



**CPED STAFF REPORT**  
Prepared for the Board of Adjustment

BOA Agenda Item #2  
April 23, 2015  
BZZ-7095

**LAND USE APPLICATION SUMMARY**

*Property Location:* 600 Nicollet Mall  
*Project Name:* The Sports Authority  
*Prepared By:* [Janelle Widmeier](#), Senior City Planner, (612) 673-3156  
*Applicant:* Sports Authority  
*Project Contact:* Shawn Smith, Site Enhancement Services  
*Request:* To allow signage for a retail use.  
*Required Applications:*

<b>Variance</b>	To increase the maximum height of two wall signs from 28 feet to 43.5 feet.
<b>Variance</b>	To increase the maximum area of two projecting signs from 12 square feet to 52.5 square feet.

**SITE DATA**

<b>Existing Zoning</b>	B4-2 Business District NM Nicollet Mall Overlay District DP Downtown Parking Overlay District
<b>Lot Area</b>	207,468 square feet
<b>Ward(s)</b>	3; adjacent to 7
<b>Neighborhood(s)</b>	Downtown Minneapolis Neighborhood Association
<b>Designated Future Land Use</b>	Commercial
<b>Land Use Features</b>	Commercial Corridor (Nicollet Mall) Growth Center (Downtown) Major Retail Center (Nicollet Mall)
<b>Small Area Plan(s)</b>	Not applicable

<b>Date Application Deemed Complete</b>	March 25, 2015	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	May 24, 2015	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** A mixed use building, City Center, is located on the subject site. The site occupies an entire City block and has frontage on Nicollet Mall, 6<sup>th</sup> Street, Hennepin Avenue, and 7<sup>th</sup> Street. Sports Authority will be located in a ground floor tenant space, approximately 22,000 square feet in area, at the corner of Nicollet Mall and 7<sup>th</sup> Street.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** There is a mix of high density uses in the immediate area. Macy's department store is located across 7<sup>th</sup> Street and Gaviidae Common is located across Nicollet Mall. The IDS Center is located on the opposite street corner.

**PROJECT DESCRIPTION.** Sports Authority is proposing to install signage on the building for their new ground floor retail tenant space located in the City Center at 600 Nicollet Mall. For reference, the drawings attached to this report include the complete tenant sign plan. Of these signs, 2 walls signs will exceed the maximum height allowed and 2 projecting signs will exceed the maximum area allowed. All other proposed signage complies with the sign requirements of Chapter 543 On-Premise Signs and the NM Nicollet Mall Overlay District standards for signage.

The wall signs, referenced as R1 in the drawings, will each be 119 square feet in area and [internally illuminated](#). The signs will consist of channel letters on a background panel made of aluminum. The maximum allowed sign height in the B4-2 and NM Overlay Districts is 28 feet. Height is measured from grade to the top of the sign. In the NM Overlay District, the provisions of Chapter 543 for increasing the height of wall signs by conditional use permit do not apply. Therefore, a variance is required to increase the maximum height to 43.5 feet.

The projecting signs, referenced as R2 in the drawings, will each be 52.5 square feet in area and non-illuminated. They will also project less than 4 feet from the building and will be located at 28 feet above grade. The sign will consist of aluminum faces. Notwithstanding the B4 district allowance of up to 48 square feet of area for projecting signs, the NM Overlay District limits the area of projecting signs to 12 square feet. Therefore, a variance is required to increase the maximum area from 12 square feet to 52.5 square feet.

**PUBLIC COMMENTS.** As of writing this report, no correspondence from the neighborhood group has been received. The applicant has forwarded the sign plan to the Downtown Improvement District for review as well. Any correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for 1) a increase the maximum height of two wall signs from 28 feet to 43.5 feet and 2) a variance to increase the maximum area of two projecting signs from 12 square feet to 52.5 square feet based on the following [findings](#):

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.*

**Both variances:** Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. Sports Authority will be an anchor tenant in City Center on the ground floor. The main entrance will face the corner of Nicollet Mall and 7<sup>th</sup> Street. The proposed signs comply with all other applicable requirements. The proposed amount of signage is far less than what could be installed on each wall facing a street. The NM overlay district allows more building signage than any other district (3.5 square feet of signage for every one foot of primary building wall), but does not allow signage to be located more than 28 feet above the adjacent grade. Although a large amount of signage is allowed, there are limited options where signage can be located. To prevent covering up existing windows (ground floor windows are also required in the NM overlay district), some signs will be located on the second and third levels. The wall signs will align with the corner entrance location in a space that will not block any windows. The projecting signs are consistent with the size and location of other projecting blade signs that were previously approved, such as those for Marshalls and Brooks Brothers.

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.*

**Both variances:** Regulations governing on-premise signs are established to allow effective signage appropriate to the planned character of each zoning district, to promote an attractive environment by minimizing visual clutter and confusion, to minimize adverse effects on nearby property, and to protect the public health, safety and welfare. The B4 Downtown Business District is established to provide an environment for retail and office activities of citywide and regional significance. The district also allows entertainment, residential and public uses which complete the mixed use character of the area. The B4 District allows the highest density office development within the downtown area. The NM Nicollet Mall Overlay District is established to preserve and encourage the pedestrian character of the Nicollet Mall area and to promote street level activity by creating a pleasant and unique pedestrian environment. Sports Authority will be an anchor tenant in City Center on the ground floor. The main entrance will face the corner of Nicollet Mall and 7<sup>th</sup> Street. Although some variances to the sign regulations are requested, the total amount of signage proposed is well below what is allowed. The projecting signs are consistent with the size and location of other projecting blade signs that were previously approved, such as those for Marshalls and Brooks Brothers. The wall signs will also align with the corner entrance location in a space that will not block any windows. The signs will comply with all other applicable requirements. The request is reasonable and in keeping with the spirit and intent of the ordinance and 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.*

**Both variances:** Granting the variances would have little effect on the surrounding area and would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. There is a mix of high density uses in the immediate area. Macy's department store is located across 7<sup>th</sup> Street and Gaviidae Common is located across Nicollet Mall. The IDS Center is located on the opposite street corner. Although the wall signs are taller than encouraged for a pedestrian area, they are not the only taller signage in the immediate area. Placing the wall signs at the third floor will not block ground floor windows, which are also important to the pedestrian environment. The projecting signs are consistent with the size and location of other projecting blade signs that were previously approved, such as those for Marshalls and Brooks Brothers. Staff is not aware of any adverse impacts of these existing signs.

***In addition to the variance standards contained in Chapter 525 and this article, the Board of Adjustment shall consider, but not be limited to, the following factors when determining sign variances:***

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.*

**Both variances:** The B4 Downtown Business District is established to provide an environment for retail and office activities of citywide and regional significance. The district also allows entertainment, residential and public uses which complete the mixed use character of the area. The B4 District allows the highest density office development within the downtown area. The NM Nicollet Mall Overlay District is established to preserve and encourage the pedestrian character of the Nicollet Mall area and to promote street level activity by creating a pleasant and unique pedestrian environment. The total amount of signage proposed is well below what is allowed. Although the wall signs are taller than encouraged for a pedestrian area, they are not the only taller signage in the immediate area. Placing the wall signs at the third floor will not block ground floor windows, which are also important to the pedestrian environment. The projecting signs are consistent with the size and location of other projecting blade signs that were previously approved, such as those for Marshalls and Brooks Brothers. Staff is not aware of any adverse impacts of these existing signs. Provided the master sign plan is implemented as proposed, granting the variances for a ground floor anchor tenant would not lead to sign clutter in the area or result in a sign that is inconsistent with the B4 district or the NM overlay 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.*

