



8786 W. 35W Service Drive NE  
Blaine, MN 55449

Phone: (763) 432-7447 / Fax: (763) 208-9159

September 5, 2018

City of Bloomington  
1800 West Old Shakopee Road  
Bloomington, MN 55431

RE: Uniform Sign Design – Minnesota Center

Property: Minnesota Center  
4100 West 78<sup>th</sup> Street and 3901 Minnesota Drive  
Bloomington, MN 55435

Owners: Minnesota Center JV LLC C/O Transwestern  
5001 Spring Valley Road, Suite 400  
Dallas, TX 75244-3947

3901 Minnesota Drive, LLC C/O Frauenshuh Commercial Real Estate  
7101 West 78<sup>th</sup> Street  
Bloomington, MN 55439

Please find the enclosed USD for the Minnesota Center. The property consists of (1) office tower exceeding (7) stories. This property is regulated under SEC. 19-124 Sign for Office Buildings with (7) stories or More Stories.

Page (2) gives a description of existing freestanding signs along with square footage for each sign and landmark lettersets.

Pages (3) and (4) are for new proposed tenant signage for the Tower Building and general information about new proposed signage.

**Existing Freestanding Signs – SEC. 19-124 Sign for Office Buildings with (7) stories or More Stories**

M-1 – Multi-tenant monument sign @ the SE corner of the property on France Avenue and West 78<sup>th</sup> Street.

Area – 100 sq. ft.

Height – 14 ft. – 3 in.

**Existing Directional Signs – Sec. 19.116 – Directional Signs**

D1 – Single Face Directional Post and Panel Sign @ Main Entrance to complex on West 78<sup>th</sup> Street.

Area – 6 sq. ft.

D2 – Single Face Directional Post and Panel Sign @ Receiving Entrance / Parking Ramp.

Area – 22 sq. ft. Directional sign is legally non-conforming. Sign size is limited to 12 square feet.

**Existing Directional Monument Signs**

DM1 – Double Face Directional Monument Sign @ East Entrance to complex on Minnesota Drive.

Area – 14.6 sq. ft. Directional sign is legally non-conforming. Sign size is limited to 12 square feet.

DM2 – Double Face Directional Monument Sign @ West Dock Entrance to complex on Minnesota Drive.

Area – 14.6 sq. ft. Directional sign is legally non-conforming. Sign size is limited to 12 square feet.

**Existing Letter Sets**

L1 – Landmark letterset on retaining wall – Southeast Corner @ W 78<sup>th</sup> Street and France Ave.

L2 – Landmark letterset on retaining wall – To be removed during hotel construction.

**Tower Wall Signs – SEC. 19-124 Sign for Office Buildings with (7) stories or More Stories**

SIGN REGULATIONS – Primary Elevations / South (P1) & West (P2)	ALLOWED	PROPOSED
Total signs allowed – <b>(1) Each Elevation</b>	2	1 (South–P1)
Mounting Height from Top of Elevation	20'	
Maximum Sign Area per Sign	400 Sq. Ft.	
Illumination Required	Internal	

**Tower Wall Signs – SEC. 19-124 Sign for Office Buildings with (7) stories or More Stories**

SIGN REGULATIONS – Secondary Elevations / East (S1) & North (S2)	ALLOWED	PROPOSED
Total signs allowed – <b>(1) Each Elevation</b>	2	0
Mounting Height from Top of Elevation	20'	
Maximum Sign Area per Sign	225 Sq. Ft.	
Illumination Required	Internal	

**GENERAL – FUTURE TOWER WALL SIGNS**

#1) Tenant at Landlords option may display an exterior sign. All such signs shall be subject to the requirements and limitations as outlined hereafter. The furnishing and installation of a sign and the cost incurred shall be the responsibility of the Tenant.

#2) Tenant’s sign shall consist of identification only; copy is restricted to the Tenant’s proper name. Corporate logos, emblems and shields are permitted provided they are confined within the designated sign area. Character, design, layout and placement of all signs shall be subject to the written approval of the landlord.

#3) Signs shall be placed in an area designated by the landlord to identify their business.

#4) No sign shall be placed in final position without the written approval of the landlord in addition to a City of Bloomington sign permit.

