapter 530 Site Plan Review. The entire block will be redeveloped with this plan and the applicant will be rebuilding all of the existing public sidewalks adjacent to the subject property to meet current sidewalk standards.

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.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

In addition to the requested land use applications, automobile convenience facilities are required to meet the following specific development standards, per 536.20 of the zoning code:

Restaurant, fast food. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon. Staff is recommending additional trash receptacles be located near the proposed outdoor seating, with permission of the city engineer through an encroachment permit, where necessary.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

I. Conformance to all applicable standards of Chapter 530, Site Plan Review.

BUILDING PLACEMENT AND DESIGN

Building placement – Meets requirements

- The first floor of the building is located five feet from the front property line along Central Ave NE and five feet from corner lot line abutting 6th St SE.
- The placement of the building reinforces the street wall, maximizes natural surveillance and visibility, and facilitates pedestrian access and circulation.
- The area between the building and lot line includes a wider sidewalk to allow for pedestrian traffic ease of movement. The applicant is proposing to add landscaping and tables in the right-of-way between the building and 6th St SE.
- All on-site accessory parking is located to the interior of the site.

Principal entrances – Meets requirements

- The building is oriented so that at least one principal entrance faces the front property line along Central Ave NE.
- The principal entrance is clearly defined and emphasized through the use of windows, signage and awnings.

Visual interest – Meets requirements

- The building walls provide architectural detail and contain windows in order to create visual interest.
- There are no blank, uninterrupted walls exceeding 25 feet in length.

Exterior materials – Meets requirements

- The applicant is proposing brick and stone as the building's primary exterior materials. Each elevation would comply with the City's durability standards for exterior materials (see Table 2). Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- In addition, the application is consistent with the City's policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.

- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

Table 1. Percentage of Exterior Materials per Elevation

Material	Allowed Max	North	South	East	West
Brick (face)	100%	64%	65%	83%	40%
Glass	100%	13%	10%	0%	20%
Stone	100%	23%	25%	17%	40%

Windows – Requires alternative compliance

- For nonresidential uses, the zoning code requires that no less than 30 percent of the walls on the first floor are windows with clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher. The project is not in compliance with the minimum window requirement on the rear elevation(see Table 3) and the applicant is seeking alternative compliance. The applicant has stated that the rear of the building is devoted to cold storage and they are not proposing any windows on the rear elevation. As an alternative, the applicant is proposing to add outdoor seating area to the right-of-way abutting 6th St SE and landscaping trellis to add visual interest. Staff is recommending that the planning commission grant alternative compliance.
- All windows are vertical in proportion; however, they are not evenly distributed along the building walls on the South elevation and the applicant is seeking alternative compliance for the same reason as stated above due to the cold storage.

Table 2. Percentage of Windows per Applicable Elevation

	Code Requirement	Proposed		
Nonresidential Uses				
1st floor - North	30% minimum	180.6 sq. ft.	36.5%	220 sq. ft.
1st floor - South	30% minimum	180.6 sq. ft.	32.5%	196 sq. ft.
1st floor - East	30% minimum	61.7 sq. ft.	0%	0 sq. ft.
1st floor - West	30% minimum	61.7 sq. ft.	49.2%	152 sq. ft.

Ground floor active functions – Requires alternative compliance

- The ground floor facing Central Ave NE and 6th St SE contains 100 percent (38 feet 7 inches, 75 feet 3 inches, respectively) active functions. The ground floor facing East Hennepin Ave contains 52% active functions and the remainder is cold storage. At least 70 percent of the first floor building frontage facing the public street, public sidewalk, or public walkway contains active functions and the applicant is seeking alternative compliance for the rear elevation. Staff is recommending that the planning commission grant alternative compliance, for the same reasons stated above based on the location of the cold storage at the rear of the building.

Roof line – Meets requirements

- The principal roof line of the building will be flat, which is similar to that of surrounding buildings.

Parking garages – Not applicable

- There is no parking garages proposed as part of this project.

ACCESS AND CIRCULATION

Pedestrian access – Meets requirements

- There are clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk and on-site parking facilities. In addition, the applicant is providing an elevated and striped walkway connecting the on-site parking area to the building through the drive-through.

Transit access – Not applicable

- No transit shelters are proposed as part of this development.

Vehicular access – Meets requirements

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic and with surrounding residential uses. The applicant is providing an elevated and striped walkway connecting the on-site parking area to the building through the drive-through.
- Curb cuts have been consolidated on the block from 12 to 5. Public Works may require the removal of one additional curb cut.
- There are no public alleys adjacent to the site.
- Service vehicle access does not conflict with pedestrian traffic.
- There is no maximum impervious surface requirement in the C2 zoning district. According to the materials submitted by the applicant, 80 percent of the site will be impervious, which is consistent with the existing impervious surface of the current property.

LANDSCAPING AND SCREENING

General landscaping and screening – Requires alternative compliance

- The overall composition and location of landscaped areas complement the scale of development and its surroundings.
- At least 20 percent of the site not occupied by the building is landscaped. The applicant is proposing approximately 5,536 square feet of landscaping on site, or approximately 22.7 percent of the site not occupied by buildings (see Table 4).
- The applicant is not proposing at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. The tree requirement for the site is 10 and the applicant is proposing a total of 11 trees.
- The applicant is proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 49 and the applicant is proposing 106 shrubs.
- The remainder of the required landscaped area is covered with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees.

Table 3. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	27,261 sq. ft.
Building Footprint	--	2,903 sq. ft.
Remaining Lot Area	--	24,358 sq. ft.
Landscaping Required	4,871 sq. ft.	5,536 sq. ft.
Canopy Trees (1:500 sq. ft.)	10 trees	11 trees

Shrubs (1:100 sq. ft.)	49 shrubs	106 shrubs
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Parking and loading landscaping and screening – Requires alternative compliance

- The parking and loading area facing the public street or public sidewalk does not contain an on-site landscaped yard of at least seven feet in width, for its entirety. The landscaped yards adjacent to Central Ave NE and East Hennepin Ave are only 5 feet in width, where 7 feet is required. Staff is recommending that the applicant comply with this requirement. The applicant is proposing screening of the on-site loading area, however there is no landscaped yard. Staff finds that there is insufficient space to provide 7 feet of landscaping in this area and still allow for the loading truck to not interfere with traffic and is recommending alternative compliance be granted.
- The applicant is proposing a three-foot screen consisting of a combination of an open and decorative fence and hedge that is at least 60 percent opaque.
- At least one tree provided for each 25 linear feet, or fraction thereof, of parking or loading area frontage along Central Ave NE, East Hennepin Ave or 6th St SE is required. The applicant is required to provide five trees along Central Ave NE, six trees along East Hennepin Ave and one tree along 6th St SE. The applicant is proposing three trees along Central Ave NE and East Hennepin Ave and no trees along 6th St SE. The applicant is seeking alternative compliance to reduce the required number of trees along parking or loading area frontage by instead providing additional trees in the right-of-way adjacent to East Hennepin Ave and 6th St SE. Staff is recommending that the planning commission grant alternative compliance; however, the applicant shall provide one additional tree, a total of four, along Central Ave NE.
- The corners of the parking lot that are unavailable for parking or vehicular circulation are landscaped as specified for a required landscaped yard.
- Because the proposed surface parking lot contains ten or more spaces, each parking space must be located within 50 feet of the center of an on-site deciduous tree.
- Information included in the landscape plan indicates that the plant materials, and installation and maintenance of the plant materials, would comply with sections 530.200 and 530.210 of the zoning code.
- All other areas not occupied by buildings, parking and loading facilities, or driveways would be covered with turf grass, native grasses, perennials, wood mulch, shrubs, and trees.

ADDITIONAL STANDARDS

Concrete curbs and wheel stops – Meets requirements

- The parking lot is defined by a six-inch by six-inch continuous concrete curb. Catch basins and other stormwater management features will direct stormwater to the proposed rain garden on the site, where practical.

Site context – Meets requirements

- There are no important elements of the city near the site that will be obstructed by the proposed building.
- This building should have minimal shadowing effects on public spaces and adjacent properties.
- This building has been designed to minimize the generation of wind currents at ground level.

Crime prevention through environmental design – Meets requirements

- The site plan employs best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces.

- The proposed site, landscaping, and buildings promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- The project provides lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- The landscaping, sidewalks, lighting, fencing, and building features are located to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- The entrances, exits, signs, fencing, landscaping, and lighting are located to distinguish between public and private areas, to control access, and to guide people coming to and going from the site.

Historic preservation – Not applicable

- This site is neither historically designated nor is it located in a historic district.

2. Conformance with all applicable regulations of the zoning ordinance.

The proposed use is conditional in the C2 District.

Off-street Parking and Loading – Choose an item.

- The off-street vehicle parking requirement 7 spaces and the applicant is providing 12. (see Table 5).
- There is not a minimum bicycle parking requirement; however, the applicant is proposing bicycle parking for up to 3 bicycles (see Table 6).
- There is not an off-street loading requirement for the proposed use; however, the applicant has provided a dedicated loading space at the rear of the building for on-site deliveries (see Table 7).

Table 4. Vehicle Parking Requirements Per Use (Chapter 541)

Use	Minimum	Reductions	Total with Reductions	Maximum Allowed	Proposed
Fast food restaurant	7	--	7	39	--
	--	--	7	39	12

Table 5. Bicycle Parking Requirements (Chapter 541)

Use	Minimum	Short-Term	Long-Term	Proposed
Fast food restaurant	3	3	--	3
	3	3	--	3 short-term

Table 6. Loading Requirements (Chapter 541)

Use	Loading Requirement	Minimum Requirement	Proposed
Fast food restaurant	Low	None	One small space
	Low	None	One small space

Building Bulk and Height – Meets requirements

- The proposed project meets all of the bulk and height requirements (see Table 8).

Table 7. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	27,261 sq. ft. / .626 acres
Gross Floor Area	--	2,906 sq. ft.
Floor Area Ratio (Minimum)	--	.1
Floor Area Ratio (Maximum)	1.7	
Building Height (Maximum)	4 stories or 56 feet, whichever is less	18 ft. 8 in.

Lot Requirements – Meets requirements

- The proposed fast food restaurant meets the minimum lot area and lot width requirements (see Table 9).

Table 8. Lot Requirements Summary

	Code Requirement	Proposed
Lot Area (Minimum)	12,000 sq. ft.	27,261 sq. ft.
Lot Width (Minimum)	100 ft.	166 ft.

Yard Requirements – Not applicable

- The subject property is not subject to any yard requirements or minimum setbacks.

Signs – Meets requirements

- All signs are subject to Chapter 543, On-Premise Signs. The applicant will be required to submit a separate sign permit application for any signage that is proposed.
- The applicant is proposing one monument sign, three wall signs and one menu sign (see Table 10).
- The proposed wall sign facing Central Ave NE will be required to be reduced by 4.15 sq. ft. The remainder of the proposed signage is in compliance with Chapter 543, On-Premise Signs.

Table 9. Signage Summary

	Number Allowed/ Lot	Proposed Number	Maximum Size Allocation	Maximum Area Per Sign	Proposed Area	Maximum Allowed Height	Proposed Height
Monument	1	1	80 sq. ft.	80 sq. ft.	65.3 sq. ft.	8 ft.	8 ft.
Attached - North	--	1	38.5 sq. ft.	180 sq. ft.	42.62 sq. ft.	28 ft.	27 ft.
Attached - South	--	1	75.2 sq. ft.	180 sq. ft.	42.62 sq. ft.	28 ft.	27 ft.
Attached - West	--	1	75.2 sq. ft.	180 sq. ft.	42.62 sq. ft.	28 ft.	27 ft.

Menu Board	--	I	--	32 sq. ft.	30.2 sq. ft.	6 ft.	5.8 ft.
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Screening of Mechanical Equipment – Meets requirements with Conditions of Approval

- All mechanical equipment is subject to the screening requirements of Chapter 535 and district requirements:

535.70. Screening of mechanical equipment.

- a) In general. All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.

- 1) Screened by another structure. Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:

- a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.
- b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
- c. Off-premise advertising signs and billboards shall not be considered required screening.

- 2) Screened by vegetation. Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.

- 3) Screened by the structure it serves. Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.

- 4) Designed as an integral part of the structure. If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.

- b) Exceptions. The following mechanical equipment shall be exempt from the screening requirements of this section:

- 1) Minor equipment not exceeding one (1) foot in height.
- 2) Mechanical equipment accessory to a single or two-family dwelling.
- 3) Mechanical equipment located in an I2 or I3 District not less than three hundred (300) feet from a residence or office residence district.

- The applicant is proposing roof-top mechanical equipment and a transformer at grade, along 7th St SE. The applicant shall screen the mechanical equipment as required in section 535.70 of the zoning code.

Refuse Screening – Meets requirements

- All refuse and recycling storage containers are subject to the screening requirements in Chapter 535:

535.80. Screening of refuse and recycling storage containers.

Refuse, recycling storage, and compost containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall not be governed by this provision.

- The applicant is proposing construct a trash enclosure with brick to match the exterior of the building and cedar gates. These materials compatible with the principal structure.

Lighting – Meets requirements

- Existing and proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code, including:

535.590. Lighting.

- a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.
 - b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:
 - 1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
 - 2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
 - 3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
 - 4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
 - 5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.
- The proposed lighting plan shows less than five foot-candles at the street curb line and along the proposed nonresidential property lines shared with the proposed Holiday.

Fences – Meets requirements

- Fences must comply with the requirements in Chapter 535. The applicant is proposing a four-foot, open and decorative fence.

Specific Development Standards – Meets requirements

- The applicant's proposal meets the specific development standards for a fast food restaurant in Chapter 536.

UA Overlay District Standards – Not applicable

3. Conformance with the applicable policies of The Minneapolis Plan for Sustainable Growth.

See finding #5 for the conditional use permit.

4. Conformance with applicable development plans or objectives adopted by the City Council.

See finding #5 for the conditional use permit.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **30% windows facing east.** The project is not in compliance with the minimum window requirement on the rear elevation and the applicant is seeking alternative compliance. The applicant has stated that the rear of the building is devoted to cold storage and they are not proposing any windows on the rear elevation. As an alternative, the applicant is proposing to add outdoor seating area to the right-of-way abutting 6th St SE and landscaping trellis to add visual interest. Staff is recommending that the provide an additional trellis on the East elevation of the building as an additional alternative and the planning commission grant alternative compliance.
- **Window distribution facing South.** The South elevation does not provide even window distribution facing 6th St SE and the applicant is seeking alternative compliance. The applicant has stated that the rear of the building is devoted to cold storage and they are not proposing any windows on the rear elevation. This façade meets the minimum window requirement and the applicant has provided outdoor amenities in the right-of-way including landscaping and outdoor seating as an alternative. Staff is recommending that the planning commission grant alternative compliance.
- **Active functions facing East.** The floor plan shows 52% of the building façade facing East Hennepin is devoted to active function, where 70% is required and the applicant is seeking alternative compliance. The applicant has stated that the rear of the building is devoted to cold storage. As an alternative, the applicant is proposing to add outdoor seating area to the right-of-way abutting 6th St SE and landscaping trellis to add visual interest. Staff is recommending that the provide an additional trellis on the East elevation of the building as an additional alternative and the planning commission grant alternative compliance.
- **7-foot landscaping adjacent to loading.** The parking and loading area facing the public street or public sidewalk does not contain an on-site landscaped yard of at least seven feet in width, for its entirety. The applicant is proposing screening of the on-site loading area, however there is no landscaped yard. Staff finds that there is insufficient space to provide 7 feet of landscaping in this area and still allow for the loading truck to not interfere with traffic and is recommending alternative compliance be granted.
- **Trees along parking/loading frontage.** At least one tree provided for each 25 linear feet, or fraction thereof, of parking or loading area frontage along Central Ave NE, East Hennepin Ave or 6th St SE is required. The applicant is required to provide five trees along Central Ave NE, six trees along East Hennepin Ave and one tree along 6th St SE. The applicant is proposing three trees along Central Ave NE and East Hennepin Ave and no trees along 6th St SE. The applicant is seeking alternative compliance to reduce the required number of trees along parking or loading area frontage by instead providing additional trees in the right-of-way adjacent to East Hennepin Ave and 6th St SE. Staff is recommending that the planning commission grant alternative compliance; however, the applicant shall provide one additional tree, a total of four, along Central Ave NE.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Bob Mueller, of Insites, Inc. for the properties located at 107 6th St SE and 608 Central Ave NE:

A. Conditional Use Permit for a fast food restaurant.

Recommended motion: **Approve** the application for a fast food restaurant, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

B. Site Plan Review.

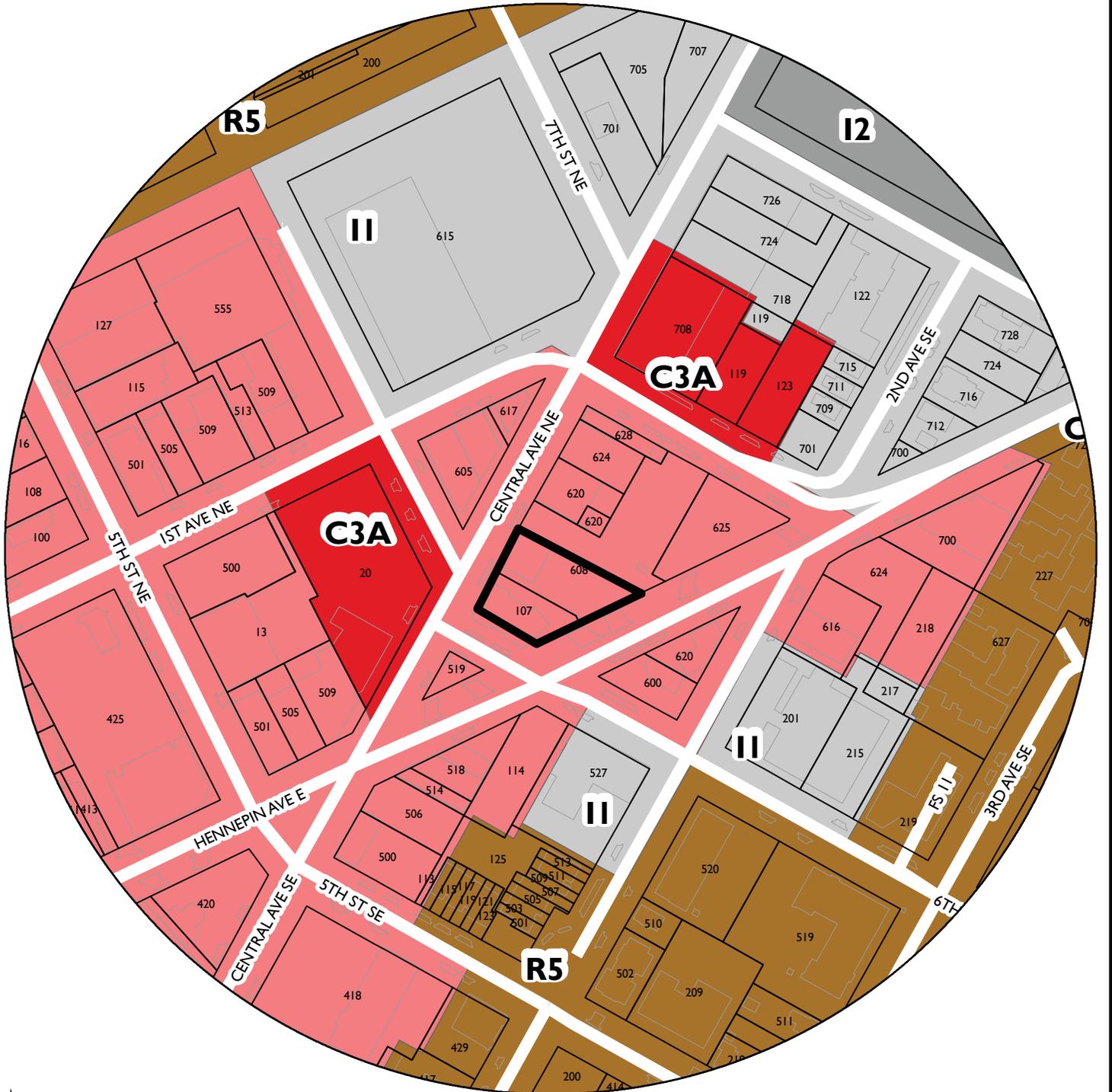
Recommended motion: **Approve** the application for a site plan review, subject to the following conditions:

1. All site improvements shall be completed by August 1, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall provide a minimum of 4,871 sq. ft. of landscaped area, 10 canopy trees and 49 shrubs, on-site.
4. The applicant shall provide a minimum of a seven-foot landscaped yard, where adjacent to Central Ave NE and East Hennepin Ave.
5. The applicant shall provide at least four trees along Central Ave NE and three trees along East Hennepin Ave, where adjacent to parking lot frontage.
6. The applicant shall provide an additional landscape trellis along the East elevation of the building.
7. The applicant shall provide screening of all of the roof-top and ground-level mechanical equipment per section 535.70 of the zoning code.
8. The applicant shall work with Public Works to allow for trash receptacles adjacent to the proposed outdoor seating along 6th St NE. The applicant shall provide trash receptacles near the proposed outdoor seating on the subject property.
9. The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code.

