



# CPED STAFF REPORT

Prepared for the Board of Adjustment

BOA Agenda Item #1  
March 5, 2015  
BZZ-7024

## LAND USE APPLICATION SUMMARY

*Property Location:* 807 Broadway Street Northeast  
*Project Name:* Highlight Center  
*Prepared By:* [Joseph.Giant@minneapolismn.gov](mailto:Joseph.Giant@minneapolismn.gov), City Planner, (612) 673-3489  
*Applicant:* 807 Broadway Revival, LLC  
*Project Contact:* Charlie Nestor  
*Request:* To construct an internally illuminated wall sign  
*Required Applications:*

<b>Variance</b>	<ul style="list-style-type: none"> <li>Variance to increase the maximum height of a wall sign from 28 feet to 37 feet.</li> </ul>
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## SITE DATA

<b>Existing Zoning</b>	II Light Industrial District ILOD Industrial Living Overlay District
<b>Lot Area</b>	180,146 square feet
<b>Ward(s)</b>	Ward 1, adjacent to Ward 3
<b>Neighborhood(s)</b>	Logan Park, adjacent to St. Anthony East
<b>Designated Future Land Use</b>	Transitional Industrial
<b>Land Use Features</b>	Community Corridor
<b>Small Area Plan(s)</b>	Central Avenue Small Area Plan

<b>Date Application Deemed Complete</b>	February 3, 2015	<b>Date Extension Letter Sent</b>	NA
<b>End of 60-Day Decision Period</b>	April 4, 2015	<b>End of 120-Day Decision Period</b>	NA

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property, 807 Broadway Street Northeast, is a 180,146 square foot lot located between Quincy Street Northeast and Jackson Street Northeast. The principal structure on the lot is a 3- and 4-story, 166,000 square foot brick building constructed in 1914. Until recently, the building housed the Minneapolis School District headquarters. The building and site are currently being redeveloped for use as multi-tenant commercial office space. The property is located in the II Light Industrial Zoning District and the ILOD Industrial Living Overlay District.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The subject property is located in the Logan Park neighborhood of northeast Minneapolis, across Broadway from the St. Anthony East neighborhood. The site is 2 blocks west of Central Ave NE, and 2 blocks east of Logan Park. The property is surrounded on the north by light and medium industrial uses, on the east by light industrial and commercial uses, on the south by a low-density residential neighborhood, and on the west by a large surface parking lot.

The site is located in the Northeast Minneapolis Arts District, which is home to numerous aged warehouse buildings that have been renovated and converted into a diverse array of studio, gallery and office spaces, serving a wide variety of medium and small creative sector, professional and business services, technology, and arts-oriented businesses.

**PROJECT DESCRIPTION.** This land use application is a small component of a large project that seeks to remodel the former school district headquarters into a multi-tenant commercial office building called the Highlight Center. Overall, the project encompasses many aspects including site clean-up and environmental remediation, the demolition of 4 steel buildings, extensive interior remodeling, and the installation of an on-site surface parking lot containing approximately 185 parking spaces. The site will be well landscaped and the parking lot will be constructed in full compliance with Chapter 530 Site Plan Review standards.

The applicant proposes to utilize three wall signs to identify the building. Wall signs are allowed in the II District provided they meet certain locational and dimensional standards.

The largest sign will be on the east facade in place of an existing painted sign. The text “Minneapolis Public Schools Educational Service Center” will be replaced with the text “Highlight Center.” Repainting an existing non-conforming sign can be approved administratively, provided the sign is not being enlarged and no illumination is being added.

The second sign will be on the south facade of a one-story brick building, detached from the principal structure, facing an on-site parking lot along Quincy Street. This sign would not be illuminated, and could be approved administratively.

The proposed location of the third sign is on the upper portion of a stairwell tower located on the southwest corner of the principal structure facing Quincy Street. The sign would be oriented vertically, reading from top to bottom. The sign would have a vertical dimension of 21.8 feet and a horizontal dimension of approximately 2 feet. The total area of the sign would be approximately 43.6 square feet.

The copy would read, "Highlight Center," and would be comprised of separate, internally illuminated channel LED letters mounted to a raceway.

The maximum height for a wall sign in industrial districts is 28 feet, measured as the vertical distance from natural grade at a point 10 feet away from the front center of the sign to the upper-most point of the sign. The top of the proposed sign is approximately 37 feet above natural grade. Consequently, the upper 9 feet of the 21'-10" sign will be above the 28-foot height limit. Therefore, the applicant is seeking a variance to increase the maximum height of a wall sign from 28 feet to approximately 37 feet, measured from natural grade to the top of the sign. The sign is conforming in all respects besides height.

**PUBLIC COMMENTS.** The applicant presented the proposed variance to the Logan Park Neighborhood Association on Wednesday, February 18, 2015. The neighborhood expressed support for the variance. Any additional correspondence will be forwarded to the Board of Adjustment for consideration.

## ANALYSIS

### VARIANCE

In accordance with Chapter 525, Article IX Variances, Section 525.520(21) "To vary the number, type, height, area or location of allowed signs on property located in an OR2 or OR3 District or a commercial, downtown or industrial district," the Department of Community Planning and Economic Development has analyzed the application for variance based on the following findings:

- I. 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.**

A practical difficulty exists due to the unique identification needs of the building and the limited opportunities for sign placement on the south and west facades. The building is very large, but it's orientation on the property and abundance of windows on primary building facades offer few opportunities for effective signage. However, a featureless and windowless 4-story stair tower is situated on the southwest corner of the building, facing Quincy Ave and visible from Broadway. The stair tower is the most practical location for building signage.

The tower is more than twice as tall as it is wide, lending itself to a vertical sign rather than a horizontal sign. Regardless of whether it is being placed horizontally or vertically, the maximum height of a wall sign in industrial districts is 28 feet. The more appropriate vertical sign, constructed to match the proportions of the stair tower, would need to be situated fairly low to the ground so that the top of the sign did not exceed 28 feet. Placing a sign in such a location would appear incongruous with the form of the stair tower and would not properly serve the identification needs of a large commercial building.

The unique identification needs of the building, the limited options for sign placement, and the

orientation of the building are circumstances unique to the property that were not caused by the applicant.

