

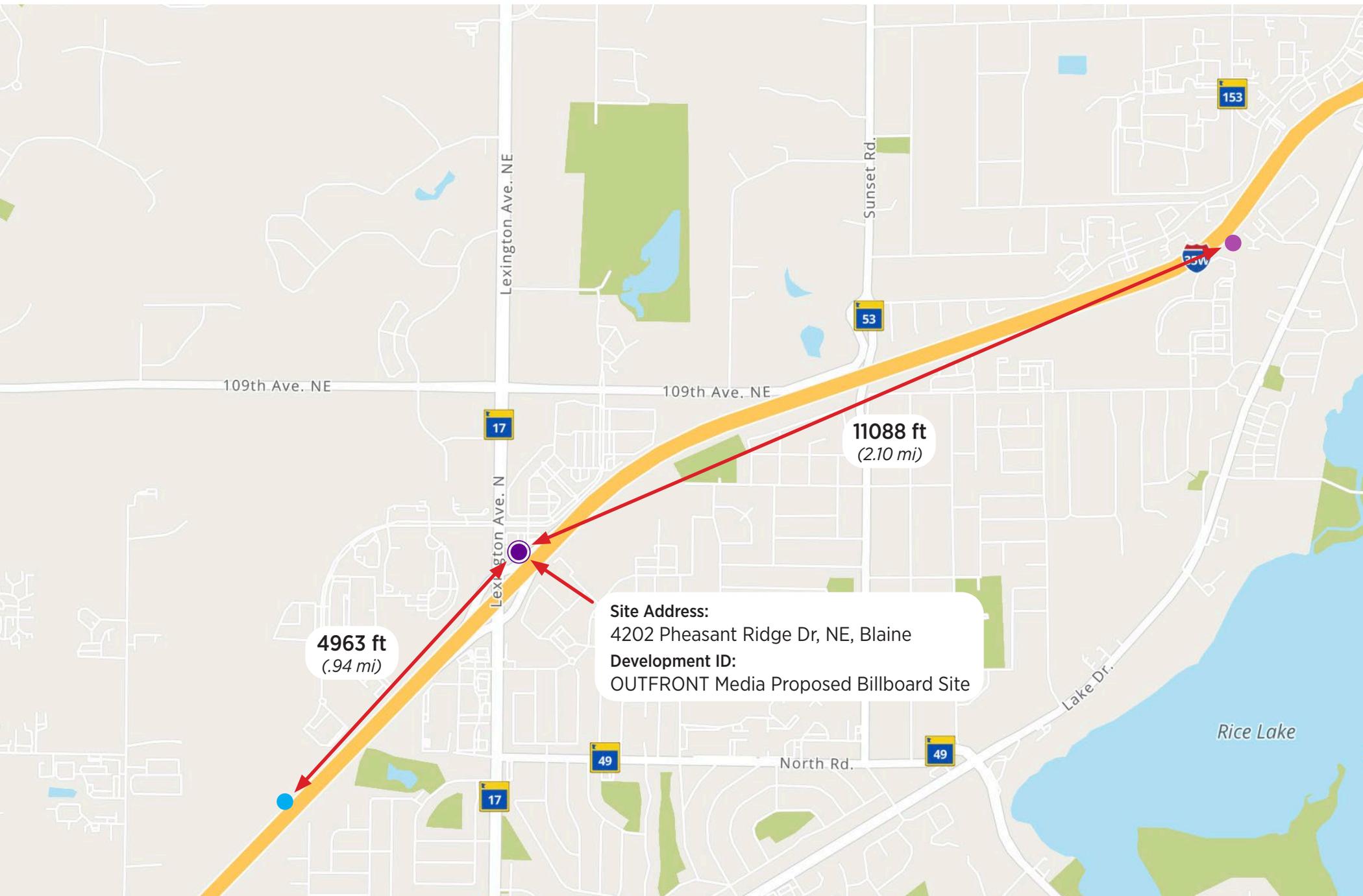
Case File No. 23-0006
Outfront Media



BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





Site Address:
4202 Pheasant Ridge Dr, NE, Blaine
Development ID:
OUTFRONT Media Proposed Billboard Site

4963 ft
(.94 mi)

11088 ft
(2.10 mi)



ms:\02--client_pursuits\land_development\outfront\blaine_20230110_outfront_billboard_exhibit_bluemem-mk.dwg