ATTACHMENTS

1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Survey
5. Site plan
6. Plans
7. Building elevations
8. Renderings

9. Photos
10. Context study
11. Sign plan
12. Maneuvering plan
13. Lighting and photometric plan
14. PDR report
15. Public comments



PROPERTY ADDRESS

600 Central Avenue NE (proposed address)

FILE NUMBER

BZZ-



555 W. Goodale St., Columbus, Ohio 43215
PH 614/228-5781 – FAX 614/224-1787

May 24, 2016

Site Narrative for:

**White Castle Restaurant (MN #29)
608 Central Ave. Minneapolis, MN 55414**

The existing subject parcel is located on the east side of Central Ave. and north of the intersection of E. Hennepin Ave. and consists of 34,166 S.F. or 0.784 Acres. It is the current site of the White Castle fast-food restaurant. This will be a joint redevelopment with the current Holiday-Gas site to the south of the White Castle. After the properties are combined the White Castle will be redeveloped on approximately 28,248 S.F. or 0.648 Acre.

The existing 2,475 S.F. white castle will be demolished and replaced with a new ground-up construction. The proposed restaurant will be a 2,865 S.F. which includes a 220 S.F. enclosed area for storage and matching trash enclosure. The dining area will have seating for 50 customers and there will be outdoor patio seating. The restaurant operation will have a drive-thru service with two (2) windows, one for pre-pay and the other for product pick-up. Both inside dining area and drive-thru operations will be twenty-four (24) hour operation with six to eight (6-8) employees per shift. The new design and architecture of the building will add more quality and character to the site.

All existing on-site features will be demolished including pavement, curbing, light poles, landscaping, some utilities, menu board and clearance detector. The existing drive-cuts will be demolished and realigned to service both White Castle and Holiday-Gas.

The delivery area is directly behind the proposed restaurant. Both frozen and dry goods will be delivered thru the rear delivery doors. The drive-thru operation may need to be closed for a short time during this period which will be off peak hours.

The proposed building will be constructed along the Central Ave. right-of-way providing an ADA accessible route to the front door. In addition, an ADA compliant parking stall will be located to the north of the building with a designated ADA parking sign mounted in front of the parking stall. An ADA compliant accessible route will include three (3) curb routes and compliant crosswalk to the building entrance.

The proposed parking lot construction includes all new pavement and paint striping. All set-backs will comply with code and those landscape areas will be maintained. There are two (2) proposed 25' high pylon signs, one along Central Ave. right-a-way and the other along Hennepin Ave. right-a-way. Both signs will have the new white castle logo.

The proposed construction includes all new lot lighting around the perimeter of the parking areas. The 24 foot (24') light poles on a two foot (2') base and 240 watt fixtures are LED XGBM Crossover flat lens products with an overall height not to exceed twenty-six feet (26'). The average foot candle maintained inside the curbing is 6.40 with building lights factored in with less than one (1) foot candle at surrounding streets.

Storm water drainage will be conveyed through new inlets and storm piping. Storm water is then conveyed to the public storm mains at 6th Street. The existing storm sewer system does not provide any water quality benefits. Due to the proposed site is under an acre storm water quality BMP will not be required and the proposed site impervious will be less than the existing.

The proposed building utilities will have all new taps. All utility mains are available in the Central Ave. and Hennepin Ave. right-a-ways.

The total construction time line of the proposed white castle, including the demolition phase, is one-hundred and five (105) working days, which is approximately twenty-one (21) weeks.



MANAGEMENT CO.

June 17, 2016

City of Minneapolis
Community Planning & Economic Development
250 S. Fourth Street – Room 300
Minneapolis, MN 55415

RE: White Castle – 608 Central Ave. NE

Shanna Sether,

Copies of required findings for the proposed fast-food restaurant:

- Conditional use permit for proposed use:
 1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

>>The current restaurant will be rebuilt on an expanded lot that will include the current restaurant site and the current Holiday Station store site. The new site will have more green space and the access points to the public right of way will be more controlled. The walks will be reconstructed and access to and from the site will create a safer restaurant that is new and appealing to the neighborhood. The improvements will create a better atmosphere in the city block that is in line with reconstruction of the entire site

2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

>>The White Castle site is working in unison with the proposed new Holiday Station store site to make an appealing development for the community. The site as a whole will be used by the entire vicinity for convenience items or food and services that the businesses will create a better feeling and appearance to the neighborhood as a whole as well as to patrons to the site.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

>>The current site as a whole has no storm water management plan. With the new site a management plan will be in place. Old utilities that serve existing old structures will be removed and new services will serve the development that are up to date and in line with current city building codes. Cleaner drainage and better utilities as well as improved walkways and infrastructure will be a huge benefit to the community as a whole.

4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.

>>With the new site layout there will be fewer access points to the public streets making the traffic zones safer. New updated walks will be more compliant with the ADA standards. The new site will flow better with current site design standards.

5. The conditional use is consistent with the applicable policies of the comprehensive plan.

>>The conditional use will be more in line with the current city policies and more in line with public concerns. The existing site operates currently with old standards as they relate to the conditional use. An approved conditional use will conform to current requirements.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

>>White Castle will honor current city regulations. Additionally, White Castle believes a new and improved site will benefit the city, users and become a more efficient operating site for White Castle

• Variances for signage:

1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.
2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.
3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

Additional findings for sign adjustment:

1. The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.
2. The sign adjustment will allow a sign that relates in size, shape, materials, color, illumination and character to the function and architectural character of the building or property on which the sign will be located.

>>All signage has been revised to comply with the city ordinance and No variance will be required.

Sincerely,

White Castle Management Company



Glen Davidson, PE
Director of Engineering



555 W. Goodale St., Columbus, Ohio 43215
PH 614/228-5781 – FAX 614/224-1787

Craig G. Eilers
Engineering Project Manager

June 16, 2016

Marcy Holmes Neighborhood Association
Melissa Bean – Executive Director

RE: Proposed White Castle / Holiday Gas Redevelopment

White Castle has been a part of the neighborhood since 1983. A drive-thru was added 1990 and for the last 15 years we have been planning, with Holiday Gas, a joint venture to redevelop the block. Below is a narrative of our proposed redevelopment.

The existing subject parcel is located on the east side of Central Ave. and north of the intersection of E. Hennepin Ave. and consists of 34,166 S.F. or 0.784 Acres. It is the current site of the White Castle fast-food restaurant. This will be a joint redevelopment with the current Holiday-Gas site to the south of the White Castle. After the properties are combined the White Castle will be redeveloped on approximately 28,248 S.F. or 0.648 Acre.

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The proposed building utilities will have all new taps. All utility mains are available in the Central Ave. and Hennepin Ave. right-a-ways.

The total construction time line of the proposed white castle, including the demolition phase, is one-hundred and five (105) working days, which is approximately twenty-one (21) weeks.

Sincerely,

A handwritten signature in black ink, appearing to read "C. G. Eilers". The signature is fluid and cursive, written over a light blue horizontal line.

Craig G. Eilers
White Castle Management Co.

INSITES
 SITE PLANNING LANDSCAPE ARCHITECTURE
 3010 UNIVERSITY AVENUE, SUITE 100
 MINNEAPOLIS, MINNESOTA 55417
 763.387.8100

It is hereby certified that this plan, specification, or report was prepared by a duly licensed landscape architect under the laws of the State of Minnesota.
 PROJECT: ROBERT J. BAUER
 DRAWING NO.: 15760

PROJECT: 15760
MN #29 RP

WHITE CASTLE
 608 CENTRAL AVE. NE
 MINNEAPOLIS, MN 55414

WHITE CASTLE SYSTEM, INC.
 555 WEST GOODALE STREET
 COUMEN, MN 55008
 PHONE: 614.589.2853
 FAX: 614.224.1787


Holiday
STATIONSTORE
#0009
MINNEAPOLIS, MN

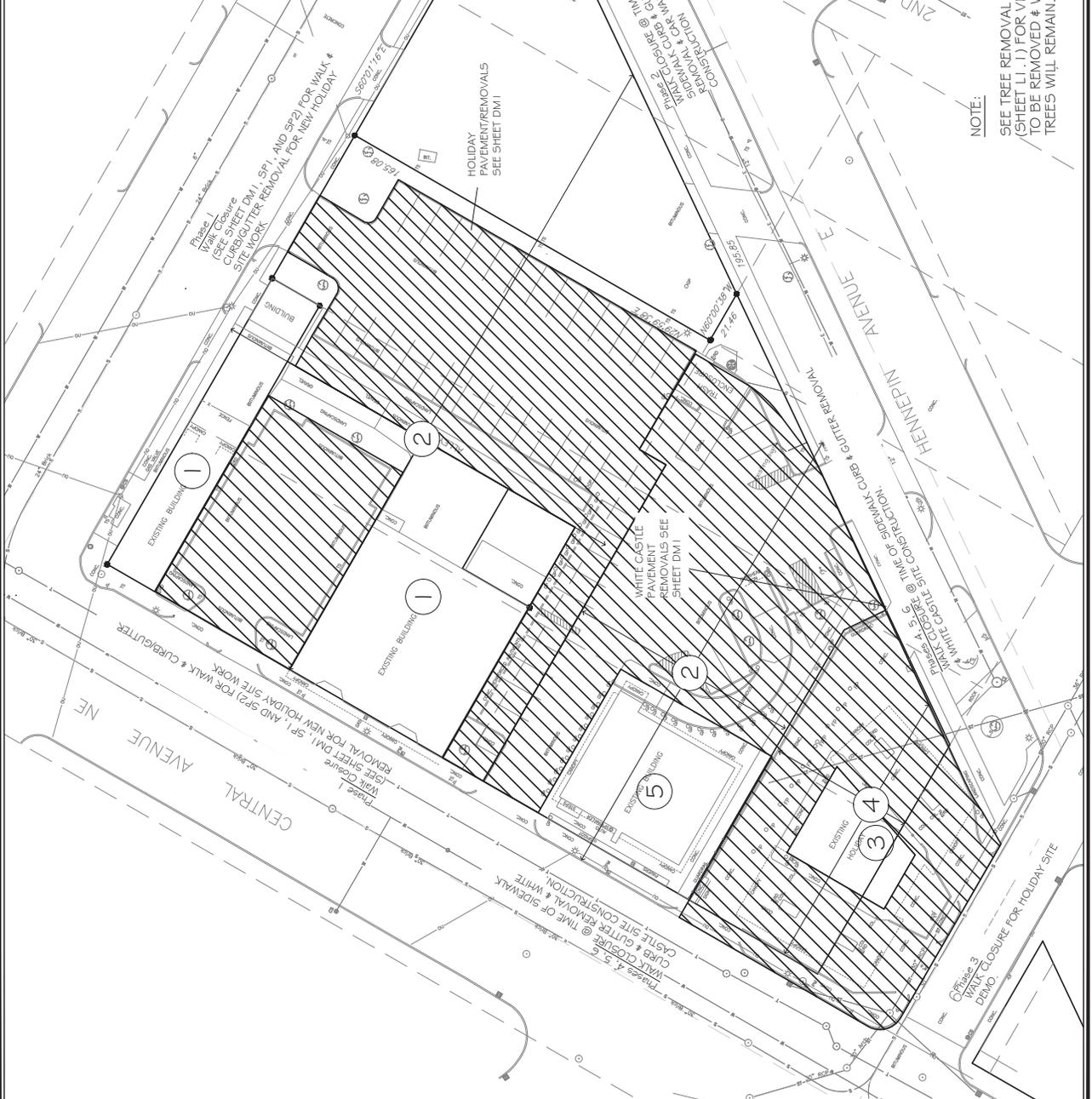
PROJECT NUMBER: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 SCALE: _____
 SHEET NO.: _____
 TOTAL SHEETS: _____
 ALL QUESTIONS RELATED TO BUILDING AND CONSTRUCTION OF THIS PROJECT SHALL BE DIRECTED TO THE PROJECT MANAGER.
JANE BAUER
 PROJECT MANAGER
 15760
 MINNEAPOLIS, MN 55417
 jba@insites.com

MASTER DEMO PHASING PLAN

M-DM1

DEMOLITION SEQUENCE

1. REMOVE EXISTING BUILDINGS, PAVING & UTILITIES SERVICES PER CITY SPECIFICATIONS.
2. CONSTRUCT NEW HOLIDAY STATION STORE SITE (SEE HOLIDAY DEVELOPMENT PLANS)
3. REMOVE EXISTING BUILDINGS PAVING & UTILITIES SERVICES PER CITY SPECIFICATIONS FOR EXISTING HOLIDAY STATION STORE SITE PER HOLIDAY CONSTRUCTION SCHEDULE
4. CONSTRUCT NEW WHITE CASTLE RESTAURANT SITE (SEE WHITE CASTLE DEVELOPMENT PLANS)
5. REMOVE EXISTING BUILDING, PAVING, UTILITY SERVICES PER CITY SPECIFICATIONS FOR EXISTING WHITE CASTLE RESTAURANT SITE PER WHITE CASTLE CONSTRUCTION SCHEDULE.
6. CONSTRUCT REMAINING SITE FEATURES FOR WHITE CASTLE SITE.




 NORTH

 1" = 10'-0"
 SHEET SIZE AREA SCALE: 1"=40'


 Know what's below.
 Call before you dig.

WHITE CASTLE SYSTEM, INC.
 505 WEST DOUGLAS STREET
 COLUMBUS, OHIO 43205
 CONTACT: GLEN DANFORTH
 PHONE: 614.530.2655
 FAX: 614.241.1787

INSITES
 SITE PLANNING & LANDSCAPE ARCHITECTURE
 11111 HUNTERS LANE, SUITE 100
 MINNEAPOLIS, MINNESOTA 55447
 PHONE: 612.338.1111
 FAX: 612.338.1111

INSITES
 SITE PLANNING & LANDSCAPE ARCHITECTURE
 11111 HUNTERS LANE, SUITE 100
 MINNEAPOLIS, MINNESOTA 55447
 PHONE: 612.338.1111
 FAX: 612.338.1111

1. Needs only for the site, operation or information prepared by the architect or landscape architect that is an authorized landscape architect under the laws of Minnesota.

