



Request for City Council Committee Action from the Department of Community Planning and Economic Development – Planning Division

Date: October 11, 2007

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and
Members of the Committee

Referral to: Zoning and Planning Committee

Subject: Moratorium Waiver - Request waiver of moratorium on the establishment/retrofit of any off-premise sign or billboard with digital electronic capability to construct a new electronic billboard and to relocate and convert 2 existing billboards by adding electronic components at 700-710 Hennepin Avenue in the B4S2 zoning district.

Recommendation: Please see attached staff report.

Previous Directives: At its regular meeting on June 15, 2007, the Zoning and Planning Committee directed staff to study the potential impacts of electronic billboards on the health, safety, and welfare in light of existing regulation and to amend the city code or other regulations as deemed necessary and advisable.

Ward: 7

Prepared by: Robert Clarksen, City Planner, 612-673-5877

Approved by: Jason Wittenberg, Development Services Supervisor, 612 673-2297

Presenters in Committee: Robert Clarksen, City Planner

Community Impact

- **Neighborhood Notification:** The applicant notified the Downtown Minneapolis Neighborhood Association (DMNA) to inform them of the waiver application request via electronic mail as required on September 7, 2007. Staff has not received official correspondence from DMNA stating a position prior to the printing of this report.
- **City Goals:** See staff report
- **Comprehensive Plan:** See staff report
- **Zoning Code:** See staff report
- **End of 60/120-day decision period:** October 28, 2007
- **Other:** Not applicable

Supporting Information: Please see attached staff report.

Community Planning and Economic Development - Planning Division
Moratorium Waiver Application
BZZ-3749

Date: October 11, 2007

Applicant: Stimson Partners LLC

Address Of Property: 700 Hennepin Avenue

Project Name: Rooftop Electronic Billboard Relocation and Addition

Contact Person And Phone: Tom McCarver, Vice President of Real Estate and Public Affairs, Clear Channel Outdoor Inc, 612-605-5105

Planning Staff And Phone: Robb Clarksen, 612-673-5877

Date Application Deemed Complete: August 29, 2007

End of 60-Day Decision Period: October 28, 2007

Ward: 7 **Neighborhood Organization:** Downtown West

Existing Zoning: B4S-2 and DP Downtown Parking Overlay District

Proposed use: To construct an electronic billboard display on the roof of the existing building at 700 Hennepin Avenue North, and relocate and convert two existing billboards to support electronic technology.

Zoning Plate Number: 19

Reason For Waiver: On February 7, 2007, the City Council introduced an ordinance providing for a moratorium on the establishment or retrofitting of any off-premise advertising sign or billboard with new digital or electronic technology. The applicant has submitted an application for waiver of the interim ordinance to add electronic components to three billboards. Of those, two exist and a permit has been issued for a third, for the property at 700-710 Hennepin Avenue in the B4S-2 zoning district.

Appropriate Section(s) of the Zoning Code: Chapter 544 Off-Premise Advertising signs and Billboards, specifically Section 544.90 Downtown Entertainment Billboard District; Chapter 582 Interim Ordinances; Moratorium on Electronic Advertising Billboards.

Minneapolis City Planning Department Report

Background: Two separate uses are located on the subject property, the Pantages Theatre, an existing indoor theatre, and a restaurant, R. Normans, scheduled to open later this year. The building is approximately 28,000 square feet and is predominately two stories, with the exception of four story area where the actual theater is located.

The City Council adopted a moratorium regarding the establishment or retrofit of any off-premise advertising sign or billboard with new digital or electronic technology of any type that is capable of creating electronic images on signs on any parcel of land, lot or part thereof within the boundaries of the city on February 9, 2007, and was approved by the City Council on June 15, 2007.

On August 13, 2007, the City Planning Commission approved an application (BZZ-3702) for site plan review to permit a 2400 square foot rooftop addition to the existing structure. Heritage Preservation staff determined the proposal would not adversely affect the designated areas in the structure. As part of the construction of the rooftop addition, the two existing billboards would need to be moved to different areas on the roof. In anticipation of the site plan review approval, the applicant received approval for a sign permit to add a third billboard. A copy of the permit is attached to this report for reference. The scope of the waiver application is limited to the installation of electronic components on the three lawfully established billboards. It does not apply to the presence of the billboards, as they are permitted uses in the Downtown Entertainment Billboard district. The existing billboards are 48' x 14' or 672 square foot each, while the third is 10'6" x 36', or 378 square feet, according to the aforementioned permit.

Chapter 544.90 of the Minneapolis Zoning Code establishes the Downtown Entertainment Billboard District, which is roughly bounded by 6th Street and 8th Street and Hennepin and Second Avenues North. Chapter 544.90 permits off-premise advertising signs in the Downtown Entertainment Billboard District, provided such signs shall not exceed a maximum height of up to 45 feet above the roof on buildings that are less than 56 feet or 4 stories in height. Further, the sign area shall be less than or equal to 10 times the building perimeter as measured at the foundation wall per Table 544-3. The proposed billboards comply with the height requirements and are far below the permitted area established by this section of the code.

The applicant has submitted an application for waiver of the regulations of the interim ordinance, Chapter 582, to add electronic components to two existing billboards, and a third proposed billboard with electronic components on the roof of the subject property.

Previously, the City Council, upon recommendation of the Zoning and Planning Committee took an action to waive the requirements of the interim ordinance for an adjacent property, First Avenue Nightclub, 701 1st Avenue North, to permit a series of off-premise advertising signs with electronic capability several times the size of the signs proposed by the applicant.