**Both variances:** The signs will relate in size, shape, material, color, illumination and character of the building and the property. Each sign would be made of aluminum. Only the wall signs would be illuminated. The primary exterior materials of the building are concrete and glass.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Sports Authority for the property located at 600 Nicollet Mall:

### **A. Variance to reduce the maximum height of wall signs.**

Recommended motion: **Approve** the variance to increase the maximum height of two wall signs from 28 feet to 43.5 feet, subject to the following conditions:

1. Approval of the sign permit by the Department of Community Planning and Economic Development.

### **B. Variance to reduce the maximum area of projecting signs.**

Recommended motion: **Approve** the variance to increase the maximum area of two projecting signs from 12 square feet to 52.5 square feet, subject to the following conditions:

1. Approval of the sign permit by the Department of Community Planning and Economic Development.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site plan/aerial
4. Sign details
5. Floor plan
6. Site photos
7. Photos of other properties



March 9, 2015

Ms. Christie Rock-Hantge  
Downtown Minneapolis Neighborhood Association  
40 South 7<sup>th</sup> Street  
Suite 212, PMB 172  
Minneapolis, MN 55402

**RE: Sports Authority Sign Variance (600 Nicollet Mall Suite 165)**

Ms. Rock-Hantge:

We are writing to inform you that Site Enhancement Services is in the process of seeking a variance from the sign regulations as they pertain to the Sports Authority tenant space at the Nicollet Mall in downtown Minneapolis, specifically at the Northwest corner of South 7<sup>th</sup> Street and Nicollet Mall. The Sports Authority tenant space is directly adjacent to the Brooks Brothers and the Marshalls existing tenant spaces within the Nicollet Mall.

**The signage related variances that are requested are as follows:**

- Variance to increase the maximum allowed height of (2) wall signs placed on the façade from 28 feet to 43.5 feet above grade
- Variance to increase the maximum allowed size of (2) projecting signs from 12 square feet allowed by code to 52.5 square feet each. (total of 105 sqft)

The (4) signs that require relief reflect the Sports Authority trademark color red background with white lettering. The (2) signs that are proposed to be placed 43.5 feet above grade will both contain internal illumination while the (2) projecting signs will be non-illuminated.

Should you have any questions or comments in regards to the petition, please do not hesitate to contact the representative listed below.

The applicant for this petition:

Shawn Smith  
Site Enhancement Services  
6001 Nimitz Parkway  
South Bend, IN 46628  
[sts@siteenhancementservices.com](mailto:sts@siteenhancementservices.com)  
PH: 800-599-7696

Thank you for your time and consideration with this matter.

Sincerely,

---

J. Charley Schalliol  
Site Enhancement Services

## Variance Request for Sports Authority – Nicollet Mall

Justifications:

**(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.**

The relief that is requested in this variance application is subject to the location of the Sport Authority tenant space and the unique visibility corridors that relate to the space. The (2) signs that are requested to be placed at 43'-6" above grade will allow motorists traveling West on South 7<sup>th</sup> Street a greater opportunity to view the signs in advance of crossing Nicollet Mall Road and will provide the motorists additional time to make safe driving decisions. South 7<sup>th</sup> Street is a very busy roadway which dictates that clear wayfinding be available to those traveling on the roadway. The signage as proposed will increase awareness of the retail presence at this intersection and will ensure that the motoring public has every opportunity to use the signage proposed to locate their desired destination. Also, the signage that is proposed at this elevation will work to break up the lack of architecture that is present on this elevation.

In addition, the (2) projecting signs that are proposed in this application will also work to serve the purpose of wayfinding for this location. The blade signs requested will be of similar material and dimensions to the signs that are currently installed for the neighboring tenants (Brooks Brothers, Allen Edmonds, and Marshalls) at this site. These signs high-lit the mid-level architecture of the building and are in-place to create a visual interest on above the first level of windows.

**(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 use of the property will in no way be adversely effected through the approval of this application. This property has long functioned as a retail shopping mall and this application will only strengthen that function.

**(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 variances that are requested in this application will not be adverse to the surrounding area nor will they be detrimental to the general health, safety or welfare of the public in or around this area. The variances that are requested will enhance the commercial viability of this area and will support the zoning classification that has been assigned to this property. The elements that are requested in this application are not out of the norm for the area and will be in-line with what others have been allowed to place on their buildings. This is a unique corner of the property where signage is warranted and will aid those seeking to visit this facility. The sign code limits the ability to properly identify this tenant space.

*SIGN VARIANCE:*

- (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 signage that is requested in this application will not lead the appearance of sign clutter. The elements that are proposed have been designed, re-designed, and ultimately the package that has been selected will allow for the proper identification of this space in a clean, clear, and concise manner. This tenant space is part of the Nicollet Mall facility and Sport Authority is looking to be a strong anchor tenant for years to come. The signage package that is proposed, with the variances included, will allow for this vision to occur.

- (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 variances that are requested will allow for signage that is in harmony with the overall architecture of this building and will be in character with the surrounding area. The illumination, materials, and colors that have been selected for the signs at this site are in-keeping with the look that the public would expect to see when visiting any Sports Authority location across the county. The application will not allow for any element to be oversized or out of character with the overall building design or scale of the building. This is a retail tenant space, within a retail shopping mall, in a commercial section of the City. This application is in-line with the intent of the space.



# SPORTS AUTHORITY®

SA712  
Minneapolis City Center

**600 Nicollet Mall Suite 165  
Minneapolis, MN 55402**

**B-59087  
01.19.15**

	Vendor	No.	Date	Revision	Site Information	Design: <b>B59087</b>
	 <b>PHILADELPHIASIGN</b> <small>BRINGING THE WORLD'S BRANDS TO LIFE</small> <small>707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065  P: 856-829-1460 • F: 856-829-8549</small>	01	01.20.15	Corrected Location.....JM	Site Number: <b>SA712</b> Site Name: <b>Minneapolis City Center</b> 600 Nicollet Mall Suite 165 Minneapolis, MN 55402	<b>Cover</b>
		02	02.12.15	Added dimension lines to exterior signs.....JM		
		03	02.17.15	Updated site information.....AFR		
		04	03.02.15	Revised R1.....AFR		
		05	03.03.15	Updated Notes. Revised R1.....AFR		
					<b>Page 1</b>	