- 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.**

The proposed use of the structure will be multi-tenant office space. Multi-tenant office space is a permitted use in both the II Light Industrial Zoning District and the ILOD Industrial Living Overlay District. Besides the requested variance, the repurposing and site improvements at the subject property meet all provisions of the zoning ordinance.

The site is classified as “transitional industrial” on the future land use map contained in the comprehensive plan. This is a flexible category designed to allow existing industrial uses to continue, but to allow them to transition to other uses over time if desired. At the subject property, the previous use was not industrial in nature, nor is the proposed use.

The Central Avenue Small Area Plan, adopted in 2008, recommended that the subject property retain its industrial zoning and character, and that redevelopment be focused on job generating uses, “to align with the goals of the Northeast Arts District and the area’s history as an employment area.” The proposed adaptive reuse of the building aligns with this policy. Many aged industrial buildings along Quincy St have been repurposed for creative uses and light manufacturing/retail. The success of this area has occurred despite its lack of visibility from major thoroughfares and the absence of modern paving and curbing on Quincy Street.

The Small Area Plan states, “Over 400 artists have studios within the blocks adjacent to this segment of Central Avenue, but this vibrant arts community is invisible and perceived as inaccessible from the Avenue.” Redeveloping 807 Broadway will create a link between Broadway St NE and the businesses on Quincy Street. The proposed signage facing Quincy St could be a recognizable landmark that will help to draw attention to a unique and somewhat hidden group of businesses.

According to 543.10, the purpose of on-premise sign regulations is to allow effective signage appropriate to the planned character of each zoning district, to promote an attractive environment by minimizing visual clutter and confusion, and to minimize adverse effects on nearby property. This ordinance provision aligns with the following policy from the comprehensive plan:

*Policy 10.20: Promote an attractive environment by minimizing visual clutter and confusion caused by a proliferation of signage.*

Only 3 identification signs are planned for the entire building, one of which is the re-facing of an existing sign. The total area of all signs will be far less than the amount permitted by-right. Therefore, staff finds that the proposed signage will not create visual clutter and confusion.

- 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.**

The subject sign would be located on a primary building wall facing a public street. The sign would be appropriately scaled for the wall upon which it would be located, and would effectively identify the site for both vehicular and pedestrian traffic. A large surface parking lot is located on the opposite side of the street from the sign, and the nearest residence district from which the sign would be visible would be more than 200 feet from the sign. Nine feet of excess height on an otherwise conforming sign will likely have a negligible adverse effect on surrounding properties and will not alter the essential character of the locality.

***Adjustment to the number, type, height, area or location of allowed signs on property located in an OR2 or OR3 District or a commercial, downtown or industrial district may be approved if the following criteria are met:***

- 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.**

The length of wall upon which the sign would be located is approximately 79 feet in length, which would allow 118.5 square feet of signage. The area of the proposed sign is 43.6 square feet. At the present time it is the only identification sign proposed for this facade, and one of only three identification signs proposed for the entire site. The anticipated use of the building is multi-tenant office, so it is unlikely that additional signage will be necessary.

Therefore, staff finds that the proposed sign adjustment will not lead to sign clutter or allow a sign that is inconsistent with the purposed of the zoning district.

- 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.**

The sign would be composed of individually illuminated LED letters. Each letter would be mounted to a raceway, which would be attached to the building wall. The proposed sign type is allowed in industrial districts and can be found on many buildings in the area. In order to minimize the visual impact of structural components not related to identification, as a condition of approval, staff recommends that the raceway be painted to match the building wall.

The stairwell tower upon which the sign would be mounted has a width of approximately 26 feet and a height of approximately 50 feet. The tower, which projects from the southwest corner of the building, is the most prominent and visible feature of the west facade. Due to its prominence and lack of windows and architectural features, it is a natural location for an identification sign. The vertical orientation of the sign would complement the vertical shape of the stairwell tower, and the size of the sign is proportionate to the total wall area. Further, the visual interest created by the sign reduces the visual impact of the blank and featureless wall.

## RECOMMENDATIONS

### Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the Board of Adjustment adopt staff findings and **approve** the application for variance to allow for an increase in the maximum height of a wall sign from 28 feet to 37 feet for the property located at 807 Broadway Street Northeast, subject to the following conditions:

1. Approval of the final sign permit by the Department of Community Planning and Economic Development;
2. The top of the sign may be no closer than ten (10) feet from the roofline of the wall to which it is mounted;
3. The area of the sign will be no larger than the dimensions indicated in the product specifications page included in the application materials dated February 2, 2015;
4. The raceway upon which the letters are mounted will be painted to closely match the wall to which it is mounted;
5. The signs will be installed by March 5, 2017, or the approval may be revoked for non-compliance.