Neighborhood Review:

The applicant notified the Downtown Minneapolis Neighborhood Association of the application on August 7, 2007. To date, Staff has received no comments either in support or opposition to the application.

Minneapolis City Planning Department Report

Findings:

Section 529.50 of the Minneapolis Code states that, "a waiver may be granted where the City Council finds substantial hardship caused by the restrictions and finds that the waiver will not unduly affect the integrity of the planning process or the purpose for which the interim ordinance is enacted."

Hardship:

The applicant proposes to construct an electronic billboard display on the roof of the existing building at 700 Hennepin Avenue North, and relocate and convert two existing billboards to support electronic technology. The proposed signs are intended for off-premise advertising which is permitted according to Chapter 544.90. As the billboards themselves are permitted, the subject matter of the waiver application deals only with the addition of the electronic components. The applicant submitted a letter regarding the extenuating circumstances that arise should the waiver application be denied. For example, the applicant received approval of a building permit that planned costly structural changes to the roof in anticipation of supporting the proposed signage in the locations submitted to staff. Clear Channel also worked with the property owner to design these billboards to complement the rooftop café that received Planning Commission approval (Site Plan Review) earlier this year. The applicant cited the ability to change the proposed digital message from a remote location resulting in no interference with the rooftop use of the building as a particularly important feature of the proposed signs. Due to the issues submitted by the applicant, Staff believes that denial of the waiver application will cause unnecessary practical and financial hardship.

Interference with the purposes of the moratorium:

The City Council established the Downtown Entertainment Billboard District via an amendment to Chapter 544 on September 6, 2006. More recently, the Council adopted the interim ordinance providing a moratorium on electronic off-premise advertising signs out of concern that recent innovations with digital technology in the outdoor advertising industry could substantially expand the impact of such billboards on surrounding land uses. The council must consider whether existing electronic billboards and other advertising signs that can be retrofitted with electronic equipment have the potential for adverse effects upon on adjacent properties and other land uses, especially residential neighborhoods in the vicinity of these uses. In order to protect the planning process and the City's legitimate planning goals, the Council directed the Staff to commence a study of these issues and to propose any amendments to the zoning code deemed necessary.

As previously noted, Chapter 529.50 of the zoning code provides for a waiver of an interim ordinance when substantial hardship is caused by the restrictions. Staff understands the City Council's concern regarding the technological improvements of the outdoor advertising industry and the potential for adverse impacts where electronic billboards are in close proximity to surrounding land uses. City staff is in the process of amending Chapter 544 as part of the zoning study that resulted from the Councils adoption of the moratorium, and the team anticipates the amended text of the code will permit the proposed electronic off-premise advertising signs as of right within the Downtown Entertainment Billboard district. Staff believes this request for a waiver of the restrictions will not unduly affect the integrity of the planning process or the purpose of the interim ordinance.

Minneapolis City Planning Department Report

MINNEAPOLIS PLAN: The Minneapolis Plan calls for strengthening downtown's role as a center of art, entertainment and culture in the region (Policy 3.2) and promoting arts and entertainment in downtown as a source of economic development and tourism (Policy 6.6). Staff believes the draft revisions to the Downtown Entertainment Billboard district regulations encourage the proposed signage in a manner consistent with these policies.

SMALL AREA PLANS ADOPTED BY COUNCIL:

The *Downtown 2010 Plan* is the comprehensive plan that guides development for downtown. The proposed use is in conformance with policies 1 and 3 of the Entertainment Chapter of the plans suggestion to "Designate the area along Hennepin Avenue between 5th and 10th Streets...as Downtown's Entertainment District" and create "a street level environment that is active, visually exciting, and encourages pedestrian flow between attractions".

Although the *Downtown East North Loop Master Plan* does not address the issue of electronic signage directly, it does make reference to view corridors in the downtown area. Staff considered how views of the proposed signage along the 7th Street corridor between the subject site and the Elliot Park neighborhood may help to reinforce the sense of the Downtown Entertainment District as a destination that may pedestrian and vehicle traffic into the area.

Recommendation of The Community Planning and Economic Development Planning Division:

The Community Planning and Economic Development Planning Division recommends the City Council adopt the above findings and **approve** the waiver application for Stimson Partners LLC at 700 Hennepin Avenue North, subject to the following conditions:

- 1) 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.
- 2) The proposed signs shall comply with the applicable sections of Table 544-3 regarding height, area, and lighting requirements of the Downtown Entertainment Billboard District of the Zoning Code, unless a variance is granted.

Attachments:

- 1) Description of project
- 2) Statement of Hardship
- 3) Correspondence
- 4) Zoning map
- 5) Rendering and photos
- 6) Copy of the approved site plan/elevations
- 7) Copy of the permit to construct and relocated the billboards.



August 27, 2007

Steve Poor
Zoning Administrator
City of Minneapolis

Re: Waiver Application for Digital Billboards at 700 Hennepin Avenue

Dear Mr. Poor:

Please accept this letter as an attachment to Clear Channel Outdoor's waiver application for digital billboards at 700 Hennepin Avenue.

Clear Channel Outdoor has been working on this project for the past year. The current double faced billboard structure is being removed and the faces are being relocated on the roof of the building. We are also adding one sign in the middle of the building. All three of these sign faces will be digital LED signs. Please see the attached rendering and approved permits for more detail. These signs are in keeping with the theme of the Downtown Entertainment Billboard District that was adopted last year. The dynamic nature of these LED signs will add the light, color and energy that was contemplated for the downtown district. The signs are currently being constructed in anticipation of an October installation. We respectfully request this application be approved to avoid any undo hardship to the project that a delay could cause.