**LOCATION INFORMATION**

**LOCATION**  
S. 7th Street & Nicollet Mall

**ADDRESS**  
S. 7th Street & Nicollet Mall  
Minneapolis, MN 55403

**PRIMARY TRAFFIC INFORMATION**

**STREET**  
S. 7th Street  
4 Lane, One Way, Inter-City Street

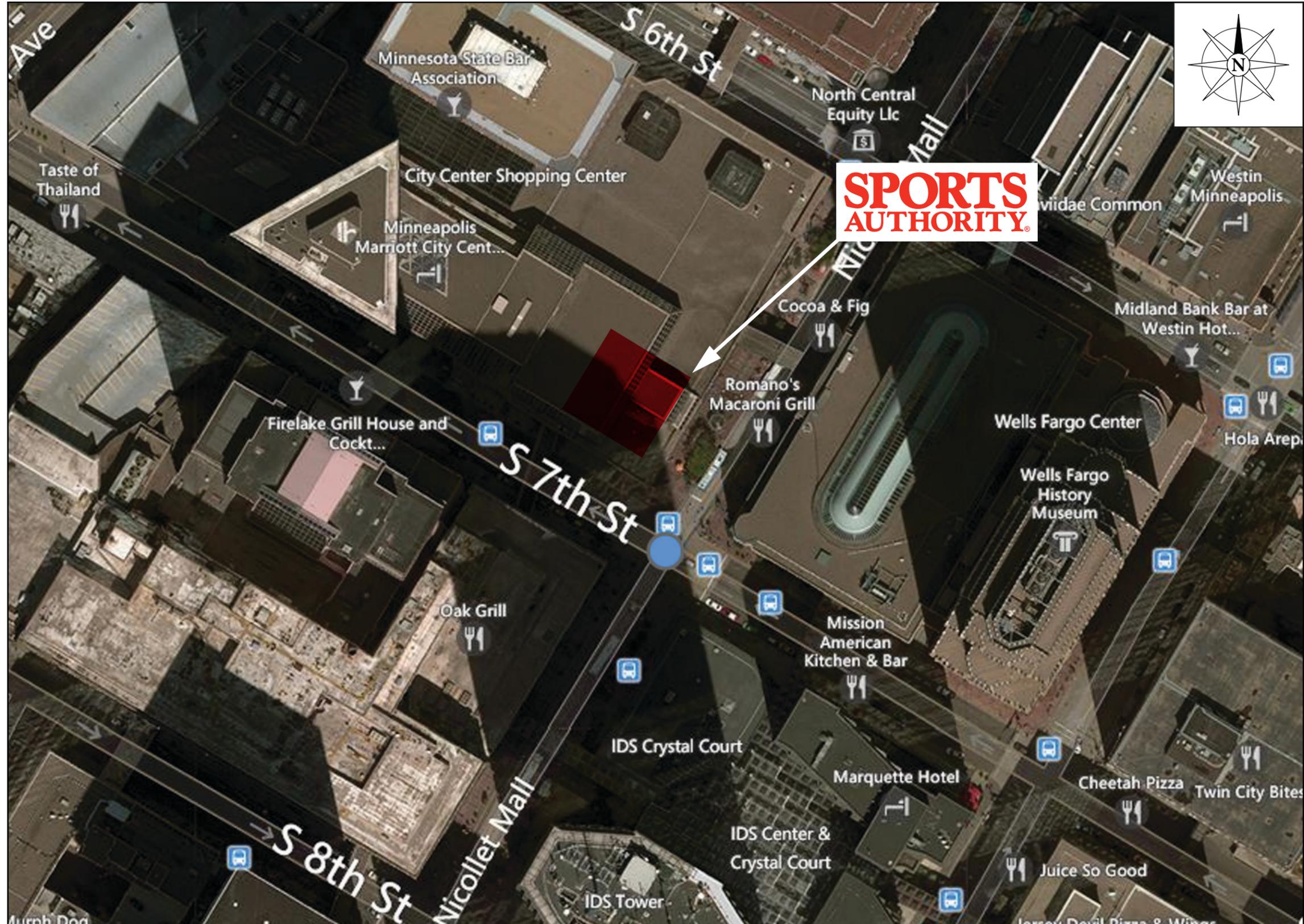
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**STREET**  
Nicollet Mall  
2 Lane, Two Directions,  
Inter-City Street

**SIGNAGE VISIBILITY**

**S. 7th Street & Nicollet Mall**  
**Busy Downtown Intersection**

All exterior signage will have limited visibility.



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 BRINGING THE WORLD'S BRANDS TO LIFE 707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065 P: 856-829-1460 • F: 856-829-8549	01	01.20.15	Corrected Location.....JM
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Site Information
Site Number: SA712
Site Name: Minneapolis City Center
600 Nicollet Mall Suite 165
Minneapolis, MN 55402

Design: B59087
<b>Siteplan</b>
<b>Page 2</b>

## EXISTING SIGN

**E1** NO EXISTING SIGNAGE

**E2** NO EXISTING SIGNAGE

**E3** NO EXISTING SIGNAGE

**E4** NO EXISTING SIGNAGE

**E5** NO EXISTING SIGNAGE

**E6** NO EXISTING SIGNAGE

## RECOMMENDATION

**R1** **HW-5.0**  
 (2) ILLUMINATED CHANNEL LETTERS - WHITE - STACKED FORMAT SINGLE FACED WALL SIGNS  
 W/ RED ALUMINUM BACKGROUND PANELS MEASURING APPROXIMATELY 7' X 17' 0"  
 LETTERS: 77.4 SF  
 RED ALUMINUM BACKGROUND PANEL: 119 SF

**R2** **CUSTOM BLADE SIGN**  
 (2) CUSTOM 3' 6" X 15' VERTICAL FLAG SIGNS  
 LETTERS: 13.65 SF  
 RED ALUMINUM BACKGROUND PANEL: 52.50 SF

**R3** **GW-1.5**  
 (2) ILLUMINATED CHANNEL LETTERS - WHITE - HORIZONTAL FORMAT SINGLE FACE WALL SIGNS  
 W/ RED ALUMINUM BACKGROUND PANELS MEASURING APPROXIMATELY 35" X 26'-6"  
 LETTERS: 32 SF  
 RED ALUMINUM BACKGROUND PANEL: 84 SF

**R4** **HW-3.0**  
 (1) ILLUMINATED CHANNEL LETTERS - WHITE - HORIZONTAL FORMAT SINGLE FACE WALL SIGN  
 W/ RED COMPOSITE METAL OMEGALITE WALL PANELS  
 LETTERS: 27.75 SF  
 RED OMEGALITE PANELS: 144 SF

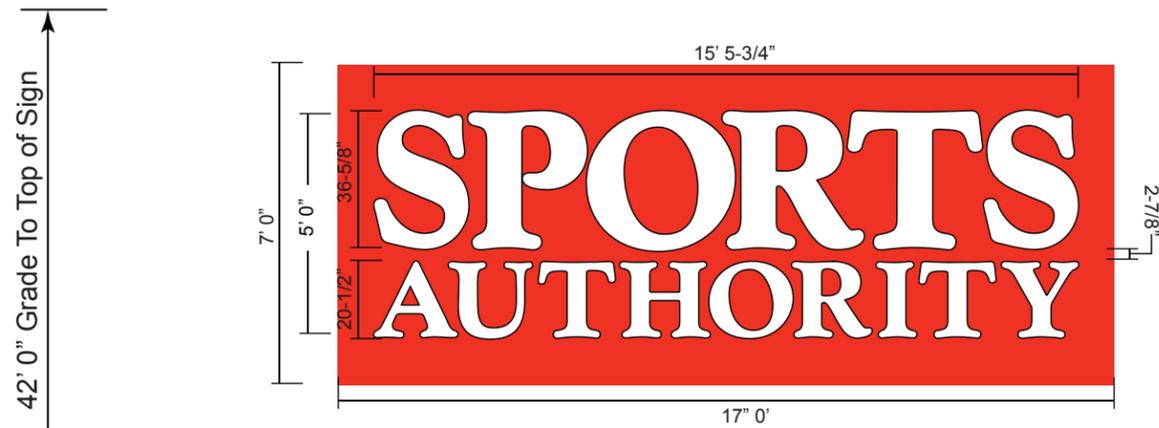
**R5** **HW-2.5**  
 (1) ILLUMINATED CHANNEL LETTERS - WHITE - HORIZONTAL FORMAT  
 W/ RED COMPOSITE METAL OMEGALITE PANELS  
 LETTERS: 19.25 SF

**R6** **HW-2.5**  
 (1) ILLUMINATED CHANNEL LETTERS - WHITE - HORIZONTAL FORMAT  
 W/ RED COMPOSITE METAL OMEGALITE PANELS  
 LETTERS: 19.25 SF

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	 BRINGING THE WORLD'S BRANDS TO LIFE 707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065 P: 856-829-1460 • F: 856-829-8549	01	01.20.15	Corrected Location.....JM	Site Number: <b>SA712</b> Site Name: <b>Minneapolis City Center</b> 600 Nicollet Mall Suite 165 Minneapolis, MN 55402	<b>Sign Inventory</b>
		02	02.12.15	Added dimension lines to exterior signs.....JM		
		03	02.17.15	Updated site information.....AFR		
		04	03.02.15	Revised R1.....AFR		
		05	03.03.15	Updated Notes. Revised R1.....AFR		
<b>Page 3</b>						