Drawn: Robert J. Munn
 Date: 1/28/16
 Rev. No. 10/09

PROJECT: 15760



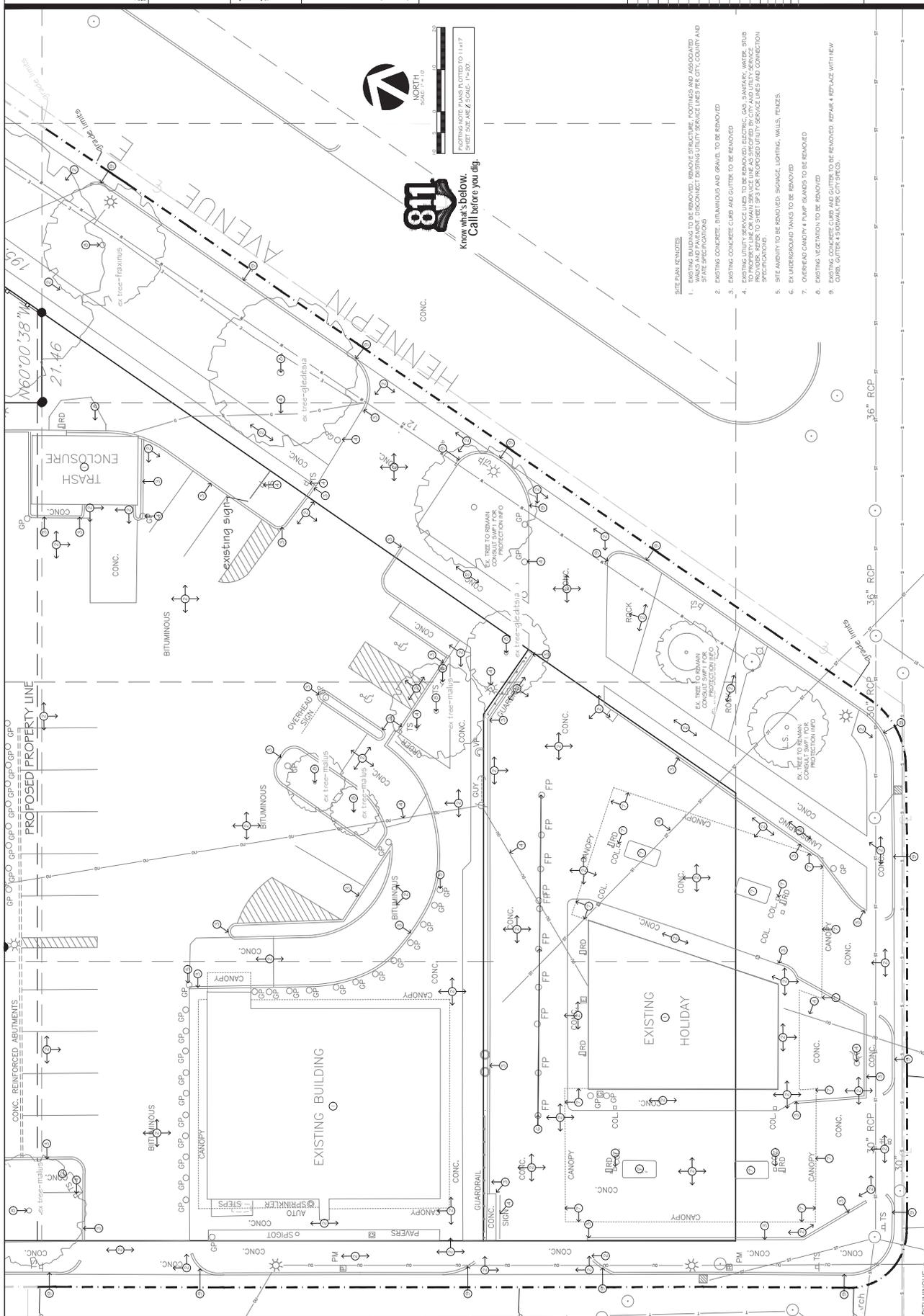
WHITE CASTLE
 608 CENTRAL AVE. NE
 MINNEAPOLIS, MN 55414

MN #29 RP

DATE: 1/28/16	DATE: 1/28/16	DATE: 1/28/16	DATE: 1/28/16
BY: RJM	BY: RJM	BY: RJM	BY: RJM
SCALE: 1"=10'	SCALE: 1"=10'	SCALE: 1"=10'	SCALE: 1"=10'
DATE: 1/28/16	DATE: 1/28/16	DATE: 1/28/16	DATE: 1/28/16
BY: RJM	BY: RJM	BY: RJM	BY: RJM
SCALE: 1"=10'	SCALE: 1"=10'	SCALE: 1"=10'	SCALE: 1"=10'
DATE: 1/28/16	DATE: 1/28/16	DATE: 1/28/16	DATE: 1/28/16
BY: RJM	BY: RJM	BY: RJM	BY: RJM
SCALE: 1"=10'	SCALE: 1"=10'	SCALE: 1"=10'	SCALE: 1"=10'

DMI

SITE DEMO PLAN



Illustrative Site / Landscape Plan



**Station Store
#0009**

Minneapolis, MN

**Committee of the
Whole Submittal**

June 30th, 2016

ARCHITECTURAL
CONSORTIUM LLC

INSITES

WHITE CASTLE SYSTEM, INC.
 505 WEST GORDALE STREET
 COLUMBUS, OHIO 43205
 CONTACT: GLEN DANFORTH
 PHONE: 614.530.2655
 FAX: 614.241.1787



INSITES
 SITE PLANNING & LANDSCAPE ARCHITECTURE
 547 FURNACE STREET, SUITE 111
 FARMINGTON, MINNESOTA 55425
 TEL: 612.338.1111
 FAX: 612.338.1112

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 Landscape Architect under the laws of Minnesota.

Signature: Robert J. Muehle
 Date: 1/28/16 Reg. No. 15939
 PROJECT: 15760

WHITE CASTLE
 608 CENTRAL AVE. NE
 MINNEAPOLIS, MN 55414

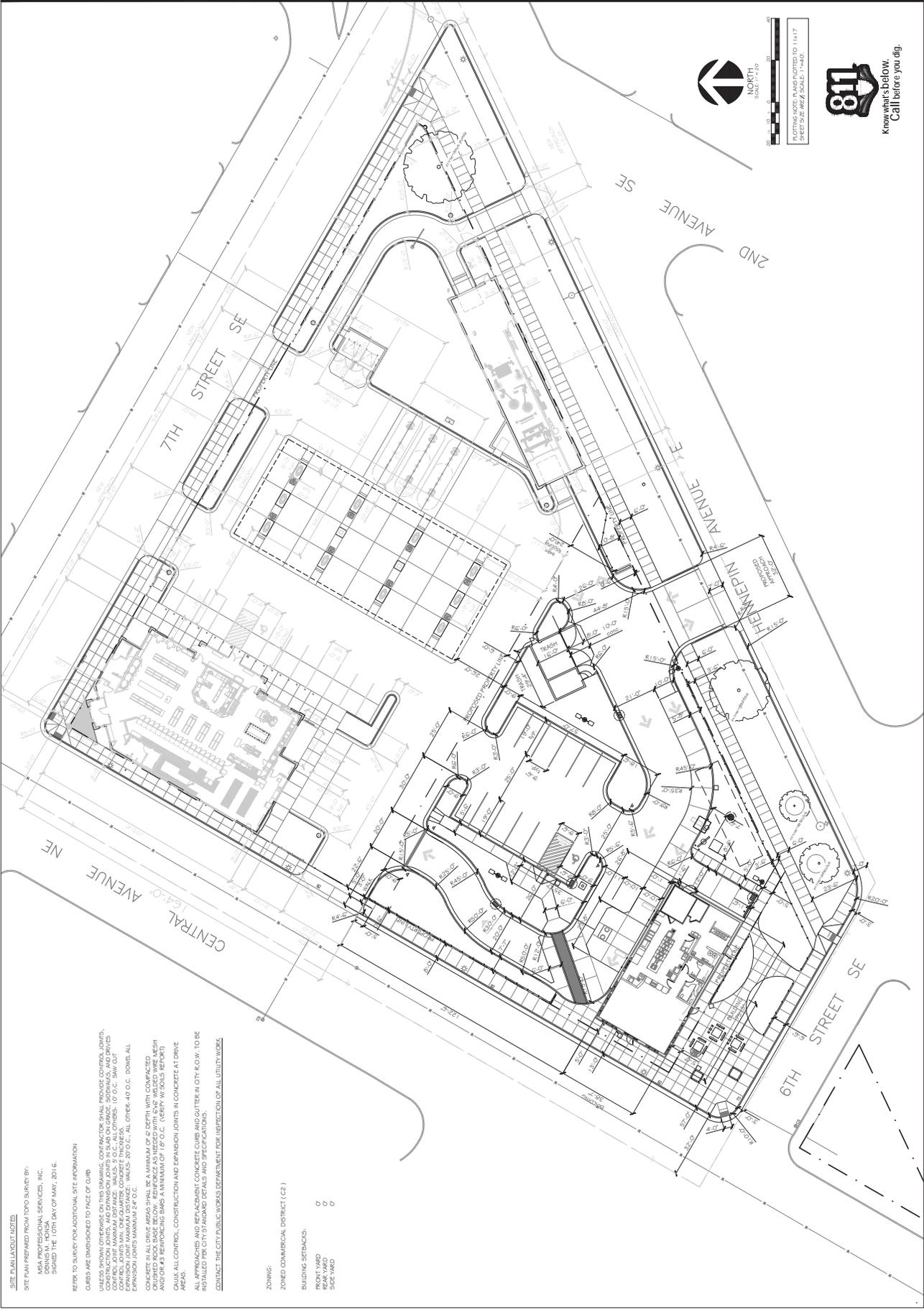


MN #29 RP
 BOARD OF PUBLIC WORKS

DATE:	1/28/16
ISSUE:	FINAL
BY:	INSITES
FOR:	WHITE CASTLE
PROJECT:	608 CENTRAL AVE. NE
LOCATION:	MINNEAPOLIS, MN
SCALE:	AS SHOWN
DATE:	1/28/16
BY:	INSITES
FOR:	WHITE CASTLE
PROJECT:	608 CENTRAL AVE. NE
LOCATION:	MINNEAPOLIS, MN
SCALE:	AS SHOWN

SHEET NO. 1
 OF 1

SITE DIMENSION PLAN



SITE PLAN NOTES
 SITE PLAN PREPARED FROM TOPO SURVEY BY:
 NSA PROFESSIONAL SERVICES, INC.
 DENNIS W. HONSA
 SIGNED THE 10TH DAY OF MAY, 2014.

REFER TO SURVEY FOR ADDITIONAL SITE INFORMATION
 CURBS ARE DIMENSIONED TO FACE OF CURB
 UNLESS SHOWN OTHERWISE ON THIS DRAWING. CONTRACTOR SHALL PROVIDE CONTROL POINTS
 CONTROL POINT MANNING DISTANCE: WALKS: 9' O.C., ALL OTHERS: 10' O.C. SWAY O.J. POINTS
 EXPANSION JOINT MANNING DISTANCE: WALKS: 20' O.C., ALL OTHERS: 40' O.C. DOWEL ALL
 EXPANSION JOINTS MAXIMUM 24' O.C.
 CONCRETE IN ALL DRIVE AREAS SHALL BE A MINIMUM OF 6" DEPTH WITH COMPACTED FRESH
 SAND OR GRAVEL FILL WITH REINFORCING BARS A MINIMUM OF 12' O.C. (VERIFY W/ SOILS REPORT)
 AND OR #3 REINFORCING BARS A MINIMUM OF 12' O.C. (VERIFY W/ SOILS REPORT)
 CALLK ALL CONTROL, CONSTRUCTION AND EXPANSION JOINTS IN CONCRETE AT DRIVE
 AREAS.
 ALL APPROACHES AND REPLACEMENT CONCRETE CURBS AND GUTTER IN CITY R.O.W. TO BE
 INSTALLED PER CITY STANDARD DETAILS AND SPECIFICATIONS.
 CONTACT THE CITY PUBLIC WORKS DEPARTMENT FOR INSPECTION OF ALL UTILITY WORKS

ZONING:
 ZONED COMMERCIAL DISTRICT (C2)

BUILDING SETBACKS:
 FRONT YARD 0'
 SIDE YARD 0'



PLATTING AND PLOTTING TO 1/16" = 1'-0"
 SHEET SIZE: AREA SCALE 1" = 40'



Know what's below.
 Call before you dig.

WHITE CASTLE SYSTEM, INC.
 505 WEST DOUGLAS STREET
 COLUMBUS, OHIO 43205
 CONTACT: GLEN DANFORTH
 PHONE: 614.530.2855
 FAX: 614.241.1787



INSITES
 SITE PLANNING & LANDSCAPE ARCHITECTURE
 11111 HUNTERS GREEN DRIVE, SUITE 100
 COLUMBUS, OHIO 43240
 PHONE: 614.530.2855
 FAX: 614.241.1787

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 Landscape Architect in the State of Ohio.
 M. J. MURPHY
 LICENSE NO. 15740

Robert J. Munn
 License No. 15815
 Robert J. Munn
 License No. 15909

PROJECT: 15740



WHITE CASTLE
 608 CENTRAL AVE. NE
 MINNEAPOLIS, MN 55414

MN #29 RP

DATE: 10/1/03

BY: [Signature]

CHECKED BY: [Signature]

SCALE: [Blank]

DATE: [Blank]

BY: [Blank]

CHECKED BY: [Blank]

SCALE: [Blank]

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SCALE: [Blank]

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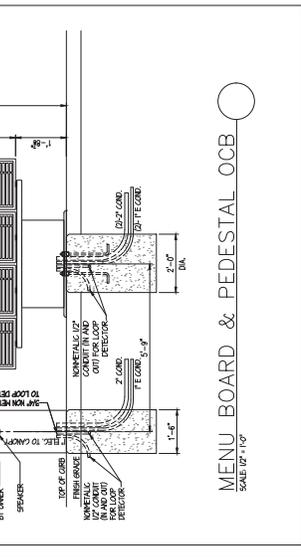
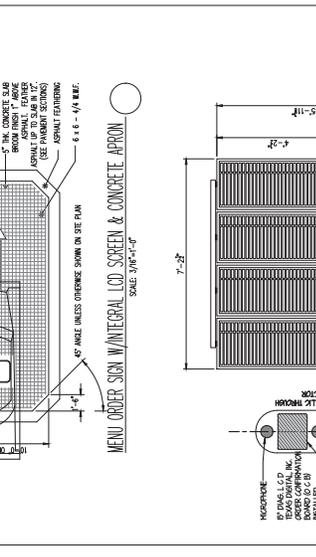
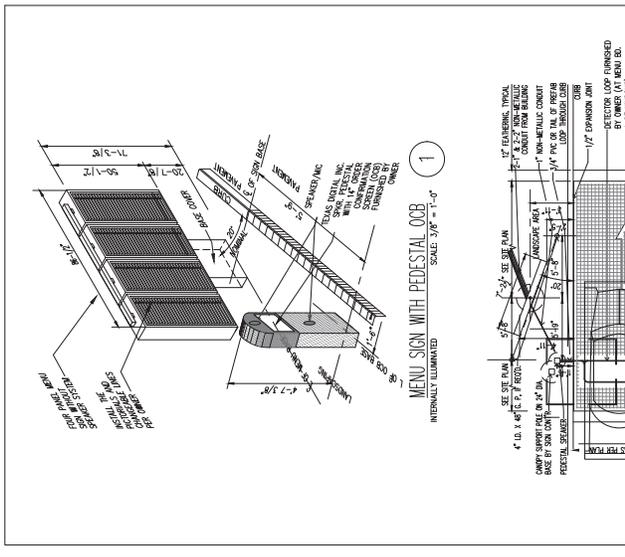
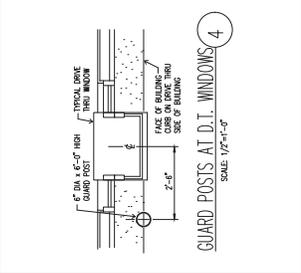
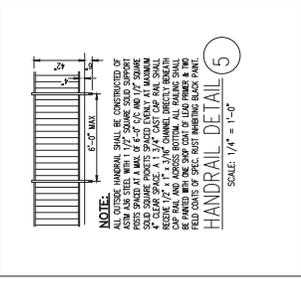
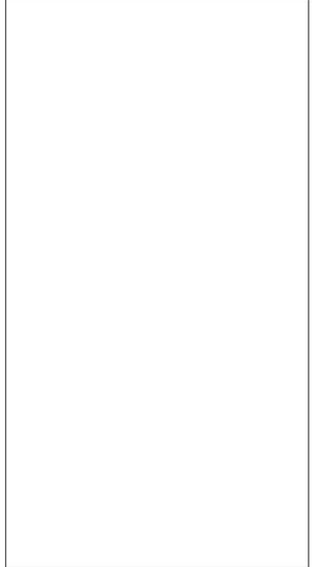
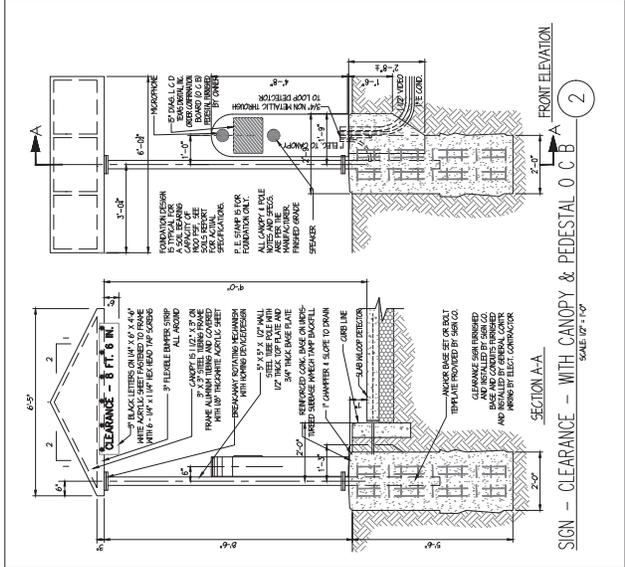
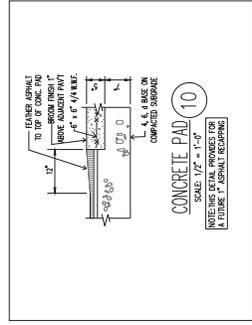
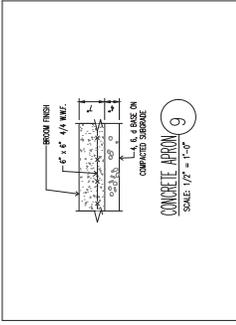
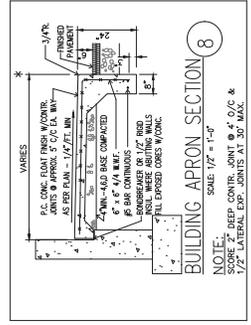
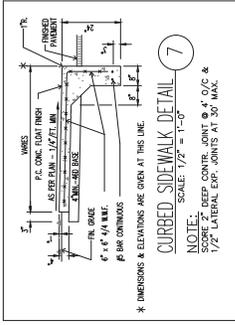
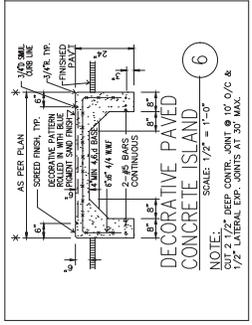
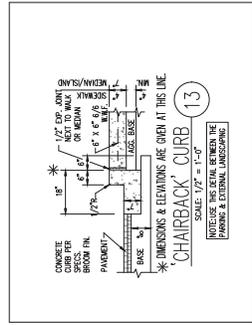
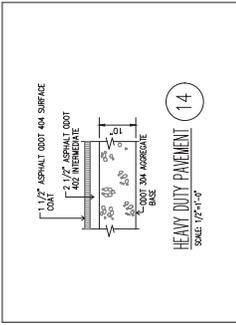
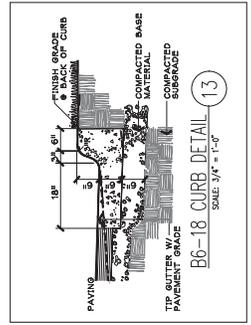
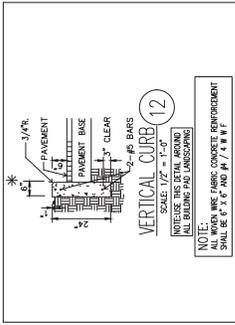
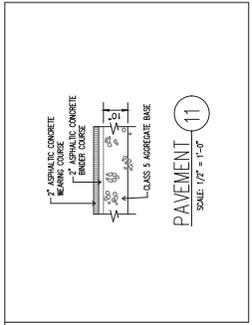
CHECKED BY: [Blank]

SCALE: [Blank]

DATE: [Blank]

SP5

DETAIL SHEET



WHITE CASTLE SYSTEM, INC.
 509 WEST GODDARD STREET
 COLUMBUS, OHIO 43205
 CONTACT: GLEN DANFORTH
 PHONE: 614.530.2655
 FAX: 614.241.1787



INSTITES
 SITE PLANNING & LANDSCAPE ARCHITECTURE
 3700 WOODLAND AVENUE, SUITE 111
 FARMINGTON, MINNESOTA 55425
 (612) 431-1111
 WWW.INSTITES.COM

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 Landscape Architect under the laws of the State of Minnesota.