If you have any questions, please feel free to call or email me.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom McCarver', written over a horizontal line.

Tom McCarver
Clear Channel Outdoor/Minneapolis Division
3225 Spring Street NE
Minneapolis, MN 55413
tmccarver@clearchannel.com
612-605-5105

**STIMSON PARTNERS, LLC
and
CLEAR CHANNEL OUTDOOR**

October 1, 2007

Steve Poor
Zoning Administrator
City of Minneapolis
Minneapolis, MN 55415

Re: Waiver Application for Digital Billboards at 700 Hennepin Avenue, Statement of Hardship

Dear Mr. Poor:

Please accept this letter as a supplement to Clear Channel Outdoor's waiver application for digital billboards at 700 Hennepin Avenue (the "Stimson Building"). In addition, please note that this is a joint letter from Clear Channel as the outdoor provider and the Stimson Building's owner, Stimson Partners, LLC. There are two types of hardships on this property, those suffered by Clear Channel, and those of the property owner. As a result, this letter is meant to better clarify the hardship of all parties, should this waiver not be approved.

Clear Channel Outdoor had two existing off premises billboards located on the Stimson Building (on a roof easement owned separately by the City) at the time the City conveyed the roof easement and the building to the new owners, Stimson Partners. After the conveyance, (and before the Moratorium, adopted in February of 2007) the new ownership and their prospective restaurant tenant, indicated that they desired to add major new rooftop bar and restaurant facilities as part of the overall renovation for restaurant and nightclub of the entire Stimson Building. The restaurant and nightclub proposal (and the rooftop use) has been extremely positively received by the public and the City as exactly meeting the City's planning goals for the entertainment area. The rooftop uses are unique and extend and enhance the overall goal of major entertainment in this zone. This use required the relocation and reconstruction of the Clear Channel signs.

Also, since original sign construction, and after the sale of the real estate by the City, the City amended the zoning code to create a Downtown Entertainment Billboard District

(Section 544.90) that allows sign face area of up to ten times the perimeter of a building in this unique zone, to encourage more of a "Times Square" atmosphere in the Entertainment District. After the code change and with the rooftop restaurant uses in mind, Stimson Partners worked with Clear Channel on the relocated signage. The parties agreed on three signs, two facing Seventh and Hennepin (east) and one facing Hennepin to the South. The proposed three sign configuration fully conforms with the new Section 544.90, and has already received permits for construction. It was also reviewed in connection with the restaurant use by the City Planning Commission and approved. Construction of the support structures has commenced.

This waiver request is solely for the use of digital technology on the signs. Clear Channel and Stimson Partners respectfully request that a waiver from the current Moratorium on digital technology be approved to allow the digital installation to occur as the new signs are constructed, for the reasons detailed below.

Clear Channel, the Stimson Building owner, Stimson Partners, and the nightclub and restaurant tenant, R. Norman's, have been working on this project almost a year. The signage reconfiguration has been an integral part of the rooftop development planning process over that entire time.

Clear Channel Hardship. When Clear Channel originally built the prior two rooftop, only two years ago in October, 2005, it made over a \$250,000 capital investment. It was made clear late last year that a new ownership group would be purchasing both the building and the signage easement and Clear Channel was approached to cooperate with the new owners and assist in a major new development of an entertainment venue, with roof top uses that necessitated moving the then existing signs. The original sign lease did not allow the owner to require relocation. The new owners made immediately clear that any use for a rooftop bar/restaurant area would require sign relocation. After looking at the plans from an ergonomic and aesthetic approach, Clear Channel agreed to work with the new owner and relocate the signs to accommodate the new tenant's needs. However this was recognized as creating an immediate loss of the prior investment, since the signage structures in place were not moveable to another site on the roof and each roof top placement needs to be specifically and uniquely engineered. Moreover, the new locations were far more expensive to construct due to the need to create a different type of structural system. In order to make this major capital loss and new capital cost acceptable, digital signage was determined as necessary to the plan, and it was agreed the existing two faces would be changed to three (two facing Seventh and one facing Hennepin to the South). This serves multiple purposes.

- One, to integrate with the bar surroundings it was necessary to limit the time Clear Channel would need to access the signs for changes and repairs.. Digital signs allow this because they are remotely changed as opposed to frequent visits with trucks and cranes to change copy and make repairs on site.
- Second, the extremely large capital investment for the new structures poses a major hardship. In order to relocate and be integrated with the restaurant and bar use vs. where most easily structurally accommodated, the cost of the new

structures is unusually high. The structural system now needs to be integrated into the overall building structure as compared with being merely roof mounted. In addition, the relocation causes the loss of the initial investment of \$250,000 for the existing signage. These major costs require the enhanced revenue opportunity that is only available with digital signage.