## ATTACHMENTS

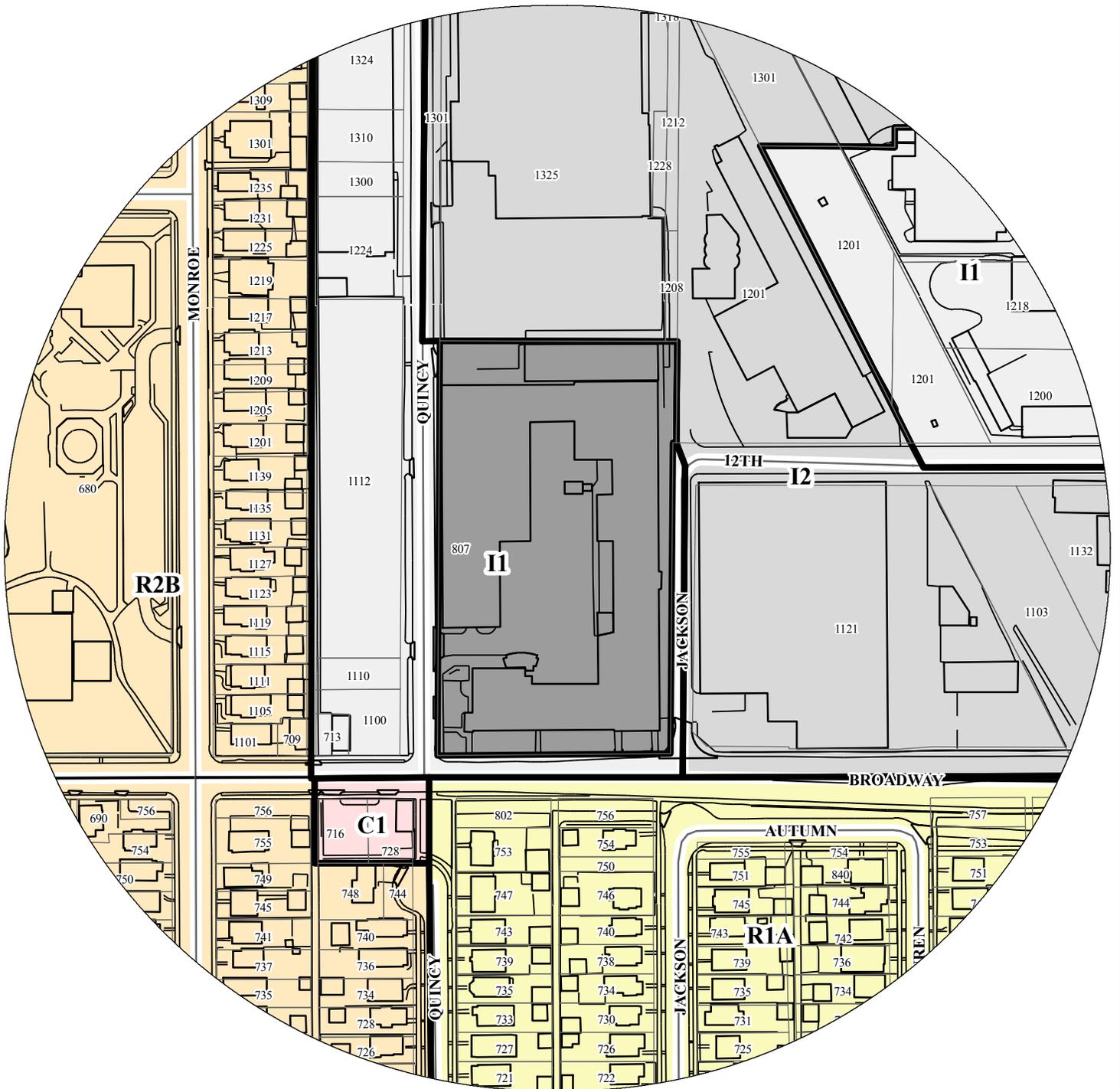
1. Zoning map
2. Written materials submitted by applicant
3. Authorization letter from owner
4. Renderings of proposed signs
5. Land survey
6. Site plan
7. Letter to Ward 1
8. Letter to Ward 3
9. Letter to Logan Park Neighborhood Association
10. Letter to St. Anthony East Neighborhood Association
11. Photos of site

# Charlie Nestor, Hillcrest Development

1st

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**807 Broadway St NE**

FILE NUMBER

**BZZ-7024**

February 2, 2015

Joseph Giant  
City Planner  
City of Minneapolis  
CPED - Planning Division  
250 South 4th Street Room #300  
Minneapolis, MN 55415

Via: US mail & hand delivery

Dear Joseph:

Hillcrest Development, LLLP on behalf of 807 Broadway Revival, LLC (hereinafter "Owner") is providing the required information for a sign variance for the 807 Broadway Street NE Building ("Highlight Center" building).

The Owner is in the process of a major renovation of the former Minneapolis School District headquarters including the includes the demolition of four steel structures, remediation of contamination at the site and building, updating of the infrastructure and common areas, and future tenant improvements to provide for multi-tenant commercial office space with more than 400 jobs on site.

Part of the renovation of the Highlight Center includes creating updated building identity signage for tenants and visitors. Currently there is an existing painted identity sign along the east face of the building which we propose to update (within the same sign footprint) to the new identity name, "Highlight Center". Due to its existing size and height, a variance will be required to update it. One (1) identity sign will go on the west elevation on the southwest corner of the primary building which will require a variance for height since it will need to run vertically on the building stair tower. In addition, one (1) identity sign will be placed on the former garage which will not require a variance.

Hillcrest Development is requesting a sign variance for the East facing identity sign and SW identity sign based upon the following factors:

1. The existing east elevation building identity sign (see attached) has been in place approximately 80 years with multiple modifications due to the building name changes and use. Updating the identity signage with the new name ("Highlight Center") is keeping with the traditional painted sign currently in place plus will reduce confusion for individuals searching for the new School district headquarters.
2. The Owner has tried to design an east elevation building identity sign that is in keeping with traditional painted signs found on buildings of this vintage.
3. The installation height of the sign on the west elevation of the southwest corner of the primary building is necessary to provide visibility for visitors traveling east on Broadway Street and in order to be seen above the installed landscaping.
4. The installation of the identity sign on the southwest corner of the building will not increase or lead to sign clutter at the building since it is replacing identity signage from the 70's/80's. Typically, with this type of identity signage, individual tenant signs are not necessary.
5. The southwest corner identity sign was designed to fit the stair tower along southwest face of the building while also fitting in with the character of the building.

6. The identity signs on the east and southwest corner will not increase congestion in the area. It is the Owner's belief that the ability for visitors to see the identity sign from a distance will in fact provide ease of access to the building and will lower visitor confusion as to which building is the "Highlight" building and where to gain access.

I hope the information above and the attached supporting information meets with your requirements. Please feel free to call me with any questions or comments.

Sincerely,

Hillcrest Development, LLLP

Charlie Nestor  
Development and Leasing Manager



cc: Scott Tankenoff, 807 Broadway Revival, LLC  
Kristina Smitten, Hillcrest Development, LLLP

## 807 Broadway Revival, LLC

February 2, 2015

Joseph Giant  
City Planner  
CPED- Planning/Development Services  
250 South 4<sup>th</sup> Street, Room #300  
Minneapolis, MN 55415

Dear Joseph:

807 Broadway Revival, LLC ("Owner") hereby authorizes Charlie Nestor, Development and Leasing Manager, Hillcrest Development, LLLP, to act on behalf of the Owner as it relates to the application for a sign variance at the 807 Broadway Street NE Building.

Please direct all inquiries or questions related to the sign variance to Charlie Nestor.

