

Case PL2020-232  
PL202000232



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December 9, 2020

City of Bloomington  
Planning Department  
Attn: Liz O'Day  
1800 West Old Shakopee Road  
Bloomington, MN 55431

RE: Uniform Sign Design - Oxboro Medical Building

Property: Oxboro Medical Building  
600 West 98<sup>th</sup> Street  
Bloomington, MN 55420

Owner: Fairview Health Services  
9555 James Avenue South  
Bloomington, MN 55431

Dear Liz:

Please find enclosed a proposed USD for the Oxboro Medical Building. The property consists of (1) 3-story office building. Signage is regulated under SEC.19-115 Class VIII B-4.

Page (2) gives a description of new proposed signs that will replace existing wall signs. Pages (3) and (4) provide general information pertaining to new proposed wall signs.

Thank you for your review and consideration of the USD. Please contact Lisa Pelle or myself with questions regarding the USD. Property specific questions can be addressed with Sarah Birkel of Fairview Health Services, 612-308-1990 or [sbirkel1@fairview.org](mailto:sbirkel1@fairview.org).

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick A. Ferraro'.

Rick A. Ferraro  
President

**UNIFORM SIGN DESIGN**  
**OXBORO MEDICAL BUILDING – 600 WEST 98<sup>TH</sup> STREET**

**Future Wall Signs – SEC. 19.115.02(B) – Class VIII Sign District B-4**

Sign type – Channel Letter style

Reference drawings for sign locations.

**Primary Elevation 1 - West**

Elevation Dimensions – 25'-0" X 122' = 3,050\*

Maximum Allowable Elevation Sign Area (10%) – 305 sq. ft.

Sign 1 – Tenant Sign      Proposed – 122.7 sq. ft.

Sign 2 – Tenant Sign      Proposed – 56.8 sq. ft.

Sign 3 – Tenant Sign      Proposed – 46.9 sq. ft.

**Primary Elevation 2 - South**

Elevation Dimensions – 25'-0" X 100' = 2,500\*

Maximum Allowable Elevation Sign Area (10%) – 250 sq. ft.

Sign 4 – Tenant Sign      Proposed – 122.7 sq. ft.

Sign 5 – Tenant Sign      Proposed – 56.8 sq. ft.

**Secondary Elevation 1 - East**

Elevation Dimensions – 25'-0" X 129' = 3,225\*

Maximum Allowable Elevation Sign Area (7%) – 226 sq. ft.

Sign 6 – Tenant Sign      Proposed – 59.2 sq. ft.

**Secondary Elevation 2 - North**

Elevation Dimensions – 25'-0" X 122' = 3,050\*

Maximum Allowable Elevation Sign Area (7%) – 213.5 sq. ft.

Sign 7 - Tenant Sign      No sign proposed at this time.

\* Actual building height is 43'-4", but the maximum wall height allowed when determining elevation is 25 feet.

#### **GENERAL – FUTURE 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 face illuminated channel letter signs 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 individual channel letters with acrylic faces and 1" edge trim. Letter returns will be fabricated aluminum with painted finish, internally illuminated with LEDs contained fully within each letter.

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.
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.