

UNIFORM SIGN DESIGN

METRO OFFICE PARK

2901 / 2950 / 3001 / 3050 Metro Drive

7801 / 7850 / 7851 Metro Parkway

This Uniform Sign Design (USD) is presented on behalf of Metro Office Park and DRFC Metro LLC, a seven (7) building, multiple tenant business park located in the City of Bloomington. The multi-tenant buildings are regulated as set forth in Bloomington City Code Section 19.113 – Class IV Sign Districts. The property is zoned C4 - PD, Freeway Office – Planned Development.

Section 19.109 provides the requirements and content regulation for a Uniform Sign Design. In accordance with said requirements, the following sign criteria applies to all tenant signs at each of the addresses above.

PROCEDURE FOR SIGN APPROVAL

- 1) All proposed signs shall be reviewed and approved by property owner. The contact person as of the date of this Uniform Sign Design for Metro Office Park is:

Jeffrey LaSota, Property Manager
Frauenshuh
3001 Metro Drive, Suite 250
Bloomington, MN 55425

- 2) The tenant or sign consultant must gain approval from the property owner representative prior to submitting a sign permit application with the City of Bloomington.
- 3) Once property owner approval is provided, the tenant or sign consultant must file with the City of Bloomington required plans and specifications clearly showing the proposed sign, its colors, materials, light level (if illuminated) and the placement.
- 4) No signs shall be erected, altered, rebuilt or relocated prior to the review and approval of the permit application by the property owner (or representative) and City of Bloomington.

GENERAL SPECIFICATIONS

- 1) Tenant signs are limited to those identified in this Uniform Sign Design.
- 2) Limited number of tenants, based on landlord's discretion, are allocated a portion of the wall area or freestanding sign as identified in this Uniform Sign Design.

FREESTANDING SIGN

The site is allowed six (6) freestanding signs per Code, with ten (10) existing on-site. Each of the seven tenant directory signs are located in front of the visitor parking lot of the associated building. Two building identification signs are located off of American Blvd at the 2901 and 3001 buildings and the one business park monument sign is located on the northwest corner of the 7801 building. Freestanding signs are for building identification and individual tenant signs as approved by the landlord. (See Figure 1 & 2)

City code allows six FS signs (one per street frontage). The following FS signs are legally non-conforming:

- One sign along America Blvd at properties 2901 and 3001 American Blvd
- One sign along Metro Drive at properties 2901 and 3001 Metro Drive
- One sign along Metro Drive at properties 2950 and 3050 Metro Drive
- One sign along Metro Parkway at property 7850 Metro Parkway
- One sign along Metro Parkway at property 7801 and 7851 Metro Parkway
- One sign along E 78th Street at property 7801 Metro Parkway

** Legally non-conforming signs are permitted face change only. Any change in size, height and location would require compliance with City Code standards.

2901	2950	3001	3050	7801	7850	7851
Stratis Health	Karam Law	D-Brian's	Livingston International	National American	Metro Hair Design	Care Providers of Minnesota
SeaTec Services	Immigration Legal Services	Sopheon	Boyum & Barenscheer	University	-	Viksnins-Harris-Padys-Malen
-	Imagine IT	-	-	-	-	-

Freestanding Sign	Allowed	Provided
Allowed	6 (F1 & F2)	10 (F1 & F2)
Permitted size	Varied (See City Code)	150 SF (F2)
Permitted height	8 feet	8 feet

The sign operation will comply with the City Code for changes. As of January 2018, the City Code regulated as follows:

WALL SIGNS

All tenant signs shall meet the following requirements. Any alteration will require modification of this uniform sign design, approval by the Landlord and the City of Bloomington. The property owner is allowed three primary elevations for 2901 and 3001 Metro Drive. The property owner is allowed two primary elevations for the 7801, 7850 and 7851 buildings. No secondary elevations are allowed. The applicant selects the following: 2901 – North, south and west as the three primary elevations. 3001 – North, south and east as the three primary elevations. 7801 – North and west as the two primary elevations. 7850 – East and west as the two primary elevations. 7851 – West and east as the two primary elevations.