- Third, costs of not installing digital now (and retuning for an upgrade later) would be punitive and the loss of revenue during the non-digital period would make the lease rate for the signage unsustainable, directly jeopardizing the project financing for the owner, as well as Clear Channel's investment. It has been consistently indicated in prior Entertainment District waivers, that LED technology is expected to be allowed in this area in any case and a waiver will not interfere with the purpose of the Moratorium.
- Fourth, with the Billboard District zoning amendment, the new digital signs were encouraged as adding to the overall energy and appeal of the district, and their higher return was recognized in both sides of the transaction, benefiting the owner in more rent and Clear Channel in covering more investment.
- Fifth, the discrete control of lighting level and copy allowed by digital is very important, vs. static vinyl copy with large flood lights, in making the signage acceptable with the restaurant use on the roof. This is for three reasons: first, it allows computer controlled light intensity by time of day to minimize impacts on restaurant and nightclub patrons, second, it allows patron specific messaging, such as specials and upcoming events, and third, it allows integration of the digital capability with venue programming, such as a digital concert with dancing.
- Sixth, digital signage allows the opportunity to host community service initiatives that we think are vital to an healthy overall Entertainment District and a good long term relationship with the city. These signs will display emergency messages such as Amber Alerts as well as various community events and initiatives, for cultural organizations and the Entertainment District. Because of the full motion capability, we can also sponsor events such as virtual concerts or other dynamic artistic programs that will coordinate with the restaurant use and the Entertainment District. Failing to accomplish these positive attributes and capabilities would also be a hardship.

Building Owner Hardship. Allowance of the enhanced capabilities of digital signage and the enhanced revenue of digital as both integral and critical to success of the restaurant and nightclub for the owner/developer, Stimson Partners, LLC. To our lenders and investors, Stimson Partners demonstrated the larger stream of revenue from the revised business agreement on signage and this was both an essential and substantial part of our ability to finance the project. Absent this signage, we would severely jeopardize the project budget and financing. Stimson Partners anticipated this enhanced revenue as part of our business plan, developed prior to the Moratorium. In this regard, we are identical to First Avenue, our neighbor, where the signage is critical to economic viability of the business. Second, as owners, we anticipated the integration of the sign capabilities into our tenant's business, with the types of virtual concerts and direct messaging noted above. Loss of this would be very detrimental to our tenant's use. Third, the locations of the signs were dictated by the restaurant rooftop use and planned to work with it. Not

using digital would make service, sign copy changes and light levels unsatisfactory to Stimson Partners, the owner. For the above reasons, as owner, we would suffer severe detriment if the signs were not permitted.

Conclusion. These signs are in keeping with the theme of the Downtown Entertainment Billboard District that was adopted last year. The dynamic nature of these LED signs will add the light, color and energy that was contemplated for the Entertainment District. We respectfully request this application for an exception from the Moratorium be approved to avoid the above hardships to the project that a delay could cause.

Thank you for your consideration. Please note, Stimson Partners, LLC has specifically reviewed and approved this letter to be submitted jointly on behalf of both parties. If you have any questions, please feel free to call or email me.

Sincerely,

Tom McCarver
Clear Channel Outdoor/Minneapolis Division
3225 Spring Street NE
Minneapolis, MN 55413
tmccarver@clearchannel.com
612-605-5105

fb.us.2323371.05

Clarksen, Robert D

From: MCCARVER, TOM [TMcCarver@clearchannel.com]
Sent: Friday, September 07, 2007 5:50 PM
To: info@thedmna.org
Cc: Poor, Steve; Clarksen, Robert D; Herman, John H.
Subject: FW: Waiver application for digital signs on the Stimson Building
Attachments: Stimson Waiver Letter.doc; Stimson 040907.pdf

To Whom It May Concern:

This email is sent as notice that Clear Channel Outdoor has made a waiver application for the signs being erected on the Stimson Building at 700 Hennepin Avenue. Our intent is to have digital LED signs on the three locations. Please see attached rendering for location descriptions.

We are very excited to bring this technology to the downtown environment. We believe it will greatly enhance the downtown experience and is in keeping with the recent ordinance change for the Downtown Entertainment District.

Please feel free to call or email me with any questions or comments.

Tom McCarver
Vice President of Real Estate & Public Affairs
tommccarver@clearchannel.com

Clear Channel Outdoor- Minneapolis

3225 Spring St. NE, Minneapolis, MN 55413 (612) 605-5100 PH (612) 605-5150 FX

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Clarksen, Robert D

From: MCCARVER, TOM [TMcCarver@clearchannel.com]
Sent: Friday, September 07, 2007 5:46 PM
To: Goodman, Lisa R
Cc: Poor, Steve; Clarksen, Robert D; Herman, John H.
Subject: Waiver application for digital signs on the Stimson Building
Attachments: Stimson Waiver Letter.doc; Stimson 040907.pdf

Councilmember Goodman,

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Please feel free to call or email me with any questions or comments.

Tom McCarver

Vice President of Real Estate & Public Affairs

tommccarver@clearchannel.com

Clear Channel Outdoor- Minneapolis

3225 Spring St. NE, Minneapolis, MN 55413 (612) 605-5100 PH (612) 605-5150 FX

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700 Hennepin Ave



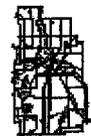
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 - Street Oneway
 - Light Rail Stations
 - Light Rail Line
 - Streets
 - Parcels
 - Water
 - Parks
 - Zoning**
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 - B4-2
 - B4C-1
 - B4C-2
 - B4S-1
 - B4S-2
 - C1
 - C2
 - C3A
 - C3S
 - C4
 - I1
 - I2
 - I3
 - OR123
 - R1
 - R1A
 - R2
 - R2S
 - R3
 - R4
 - R5
 - R6
 - Other