#5) Tenant will be fully responsible for its sign contractor. Tenant will be responsible for the repair or any damage to the building or common area caused by the sign contractor.

#6) Upon expiration or early termination of the Lease Term, Tenant shall remove the Sign and repair all damage to the building caused thereby at his/her own expense. Repair work to be completed in workman like manner and must be done to landlord’s satisfaction.

**WALL SIGN SPECIFICATIONS**

Tenant signs shall consist of LED illuminated, channel letters either mounted on raceway or remote mounted to building as described below. All signs shall be fabricated and installed in compliance with specifications outlined as follows and with all applicable city and electrical codes.

**CONSTRUCTION SPECIFICATIONS**

Tenant signs shall consist of individually illuminated channel letters with Acrylic / Lexan faces and edge trim. Letter returns will be fabricated aluminum with painted finish. Letters will be internally illuminated with LED's contained fully within the depth of the letter. Individual letters and electrical components shall be mounted on a raceway OR directly to the building background: if mounted to a raceway, raceway shall be fabricated aluminum and finished to match the fascia background color. Logo shall be a maximum 25% of the sign area as directed by City of Bloomington sign code. Tenant sign shall be placed in area designated by landlord.

1. No sign or any portion thereof, may project above the parapet or top of wall upon which it is mounted.
2. All penetrations of the building required for sign installation shall be properly sealed in a watertight condition.

**PROHIBITED SIGNS**

The following types of signs or sign components shall be prohibited.

1. Cabinet style signs – except for as a graphic cabinet for a tenant logo or tagline at landlord's discretion.
2. Paper or cardboard signs, stickers utilized as signs.
3. Signs of temporary character or purpose. Auxiliary signage used for grand openings or special events is subject to landlord and municipal approval.
4. Moving, flashing or flickering lights.
5. Signs, pictures, or paintings within the demised premises, as described in this section, if visible from outside without the prior written permission of the landlord.

**SIGN APPROVAL PROCEDURE**

Tenant shall submit to Landlord drawings and specifications. The drawings shall clearly show location of sign, color, construction and attachment detail. Landlord will provide written approval or disapproval within **(7)** seven working days of receiving drawings and specifications. Landlord approval is subject to the approval of the City of Bloomington.

1

Transwestern - MN Center USD

180634E

USD #221  
Approved  
Zoning Review Only  
Liz O'Day 9.7.18

**SPECTRUM**  
SIGN SYSTEMS, INC  
8786 West 35W Service Drive  
Blaine, MN 55449  
763.432.7447 OFFICE  
763.208.9159 FAX  
www.spectrum-signs.com