Signature: Robert J. Mueller
 Date: 1-23-18
 Reg. No. 19309

PROJECT: 15760



WHITE CASTLE
 608 CENTRAL AVE. NE
 MINNEAPOLIS, MN 55414

MN #29 RP

DATE: 01/23/18

BY: RJM

SCALE: AS SHOWN

PROJECT NO. 15760

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SCALE: AS SHOWN

WHITE CASTLE SYSTEM, INC.
 509 WEST GODDARD STREET
 COLUMBUS, OHIO 43205
 CONTACT: GLEN DAWSON
 PHONE: 614.530.2651
 FAX: 614.241.1787



INSITES
 SITE PLANNING & LANDSCAPE ARCHITECTURE
 5170 WOODLAND DRIVE, SUITE 111
 FARMINGTON, MINNESOTA 55425
 TEL: 763.433.1111
 WWW.INSITES.COM

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 Landscape Architect under the laws of the State of Minnesota.

Signature: Robert J. Mueller
 Date: 1-25-18
 Reg. No. 19399

PROJECT: 15760



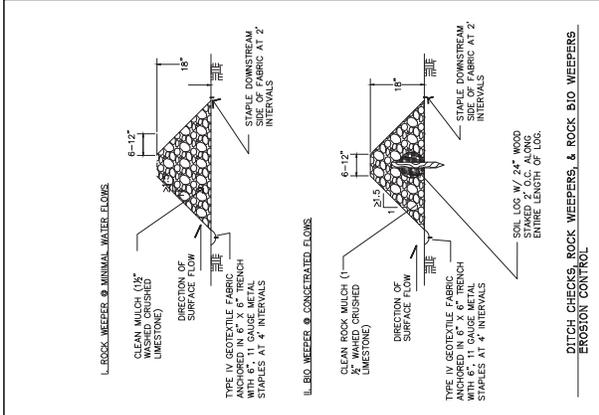
WHITE CASTLE
 608 CENTRAL AVE. NE
 MINNEAPOLIS, MN 55414

MN #29 RP

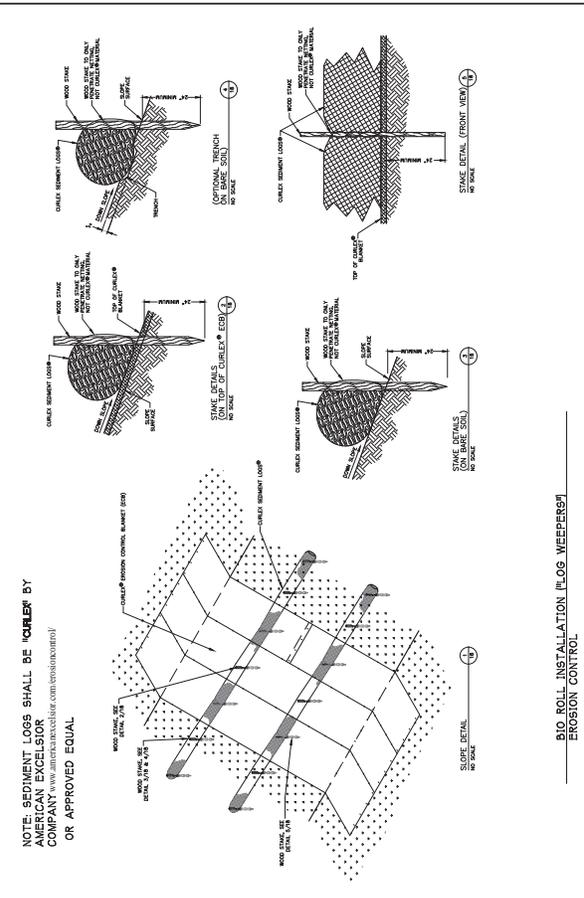
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DATE CHECKED:	1/25/18
DATE ISSUED:	1/25/18
DATE REVISION:	
DATE:	
SCALE:	
PROJECT NO.:	
OWNER:	
DESIGNED BY:	
CHECKED BY:	
ISSUED BY:	
SCALE:	
PROJECT NO.:	
OWNER:	
DESIGNED BY:	
CHECKED BY:	
ISSUED BY:	

SWP4

EROSION CONTROL
 DETAILS

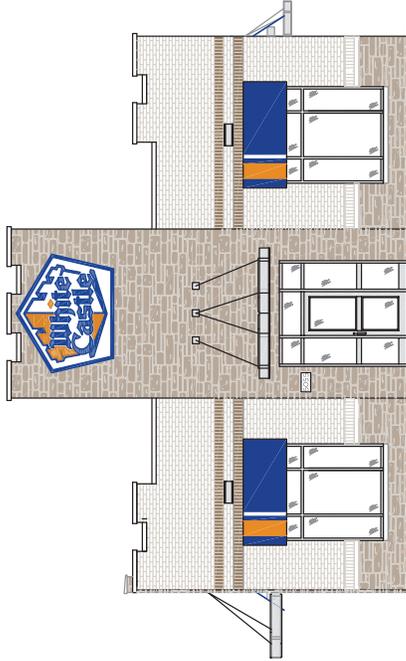


DITCH CHECKS, ROCK WEEPERS, & ROCK BIO WEEPERS
 EROSION CONTROL



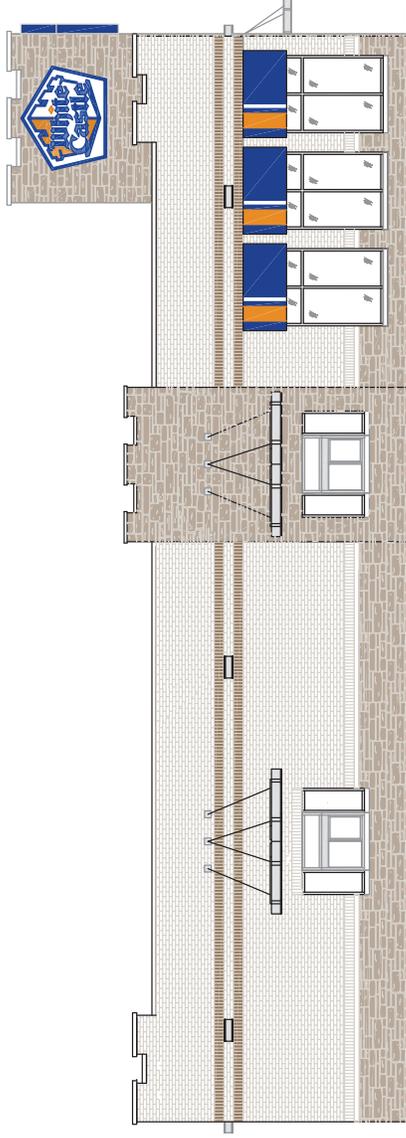
NOTE: SEDIMENT LOSS SHALL BE "EQUAL" BY AMERICAN EXCELSIOR COMPANY (www.americanexcelsior.com/erosioncontrol) OR APPROVED EQUAL

BIO ROLL INSTALLATION (LOG WEEPER)
 EROSION CONTROL



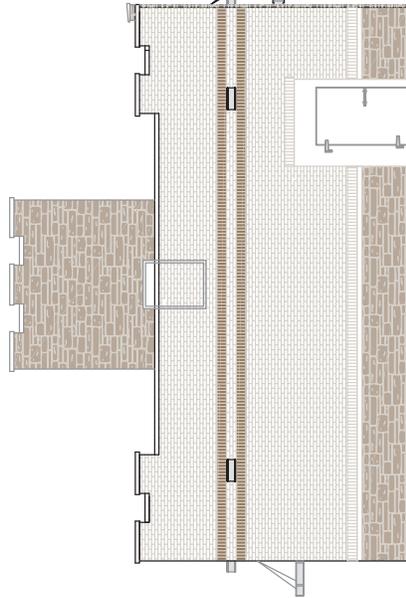
FRONT ELEVATION

Gross wall area to 10' = 390 sf
 Glass area = 41%
 Gross wall area to 12'-6" = 473 sf
 Glass area = 23%



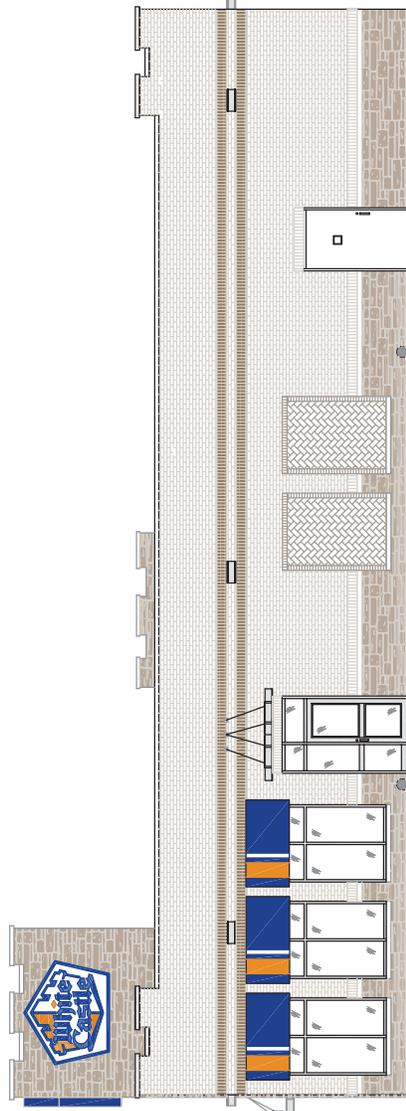
LEFT ELEVATION

Gross wall area to 10' = 740 sf
 Glass area = 23%
 Gross wall area to 12'-6" = 923 sf
 Glass area = 13%



REAR ELEVATION

Gross wall area to 10' = 740 sf
 Glass area = 21%
 Gross wall area to 12'-6" = 923 sf
 Glass area = 17%



RIGHT ELEVATION

Gross wall area to 10' = 740 sf
 Glass area = 21%
 Gross wall area to 12'-6" = 923 sf
 Glass area = 17%

PROPOSED WHITE CASTLE RESTAURANT

609 Central Ave., NE
 Minneapolis, MN 55414

PROPOSED BUILDING MATERIALS

MASONRY: STONE MANSARD AND TOWER WITH BRICK BODY
 BROWN BRICK ACCENT BANDS



WHITE CASTLE MANAGEMENT CO.
 555 WEST GOODALE STREET, COLUMBUS, OHIO 43215
 PHONE: 614.228.5781 FAX: 614.464.0596

Context Studies



Station Store #0009
Minneapolis, MN

Committee of the Whole Submittal

June 30th, 2016

**ARCHITECTURAL
CONSORTIUM L.L.C.**
INSITES

Context Studies



Station Store #0009 Minneapolis, MN

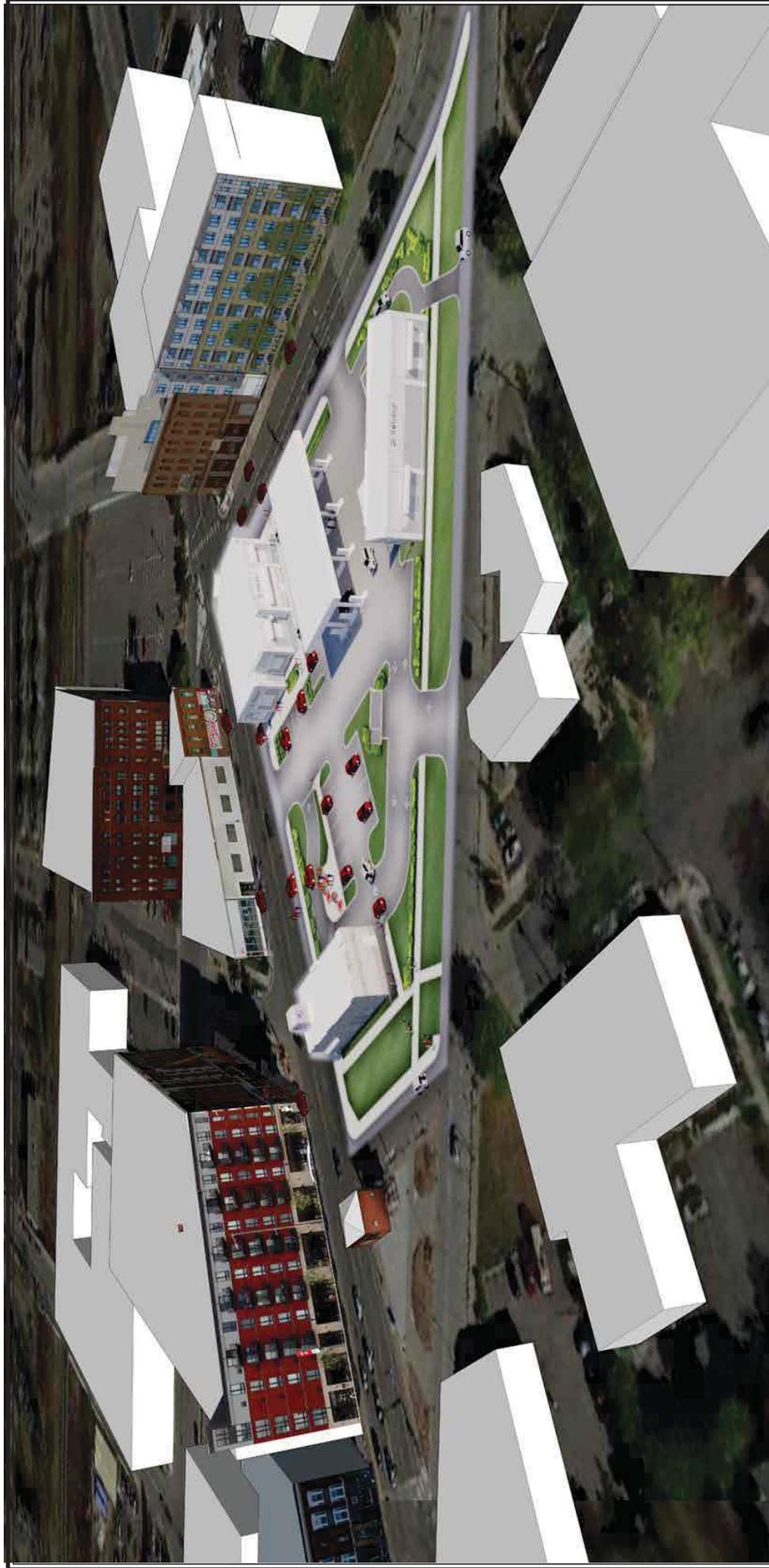
Committee of the Whole Submittal

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

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Context Studies



Station Store #0009 Minneapolis, MN

Committee of the Whole Submittal

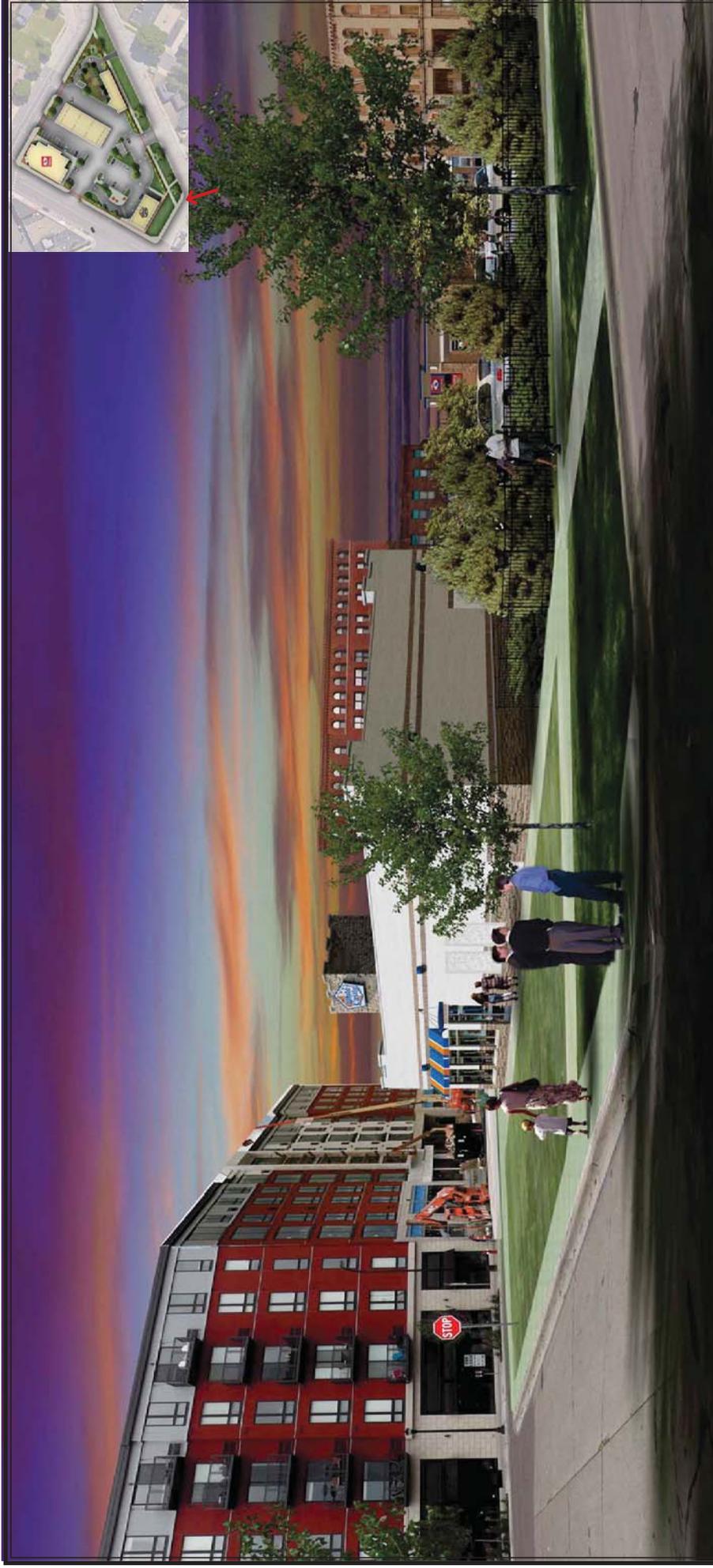
June 30th, 2016

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.