Sincerely,

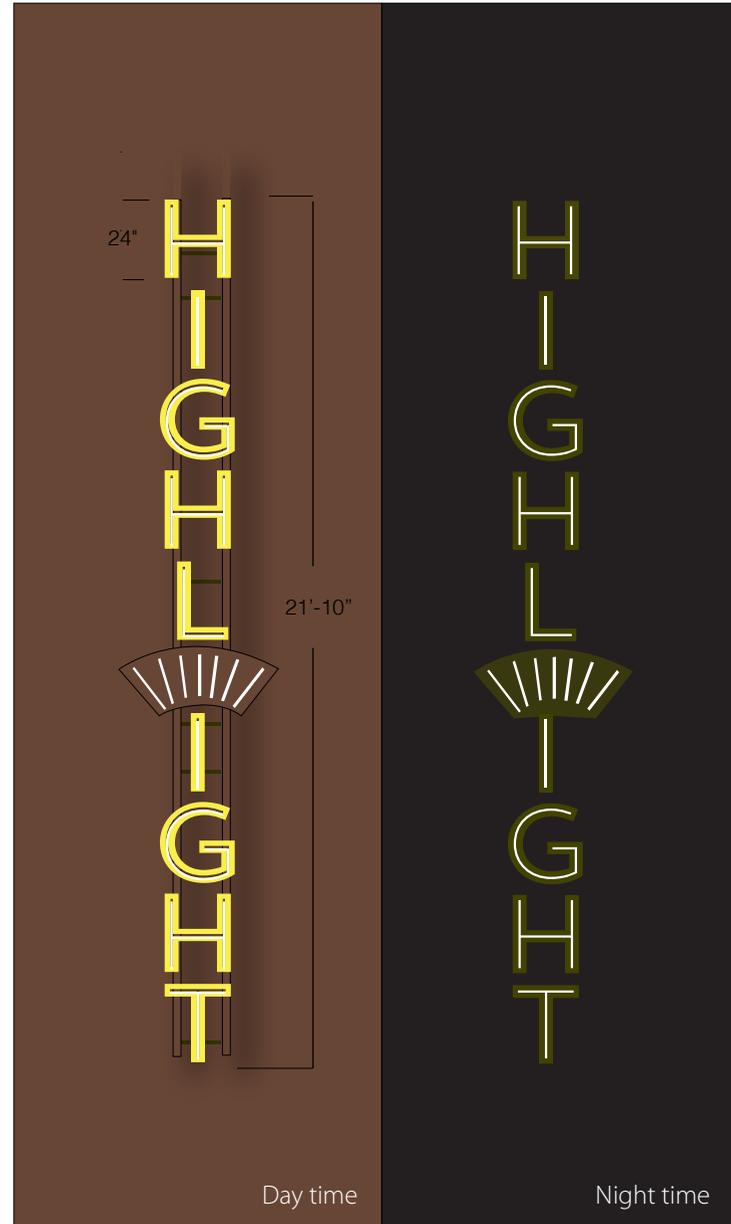
**807 Broadway Revival, LLC**

  
Scott M. Tankenoff  
President

cc: Charlie Nestor, Development & Leasing Manager, Hillcrest Development, LLLP  
Kristina Smitten, Hillcrest Development, LLLP

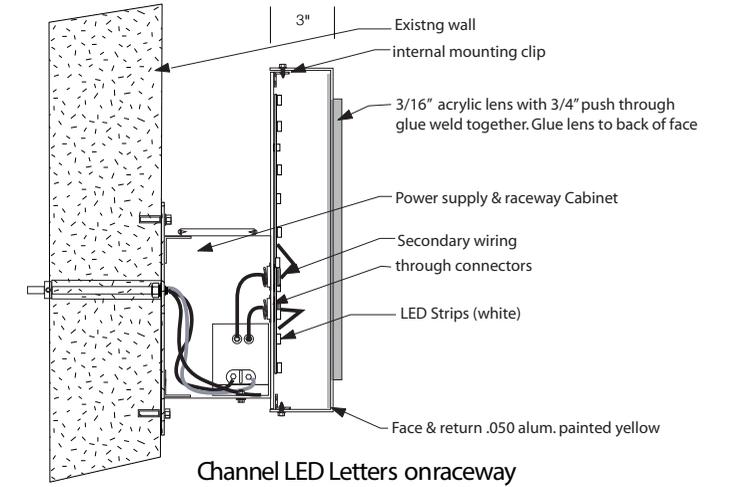


West Elevation



Day time

Night time



Channel LED Letters on raceway

### SPECIFICATIONS

- 12" channel LED letters
- Yellow routed out aluminum faces with 3/4" acrylic push through accent stripe
- 3/16" milk white acrylic backer
- Yellow 3" returns and faces
- White LEDs color selection
- Raceway painted to match bldg. color
- The sun ray unit made with routed out face to accommodate 3/4" clear acrylic glued to 3/16" milk white acrylic backer
- Illuminated internally with white LEDs
- Font: Trend Slab five
- Address -12" White 1/4" alum. numbers- stud mounted
- Font: Trend slab five



Quality Sign Solutions

Identity Inform Impact

West Elevation

HIGHLIGHT CENTER

125'-0"

H I G H L I G H T C E N T E R

3'-6"

5'-0"

Paint wall 5' x 125' Colors : One Shot sign enamels  101-L WHITE  132-L LEMON YELLOW  199-L BLACK