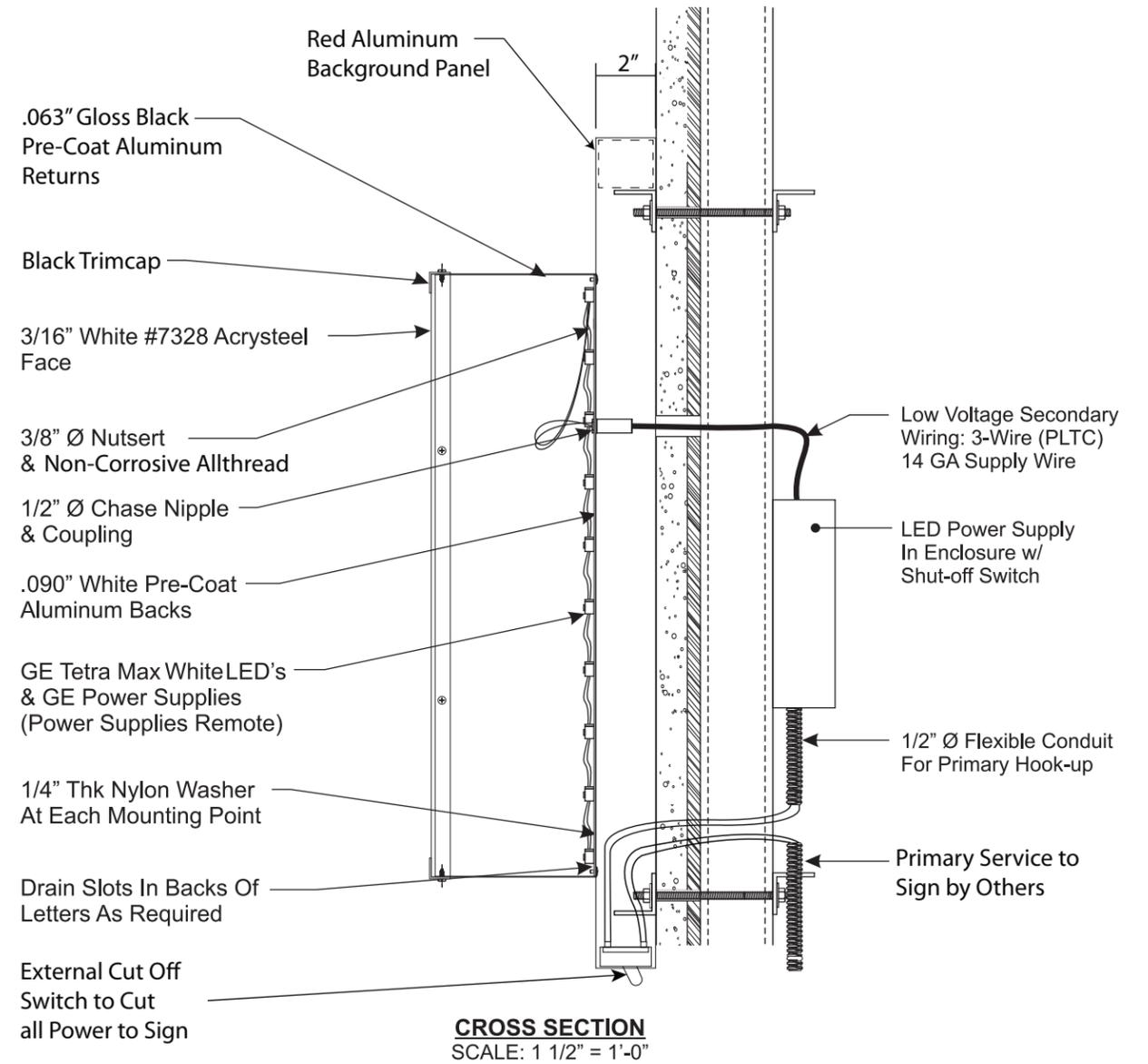
Recommendation

**R1** (2) HW5.0 - Illuminated Channel Letters - White - Vertical Format



Letters = 77.4 sq. ft | Red Background = 119 Sq. Ft.  
 HW5.0 - Illuminated Channel Letters - White - Vertical Format

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



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 600 Nicollet Mall Suite 165  
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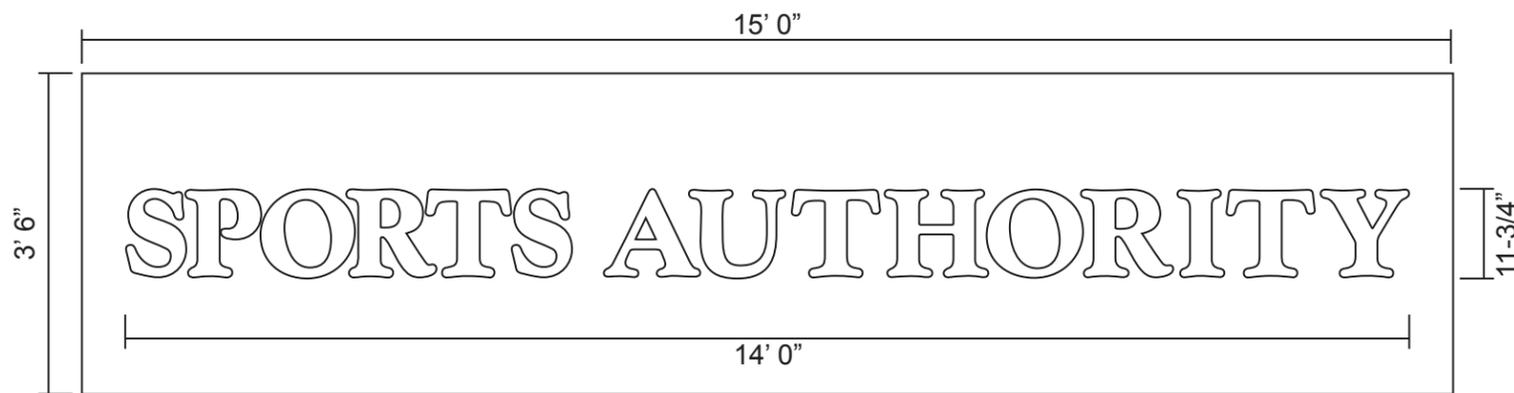
Design: B59087

**Sign Rendering**

**Page 4**

Recommendation

**R2** (2) Custom 3' 6" x 15' Vertical Flag Signs Aluminum Faces Non-Illuminated



Copy = 52.50 sq. ft.