White Castle South View



Station Store #0009 Minneapolis, MN

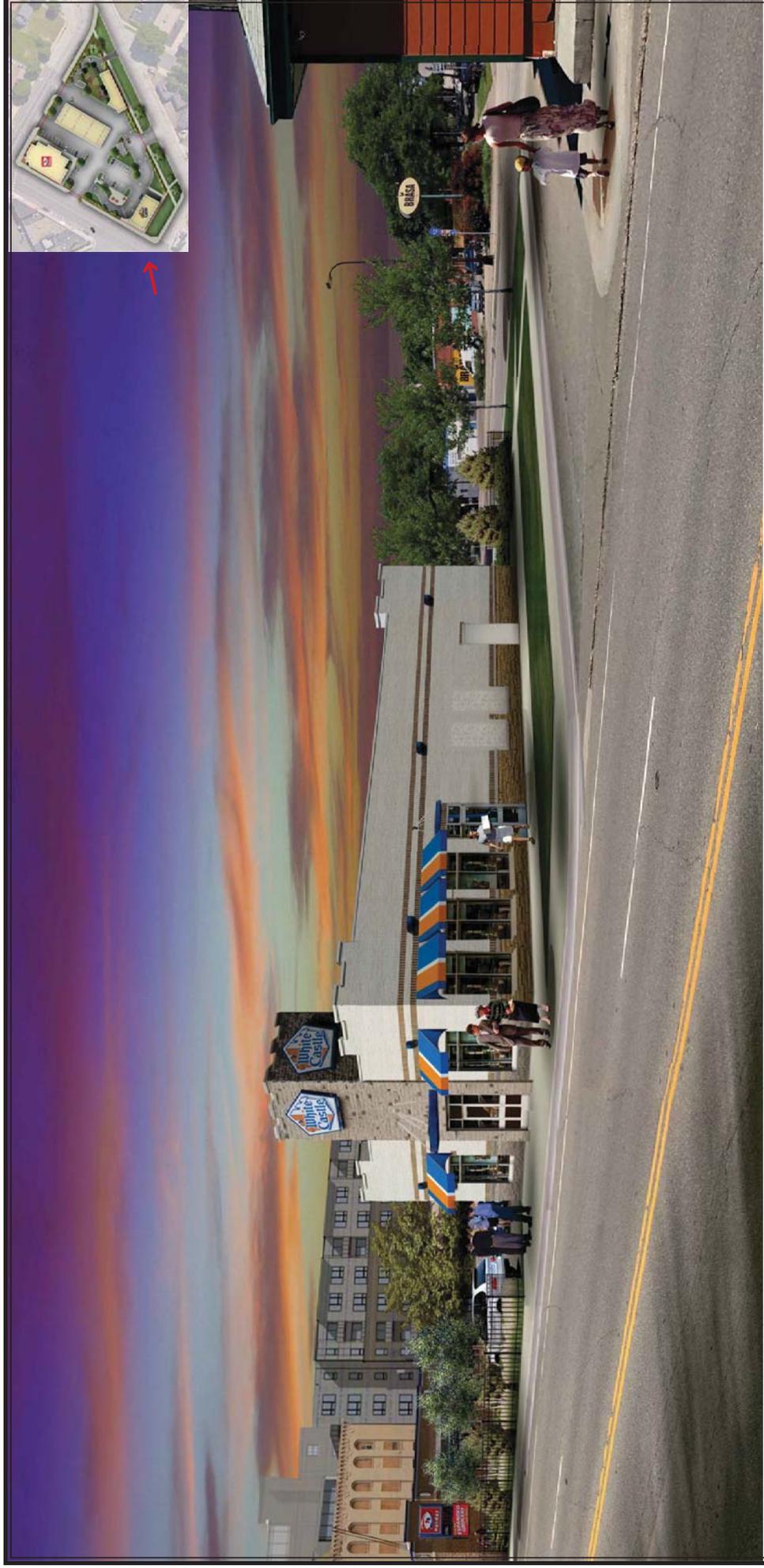
Committee of the Whole Submittal

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.

White Castle West View



Station Store #0009
Minneapolis, MN

Committee of the Whole Submittal

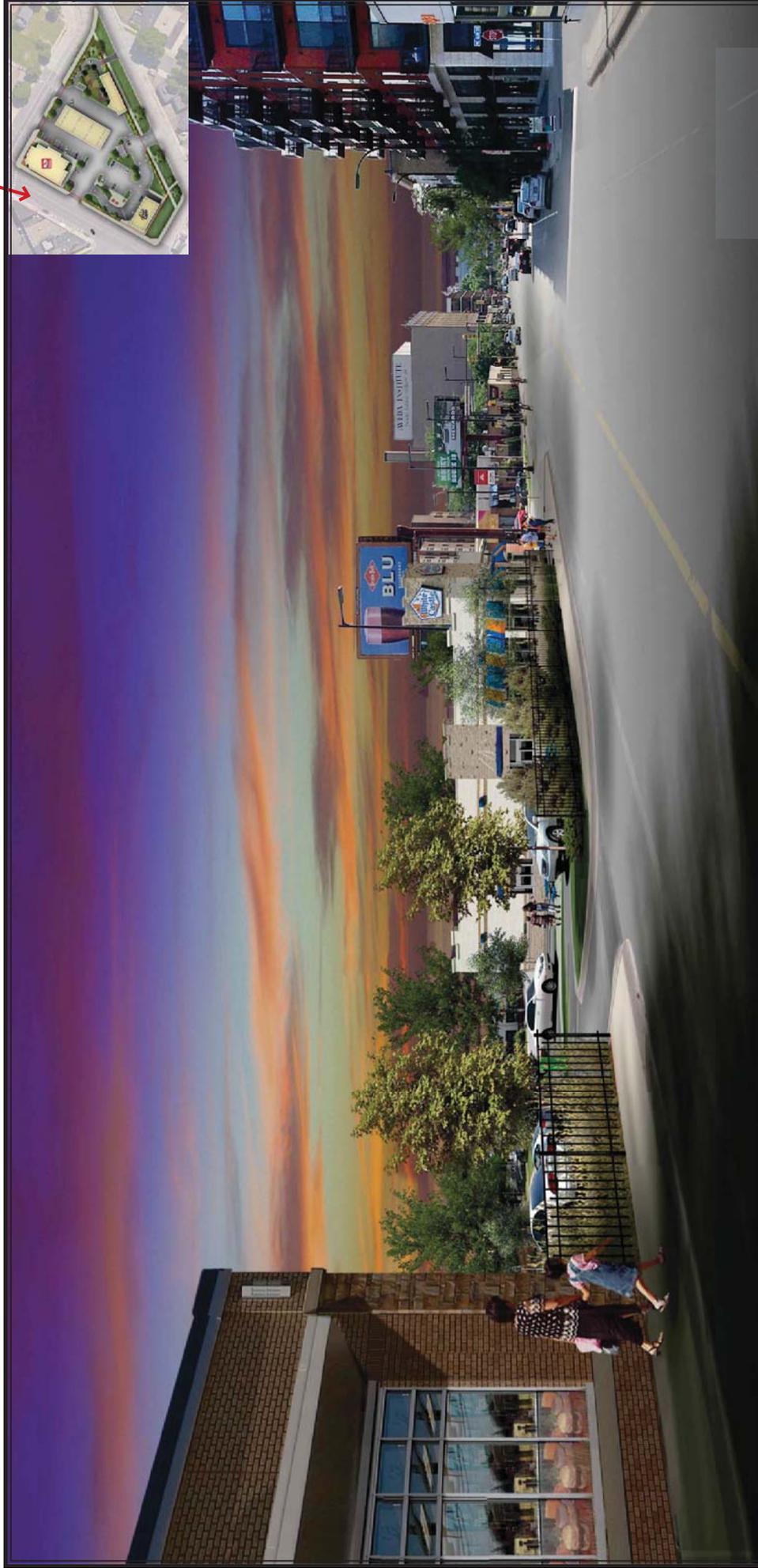
June 30th, 2016

ARCHITECTURAL
CONSORTIUM L.L.C.

INSITES

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

White Castle North View



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.

800-544-6726

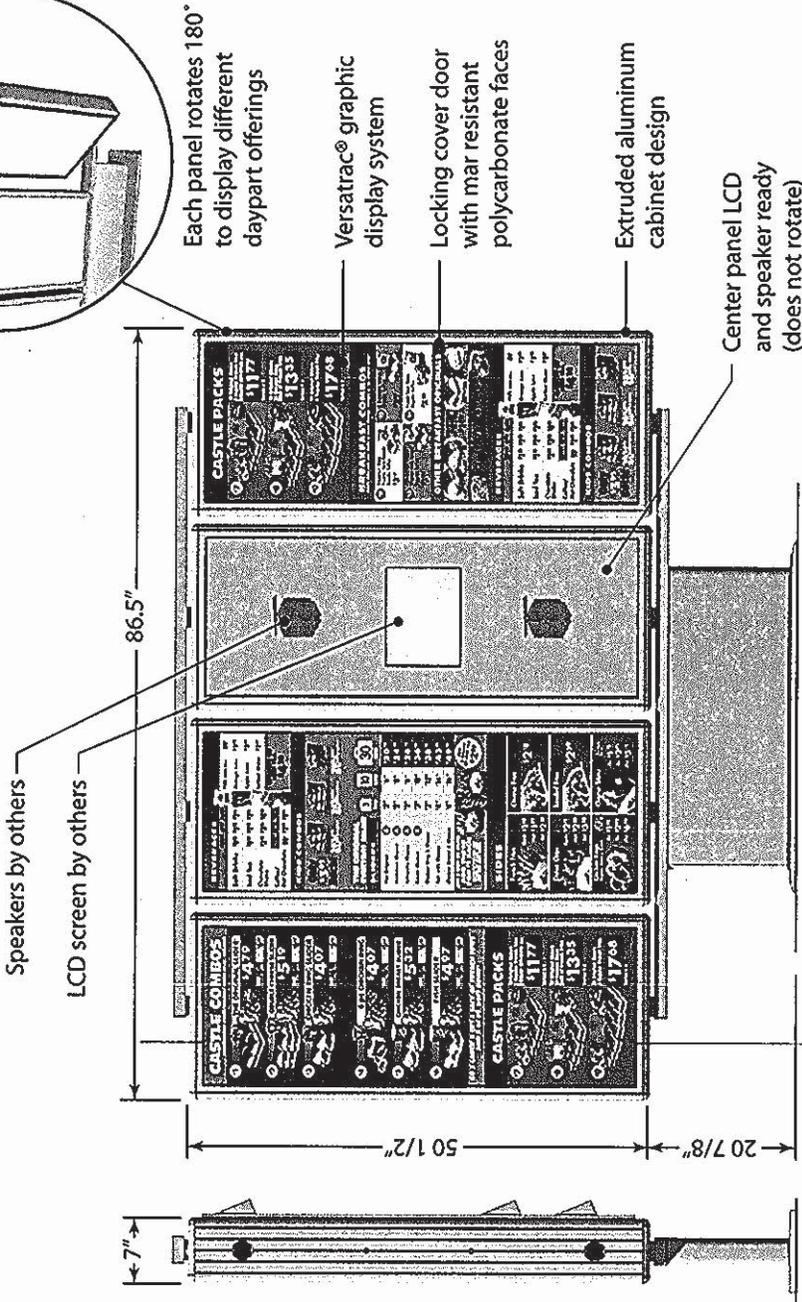
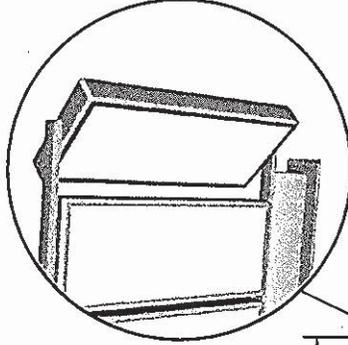


National Sign Systems

4200 Lyman Court, Hilliard, OH 43026
www.nationalsignsystems.com

White Castle | 4 Panel Revolution Outdoor Menu with LCD

CONCEPTUAL
USE ONLY



ART & DESIGN APPROVAL

- REQUIRED
 - PROVIDED
- Customer to provide National Sign Systems with the appropriate digital ready files. Please contact your sales person for acceptable file formats.
- To ensure accurate reproduction of your order, please check this copy for design, spelling and color. National Sign Systems will not be responsible after the acceptance of this copy with an authorized signature for errors an omissions and/or other overlooked elements.
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- Design modifications consist of:
- Outer color or pattern
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 - Trademark revision
 - Text revisions
 - Color or schemes
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 - Dimensions
 - Okay As Is
 - New Proof Needed

Signature _____
Date _____

PROJECT INFO

Filename: 20120413_PR1173_WhiteCastle_4Panel-RevOMenu+LCD
Designer: JSexton
Date: 04.13.12
Sales Rep: PFalkenbach

COLORS

Brushed Silver

SIGN TYPE

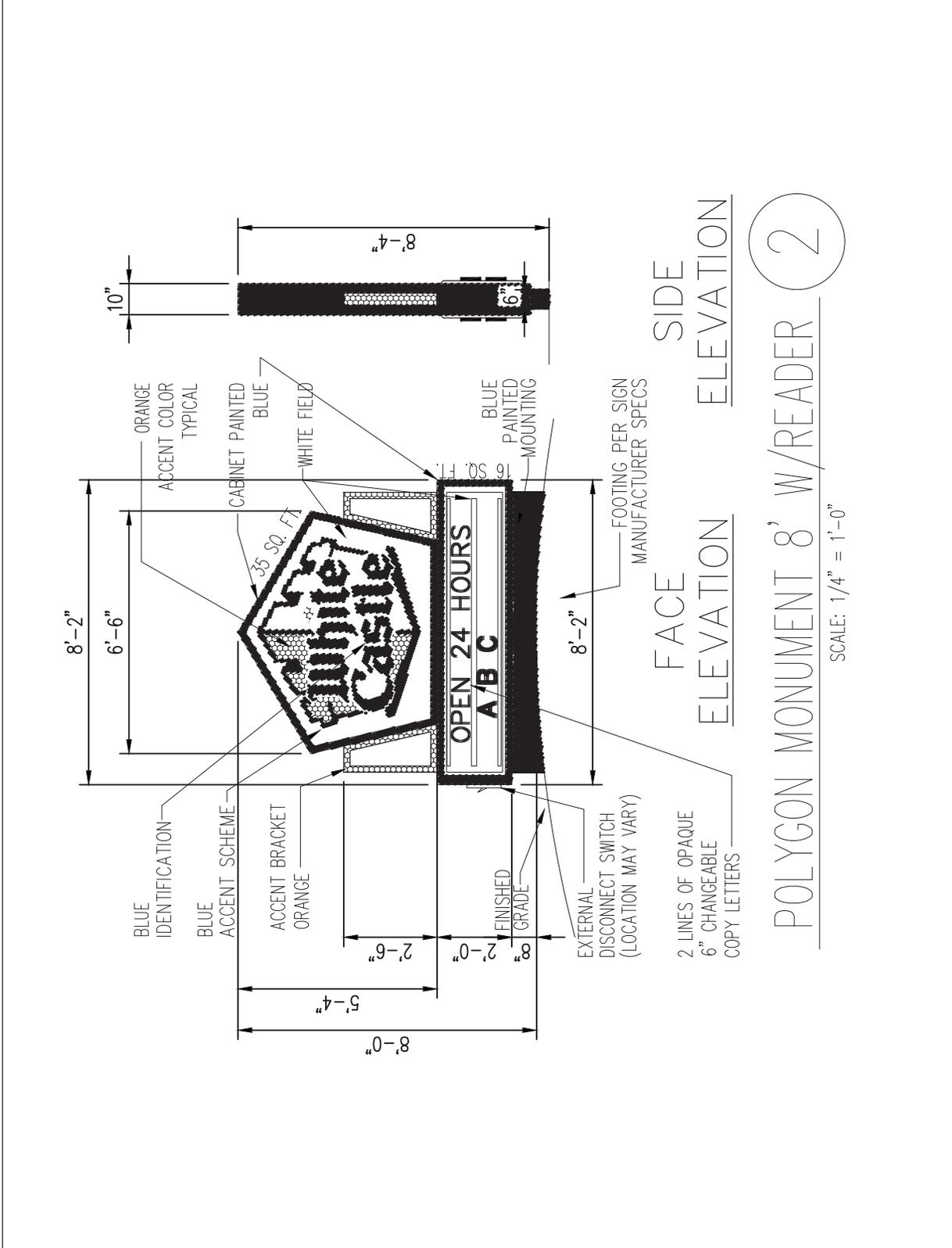
4 panel Revolution outdoor menuboard for built in order confirmation

SPECIFICATIONS

Illuminated. All dimensions nominal.

This is an original unpublished drawing submitted for your personal use in connection with a project being planned for you by National Sign Systems, Inc. It is not to be reproduced, modified, or fabricated in any fashion without permission from an authorized officer of the company.

Not to Scale



FACE ELEVATION SIDE ELEVATION

POLYGON MONUMENT 8' W/READER 2

SCALE: 1/4" = 1'-0"

- BLUE IDENTIFICATION
- BLUE ACCENT SCHEME
- ACCENT BRACKET ORANGE
- ACCENT COLOR TYPICAL
- CABINET PAINTED BLUE
- WHITE FIELD
- 35 SQ. FT.
- 16 SQ. FT.
- BLUE PAINTED MOUNTING
- EXTERNAL DISCONNECT SWITCH (LOCATION MAY VARY)
- FINISHED GRADE
- FOOTING PER SIGN MANUFACTURER SPECS
- 2 LINES OF OPAQUE 6" CHANGEABLE COPY LETTERS

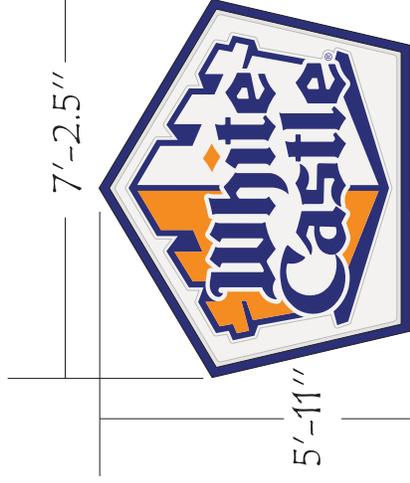
5'-11" x 7'-2.5"
WHITE CASTLE WALL SIGN
42.65 SQ.FT.