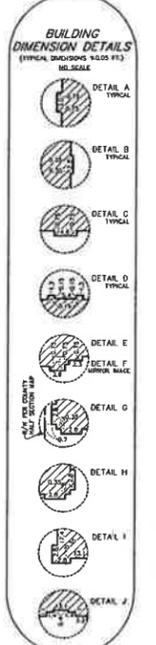
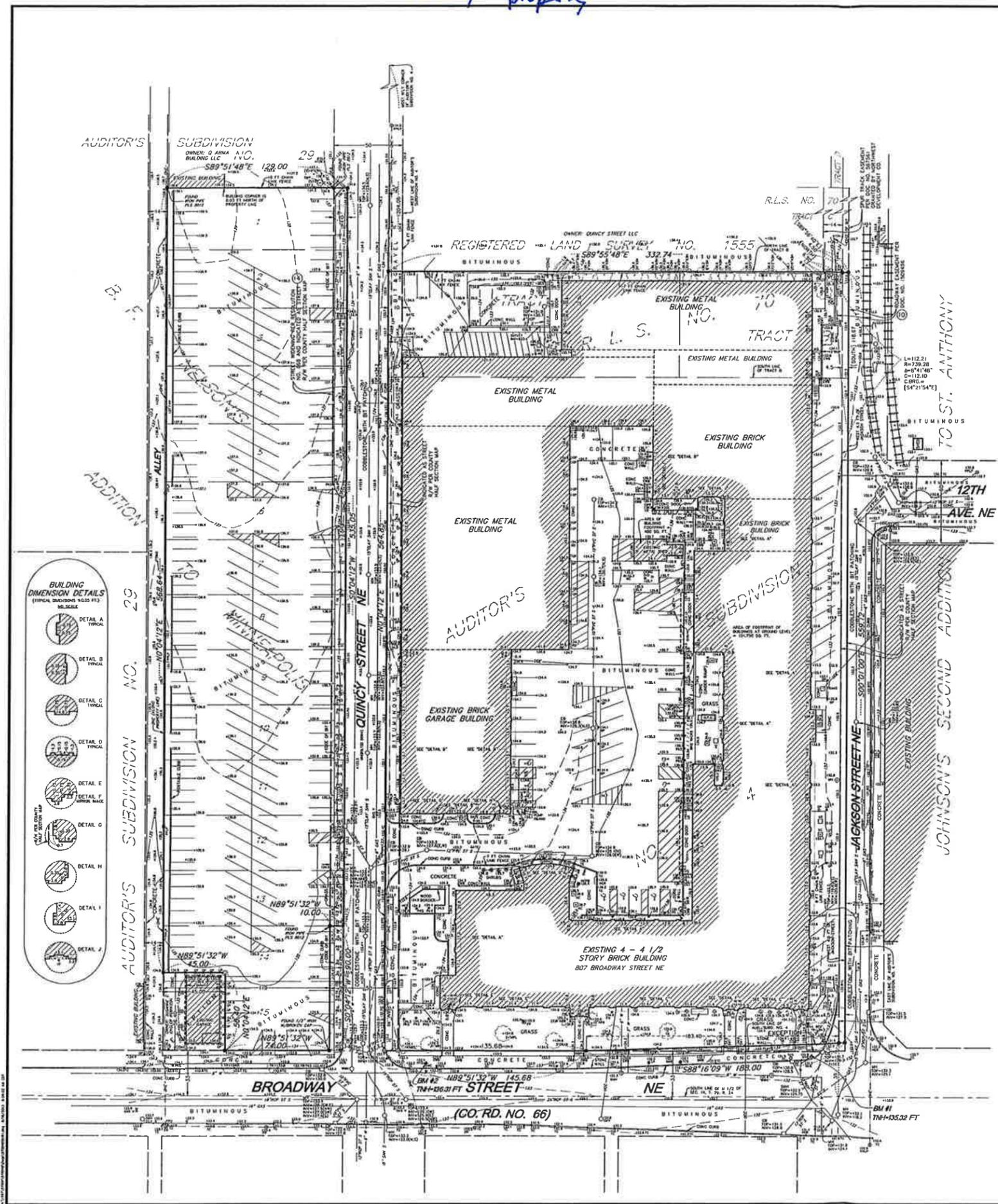


Identity - Inform - Impact

Paint wall 5' x 125'

HIGHLIGHT CENTER

Survey of property



**DESCRIPTION OF PROPERTY SURVEYED**

(Per First American Title Insurance Company, Commitment for Title Insurance, Commitment No. NCS-617932-MPLS, Commitment Date July 8, 2013)

Par 1: That part of Auditor's Subdivision No. 4 lying South of a line drawn at a right angle from the West line of said Subdivision from a point therein distant 1204.06 feet South, measured along said line from the most Northerly corner of said Subdivision, including the portions of the West 4.5 feet of Jackson Street Northeast lying between extensions across it of the North line of said Tract and the South line of said Subdivision\* except that part thereof lying South of a line and its extension East extending from a point in the East line of said Subdivision distant 39 feet North of the South line of the North 1/2, Section 14, Township 29, Range 24 to a point on a line 33 feet North of said South line and 183.57 feet West of line East line of said Subdivision.

Par 2: Tract B, Registered Land Survey No. 70, Hennepin County, Minnesota, including that portion of the West 4.5 feet of Jackson Street Northeast lying between extensions across it of the North and South lines of said Tract B.

Easement to use, maintain, operate and remove a railroad spur track as set forth in Agreement dated July 21, 1958, recorded August 28, 1958, as Document No. 567561. (Torrens Property, Certificate of Title No. 625768)

Tract A, Registered Land Survey No. 70, Hennepin County, Minnesota. (Torrens Property, Certificate of Title No. 184010)

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in B.F. Nelson's Addition to Minneapolis. (Torrens Property, Certificate of Title No. 204932)

Lot 13, "B.F. Nelson's Addition to Minneapolis". (Torrens Property, Certificate of Title No. 1020416)

The West 119 feet of Lots 14 and 15, "B.F. Nelson's Addition to Minneapolis" except the West 45.00 feet of the South 58.40 feet of said tract. (Torrens Property, Certificate of Title No. 1049164)

**PLAT RECORDING INFORMATION**

Registered Land Survey No. 70 was filed of record on May 6, 1952, as Document No. 366093; The plot of B. F. Nelson's Addition was filed of record on October 13, 1909; No Document Number was assigned; Auditor's Subdivision No. 4 was filed of record on July 25, 1884; No Document Number was assigned.

**TITLE COMMITMENT**

First American Title Insurance Company, Commitment for Title Insurance, Commitment No. NCS-617932-MPLS, Commitment Date July 8, 2013, was relied upon as to matters of record.