CLIENT INFORMATION

Transwestern

Attn: Michelle Nichols

7760 France Ave S.

Suite #830

Bloomington, MN 55435

PHONE

952-835-2123

JOB SITE

7760 France Ave S.

Bloomington, MN 55435

DATE/REVISIONS

9-5-18

DESIGNER

Patrick Woller

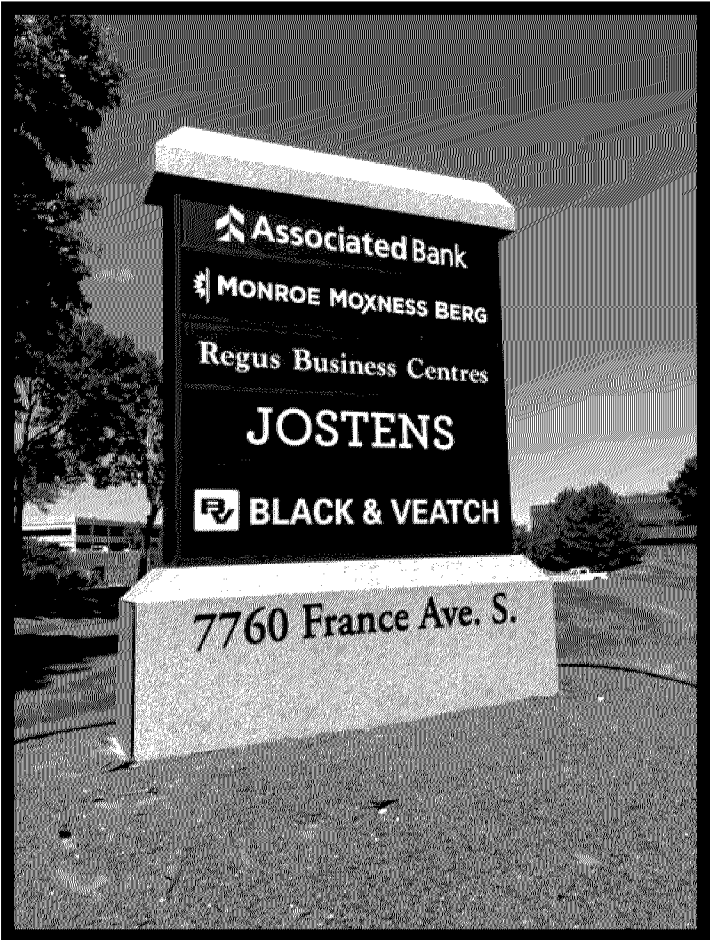
SALESPERSON

Eric Tauscheck

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Customer Approval

Date



M1 - Multi-tenant Monument



L1 - Landmark Letter Set



L2 - Landmark Letter Set  
Sign will be Removed when Hotel Construction Begins

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DM1 - Multi-tenant Monument



DM2 - Multi-tenant Monument



D1 - Directional Sign



D2 - Directional Sign



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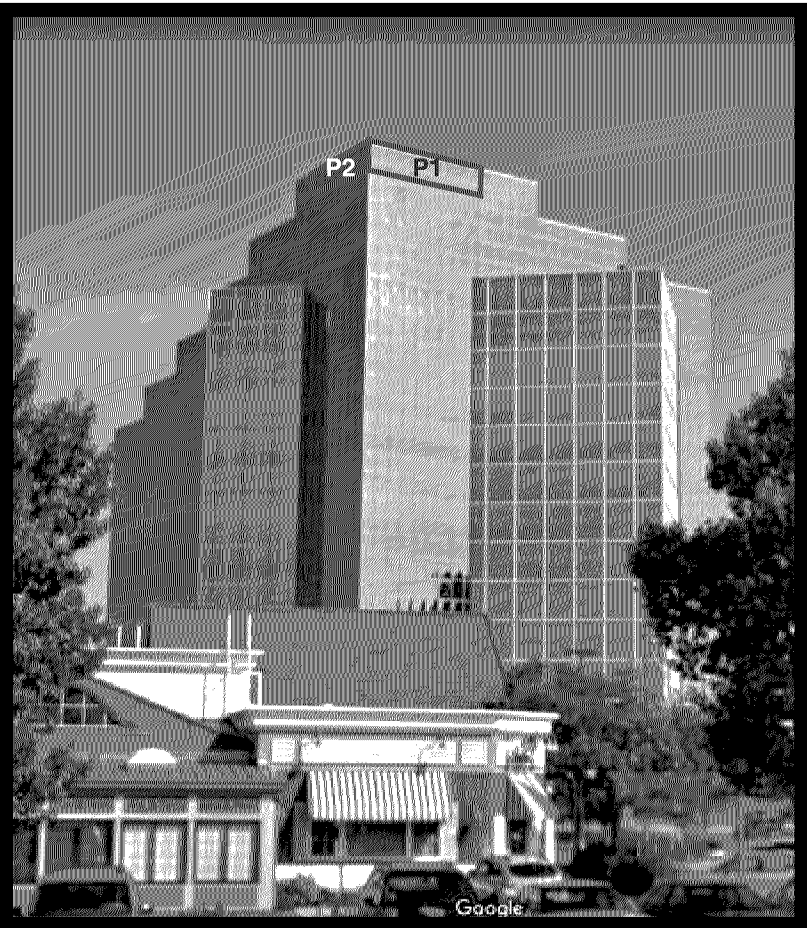
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P1 & P2 - Primary Elevation for Signage  
South & West Elevations



S1 - Secondary Elevation for Signage  
East Elevation



S2 - Secondary Elevation for Signage  
North Elevation

# 4 Transwestern - MN Center USD

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