BRANHAM 8" SINGLE FACE EXTRUSION DIE # 6071
WELDED WITH 1/4" FILET WELD ALL (5) CORNERS
(PAINTED EXTERIOR SURFACES, WITH AKZO NOBEL,
GRIP GUARD PLUS, TO MATCH PANTONE 286 BLUE

5M 3650-97 BRISTOL BLUE
5M 3650-5565 ORANGE
3/16" WHITE POLYCARBONATE
2" RAISED PAN
1/2" RAISED EMBOSSED FACE

2" ALUMINUM F-MOULDING RETAINERS, DIE # 728
(PAINTED EXTERIOR SURFACES, WITH AKZO NOBEL,
GRIP GUARD PLUS, TO MATCH PANTONE 286 BLUE



5'-11"

7'-2.5"

GENERAL DESCRIPTION

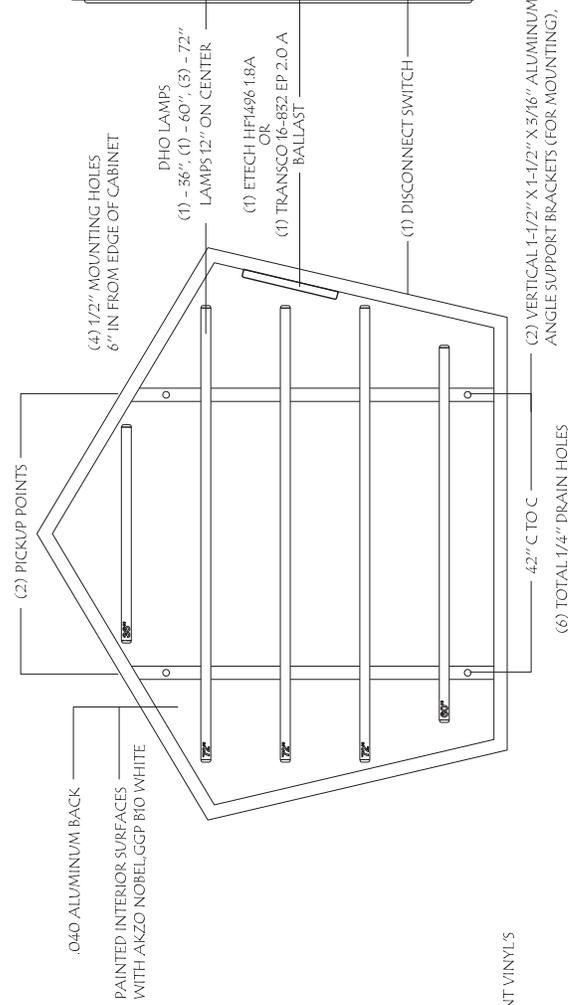
BRANHAM 8" SINGLE FACE EXTRUSION DIE # 6071
WELDED WITH 1/4" FILET WELD, ALL (5) CORNERS,
2" ALUMINUM F-MOULDING RETAINERS, DIE # 728
(PAINTED EXTERIOR SURFACES, WITH AKZO NOBEL,
GRIP GUARD PLUS, TO MATCH PANTONE 286 BLUE
PAINTED INTERIOR SURFACES, WITH AKZO NOBEL,
GRIP GUARD PLUS, RIO WHITE

(2) VERTICAL 1-1/2" X 1-1/2" X 3/16" ALUMINUM
ANGLE SUPPORT BRACKETS (FOR MOUNTING),
(4) 1/2" MOUNTING HOLES 6" IN FROM EDGE OF
CABINET AND, .040 ALUMINUM BACK

ALUMINUM SOCKET TRAYS WITH HO LAMPS
SOCKETS (KULKA OR TRANSCO), DAYLIGHT
HO LAMPS (1 - 24", (1) - 60", (2) - 72", (2) - 84")
POWERED WITH (1) HF14120 2.6A OR, (1) TRANSCO
26-1048EP 2.6A BALLAST, AND (1) DISCONNECT
SWITCH, 1/2" X 6-0" LONG SEALITITE WHIP OUT
BACK OF CABINET NEAR BOTTOM. ALL ELECTRIC
PER LOCAL CODE AND SITE REQUIREMENTS

3/16" WHITE POLYCARBONATE 2" RAISED PAN, AND
1/2" RAISED EMBOSSED FACE, DECORATED WITH 5M
3650-97 BRISTOL BLUE, AND 3650-5565 ORANGE TRANSLUCENT VINYL S

SIGN HAS (2) PICKUP POINTS AND (4) MOUNTING POINTS.
SIGN IS MOUNTED OFF WALL 2" WITH DOUBLE 90° CLIPS
OR FLAT TO WALL



.040 ALUMINUM BACK

PAINTED INTERIOR SURFACES
WITH AKZO NOBEL GGP B10 WHITE

(4) 1/2" MOUNTING HOLES
6" IN FROM EDGE OF CABINET

DHO LAMPS
(1) - 36", (1) - 60", (3) - 72"

LAMPS 12" ON CENTER

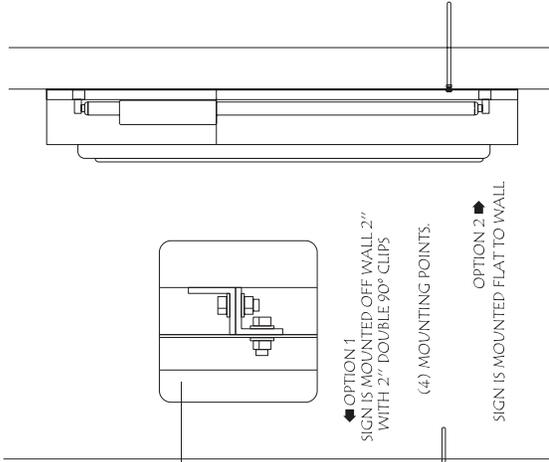
(1) ETECH HF1496 1.8A
OR

(1) TRANSCO 16-852 EP 2.0 A

BALLAST

(1) DISCONNECT SWITCH

(2) VERTICAL 1-1/2" X 1-1/2" X 3/16" ALUMINUM
ANGLE SUPPORT BRACKETS (FOR MOUNTING),
42" C TO C
(6) TOTAL 1/4" DRAIN HOLES



OPTION 1
SIGN IS MOUNTED OFF WALL 2"
WITH 2" DOUBLE 90° CLIPS

(4) MOUNTING POINTS.

OPTION 2
SIGN IS MOUNTED FLAT TO WALL

CUSTOMER **WHITE CASTLE 31.5 SQ. FT.**

DATE 06032009

JOB PATH WHITECASTLESHOPDRAWINGS\WALLSIGNS\5-11PRINT

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE
SIGN CONTRACTOR AND MAY NOT BE DUPLICATED, USED, OR
DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE SIGN CONTRACTOR.

SAL-ES TBJR

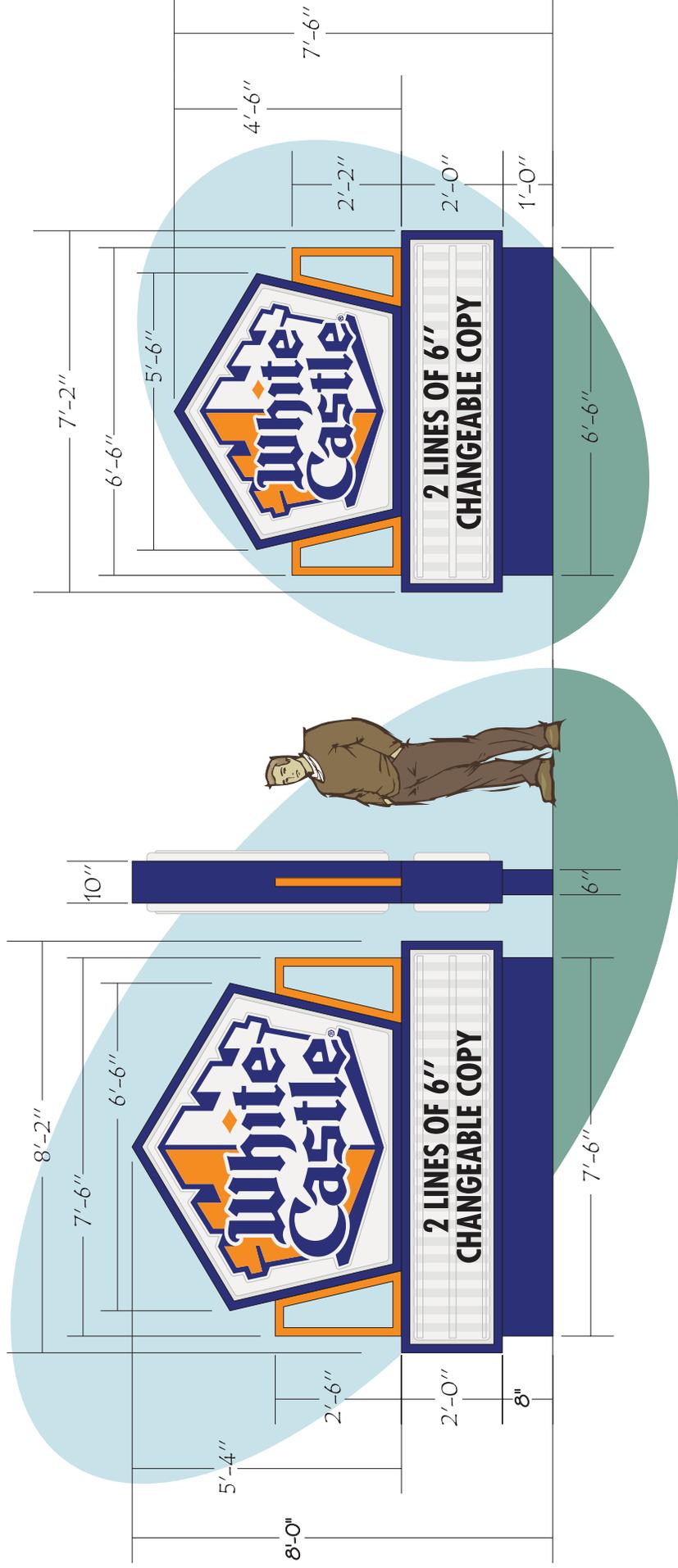
SCALE PROPORTIONAL

גורו הורן
DRAWN BY

APPROVED

Branham Sign
C O M P A N Y I N C O R P O R A T E D
A Full Service Sign Company Since 1968

127 CYPRESS ST. SW - REYNOLDSBURG, OHIO 43068 - WWW.BRANHAMSIGN.COM - PHONE (740) 964-9550 - TOLL FREE 1-888-976-7446 - FAX (740) 964-9558



INTERNALLY ILLUMINATED, DOUBLE FACE, ALUMINUM GROUND SIGN PAINTED TO MATCH PANTONE 286 BLUE, WITH DECORATIVE ACCENTS PAINTED ORANGE. TOP FACES ARE 3/16" WHITE POLYCARBONATE PAN EMBOSSED FACES DECORATED WITH 3M 3630-97 BRISTOL BLUE, AND 3M 3630-3565 ORANGE TRANSLUCENT VINYL'S. BOTTOM FACES ARE 3/16" WHITE PAN FORMED RIBBED POLYCARBONATE FACES WITH ZIP TRACK FOR 6" CHANGEABLE COPY.

Branham Sign

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127 CYPRESS ST. SW - REYNOLDSBURG, OHIO 43068 - WWW.BRANHAMSIGN.COM - PHONE (740) 964-9550 - TOLL FREE 1-888-976-7446 - FAX (740) 964-9558

CUSTOMER: WHITE CASTLE

DATE: 06/04/2009

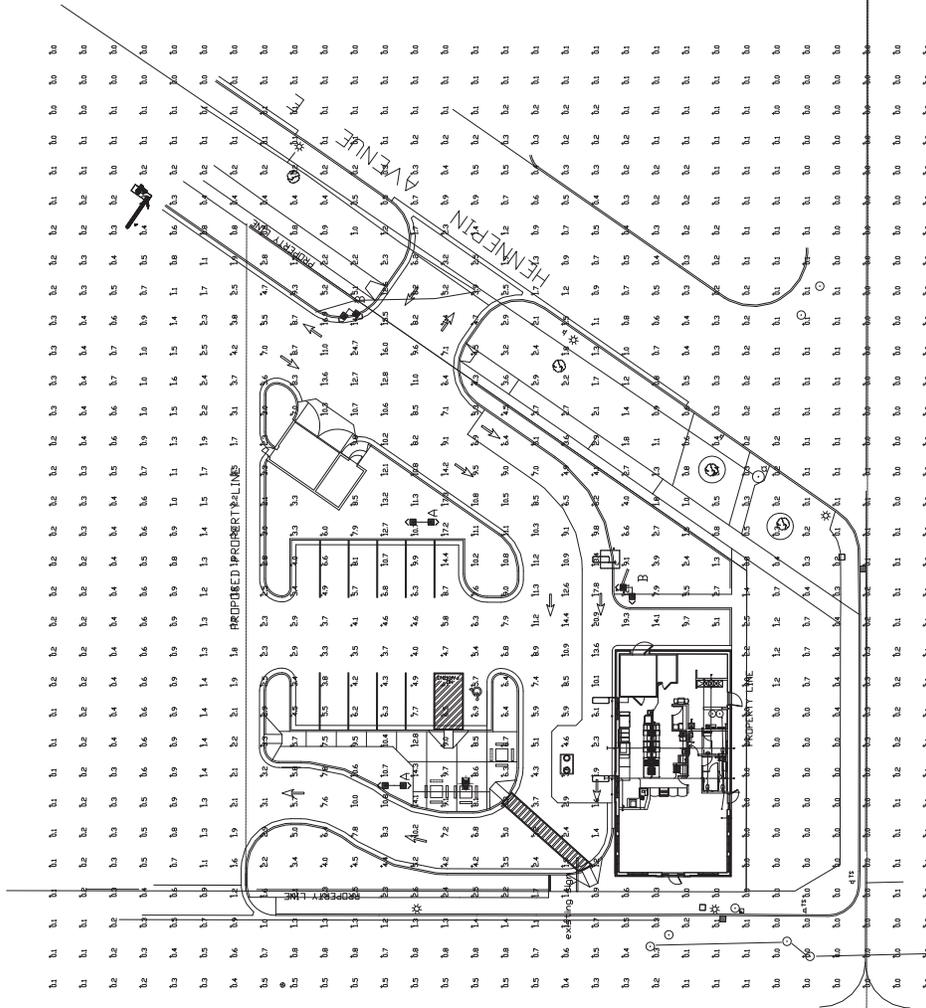
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SALES TBJR
 DRAWN BY גדי הורן

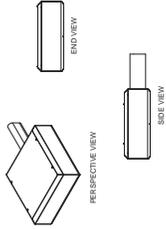
SCALE: PROPORTIONAL
 APPROVED

LOCATION: COLUMBUS, OHIO

Job# PATH WHITECASTLE\SHOPDRAWINGS\GROUND SIGNS\PAGE1.PRINT



**XGBM
LED Area Light**

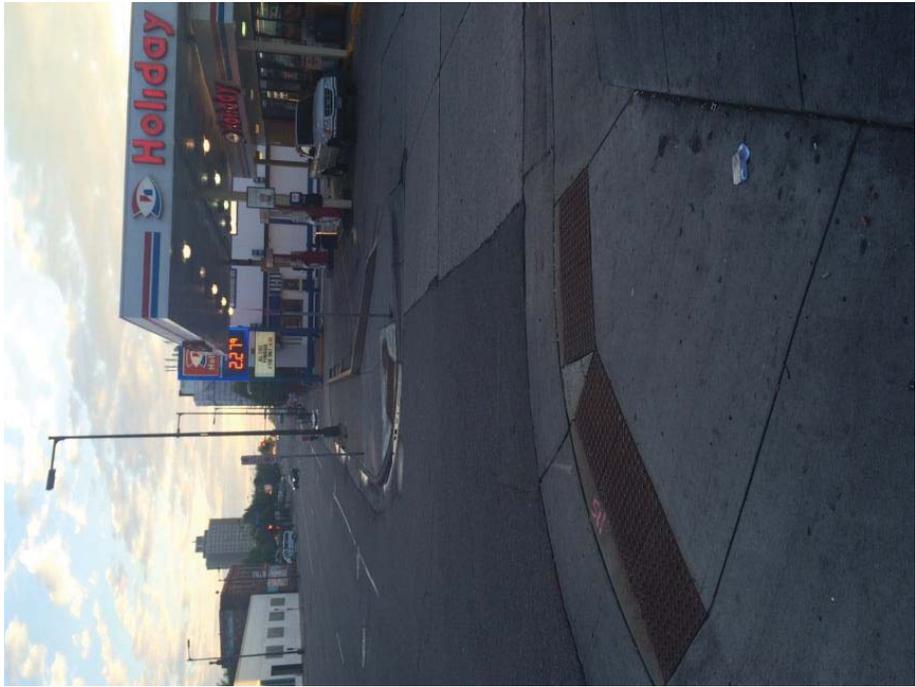
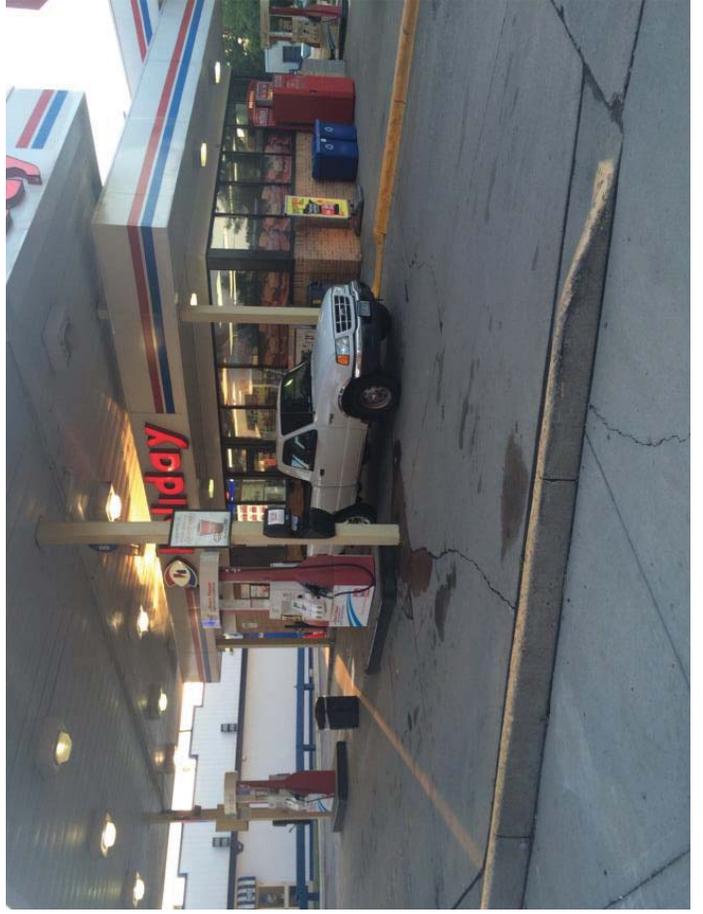