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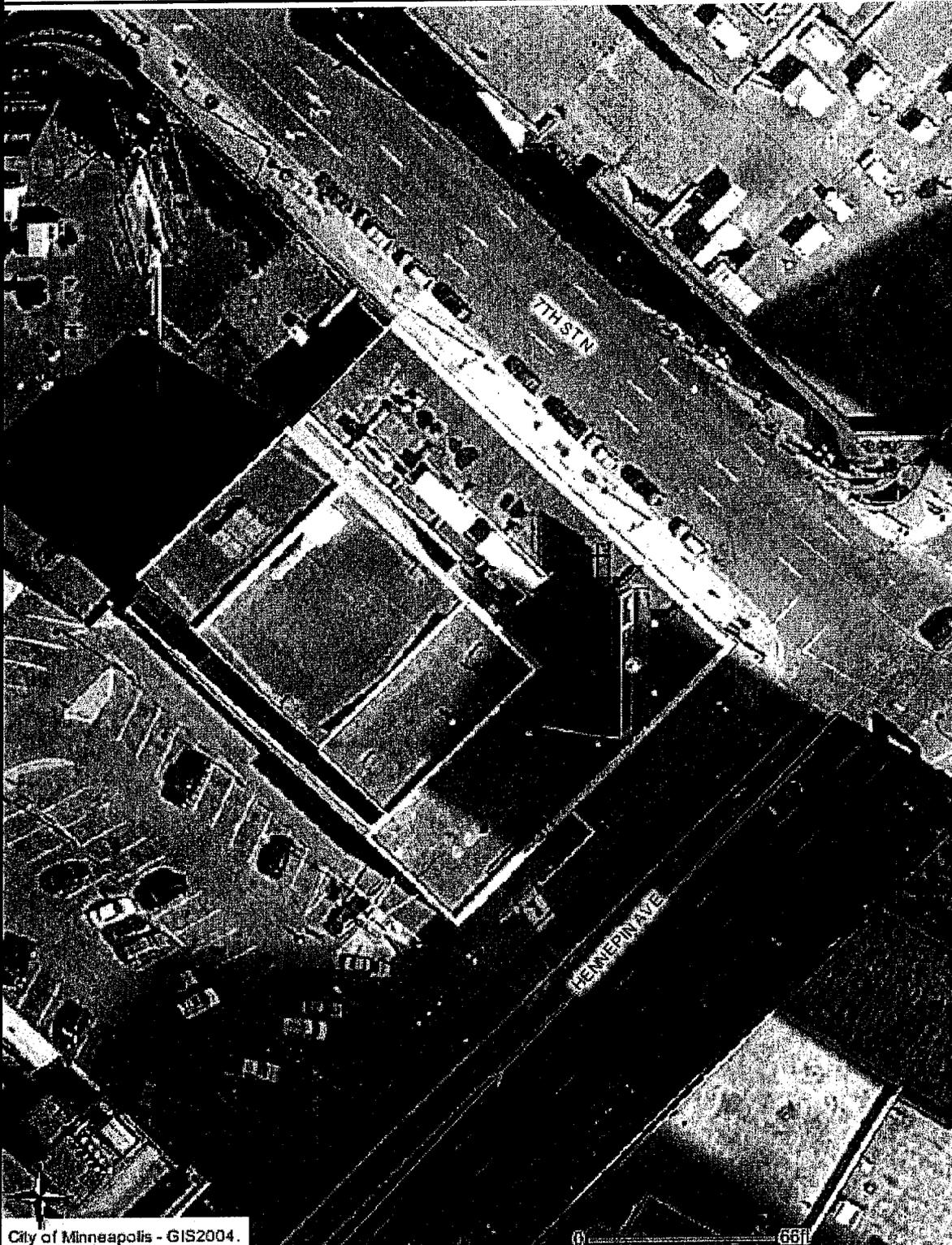
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700 Hennepin Ave Closeup



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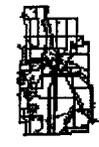
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 -  Street Oneway
 -  Light Rail Stations
 -  Light Rail Line
 -  Streets
 -  Water
 -  Parks