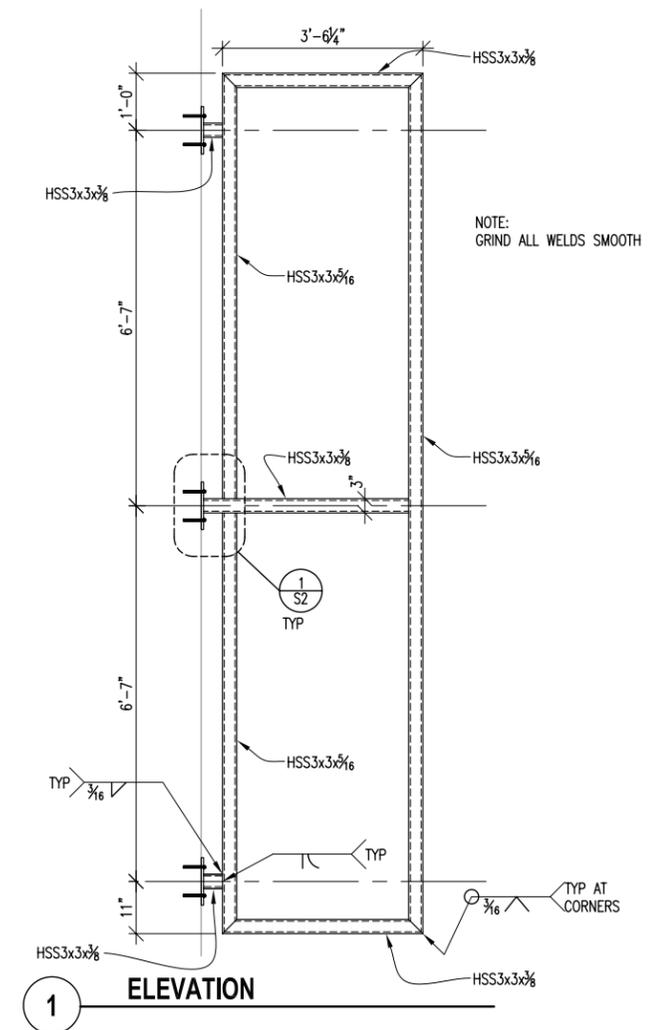
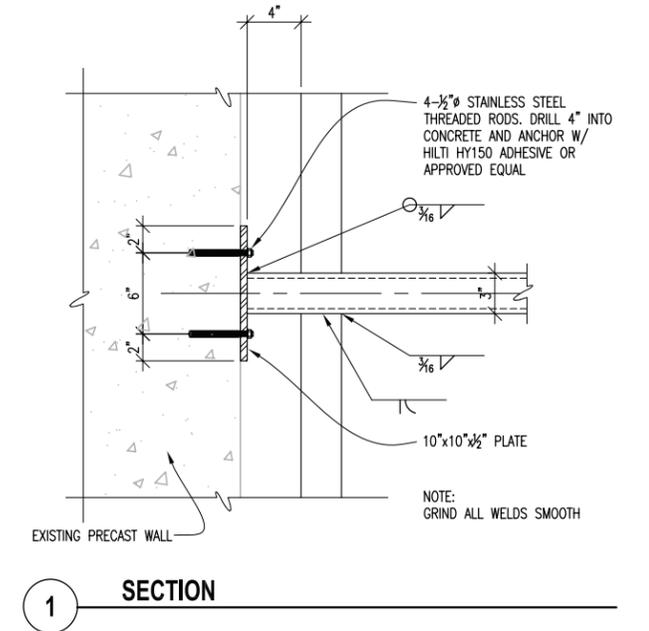
Custom 3' 6" x 15' Vertical Flag Sign (54 sq. ft.)

Scale: 1/2"=1'-0"



Custom 3' 6" x 15' Vertical Flag Sign

Scale: 1/2"=1'-0"



Vendor  
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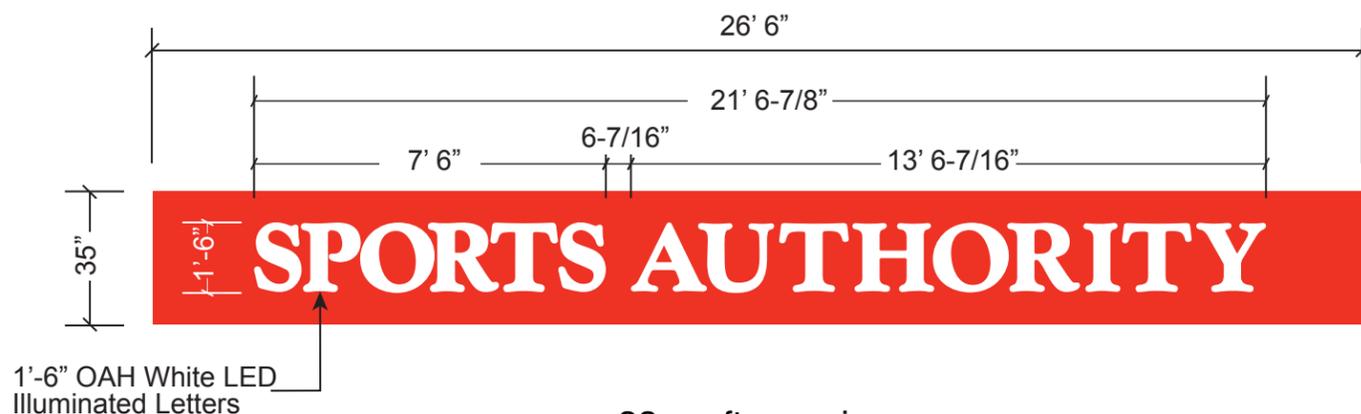
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**Sign Rendering**  
 Page 5

Recommendation

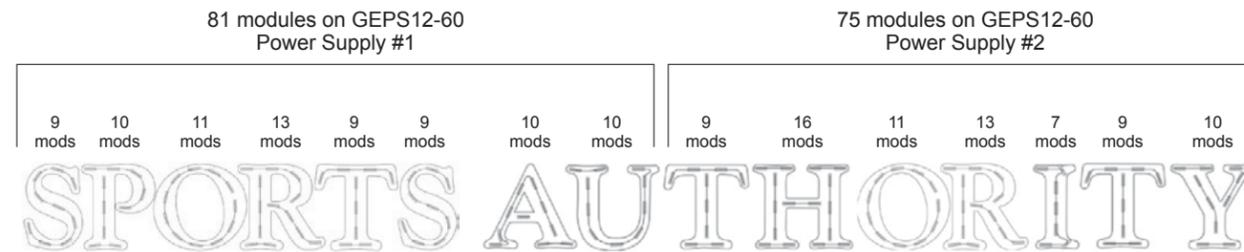
**R3** (2) GW1.5 - Illuminated Channel Letters - White - Horizontal Format



32 sq. ft. per sign

GW1.5 - Illuminated Channel Letters - White - Horizontal Format  
On Red Aluminum Background Panel