**Schedule B Exceptions:**

- 1) Exceptions are indicated on survey with circled numbers where applicable.
- 10.) Roadway easement for access to a grain elevator facility and for fire lane purposes in favor of General Mills, Inc., as contained in Easement Agreement dated January 25, 1983, recorded April 15, 1983, as Document No. 1508496, (shown on survey)
- 12.) Easement for a railroad track or tracks in favor of Great Northern Railway Company, as contained in instrument dated August 25, 1947, recorded December 29, 1947, as Document No. 256139, (recorded document is not legible - not shown on survey)
- 13.) Subject to minerals and mineral rights reserved by the State of Minnesota, as shown by recital on Certificate of Title No. 1049164, (not plottable)
- 14.) Hennepin County tax records show Special School District No. 1 as owning the West 119 feet of Lots 1 through 15 (except parts of Lots 14 and 15), B.F. Nelson's Addition to Minneapolis, and show the City of Minneapolis as the owner of the East 10 feet of said lots (Tax Parcel No. 14-029-24-14-0038). There is no certificate of title in favor of the City of Minneapolis for any portion of said lots, nor is there any documentation of record evidencing a widening of Quincy Street Northeast. There is, however, a Certificate of Title No. 471643 in the name of Dave Frylund, covering Lots 14 and 15 except the West 119 feet of said Lots, "B.F. Nelson's Addition to Minneapolis". (shown on survey)

**GENERAL NOTES**

- 1.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
- 2.) Survey coordinate basis: Assumed, Survey bearing basis: Assumed
- 3.) At the time field work was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.
- 4.) We have shown the current zoning classification of the property in the zoning notes section of the survey based on our own research; however, we have not included item 5(a) in the survey certification because zoning information has not been provided to us by the insurer as called for in the 2011 ALTA requirements

**UTILITY NOTES**

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, looking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility localities are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 123391467.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**ZONING NOTE**

1.) Zoning information obtained from the City of Minneapolis web site on July 24, 2013. The subject property is zoned I-1 (Light Industrial) with Industrial Living Overlay District.

**PARKING**

287 Regular Spaces  
9 Handicap Spaces  
296 Total Spaces

**FLOOD ZONE NOTE**

1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel Nos. 270172 0219 E and 270172 0357 E, dated September 2, 2004. This information was obtained from the FEMA Map Service Center web site.

**AREAS**

Gross Area = 264,872 square feet or 6.081 acres  
Net Area = 251,970 square feet or 5.784 acres (Does not include possible additional right of way on Quincy and Jackson Streets)

**BENCH MARKS (BM)**

- 1.) Top of top nut of fire hydrant northwest quadrant of Broadway Street NE and Jackson Street NE. Elevation = 135.32 feet
- 2.) Top of top nut of fire hydrant northeast quadrant of Broadway Street NE and Quincy Street NE. Elevation = 136.31 feet

NOTE: Elevations shown are based on City of Minneapolis Datum. Add 710.32 feet to convert to mean sea level datum.

**LEGEND**

- Denotes found iron monument marked with P.L.S. No. 44900, unless otherwise noted
- Denotes found 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900
- AC Denotes air conditioner
- BE Denotes building entrance
- BWB Denotes brick wall base
- BWT Denotes brick wall top
- CB Denotes catch basin
- CMH Denotes communication manhole
- CMP Denotes corrugated metal pipe
- COL Denotes building column
- CST Denotes concrete step
- CWB Denotes concrete wall base
- CWT Denotes concrete wall top
- DG Denotes drain grate
- EM Denotes electric meter
- FF Denotes finished floor
- FP Denotes flag pole
- G Denotes gutter
- GAS V Denotes gas valve
- GASP Denotes gas pump
- GM Denotes gas meter
- GP Denotes guard post
- GR Denotes guard rail
- GW Denotes guy wire
- HCPB Denotes handicap door push button
- HCR Denotes handicap ramp
- HCS Denotes handicap sign
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LD Denotes loading dock
- MC Denotes metal cover
- MH Denotes manhole
- OD Denotes overhead door
- DHE Denotes overhead electric line
- O.P.C. Denotes outdoor power center
- DWH Denotes roof overhang
- PKS Denotes parking sign
- PP Denotes power pole
- PPLP Denotes power and light pole
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCF Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN S Denotes sanitary sewer
- ST S Denotes storm sewer
- SWB Denotes stone wall base
- SWT Denotes stone wall top
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TRANS Denotes transformer
- UCC Denotes underground communication line
- UGE Denotes underground electric
- VP Denotes vent pipe
- W Denotes water line
- WMH Denotes water manhole
- WV Denotes water valve
- WVB Denotes wood wall base
- WWT Denotes wood wall top
- ARB Denotes Arborvitae
- MPL Denotes Maple tree
- SHB Denotes shrub
- TR Denotes deciduous tree



**SURVEYOR'S CERTIFICATION**

To: Hillcrest Development, LLLP, 807 Broadway Revival, LLC, and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11(b) and 13 of Table A thereto. The field work was completed on July 08, 2013.

Dated this 28th day of July, 2013.  
SUNDE LAND SURVEYING, LLC  
By: Leonard F. Carlson  
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

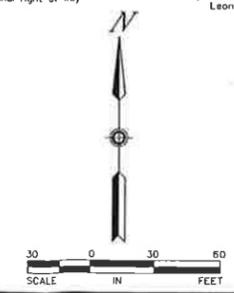


Updated boundary along Jackson Street NE	SPH	08/15/2013
Update and Rectify	SPH	07/26/2013
Original	SP	07/28
Current Authority/Issue Date/Title No. 2013	SP	07/28
Drawing Title:		