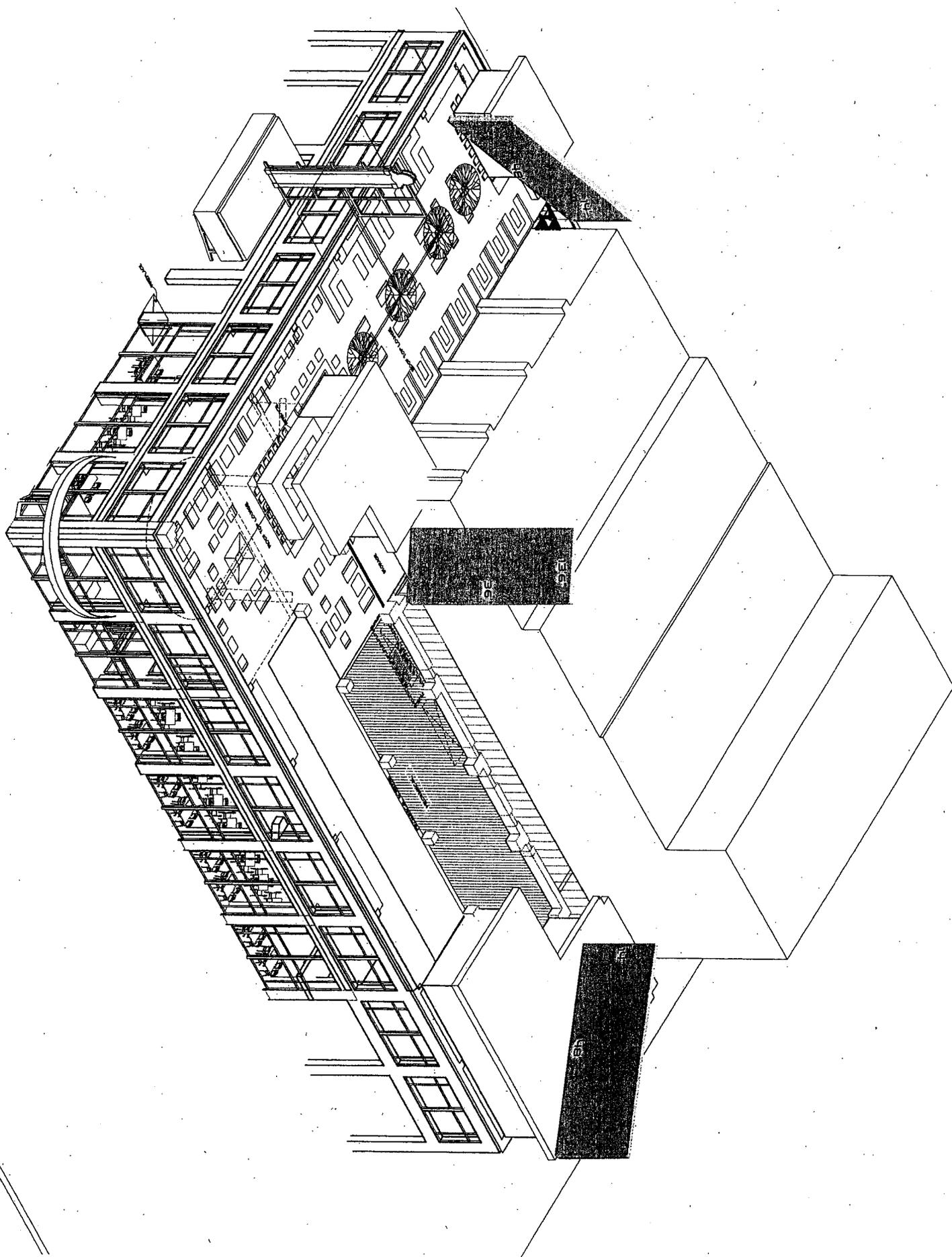
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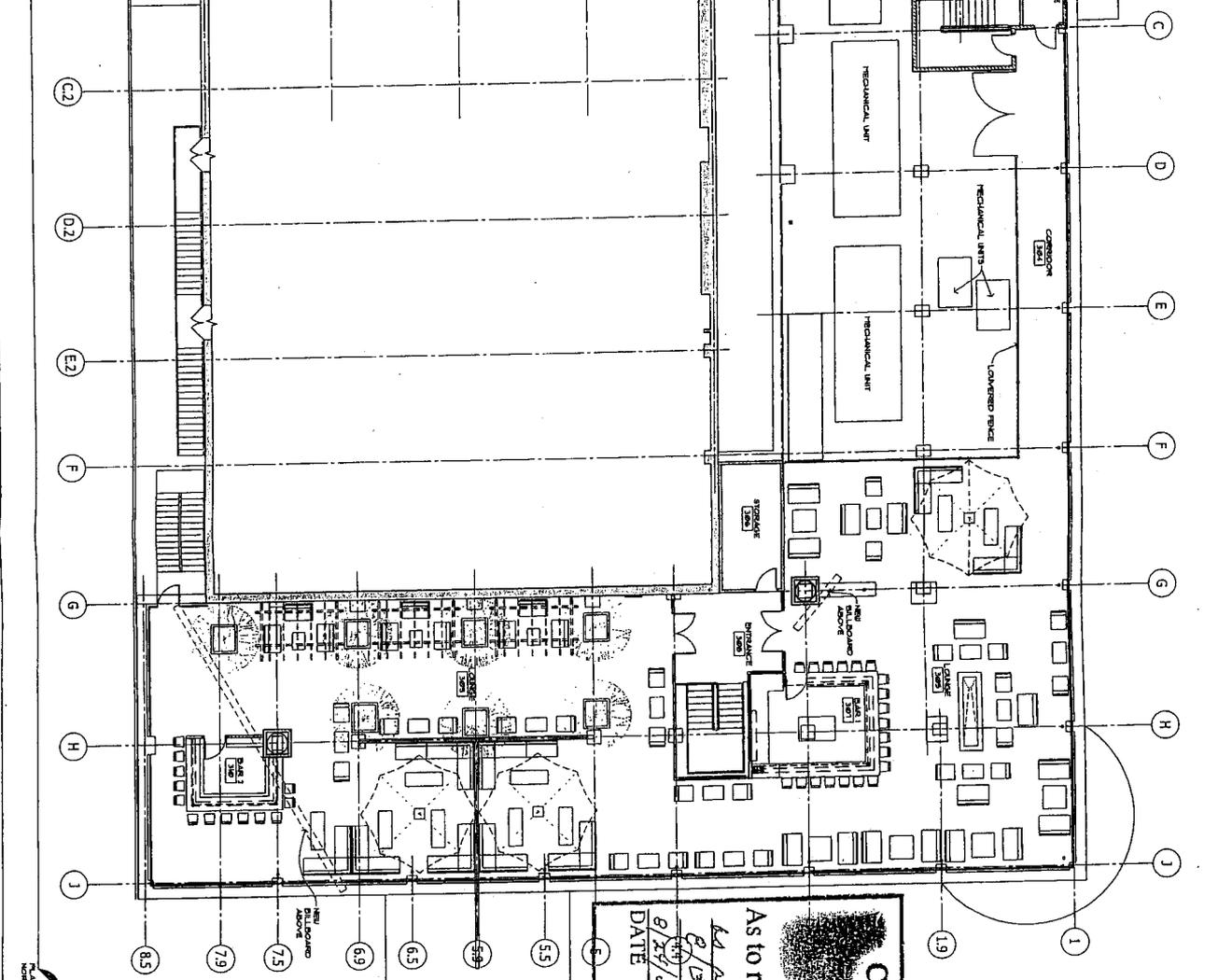