Billboard Exhibit
Blaine, Minnesota

Concept 1



DATE: 1-13-2023
 DRAWN BY: MK
 SCALE: 1" = 50'-0"





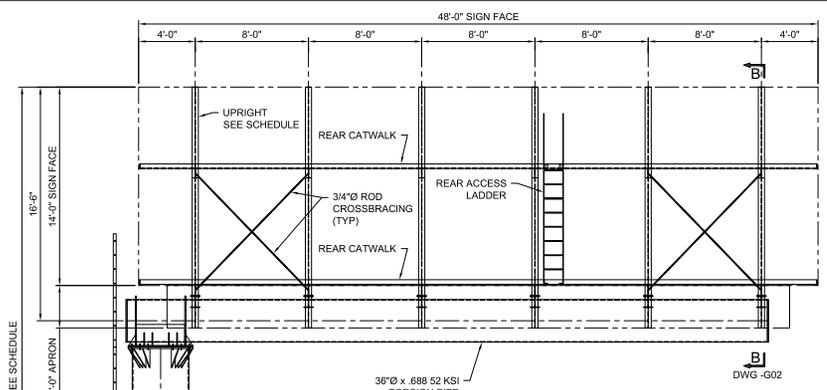
EXIT
33
↗



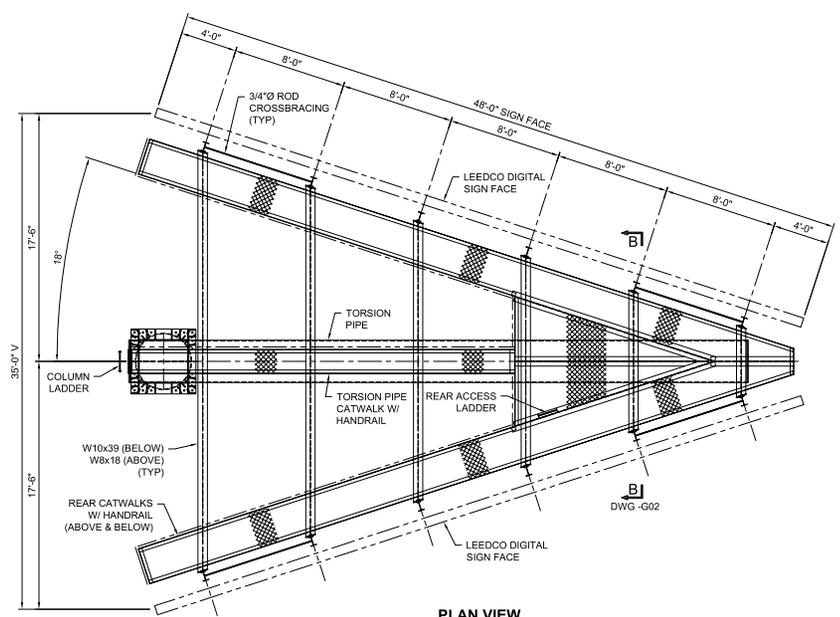
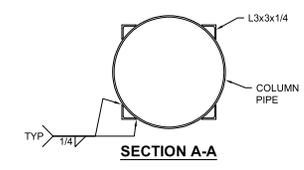
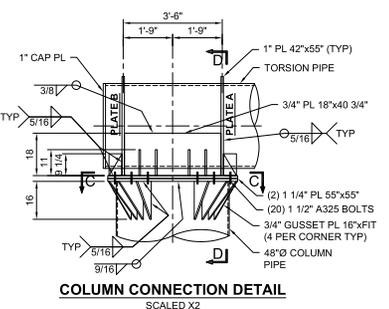
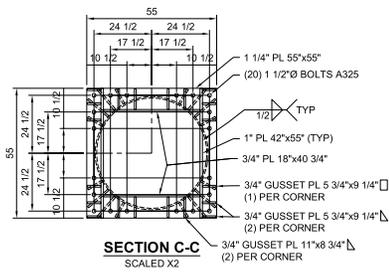
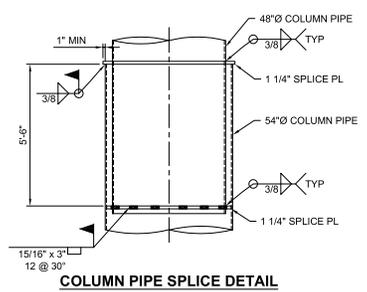
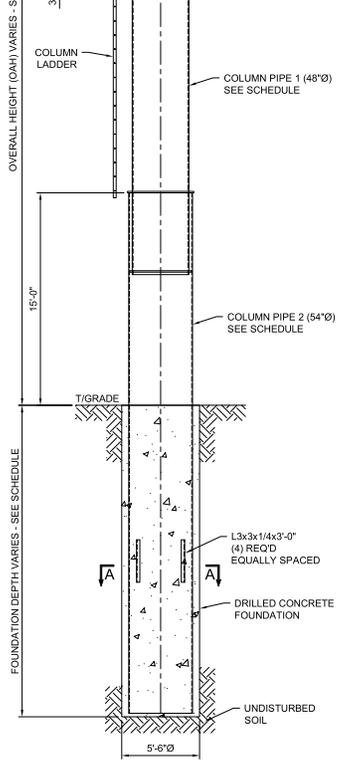
© 2022 Google