**ALTA/ACSM LAND TITLE SURVEY FOR:**  
HILLCREST DEVELOPMENT, LLLP  
807 BROADWAY ST. NE MINNEAPOLIS, MN

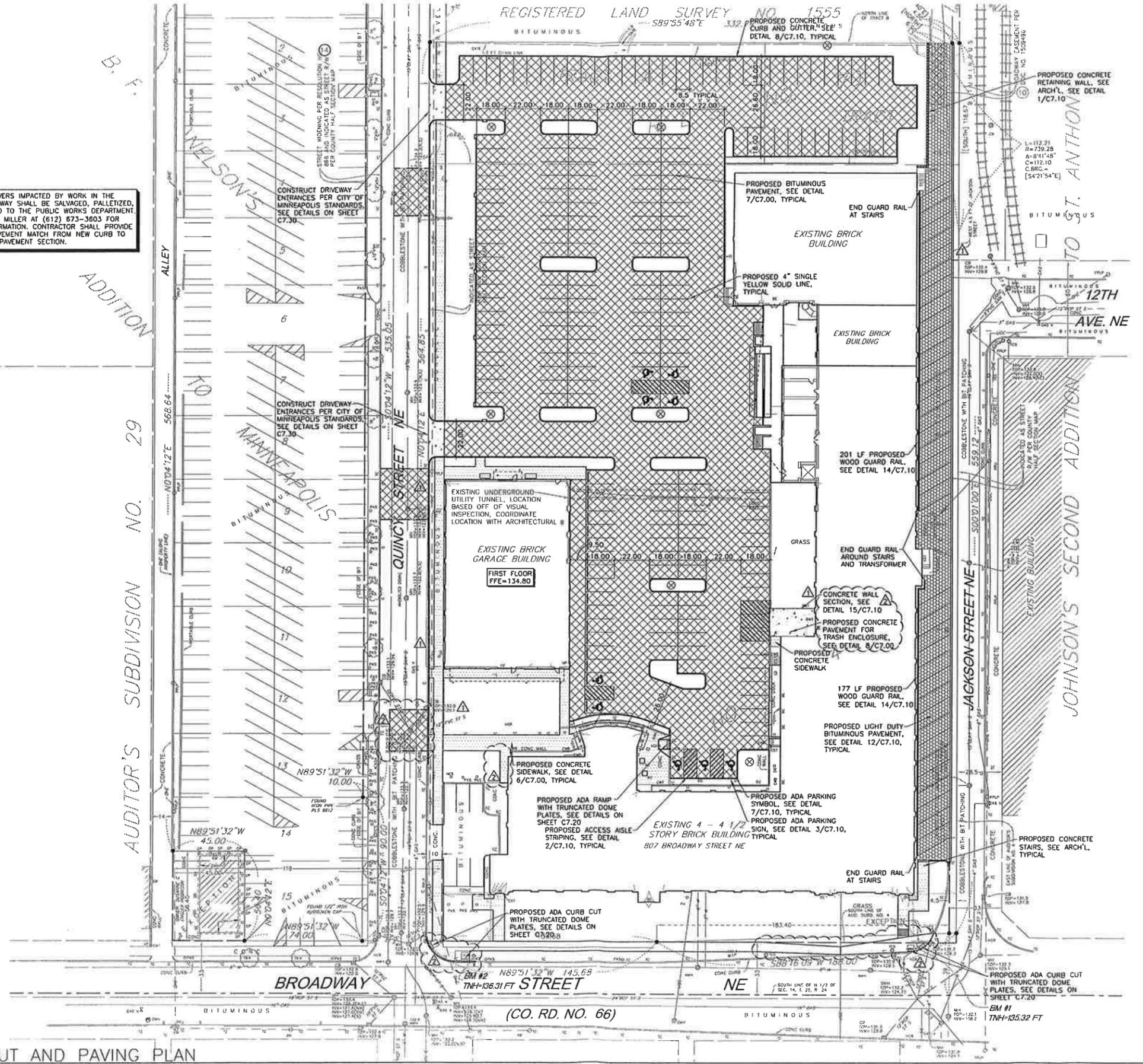
**SUNDE LAND SURVEYING**  
900 East Hennepin Avenue (2nd) - Suite 118  
Minneapolis, Minnesota 55415-3135  
552-881-2426 (Fax) 552-889-9200  
www.sunde.com  
Minneapolis, MN 55415-3135

Project: 97-204-B  
Township: 29 Range: 24 Section: 14  
Date: 07/28/2013  
File: 970482001R1.dwg  
Sheet: 1 of 1



Site after improvements

ALL BRICK PAVERS IMPACTED BY WORK IN THE EXISTING ROADWAY SHALL BE SALVAGED, PALLETIZED, AND DELIVERED TO THE PUBLIC WORKS DEPARTMENT. CONTACT PAUL MILLER AT (612) 873-3603 FOR FURTHER INFORMATION. CONTRACTOR SHALL PROVIDE A PROPER PAVEMENT MATCH FROM NEW CURB TO THE EXISTING PAVEMENT SECTION.



1  
C3.00

SITE LAYOUT AND PAVING PLAN



1"=30'

PIERCE PINI & ASSOCIATES

9298 CENTRAL AVENUE NE,  
SUITE 312  
BLAINE, MN 55434  
TEL 763.537.1311  
FAX 763.537.1354

NORTHEAST LAMPWORKS  
807 BROADWAY ST. NE  
MINNEAPOLIS, MN

PDR FINAL  
ROUTING  
06/16/14

I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly licensed ENGINEER under the laws of the State of Minnesota.

For PIERCE PINI & ASSOCIATES, INC.

By Rhonda S. Pierce

Name RHONDA S. PIERCE

Date 06/16/14 Reg. No. 41333

Issued for	Date
A ISSUED FOR PRICING	12/31/13
B ISSUED FOR PDR	03/14/14
C FINAL ISSUE MODIFIED PDR	05/20/14
D ISSUED FOR PERMIT	05/28/14
E PDR FORMAL ROUTING	06/16/14
F CIVIL REVISIONS	09/04/14
G PP-PROOF	10/03/14

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Comm. No. 13-060

Drawn PWS/TLS

Checked RSP

Date 06/16/14

Drawing Title

SITE LAYOUT AND PAVING PLAN

C3.00

**HILLCREST**  
DEVELOPMENT, LLLP

February 2, 2015

Kevin Reich  
City Council, Ward 1  
City Hall  
350 South 5<sup>th</sup> Street, Room 307  
Minneapolis, MN 55415

Via: U.S. Mail & email (kevin.reich@minneapolismn.gov)

Councilmember Reich:

As you are aware, Hillcrest Development, LLLP on behalf of 807 Broadway Revival, LLC (hereinafter "Owner") is in the process of a major renovation at the former Minneapolis School District office ("Highlight Center") located at 807 Broadway Street NE, Minneapolis MN. This renovation includes the demolition of four steel structures, remediation of contamination at the site and building, updating of the infrastructure and common areas, and future tenant improvements.

Part of the renovation of the Highlight Center includes creating updated building identity signage for tenants and visitors. Currently there is an existing painted identity sign along the east face of the building which we propose to update to the new identity name, "Highlight Center". Due to its existing size and height, a variance will be required to update it. One (1) identity sign will go on the west elevation on the southwest corner of the primary building which will require a variance for height since it will need to run vertically on the building stair tower. In addition, one (1) identity sign will be placed on the former garage which will not require a variance.