GIS Business Services
 331 2nd Ave. S. Ste. 220
 Minneapolis, MN 55401
 612-673-2040





ROOF LEVEL FURNITURE PLAN



CITY OF MINNEAPOLIS
CPED-PLANNING
210 CITY HALL
APPROVED

As to requirement of B22-3702
As approved by the CPC on
8/13/07 with conditions
 DATE *8/29/07*
 PROJECT TITLE *Phase 1 site*
 DIRECTOR OF PLANNING *R. NORMANS*
 AUTHORIZED AGENT *FRANSEL*
 MINNEAPOLIS, MN 55403

Client: **DAVID KOCH**
THE KOCH GROUP
 970 HAWTHORNE AVE
 ST. PAUL, MN

100 North Sixth Street
 Suite 600
 Minneapolis, MN
 55402-1344
 T 612.282.2527
 F 612.248.2500
 www.sheafirm.com

shea

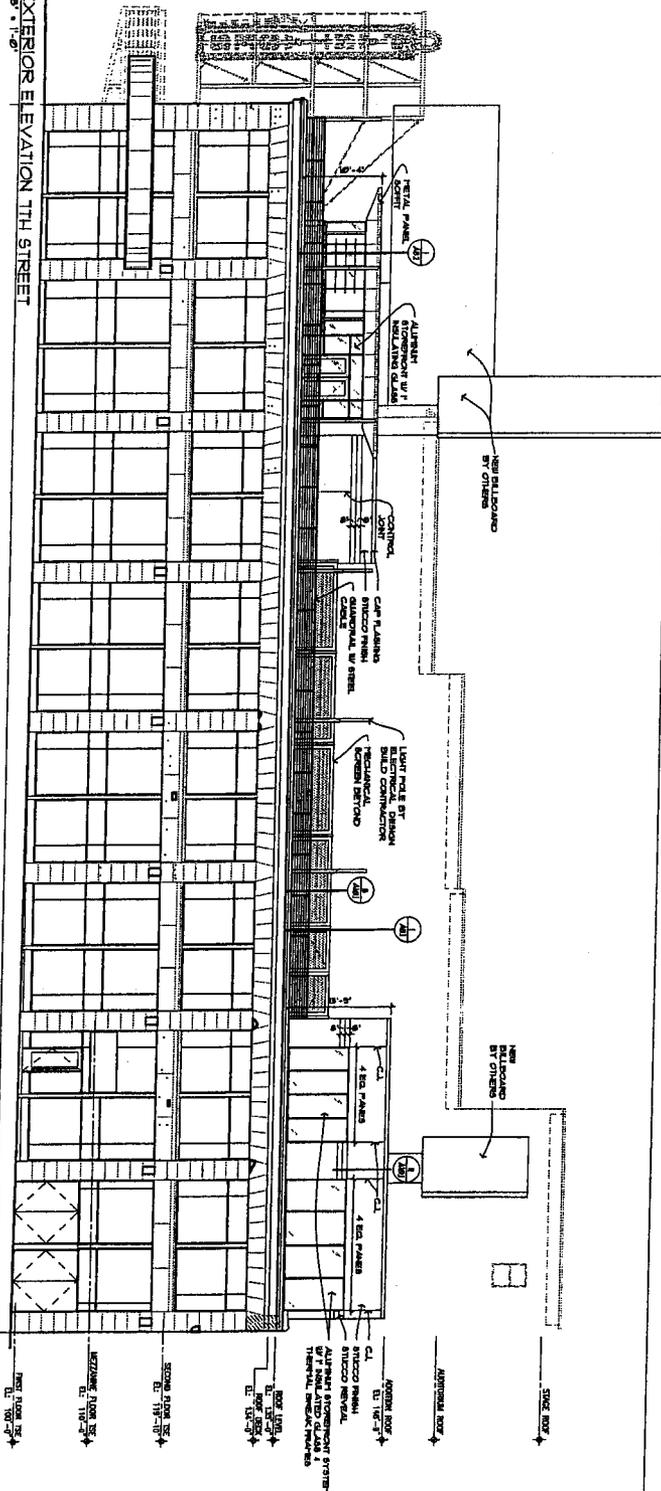
Sheet Title:
 ROOF LEVEL PLAN

AS5.4

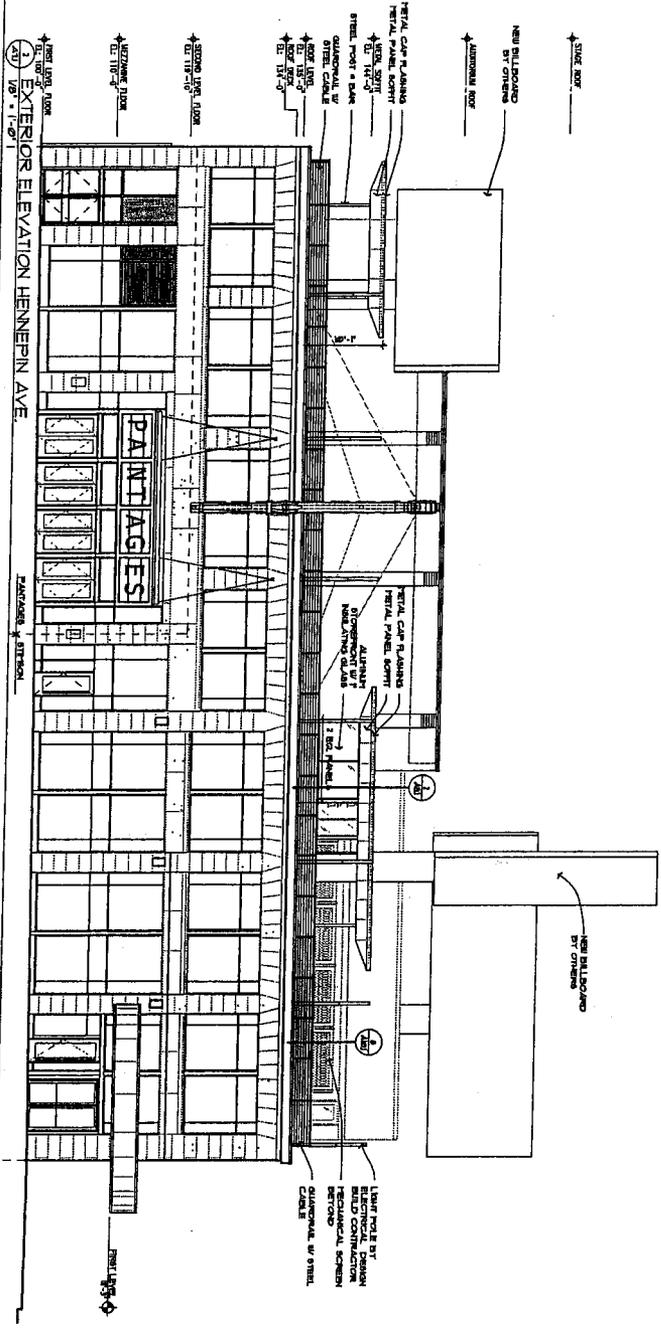
Drawn by: *5560.01*
 Date: *08.19.07*
 Checked by: *015*
 Title: *ROOF LEVEL PLAN*
 No. of Sheets: *11/07*
 Total Sheets: *11/07*

100% COMPLETE

1) EXTERIOR ELEVATION 7TH STREET
1/8" = 1'-0"



2) EXTERIOR ELEVATION HENNEPIN AVE
1/8" = 1'-0"



100 north sixth street
minneapolis, mn
55402-1504
T 612 236 2257
F 612 348 2529
www.sheacorp.com

client:
DAVID KOCH
THE KOCH GROUP
970 RAYMOND AVE
ST. PAUL, MN

project title:
R. NORMANS
PHASE 2
700 HENNEPIN AVE
MINNEAPOLIS, MN 55403

sheet title:
EXTERIOR ELEVATIONS

project no.:	5860.00
sheet no.:	A7.1
drawn by:	DMS
checked by:	
date:	06/19/07
no. of sheets:	173.07
sheet no.:	PERMITTED
date:	03.06.2008

A7.1



Minneapolis Development Review
 250 South 4th Street – Room 300
 Minneapolis, MN 55415 – 1316

Office 612-673-3000 or 311
 Fax 612-370-1416 Page 1 of 2
 TTY 612-673-3300