© 2022 Google





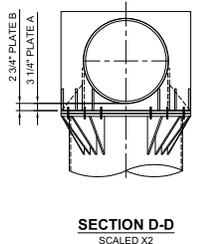
BILLBOARD STRUCTURE SCHEDULE				
OAH	FOUNDATION DEPTH	COLUMN 1	COLUMN 2	UPRIGHTS
50'-0"	22'-0"	48"Ø x 563' 42 KSI	54"Ø x 563' 42 KSI	W8x18
65'-0"	24'-0"	48"Ø x 625' 45 KSI	54"Ø x 625' 42 KSI	W8x21
75'-0"	26'-0"	48"Ø x 625' 45 KSI	54"Ø x 688' 45 KSI	W8x21



PLAN VIEW

PRELIMINARY
NOT FOR CONSTRUCTION

- NOTES**
- DESIGN
 - STRUCTURAL DESIGN CONFORMS TO THE 2015 INTERNATIONAL BUILDING CODE
 - DESIGN STANDARD IS ASCE 7-10.
 - SUPERSTRUCTURE CAN ACCOMMODATE TWO FACES UP TO 8,000 LBS EACH ON FOUR STRINGERS.
 - WIND
 - DESIGN WINDS - 115 MPH (3 SEC GUST) EXPOSURE C
 - STRUCTURE IS RISK CATEGORY II
 - WIND IMPORTANCE FACTOR: $I_w = 1.0$
 - STEEL
 - STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A252 OR API 5L WITH GRADE THAT CORRESPONDS TO THE SPECIFIED YIELD STRESS.
 - STRUCTURAL STEEL PLATE, RODS, ANGLES, AND CHANNELS SHALL CONFORM TO ASTM A36.
 - STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992.
 - HIGH STRENGTH SHALL CONFORM TO ASTM A325 (UNO).
 - NUTS SHALL CONFORM TO ASTM A563.
 - HIGH STRENGTH A325 BOLTS SHALL BE INSTALLED ACCORDING TO THE LATEST RCSC SPECIFICATIONS.
 - BOLT HOLES SHALL BE THE AISC STANDARD SIZE (UNO).
 - ALL HIGH STRENGTH BOLTS SHALL BE FULLY PRETENSIONED (UNO).
 - STEEL SHALL BE PRIME AND PAINTED, EXCEPT FOR THE EMBEDDED PORTIONS OF MEMBERS.
 - STEEL WELDING SHALL BE IN ACCORDANCE WITH AWS STANDARDS.
 - STEEL MEMBERS AND ELEMENTS OF THE STRUCTURE SHALL BE FABRICATED AND ERECTED ACCORDING TO THE LATEST AISC SPECIFICATIONS AND STANDARD PRACTICE.
 - FOUNDATION AND CONCRETE
 - CONCRETE SHALL ATTAIN A 28-DAY COMPRESSIVE STRENGTH:
 - $f_c = 3000$ PSI
 - ALLOWABLE LATERAL BEARING OF THE SOIL PROFILE IS AN ASSUME 200 PSF/FT.



THIS IS AN UNPUBLISHED DRAWING - IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN PERMISSION OF ALL STEEL STRUCTURES, INC.

ALL STEEL STRUCTURES, INC.