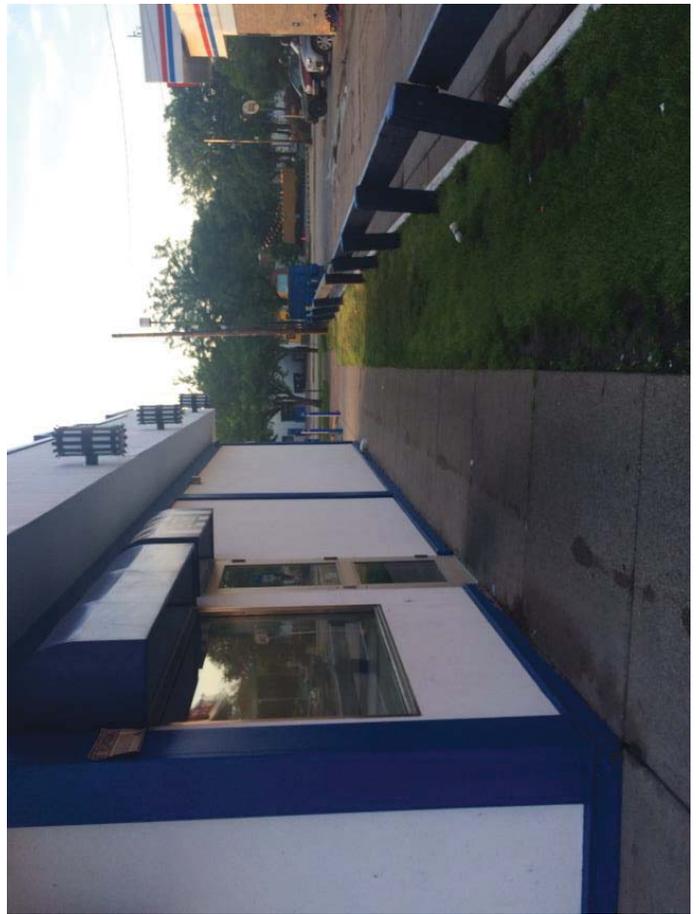
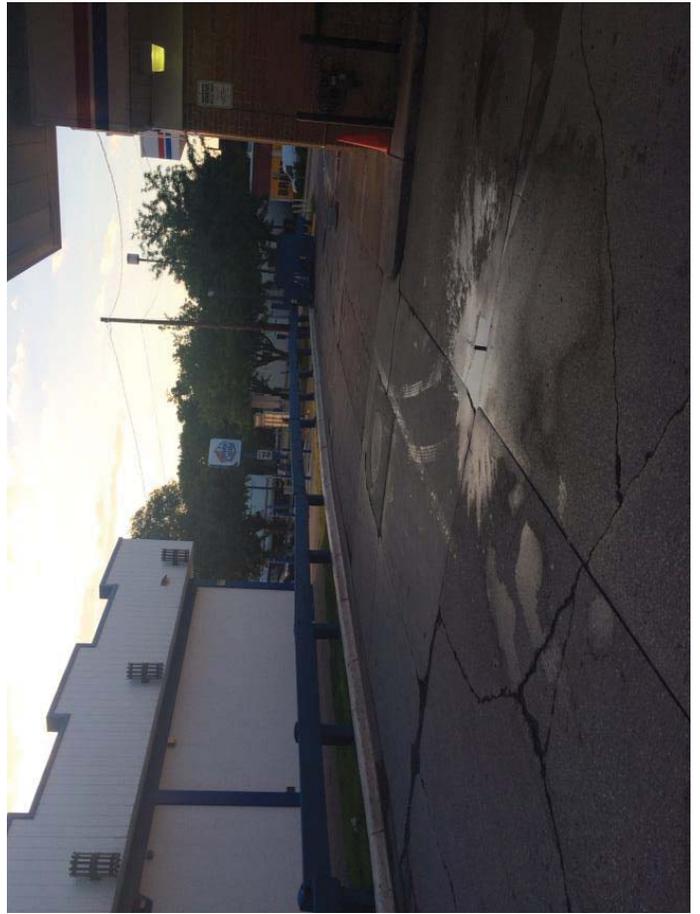
Calculation Summary						
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ALL CALC PRINTS AT GRADE	Illuminance	FC	22.4	24.7	0.0	N.A.
PARKING/DRIVE SUMMARY	Illuminance	FC	7.71	24.7	1.4	5.51

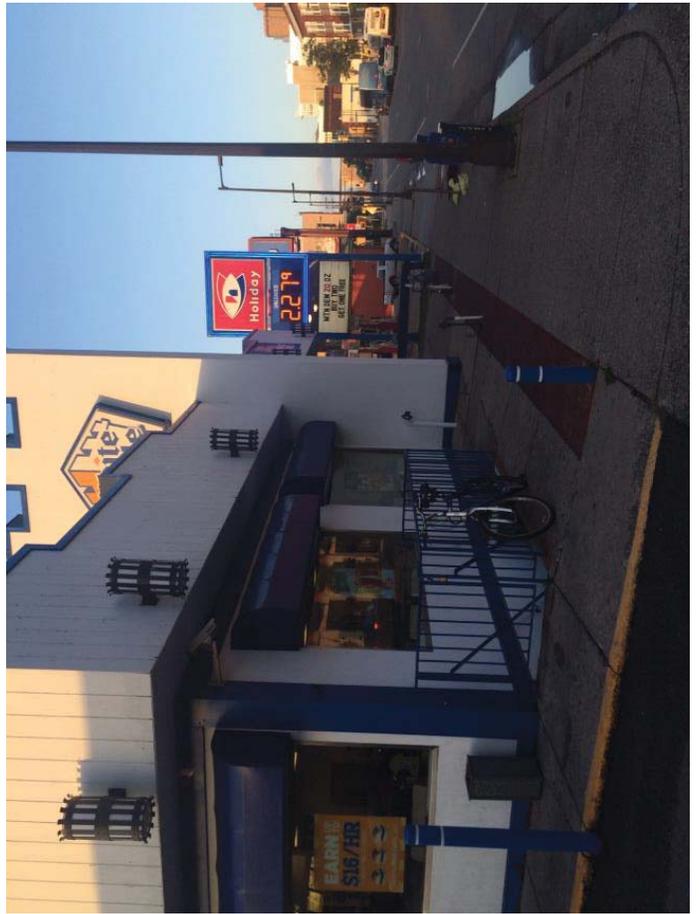
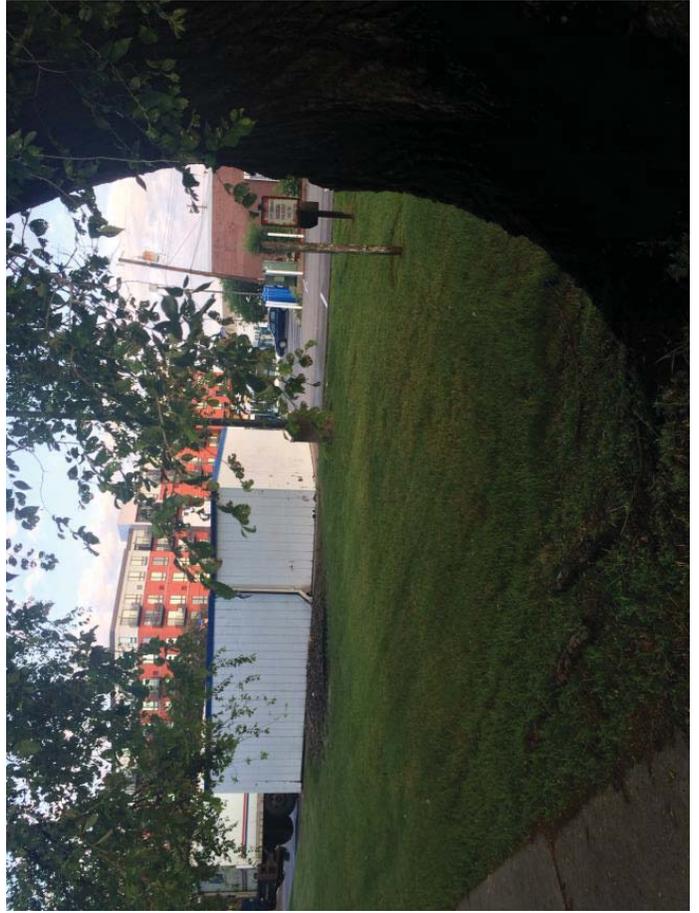
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Arr. Lum. Lumens	Arr. Watts
	2	A	180°	XGBMFT-LED-HC-CV-180-DM 24" POLE + 2' BASE	38140	6016
	2	B	2 @ 90 DEGREES	XGBMFT-LED-HC-CV-190 DM 24" POLE + 2' BASE	38140	6016

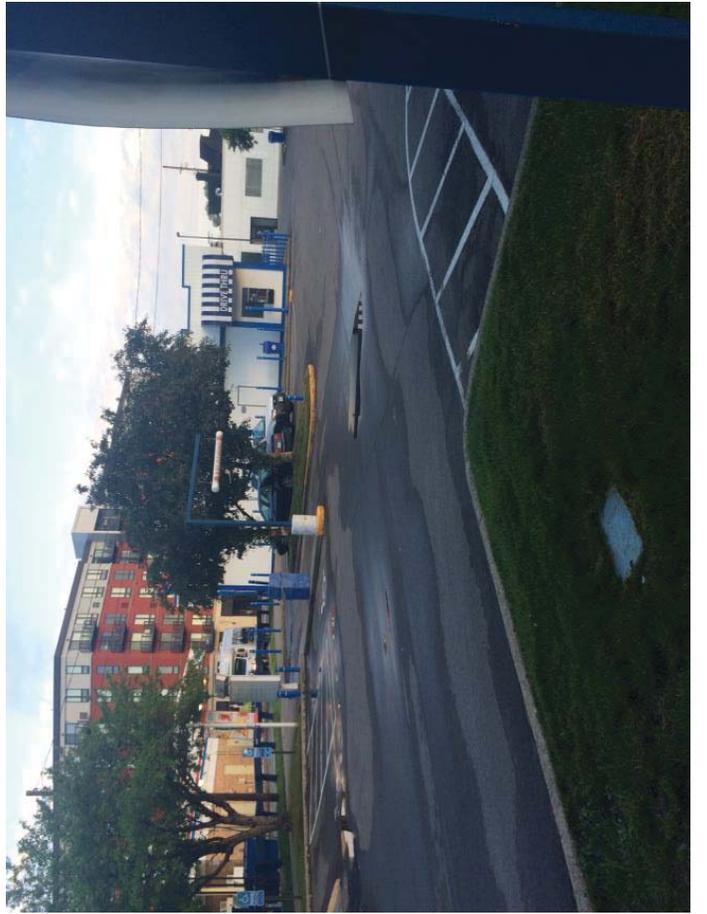
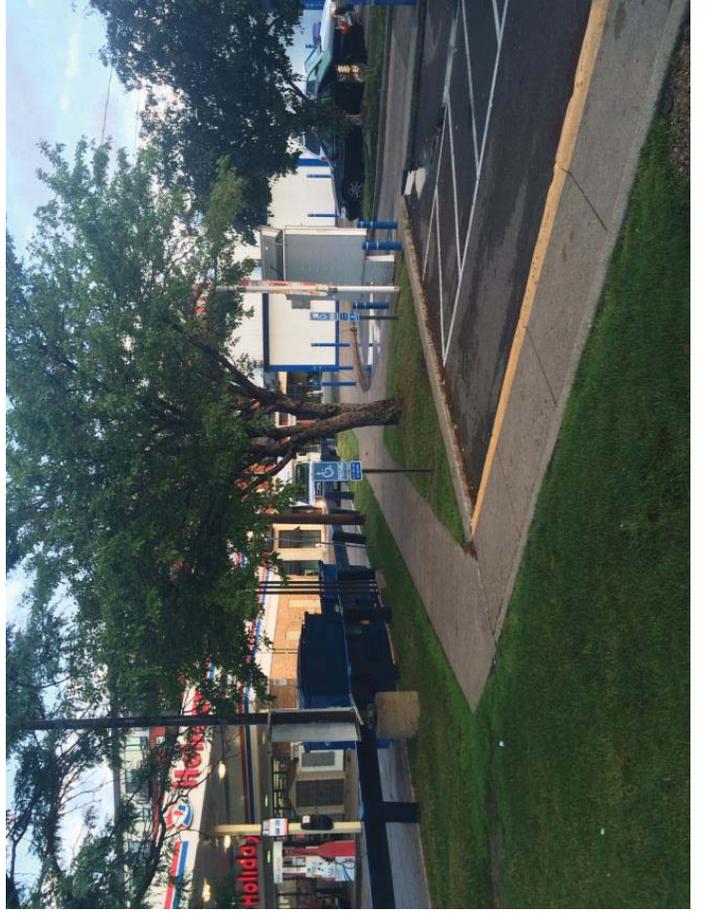
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
ALL CALC PRINTS AT GRADE	Illuminance	FC	22.4	24.7	0.0	N.A.
PARKING/DRIVE SUMMARY	Illuminance	FC	7.71	24.7	1.4	5.51

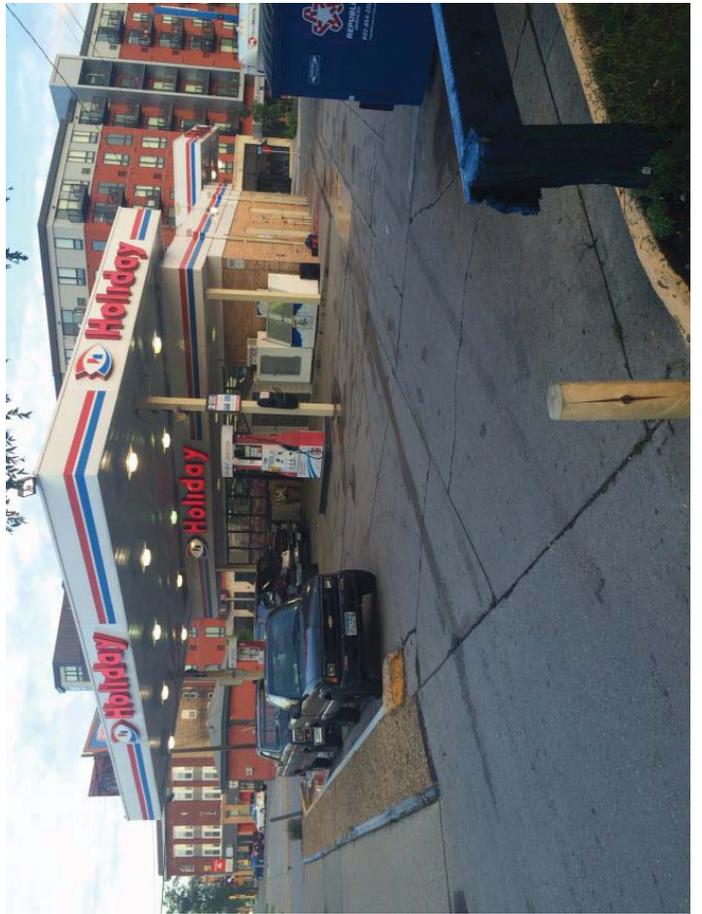
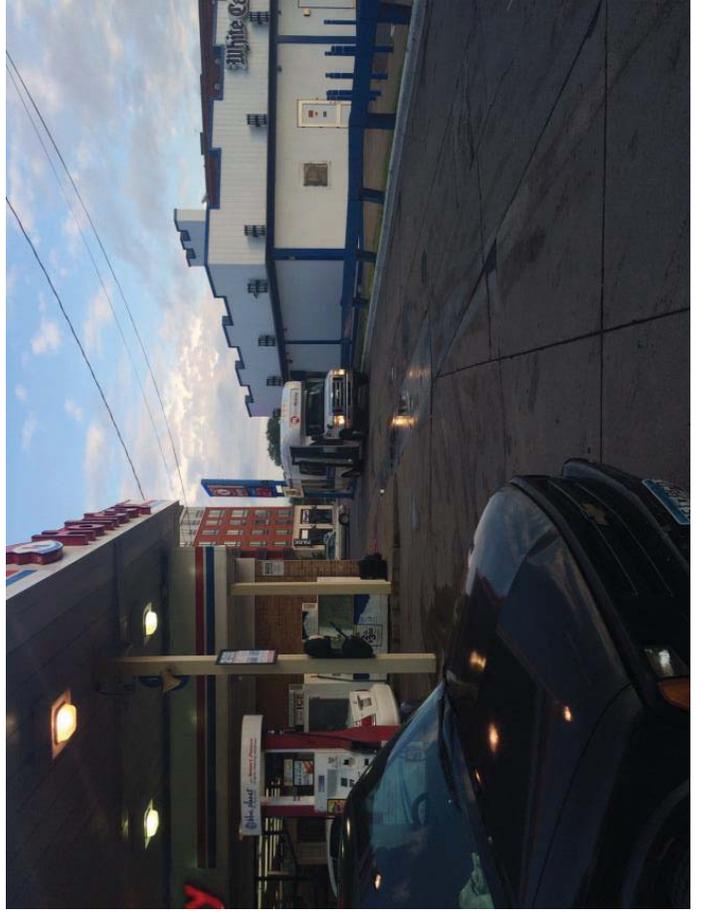
Based on the information provided, all dimensions and luminaire locations are based on the information provided. The lighting designer has determined the applicability of the layout to existing or future field conditions. This lighting plan represents illumination levels calculated from laboratory data. The lighting designer has not conducted a field test. The lighting designer does not warrant the accuracy of the information provided. The lighting designer is not responsible for any errors or omissions in this plan. The lighting designer is not responsible for any errors or omissions in this plan. The lighting designer is not responsible for any errors or omissions in this plan.