The rest of the buildings 2950 and 3050 are allowed a primary and a secondary elevation. The applicant selects the following: 2950 – North as the primary and south as the secondary. 3050 – North as the primary and south as the secondary.

1. All tenant signs will be illuminated individual letters (except a logo or cabinet may comprise no more than 25 percent of the total sign area).
2. The font shall be as approved by the Landlord.
3. Maximum sign area shall be limited for each location as identified in Figure 1 and the associated USD text.
4. Must be individual LED Channel letter signs flush mounted to the sign band at the top of the building.
5. Tenant or sign contractor shall then submit a completed sign permit form to the City of Bloomington for approval. Included in the submission shall be a written approval by the ~~property owner~~.

Signage by Building

- 2901: One primary tenant sign shall not exceed 45 inches in total height and be 4 feet from the corner of the building. It must also be located on the sign band that runs along top portion of the building. The allocated sign area is 100 square feet.
South Elevation
Tenant A – Maximum of 50 square feet (SeaTec). (See F3)
Tenant B – Maximum of 50 square feet
North Elevation
Tenant C – Maximum of 50 square feet
Tenant D – Maximum of 50 square feet
West Elevation
Tenant E – Maximum of 50 square feet
Tenant F – Maximum of 50 square feet
- 2950: One primary tenant sign shall not exceed 2.5 feet in total height and be 4 feet from the corner of the building. It must also be located on the sign band that runs along top portion of the building. The North elevation sign must be centered. The allocated sign area is 100 square feet.
South Elevation
Tenant A – Maximum of 50 square feet
Tenant B – Maximum of 50 square feet
North Elevation
Tenant C – Maximum of 50 square feet
Tenant D – Maximum of 50 square feet
- 3001: One primary tenant sign shall not exceed 45 inches in total height and be 4 feet from the corner of the building. It must also be located on the sign band that runs along top portion of the building. The allocated sign area is 100 square feet.
South Elevation
Tenant A – Maximum of 50 square feet
Tenant B – Maximum of 50 square feet
North Elevation
Tenant C – Maximum of 50 square feet
Tenant D – Maximum of 50 square feet
East Elevation
Tenant E – Maximum of 50 square feet
Tenant F – Maximum of 50 square feet
- 3050: One primary tenant sign shall not exceed 2.5 feet in total height and be 4 feet from the corner of the building. It must also be located on the sign band that runs along top portion of the building. The allocated sign area is 100 square feet.
South Elevation
Tenant A – Maximum of 50 square feet
Tenant B – Maximum of 50 square feet
North Elevation
Tenant C – Maximum of 65 square feet (Boyum Barenscheer) (See F3)
Tenant D – Maximum of 35 square feet
- 7801: One primary tenant sign shall not exceed 2.5 feet in total height and be 4 feet from the corner of the building. It must also be located on the sign band that runs along top portion of the building. The North elevation sign must be centered. The allocated sign area is 100 square feet.
North Elevation
Tenant A – Maximum of 100 square feet (National American University) (See F3)
West Elevation
Tenant B – Maximum of 50 square feet

Tenant C – Maximum of 50 square feet

- 7850: One primary tenant sign shall not exceed 2.5 feet in total height and be 4 feet from the corner of the building. It must also be located on the sign band that runs along top portion of the building. The allocated sign area is 100 square feet.

South Elevation

Tenant A – Maximum of 50 square feet

Tenant B – Maximum of 50 square feet

North Elevation

Tenant C – Maximum of 50 square feet

- 7851: One primary tenant sign shall not exceed 2.5 feet in total height and be 4 feet from the corner of the building. It must also be located on the sign band that runs along top portion of the building. The allocated sign area is 100 square feet.