1601 S. Vreeman - South Island, IL 60173-2017
1-800-621-1759

Job No. Prelim. Date: 01/10/23

14'-0" x 48'-0"
FF, 35' V

GENERAL ARRANGEMENT
ENGINEERING DWG. #: 17695

REVISION 1 - 01/11/23

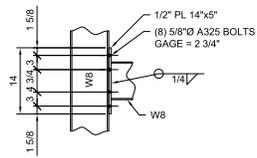
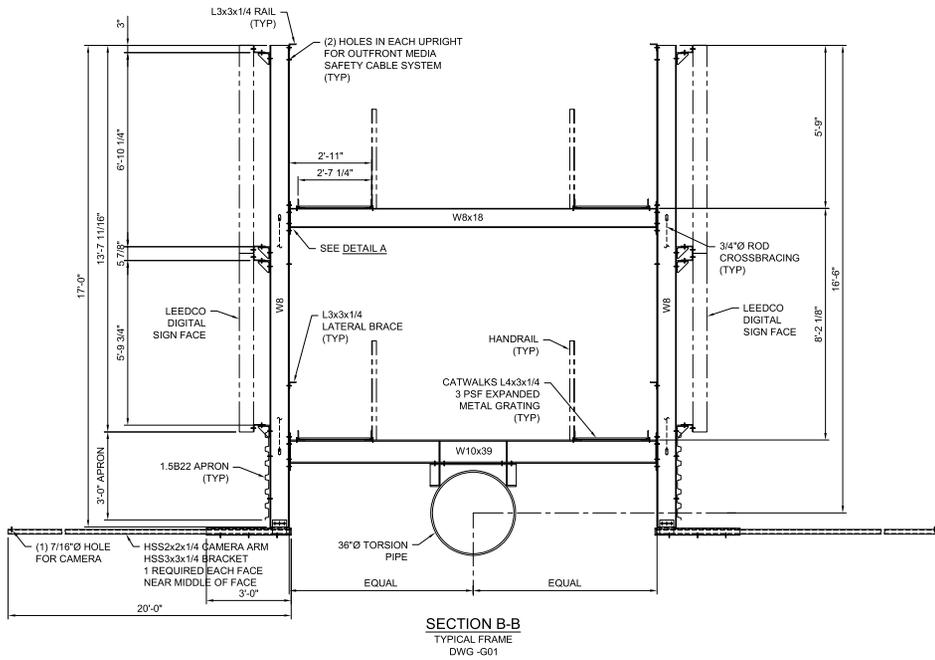
DRAWING No 144835vPrelim-G01

CUSTOMER: OUTFRONT MEDIA

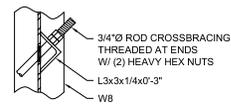
LOCATION: I-35W & LEXINGTON
BLAINE, MN

ENG. XXX CAD MTR

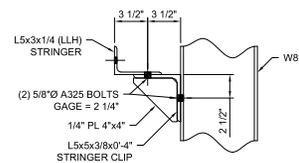
DATE XXX



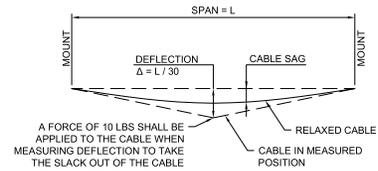
DETAIL A



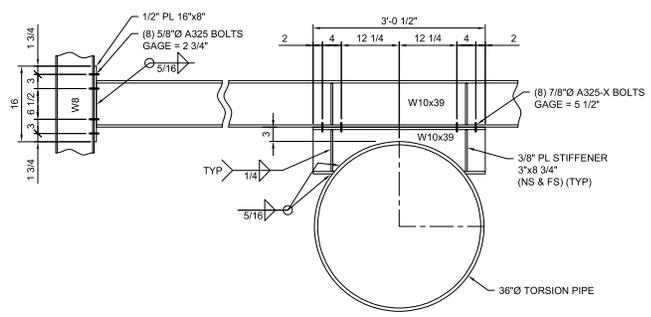
CROSSBRACING DETAIL



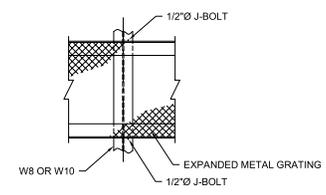
STRINGER DETAIL



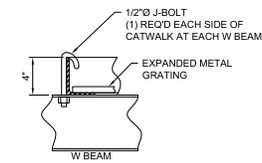
SAFETY CABLE INSTALLATION CRITERIA
L = 40'-4" -- Δ = 16 1/8"