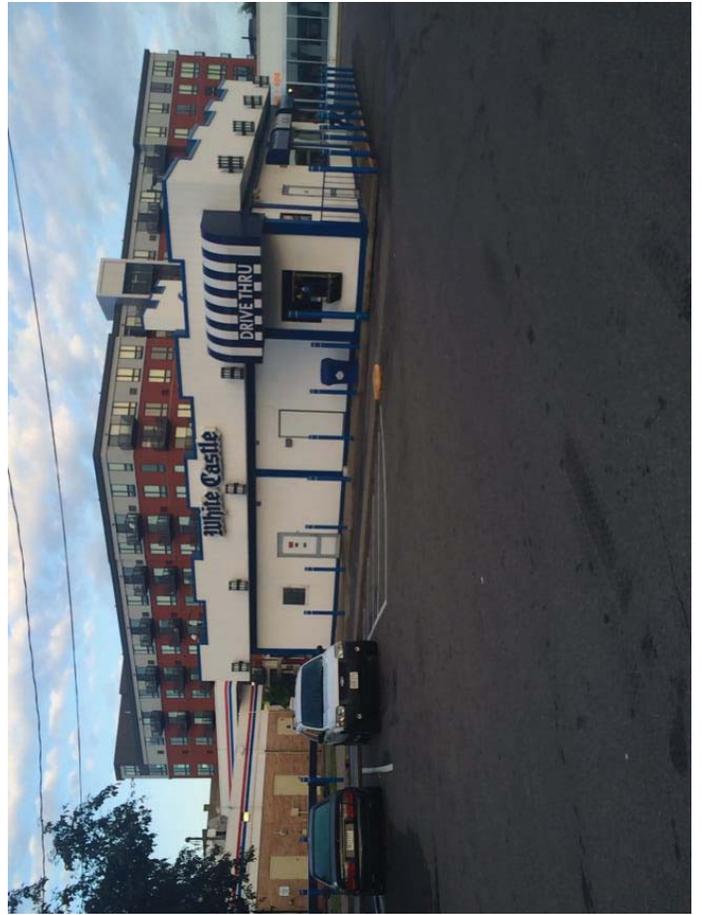
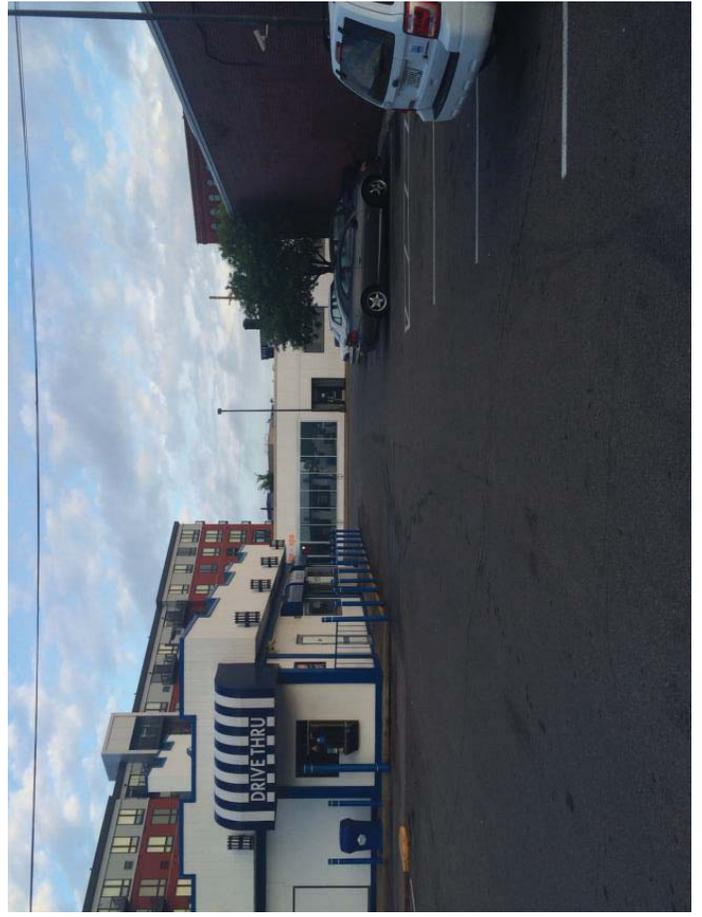














Minneapolis Development Review
250 South 4th Street
Room 300
Minneapolis, MN 55415

Preliminary Development Review Report

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

Status *

Tracking Number:	PDR 1001450
Applicant:	WHITE CASTLE 55 WEST GOOD DALE STREET COLUMBUS, OH 43215
Site Address:	608 CENTRAL AVE NE
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

New white castle restaurant - This will be a joint redevelopment with the current Holiday-Gas site to the south of the current White Castle.

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 is required for all wrecking permits pertaining to the removal of existing structures

*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.

❑ Business Licensing

- Continue to work with Matthew D. James (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 VI.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 White Castle building will be 600 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 fast food restaurant and site plan review. 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 and show turning maneuvers for all truck type vehicles that will be using the parking entrance areas. 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 water and fire service connections should run in a line perpendicular from the watermain straight into the proposed building to the meter location. 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 Holiday StationStores 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.
- 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, 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 indicate how the right-of-way between 6th St SE and the property line will be graded and finished.
- Utility Connections: The City storm sewer manhole proposed to be connected into with a storm sewer service is identified on Sheet SP3 as a "30" storm s. catch basin." The existing structure does not appear to be a catch basin, but a manhole. Please verify. A private connection to a City catch basin would not be permitted.
- For the proposed storm sewer connection, HDPE is not permitted for use within the right-of-way. PVC or RCP would be acceptable.
- 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

- 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

From: [Jeffrey Siegel](#)
To: [Sether, Shanna M](#)
Subject: Holiday and White Castle - East Hennepin and Central
Date: Friday, May 06, 2016 2:50:25 PM

Hi Shanna,

I believe you might recall that I have two properties that will be impacted by this development. One, 700 East Hennepin, the historic restorations, and 701/709 2nd Ave, a redevelopment site directly across the street with its single curb entry on 7th St.

Perhaps my own fault for seeing this plan for the first time this week and with some questions and concerns.

Wish to preface that I can agree we can appreciate an upgraded Gas Station and C Store in this area and understand why its proposed for the expansion of an existing operation.

I wonder if we are early enough in the plan review process for neighbor comment and considerations. Holiday has taken no direct effort to reach out.

Some comments please:

- I now see many communities around the country where a firmer requirement is placed to achieve improved and more copasetic architectural results. I understand Holiday has a design formula but expect that the demand that drives this development might allow for and achieve some compromises on Holiday's part to be part of an improving, not regressing, neighborhood esthetic. I see CVS, Walgreens and C Stores such as Holiday rethinking the fit in many other places when required to do so.
- Too many curb cuts. Bad pedestrian sensibility and might become a negative traffic pattern for developing my site across the street.
- The Hennepin/First Avenue transportation study is nearing completion. My understanding is that this is study and not necessary a full conclusion. Would expect it is important that this proposed site plan work with any impending traffic pattern changes, that may also include an urban Trolley.
- The car wash. Location seems impactful, to neighbors, and in particular the noise of the blowers. The site zoning may allow for this but does it also allow for 24 hour car wash operation? Car Wash mitigation (location, buffers) should be a consideration if it must be allowed by zoning.
- Improved landscape considerations.
- Lighting mitigation
- East Hennepin and 7th can now become an attractive intersection, with the traffic study and its related planning and with Nolan's first of 2 phases of apartments and retail on 7th. Seems a shame for this to be the corner location for Holiday's dumpsters while White Castle's are integrated interior of the site. And with a drive way to a car wash. That intersection is a bit of a gateway into what some call "Downtown NE". This will be an unattractive gateway.

All of these comments from a quick glance at the site plan. Will be interested to know if any further public comment opportunities still exist. I am finding those who are neighbors to the proposed development are just learning about this.

Sincere regards,

Jeff Siegel

From: [Jeffrey Siegel](#)
To: [Sether, Shanna M](#)
Subject: Holiday Architecture
Date: Thursday, May 26, 2016 2:47:03 PM

Shanna,

While reading about Walgreens Uptown and the effort to make it fit the esthetics of the neighborhood I was reminded about Holiday. When one stops at the intersection of 7th and Central you have three historic buildings in view, Banks (now offices), Nolan's apartments underway and the building that house Otter's bar. It would be nice if Holiday can consider some brick warehouse bit of esthetics to bring a new C store into harmony with the other corners surrounding.

http://www.bizjournals.com/twincities/morning_roundup/2016/05/paul-dzubnar-sells-firsttech-site-for-walgreens.html

Dave Edquist reached out today (Holiday) and I will also discuss this with him. Have not seen the revised site plan but will likely will take a city or neighborhood push before they might consider a move off of their more typical store design format.

Thank you,

Jeff Siegel

From: [Jeffrey Siegel](#)
To: [Dave Edquist](#)
Cc: mcronin@mnmicro.net; [Sether, Shanna M](#); [Paul White](#); momp@bitstream.net
Subject: Holiday Central/East Hennepin
Date: Saturday, June 25, 2016 3:59:22 PM

Dave and Mike,

I can agree that a White Castle and a Gas Station with a C store are not likely candidates for inclusion in a mixed use development.

A primary issue is the car wash. As East Hennepin comes further alive with its new retail and restaurants that seems a set back for the street's future.

Consider this; on one side you have a James Beard award winning chef with Brasa Restaurant. East Hennepin Auto adjacent has been a conversation of conversion, at some point, to a retail or expanded restaurant use. Thereafter its Paul White's property prepping for a mixed use and my two historic buildings (700 East Hennepin) that are a successful office/studio conversation.

Now we are looking at a full block of East Hennepin across from us to have multiple driveways and an automated car wash set parallel to the street scape. Its appears a waste of prominent frontage for a more attractive land use. If the future street car route is determined to be right loading East Hennepin at 7th becomes a likely route and with a automated carwash becoming an unattractive type of land use for a prominent gateway of the neighborhood.

I ask Holiday to consider better options for where and how this car wash is placed on this large site or to forego it. Appears there are many stores in the Holiday system that do not offer a car wash option and many that integrate the carwash onto the C store.

Please address if East Hennepin can be removed from the car wash location.

On the esthetic side I ask more consideration of a warehouse brick look that meets up to the historic buildings that surrounds the C store site. Banks, 700 Central, Otters and 700 East Hennepin. I understand this type of design suited the Target Filed location for many good reasons. I sincerely believe Holiday has the ability to go this extra step in this location and diminish the suburban look of this station.

Why did Holiday build a French Chalet looking C Store in Woodbury? Because they had to meet that look in the design criteria to locate in that development. They should step up the style of the architecture for the industrial nature of the neighborhood. A warehouse look (and that is easy compared to many other styles). This is what I intend to do with my development site across from the C Store site (701/709 2nd Ave SE).

Thank you,

Jeff Siegel

April 6, 2016

Shanna Sether
Senior City Planner
250 South 4th St, Room 300
Minneapolis, MN 55415

Re: Letter of opposition: Holiday Station / White Castle development at Central & E Hennepin

Dear Shanna:

The gentlemen who presented the Holiday Station/White Castle redevelopment to the Marcy Holmes Land Use Committee on April 5 were very thoughtful and articulate and have obviously invested a good deal of time and energy in this proposed development. As a member of the local real estate development community and a resident of Minneapolis, I am ardently pro-growth and committed to the city's goal for increased population. I can't recall ever putting myself on record opposing a development so it is with a great deal of reservation that I am writing to voice my opposition to this project.

Holiday's desire to improve and expand their existing store is understandable but the current proposal is in total opposition to the City's published guidance for redevelopment of this site. The Minneapolis Plan for Sustainable Growth identifies the subject site as located within the East Hennepin Activity Center and at the intersection of a Commercial Corridor (Central) and Community Corridor (E Hennepin). These designated features guide the site for high- to very-high density, pedestrian-oriented development. Auto-oriented uses and features such as the proposed drive through and car wash are specifically discouraged.

The existing Holiday Station and White Castle restaurant currently occupy roughly 27,261 sf. The proposed redevelopment would very slightly expand these existing uses while vastly increasing the total site area to 72,915 sf resulting in an FAR of 0.12. If this auto-oriented development were to proceed at this extremely low density, it would create a vast gap in the pedestrian fabric of the neighborhood that would likely last at least another 30 years. The existing Holiday Station and White Castle stores serve the neighborhood well but there are many more appropriate ways for the 45,654 sf site to the north to be developed. For example, the adjacent Red 20 development contains 130 apartments and 10,000 sf of street level retail on a 37,503 sf site. To approve the proposed Holiday/White Castle redevelopment, the city would have to completely disregard its own published guidance for this site and would likely inhibit the future growth and transformation of the neighborhood into a vibrant, pedestrian-oriented neighborhood. For all of these reasons, I respectfully urge the City staff, City Planning Commission and City Council to deny the proposed redevelopment.

Sincerely,

Bob Loken
2726 Buchanan St NE
Minneapolis, MN 55418

From: [Jeffrey Siegel](#)
To: [Dave Edquist](#)
Cc: mcronin@mnmicro.net; [Sether, Shanna M](#); [Paul White](#); momp@bitstream.net
Subject: Re: Holiday Central/East Hennepin
Date: Monday, June 27, 2016 9:54:59 AM

Thank you for the reply. I want to clarify my poor paragraph structure. When I mention "I understand this type of design suited the Target Filed location for many good reasons", I am referring to the current design for the site on Central and with the request that is be reconsidered with more of an industrial warehouse façade.

Jeff

On Sat, Jun 25, 2016 at 3:59 PM, Jeffrey Siegel <jeffreysiegel01@gmail.com> wrote:

Dave and Mike,

I can agree that a White Castle and a Gas Station with a C store are not likely candidates for inclusion in a mixed use development.

A primary issue is the car wash. As East Hennepin comes further alive with its new retail and restaurants that seems a set back for the street's future.

Consider this; on one side you have a James Beard award winning chef with Brasa Restaurant. East Hennepin Auto adjacent has been a conversation of conversion, at some point, to a retail or expanded restaurant use. Thereafter its Paul White's property prepping for a mixed use and my two historic buildings (700 East Hennepin) that are a successful office/studio conversation.

Now we are looking at a full block of East Hennepin across from us to have multiple driveways and an automated car wash set parallel to the street scape. Its appears a waste of prominent frontage for a more attractive land use. If the future street car route is determined to be right loading East Hennepin at 7th becomes a likely route and with a automated carwash becoming an unattractive type of land use for a prominent gateway of the neighborhood.

I ask Holiday to consider better options for where and how this car wash is placed on this large site or to forego it. Appears there are many stores in the Holiday system that do not offer a car wash option and many that integrate the carwash onto the C store.

Please address if East Hennepin can be removed from the car wash location.

On the esthetic side I ask more consideration of a warehouse brick look that meets up to the historic buildings that surrounds the C store site. Banks, 700 Central, Otters and 700 East Hennepin. I understand this type of design suited the Target Filed location for many good reasons. I sincerely believe Holiday has the ability to go this extra step in this location and diminish the suburban look of this station.

Why did Holiday build a French Chalet looking C Store in Woodbury? Because they had to meet that look in the design criteria to locate in that development. They should step up the style of the architecture for the industrial nature of the neighborhood. A warehouse look (and that is easy compared to many other

styles). This is what I intend to do with my development site across from the C Store site (701/709 2nd Ave SE).

Thank you,

Jeff Siegel

From: [Jeffrey Siegel](#)
To: [Dave Edquist](#)
Cc: [Sether, Shanna M](#)
Subject: Re: White Castle and Holiday Submittals
Date: Friday, July 08, 2016 12:13:05 PM

Thanks Dave. I drove by a Holiday station that was designed as a timber log cabin with a field stone foundation that is located north of the twin cities. That reminds me... Holiday can and does consider exterior esthetics where necessary. It would be better if this station had a brick warehouse façade architecture and without the blue roof flashing... designed to match the 7th and Central location considerations.

Jeff Siegel

On Tue, Jul 5, 2016 at 2:38 PM, Dave Edquist
<dave.edquist@holidaycompanies.com> wrote:

Hi Jeff

Attached is our latest Landscape Plan which should answer your questions. Please note that we cannot speak to the features of White Castles plan. Please contact them with any questions regarding their site. It is our intent to preserve the tree that we believe you are referring to. The plan will also indicate the types of plantings that will provide at grade, middle and over-story buffering for your site.

I hope this helps.

Dave

DAVID A. EDQUIST

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From: Jeffrey Siegel [mailto:jeffreysiegel01@gmail.com]

Sent: Friday, July 01, 2016 12:27 PM

To: Dave Edquist <dave.edquist@holidaycompanies.com>

Cc: Sether, Shanna M <Shanna.Sether@minneapolismn.gov>

Subject: White Castle and Holiday Submittals

Dave,

I took a look at the White Castle submittal that will be paired with yours. Can you tell me if the site layout allows for saving the two beautiful mature trees, in particular the one on the corner of 7th and East Hennepin? Also, might you mitigate the impact of a car wash entry that faces my impending development of 701/709 Second Ave SE by assuring substantial height of landscape and/or fence that mitigates our view directly inside the car wash and with plantings that are of year round value such as evergreens?

I believe you know my preference is a complete rethink of the car wash some of us consider to be the biggest issue.

Jeff Siegel

From: [Jeffrey Siegel](#)
To: [Dave Edquist](#)
Cc: [Sether, Shanna M](#)
Subject: White Castle and Holiday Submittals
Date: Friday, July 01, 2016 12:26:40 PM

Dave,

I took a look at the White Castle submittal that will be paired with yours. Can you tell me if the site layout allows for saving the two beautiful mature trees, in particular the one on the corner of 7th and East Hennepin? Also, might you mitigate the impact of a car wash entry that faces my impending development of 701/709 Second Ave SE by assuring substantial height of landscape and/or fence that mitigates our view directly inside the car wash and with plantings that are of year round value such as evergreens?

I believe you know my preference is a complete rethink of the car wash some of us consider to be the biggest issue.

Jeff Siegel