South Elevation

Tenant A – Maximum of 50 square feet

Tenant B – Maximum of 50 square feet

North Elevation

Tenant C – Maximum of 50 square feet

OTHER SIGNS

1. **Directional Signs.** See Section 19.116.
2. **Incidental Signs.** See Section 19.117.
3. **Other Regulated Signs Exempt from Sign Permits.**
 - A. **Building Marker.** See Section 19.105(c)(3).
 - B. **Construction Sign.** See Section 19.105(c)(4).
 - C. **Flags, noncommercial.** See Section 19.105(c)(5).
 - D. **Interior Signs.** See Section 19.105(c)(9).
 - E. **Murals.** See Section 19.105(c)(10).
 - F. **Official Signs and Notices.** See Section 19.105(c)(11).
 - G. **Political Signs.** See Section 19.105(c)(12).
 - H. **Public Notices.** See Section 19.105(c)(13).
 - I. **Public Utility Signs.** See Section 19.105(c)(14).
 - J. **Real-Estate Signs.** See Section 19.105(c)(15).
 - L. **Traffic Control Signs.** See Section 19.105(c)(18).
4. **Temporary Signs for Commercial Promotions.** See Section 19.119.
5. **Canopy Signs.** For each entrance not covered by a porte cochere, a hotel shall be permitted a canopy sign not to exceed twelve (12) square feet. The sign shall be on the front face of the canopy and illumination shall be permitted. No canopy shall be installed without approval of or revision to the Final Site and Building Plans or Final Development Plans. See Section 19.121

SIGNS NOT LISTED

Signs other than described in this Uniform Sign Design shall not be permitted unless allowed by the City Code (or approved by a variance or other procedure) and approved by the Landlord.

PROHIBITED SIGNS

1. Roof or roof-integral signs;
2. Projecting signs;
3. Suspended signs;
4. Portable signs;

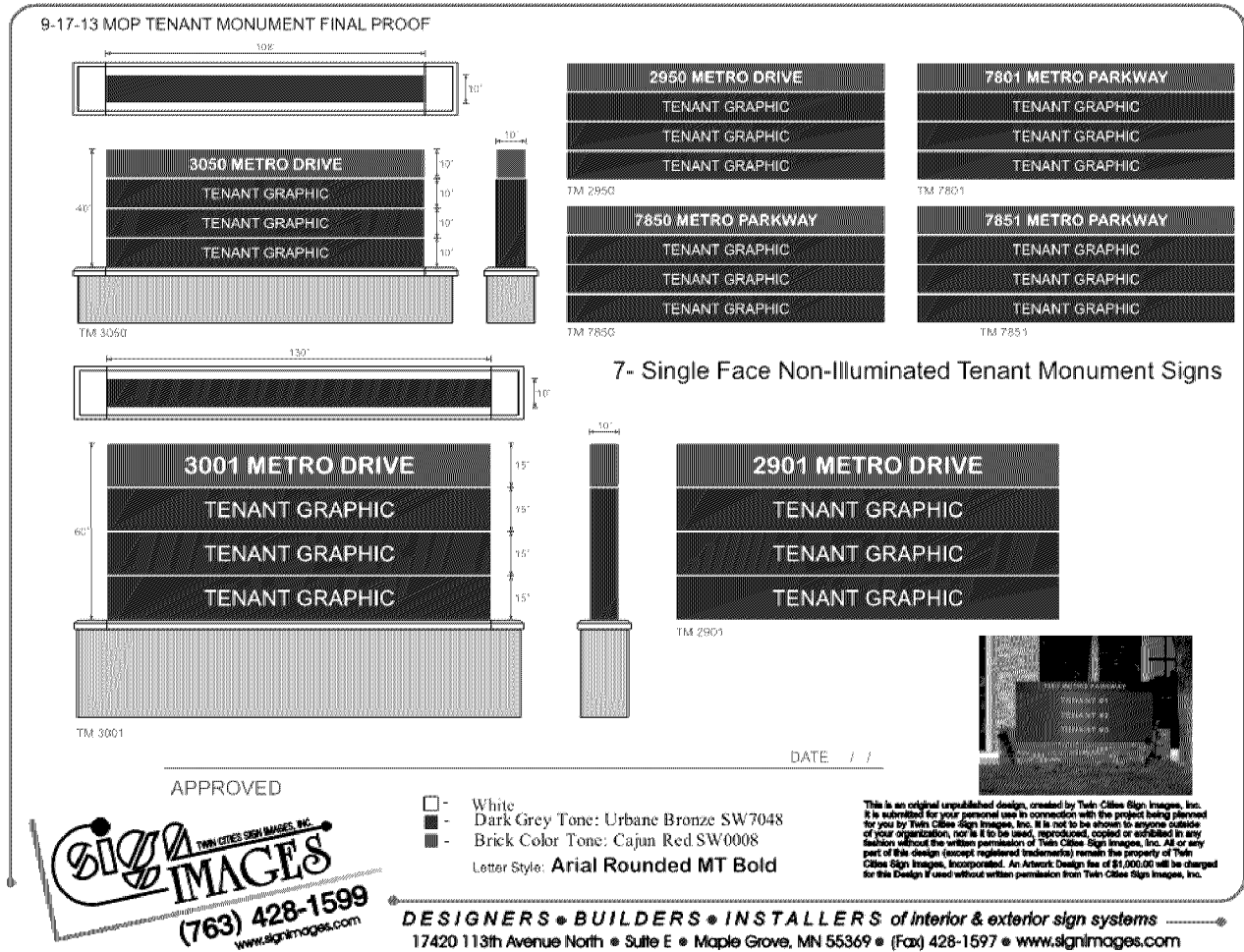
5. Vehicle signs;
6. Balloon signs
7. Shimmering and/or flashing signs
8. Window signs