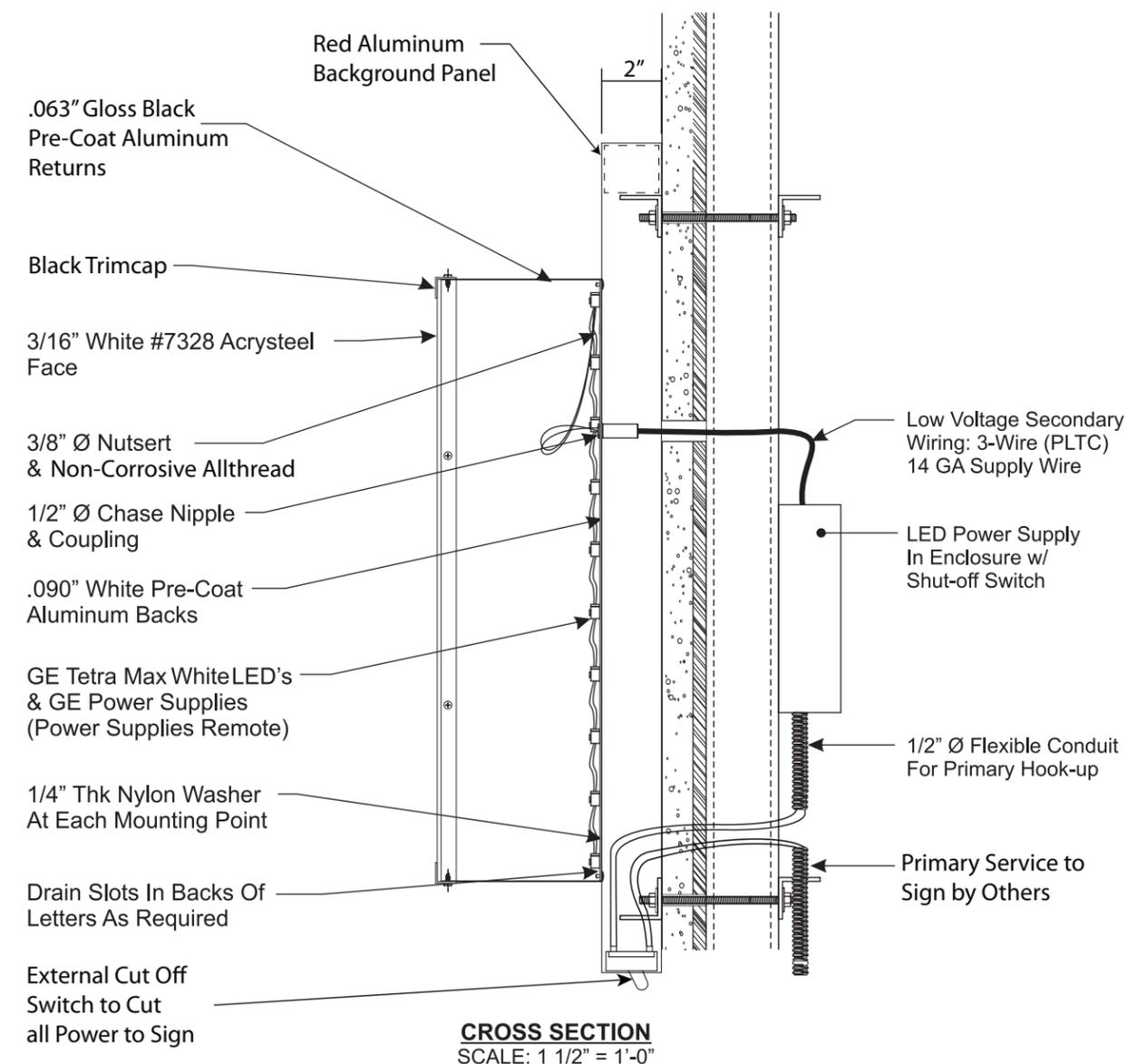
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LEDS  
GE Tetra White MAX (GEMX71-1)  
Total: 156 modules (78 ft)

LED LAYOUT  
NOT TO SCALE

POWER SUPPLY  
GEPS12-60 - QTY: 2



CROSS SECTION  
SCALE: 1 1/2" = 1'-0"



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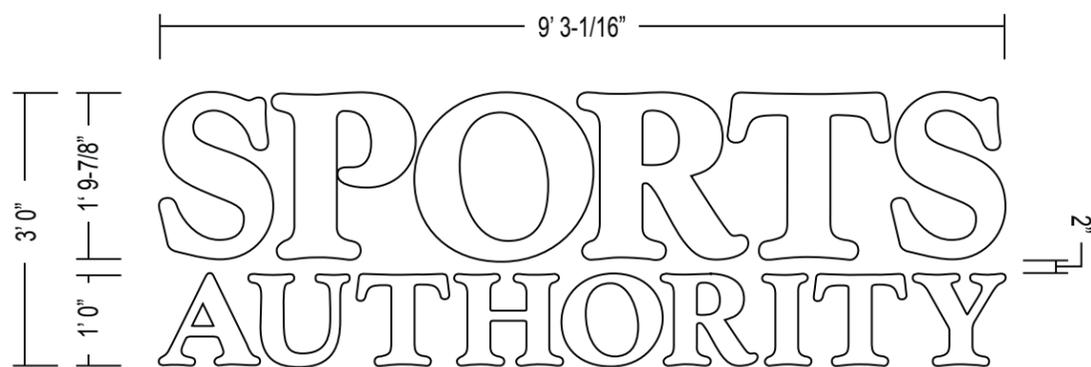
Design: B59087

Sign Rendering

Page 6

Recommendation

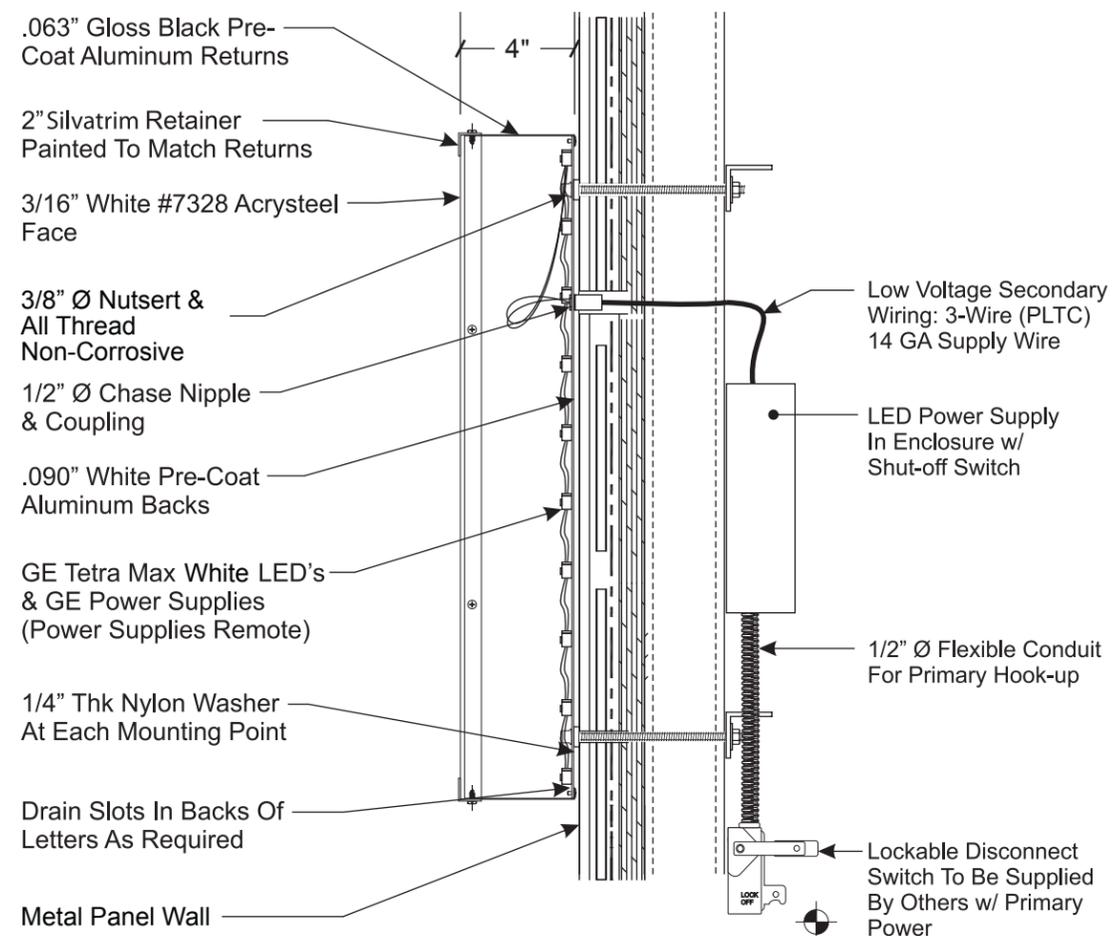
**R4** (1) HW3.0 - Illuminated Channel Letters - White - Vertical Format



27.75 sq. ft.