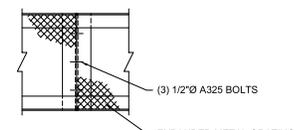
FRAME MOUNTING DETAIL
REAR CATWALK NOT SHOWN



CATWALK DETAIL
REAR CATWALK



CATWALK MOUNTING DETAIL
REAR CATWALK



CATWALK SPLICE DETAIL
REAR CATWALK

PRELIMINARY
NOT FOR CONSTRUCTION

ALL STEEL STRUCTURES, INC.
1601 S. Weaver - South Island, IL 60173-2017
1-800-621-1759

Job No. Prelim. Date: 01/10/23

14'-0" x 48'-0"
FF, 35' V

GENERAL ARRANGEMENT
ENGINEERING DWG. #: 17695

REVISION 1 - 01/11/23
DRAWING No 144835vPrelim-G02

CUSTOMER: OUTFRONT MEDIA
LOCATION: 1-35W & LEXINGTON
BLAINE, MN

ENG. XXX CAD MIR
DATE XXX

OUTFRONT/

- 1. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of the property, since enactment of this ordinance, have had no control.**

The variance is required to enable the sign to be fully seen over the Lexington Avenue State Bridge (Bridge ID: 02550) which partially blocks the view of the billboard from the northbound lanes of Interstate Highway 35W. The zoning ordinances contemplate that the height of a sign may be increased, pursuant to a conditional use permit, to 65' to ensure visibility over manmade structures such as MnDOT sound walls or bridges.

The location and height of the Lexington Avenue bridge relative to the proposed sign mean that the billboard would be partially obstructed at a total height of 65 feet. The applicant has had no control over the placement or design of the Lexington Avenue bridge and selected the proposed location of the billboard on the property to minimize the extent of the variance required.

- 2. The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.**

Similarly situated properties in the zoning district, which also meet the other requirements set forth in the zoning ordinance, may construct new billboards on their properties and, pursuant to Section 34.08 – Article C, Numerate 2, may obtain a conditional use permit “to enable the proposed sign to be fully seen over man made structures, such as MnDOT sound walls, bridges, etc.”

That is to say, all similarly situated properties are allowed to construct new billboards on their properties which are free from visual obstruction by manmade structures, specifically including bridges. The variance is necessary to allow the applicant to enjoy this same right pursuant to the zoning ordinance.

- 3. That the special conditions or circumstances do not result from the actions of the applicant.**

The variance is necessary for the sign to be fully seen from the northbound lanes of Interstate Highway 35W due to the visual obstruction created by the Lexington Avenue State Bridge. This condition necessitating the variance was not the result of any action taken by the applicant.

OUTFRONT/

- 4. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other owners of lands, structures or buildings within the same district.**

As stated above, the variance is necessary to allow applicant to enjoy the same right—the ability to construct a billboard which is free from visual obstruction by manmade structures—that is available to all other properties in the zoning district.

- 5. That the variance requested is the minimum variance which would alleviate the hardship. Economic considerations alone shall not be considered a hardship.**

The requested variance is the minimum variance necessary to ensure that the sign will be fully visible over the Lexington Avenue Bridge from the distances of 2,000' to 2,500' (i.e., the distance at which a 14' x 48' billboard initially is visible).

- 6. A variance would not be materially detrimental to the purposes of this ordinance, or to other property in the same zone.**

Construction of the proposed billboard with the requested variance would be consistent with the purposes of the City of Blaine's sign ordinance as specified in Section 34.01. Indeed, the sign ordinance contemplates the issuance of conditional use permits to increase the maximum height of a sign to 65' in order to avoid visual obstructions by manmade structures. The requested variance requests an additional 10' (to a total of 75') to ensure that the sign is fully visible from the northbound lanes of Interstate Highway 35W.

- 7. The proposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion of public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

The variance to increase the maximum height of the proposed sign will not affect the adequate supply of light or air to adjacent properties. The variance will not result in any change in traffic patterns or increase congestion on public streets nor will it increase the danger of fire, endanger public safety, or diminish or impair property values in the neighborhood. In sum, granting the variance, which simply increases the maximum height of the proposed sign, will not result in any materially adverse impact to the City, the public, or the neighborhood.