 www.ci.minneapolis.mn.us/mdr

PERMIT

Permit Type/Number	Permit Type Description	Project Number	Date Entered	Date Issued
BSB 1004783	SIGNS/BILLBOARDS		10-APR-2007	10-APR-2007
		Temp Permit Number: BSB T2729		

APN: 2202924430210 Address: 700 HENNEPIN AVE TRACTBDIMT Building Name: MANN THEATER	Tax Payer: STIMSON PARTNERS LLC Address: C/O TONY BARRANCO 750 2ND ST S #602 MINNEAPOLIS, MN 55401 Tax Payer Phone:
---	---

APPLICANT

Name: CLEAR CHANNEL OUTDOOR Address: 3225 SPRING ST NE MINNEAPOLIS, MN 55413 App Phone #1: (612)382-2026 App Phone #2:

PROFESSIONAL

Name: CLEAR CHANNEL OUTDOOR Contact: Address: 3225 SPRING ST NE MINNEAPOLIS MN 55413 State License: 086-43380 State Tax Number:	Business Phone: (612)605-5100 Contact Phone: Professional License: 086-43380
--	--

SCOPE OF WORK

SIGN/BLBRD	SIGNS AND/OR BILLBOARDS
Clear Channel Outdoor / LED Billboard installation.	
Stimson Building	
Signs A and B	
1) Relocate 2 existing roof mount billboard structures per Ch 544.60 #2 to areas on roof nearer to both 7th St and Hennepin Avenue facade walls. Replace standard billboard structure with new electronic (LED) billboards that are the same size, 14 x 48 feet (672 sq ft).	
Signs C	
2) Construct a new 10' 6" x 36' roof mounted billboard (378 sq ft) with electronic (LED) capability.	
There are a total of three billboards identified on this permit.	
Waive spacing requirements per Downtown Entertainment Billboard District per 544.90 as amended 2006.	
<u>Estimated Value</u>	

QUANTITIES

Code	Description	Qty	Rate	Units	Value
SIGN	SIGN WORKSHEET		0	EACH	