I have attached some "after" images of the building and the proposed placement of the identity signs for your review and comment (see attached). Hillcrest will be meeting with the neighborhood in the future to get their feedback and support. Hillcrest respectfully requests your review and support of our efforts.

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

Sincerely,  
**Hillcrest Development, LLLP**

Charlie Nestor  
Development & Leasing Manager



cc: Scott Tankenoff, 807 Broadway Revival, LLC  
Shannon McDonough, Policy Aide, City of Minneapolis, Ward 1  
Kristina Smitten, Hillcrest Development, LLLP

**HILLCREST**  
DEVELOPMENT, LLLP

February 13, 2015

Jacob Frey  
City Council, Ward 3  
City Hall  
350 South 5<sup>th</sup> Street, Room 307  
Minneapolis, MN 55415

Via: U.S. Mail & email (Jacob.frey@minneapolismn.gov)

Councilmember Frey:

As you are aware, Hillcrest Development, LLLP on behalf of 807 Broadway Revival, LLC (hereinafter "Owner") is in the process of a major renovation at the former Minneapolis School District office ("Highlight Center") located at 807 Broadway Street NE, Minneapolis MN. This renovation includes the demolition of four steel structures, remediation of contamination at the site and building, updating of the infrastructure and common areas, and future tenant improvements.

Part of the renovation of the Highlight Center includes creating updated building identity signage for tenants and visitors. 807 Broadway is in Council Member Reich's Ward, however since Broadway is the boundary between Wards and this matter relates to signage, we are informing you as well as the St. Anthony East Neighborhood Association of our signage request.

Currently there is an existing painted identity sign along the east face of the building which we propose to update to the new identity name, "Highlight Center". Due to its existing size and height, a variance will be required to update it. One (1) identity sign will go on the west elevation on the southwest corner of the primary building which will require a variance for height since it will need to run vertically on the building stair tower. In addition, one (1) identity sign will be placed on the former garage which will not require a variance.

I have attached some "after" images of the building and the proposed placement of the identity signs for your review and comment (see attached). Hillcrest will be meeting with the Logan Park neighborhood in the future to get their feedback and support. Hillcrest respectfully requests your review and support of our efforts.

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

Sincerely,  
**Hillcrest Development, LLLP**

Charlie Nestor  
Development & Leasing Manager



cc: Scott Tankenoff, 807 Broadway Revival, LLC  
Zack Farley, Policy Aide, City of Minneapolis, Ward 3  
Kristina Smitten, Hillcrest Development, LLLP

**HILLCREST**  
DEVELOPMENT, LLLP

February 2, 2015

Logan Park Neighborhood Association  
1330 Van Buren Street NE  
Minneapolis, MN 55413  
Attn: Paula Allen, President

Via: U.S. Mail & email (wethreecats@aol.com)

Dear Logan Park Association:

As you are aware, Hillcrest Development, LLLP on behalf of 807 Broadway Revival, LLC (hereinafter "Owner") is in the process of a major renovation of the former Minneapolis School District headquarters including the demolition of four steel structures, remediation of contamination at the site and building, updating of the infrastructure and common areas, and future tenant improvements to provide for multi-tenant commercial office space with more than 400 jobs on site.

Part of the renovation of the Highlight Center includes creating updated building identity signage for tenants and visitors. Currently there is an existing painted identity sign along the east face of the building which we propose to update (within the same sign footprint) to the new identity name, "Highlight Center". Due to its existing size and height, a variance will be required to update it. One (1) identity sign will go on the west elevation on the southwest corner of the primary building which will require a variance for height since it will need to run vertically on the building stair tower. In addition, one (1) identity sign will be placed on the former garage which will not require a variance.

I have attached some "after" images of the building and the proposed placement of the identity signs for your review and comment (see attached). Hillcrest is requesting the opportunity to meet with the Logan Park Neighborhood Association at your February meeting to get your feedback and support. Hillcrest respectfully requests your review and support of our efforts.

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

Sincerely,  
**Hillcrest Development, LLLP**

Charlie Nestor  
Development & Leasing Manager



cc: Scott Tankenoff, 807 Broadway Revival, LLC  
Kristina Smitten, Hillcrest Development, LLLP

**HILLCREST**  
DEVELOPMENT, LLLP

February 13, 2015

St. Anthony East Neighborhood Association  
PO Box #18130  
Minneapolis, MN 55418  
Attn: Jeremy Weiland, President

Via: U.S. Mail & email (jeremyweiland@comcast.net)

Dear St. Anthony East Neighborhood Association:

As you are aware, Hillcrest Development, LLLP on behalf of 807 Broadway Revival, LLC (hereinafter "Owner") is in the process of a major renovation of the former Minneapolis School District headquarters including the demolition of four steel structures, remediation of contamination at the site and building, updating of the infrastructure and common areas, and future tenant improvements to provide for multi-tenant commercial office space with more than 400 jobs on site.

Part of the renovation of the Highlight Center includes creating updated building identity signage for tenants and visitors. Currently there is an existing painted identity sign along the east face of the building which we propose to update (within the same sign footprint) to the new identity name, "Highlight Center". Due to its existing size and height, a variance will be required to update it. One (1) identity sign will go on the west elevation on the southwest corner of the primary building which will require a variance for height since it will need to run vertically on the building stair tower. In addition, one (1) identity sign will be placed on the former garage which will not require a variance.

I have attached some "after" images of the building and the proposed placement of the identity signs for your review and comment (see attached). Although the building is technically in the Logan Park Neighborhood, we are informing St. Anthony East Neighborhood of our signage request since it borders Broadway Avenue.

If you have any questions, please feel free to call me at 612-220-7356.

Sincerely,  
**Hillcrest Development, LLLP**

  
Charlie Nestor  
Development & Leasing Manager

cc: Scott Tankenoff, 807 Broadway Revival, LLC  
Kristina Smitten, Hillcrest Development, LLLP

East elevation



Former garage elevation



Southwest corner elevation



Former Garage elevation



AVAILABLE  
CALL 313.487.1111