HW3.0 - Illuminated Channel Letters - White - Vertical Format

Scale: 1/2"=1'-0"



**CROSS SECTION**  
SCALE: 1 1/2" = 1'-0"



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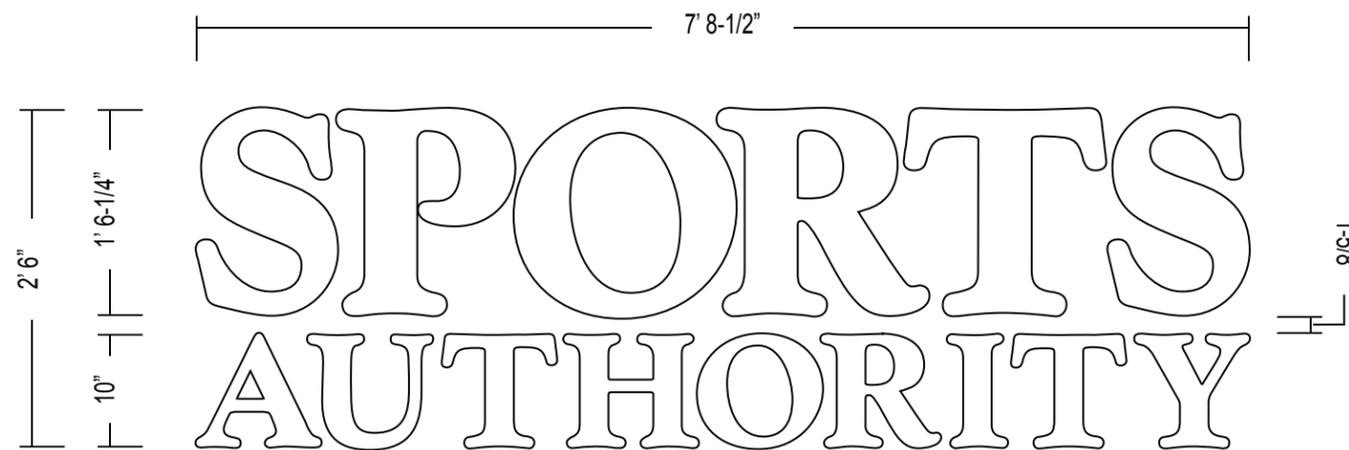
Design: B59087

**Sign Rendering**

**Page 7**

Recommendation

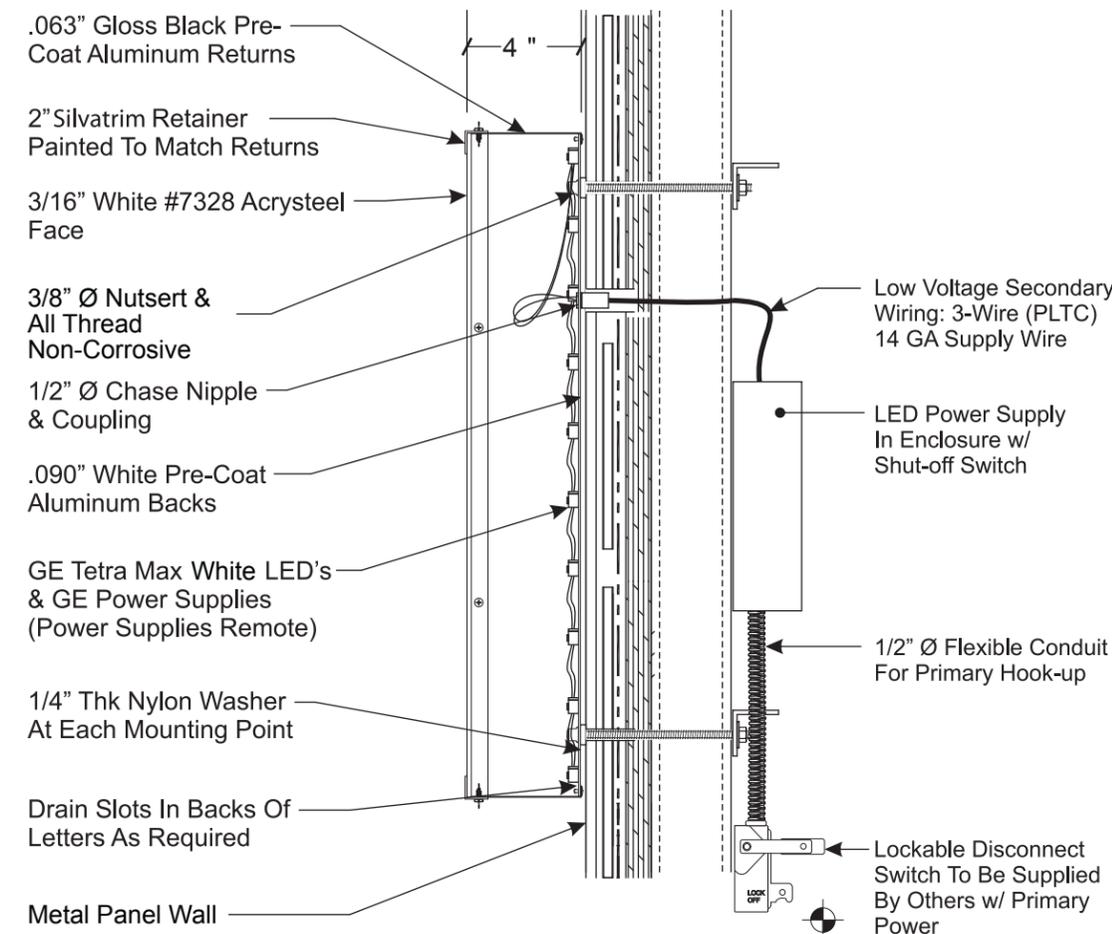
**R5** (1) HW2.5 - Illuminated Channel Letters - White - Vertical Format



19.25 sq. ft.

HW2.5 - Illuminated Channel Letters - White - Vertical Format

Scale: 3/4"=1'-0"



**CROSS SECTION**  
SCALE: 1 1/2" = 1'-0"

	Vendor	No.	Date	Revision	Site Information	Design: B59087
	 BRINGING THE WORLD'S BRANDS TO LIFE 707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065 P: 856-829-1460 • F: 856-829-8549	01	01.20.15	Corrected Location.....JM	Site Number: SA712 Site Name: Minneapolis City Center 600 Nicollet Mall Suite 165 Minneapolis, MN 55402	<b>Sign Rendering</b>
		02	02.12.15	Added dimension lines to exterior signs.....JM		
		03	02.17.15	Updated site information.....AFR		
		04	03.02.15	Revised R1.....AFR		
05		03.03.15	Updated Notes. Revised R1.....AFR			
						Page 8