FIGURE 1: Metro Office Park USD
2901/2950/3001/3050 Metro Drive & 7801/7850/7851 Metro Parkway
Sign Locations

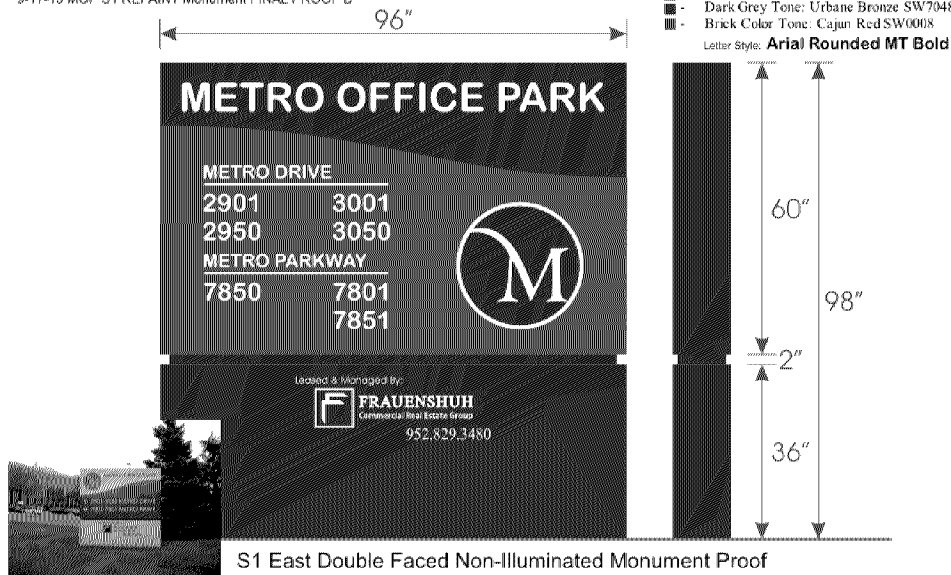


- ◆ Wall Signs – Available
- ◆ Wall Signs – Existing
- Freestanding Signs

FIGURE 2: Freestanding Sign



9-17-13 MOP S1 REPAINT Monument FINAL PROOF B



- White
 - Dark Grey Tone: Urbane Bronze SW7048
 - Brick Color Tone: Cajun Red SW0008
- Letter Style: **Arial Rounded MT Bold**

APPROVED



DESIGNERS • BUILDERS • INSTALLERS of interior & exterior sign systems

17420 113th Avenue North • Suite E • Maple Grove, MN 55369 • (Fax) 428-1597 • www.signimages.com

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9-17-13 MOP S3 REPAINT Monument FINAL PROOF



- White
 - Dark Grey Tone: Urbane Bronze SW7048
 - Brick Color Tone: Cajun Red SW0008
- Letter Style: **Arial Rounded MT Bold**



DESIGNERS • BUILDERS • INSTALLERS of interior & exterior sign systems

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Existing Freestanding Signs:



FIGURE 3: Wall Signs

2901 South Elevation – SeaTec

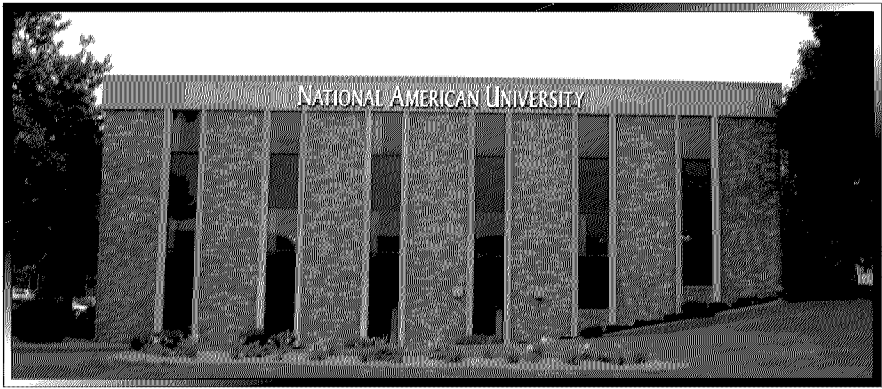


North Elevation – None existing

- 2950** South Elevation – None existing
North Elevation – None existing
- 3001** South Elevation – None existing
North Elevation – None existing
- 3050** South Elevation – None existing
North Elevation – Boyum Barenscheer
-Individual channel letters on an aluminum raceway



- 7801** East Elevation – None existing
West Elevation – None existing
North Elevation – National American University



RACEWAY MOUNTED NEON CHANNEL LETTER SET

- CHANNEL LETTERS WILL HAVE WHITE ACRYLIC FACES WITH DUKANODIC BRONZE TRIM CAP & RETURNS.
- LETTERS WILL BE ILLUMINATED WITH 15MM WHITE NEON TUBING.
- FABRICATED ALUMINUM RACEWAYS WILL BE PAINTED TO MATCH WALL.

PRINTED COLORS & GRADIENTS AS SHOWN MAY VARY FROM ACTUAL FINISHED COLOR

RACEWAY MOUNTED NEON CHANNEL LETTER SET

Lawrence Sign

1400 PINEBUSH BOULEVARD, ST. PAUL, MN 55104
WWW.LAWRENCESIGN.COM

NATIONAL AMERICAN UNIVERSITY

NATIONAL AMERICAN UNIVERSITY - BLOOMINGTON

CLIENT:

BLOOMINGTON

LOCATION:

TED KROSKA

ACCOUNT EXECUTIVE:

JOHN JASPER

DESIGNER:

NATIONAL AMERICAN UNIVERSITY - BLOOMINGTON

DESIGNING:

9-28-08

DATE:

REVISION:

X

CUSTOMER APPROVAL

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF LAWRENCE SIGN AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM LAWRENCE SIGN A SIGN MANUFACTURED ACCORDING TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USED BY YOUR COMPANY TO CONSTRUCT A SIGN SIMILAR TO THE ONE EMBODIED HEREIN IS EXPRESSLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITION OCCURS, LAWRENCE SIGN EXPECTS TO BE REIMBURSED \$2,000 IN COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS.

SCALE: 3/8" = 1'-0"

7850 East Elevation – None existing
West Elevation – None existing

7851 East Elevation – None existing
West Elevation – None existing

Building Measurements

Building Address:	7850 Metro Parkway	2950 Metro Drive	7801 Metro Parkway	7851 Metro Parkway	3050 Metro Drive	3001 Metro Drive	2901 Metro Drive
Length (e/w or n/s)	180'-1/2" (N/S)	180'-1/2" (E/W)	180'-1/2" (N/S)	180'-1/2" (N/S)	180'-1/2" (E/W)	258'4" (E/W)	258'4" (E/W)
Width	80'0" (E/W)	80'0" (N/S)	80'0" (E/W)	80'0" (E/W)	80'0" (N/S)	84'2" (N/S)	84'2" (N/S)

425 sq ft allowed for primary elevation
522.5 sq ft allowed for 3001 and 2901 primary elevation
315 sq ft for secondary elevation
353 sq ft allowed for 3001 and 2901 secondary elevation