Recommendation

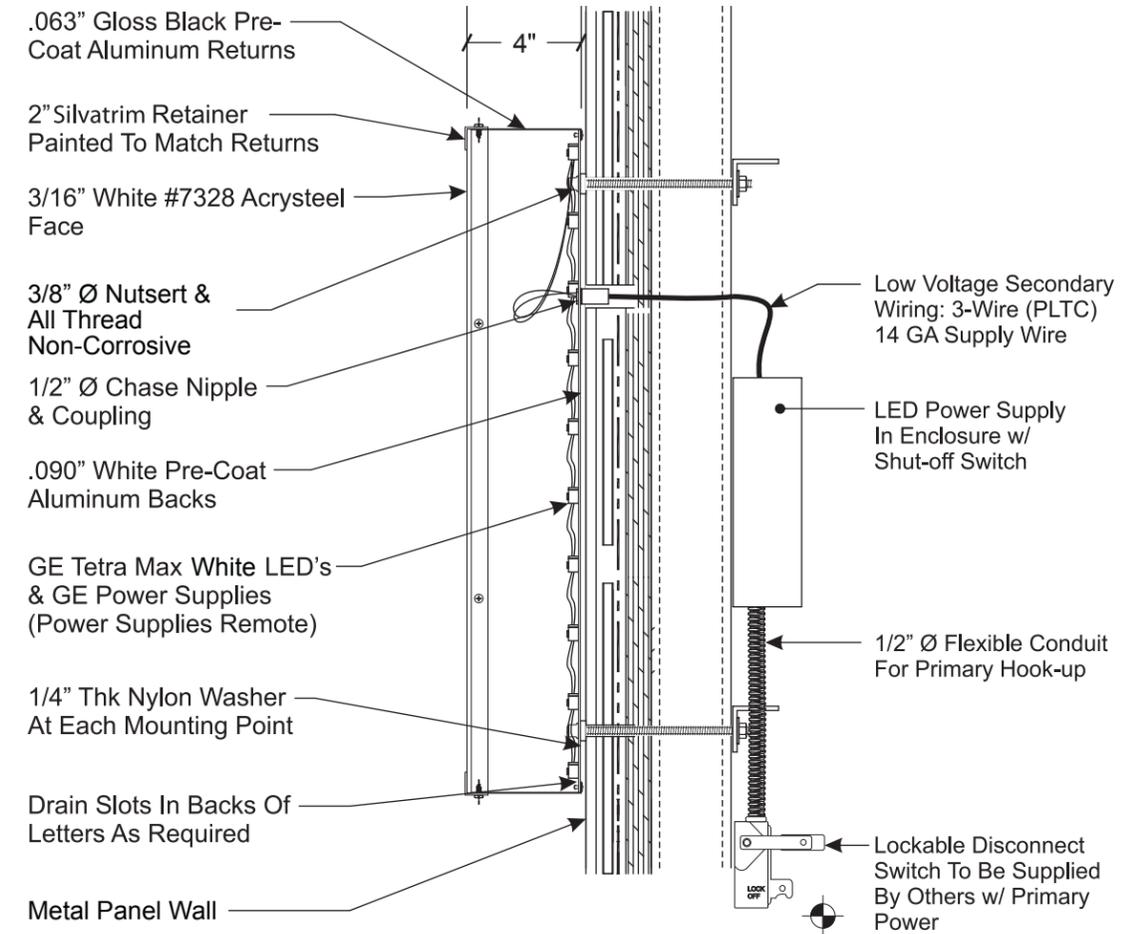
**R6** (1) HW2.5 - Illuminated Channel Letters - White - Vertical Format



19.25 sq. ft.

HW2.5 - Illuminated Channel Letters - White - Vertical Format

Scale: 3/4"=1'-0"



**CROSS SECTION**  
SCALE: 1 1/2" = 1'-0"



**PHILADELPHIASIGN**  
BRINGING THE WORLD'S BRANDS TO LIFE  
707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065  
P: 856-829-1460 • F: 856-829-8549

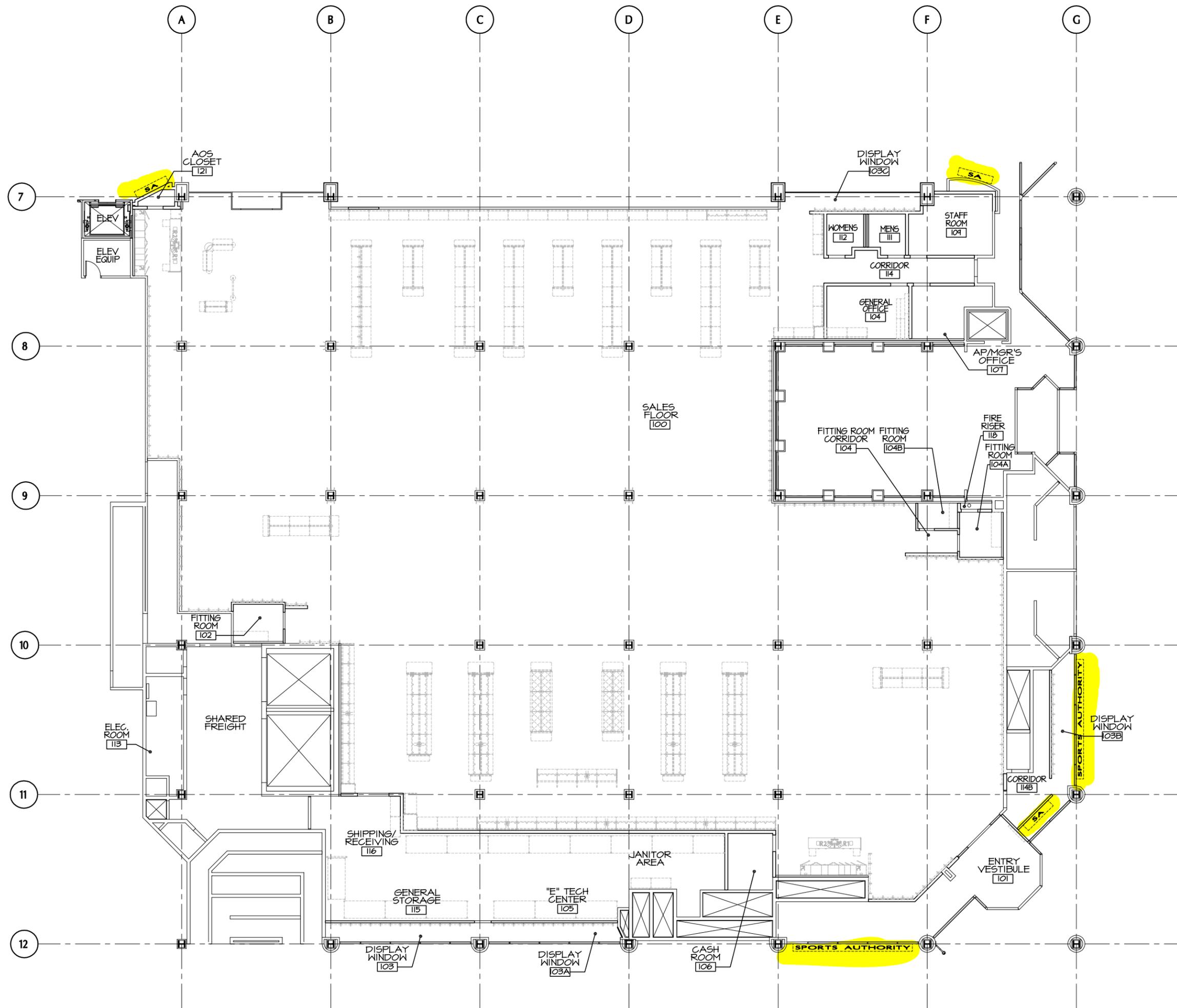
No.	Date	Revision
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**Site Information**  
Site Number: SA712  
Site Name: Minneapolis City Center  
600 Nicollet Mall Suite 165  
Minneapolis, MN 55402

Design: B59087

**Sign Rendering**

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Allen Edmonds

BROOKS BROTHERS

Marshalls

CITY CENTER

ONE WAY  
←

Marshalls





CITY CENTER

Marshall's

Marshall's  
BROOKS BROTHERS

Brooks Brothers



Marshalls

CITY CENTER

CITY CENTER

Allen Edmonds



BROOKS BROTHERS





BROOKS BROTHERS

BROOKS BROTHERS

Allen Edmonds

SNOW EMERGENCY ROUTE 127-140-0204

NO PARKING

BUS STOP

665 MZ6

BROOKS BROTHERS

BROOKS BROTHERS

SIDWALK  
CLOSED





M&I Bank

Chicago

7th Floor

Chicago

St. Andrew St  
North Ave

Red traffic light

Construction barrier

Group of pedestrians



6th Street S.  
Nicolas Mall

Common

JSABNK  
JS.A.BANK  
IERS JSABNK







LaSalle  
Plaza

LaSalle

STOP HERE ON RED

P

S. 5th St



MARRIOTT  
SALISBURY  
VUE

PUBLIC  
PARKING

HIGHLAND  
BANK  
COURT

Residence Inn