

Riverside Station

Signage Plan

August 16, 2021

Tenant Signage

All retail tenant signage shall comply with the requirements of Section 5.2 of the Zoning Ordinance. For those purposes, the “building wall frontage” referenced in Section 5.2.8 of the Zoning Ordinance shall be construed to mean the wall frontage of the retail tenant’s portion of the building. Retail tenant signage may be externally illuminated only. Window signs shall not exceed 25% of the window area through which they are visible. On all Grove Street facades, window signs shall mean any sign visible through a window, even if placed more than 6 inches behind the window.

Wayfinding Signage

The UDC will determine the appropriate number, type, location, and size of all wayfinding signs for the Project.

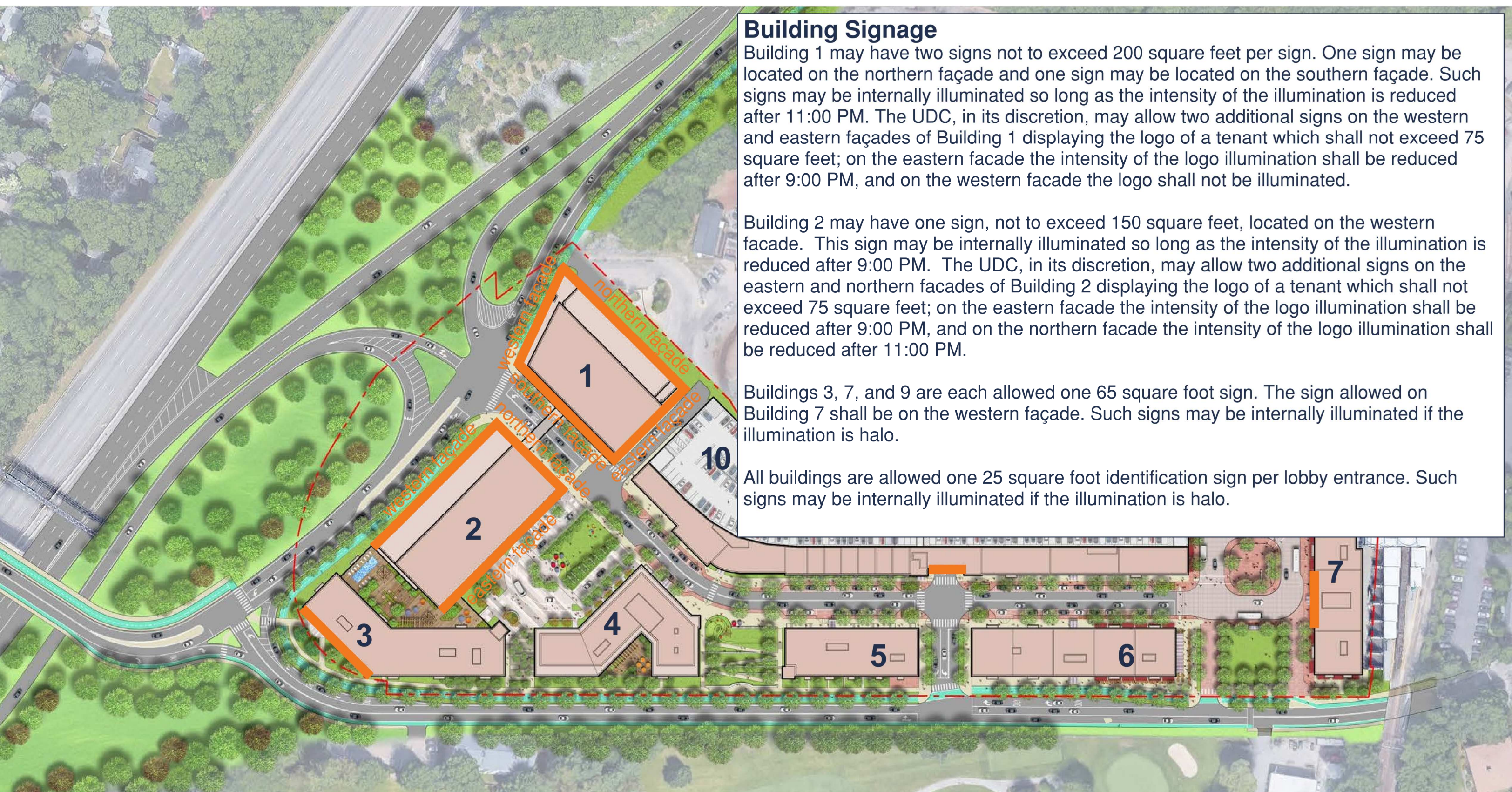
Temporary Signage

The UDC will determine the appropriate number, type, location, and size of all temporary signs for the Project.

All Signage

No sign shall have any blinking, moving, or flashing lights and no neon colors are permitted.

All final design determinations (including color and intensity of illumination) in connection with the signage program are to be made by the UDC.



Building Signage

Building 1 may have two signs not to exceed 200 square feet per sign. One sign may be located on the northern façade and one sign may be located on the southern façade. Such signs may be internally illuminated so long as the intensity of the illumination is reduced after 11:00 PM. The UDC, in its discretion, may allow two additional signs on the western and eastern façades of Building 1 displaying the logo of a tenant which shall not exceed 75 square feet; on the eastern facade the intensity of the logo illumination shall be reduced after 9:00 PM, and on the western facade the logo shall not be illuminated.

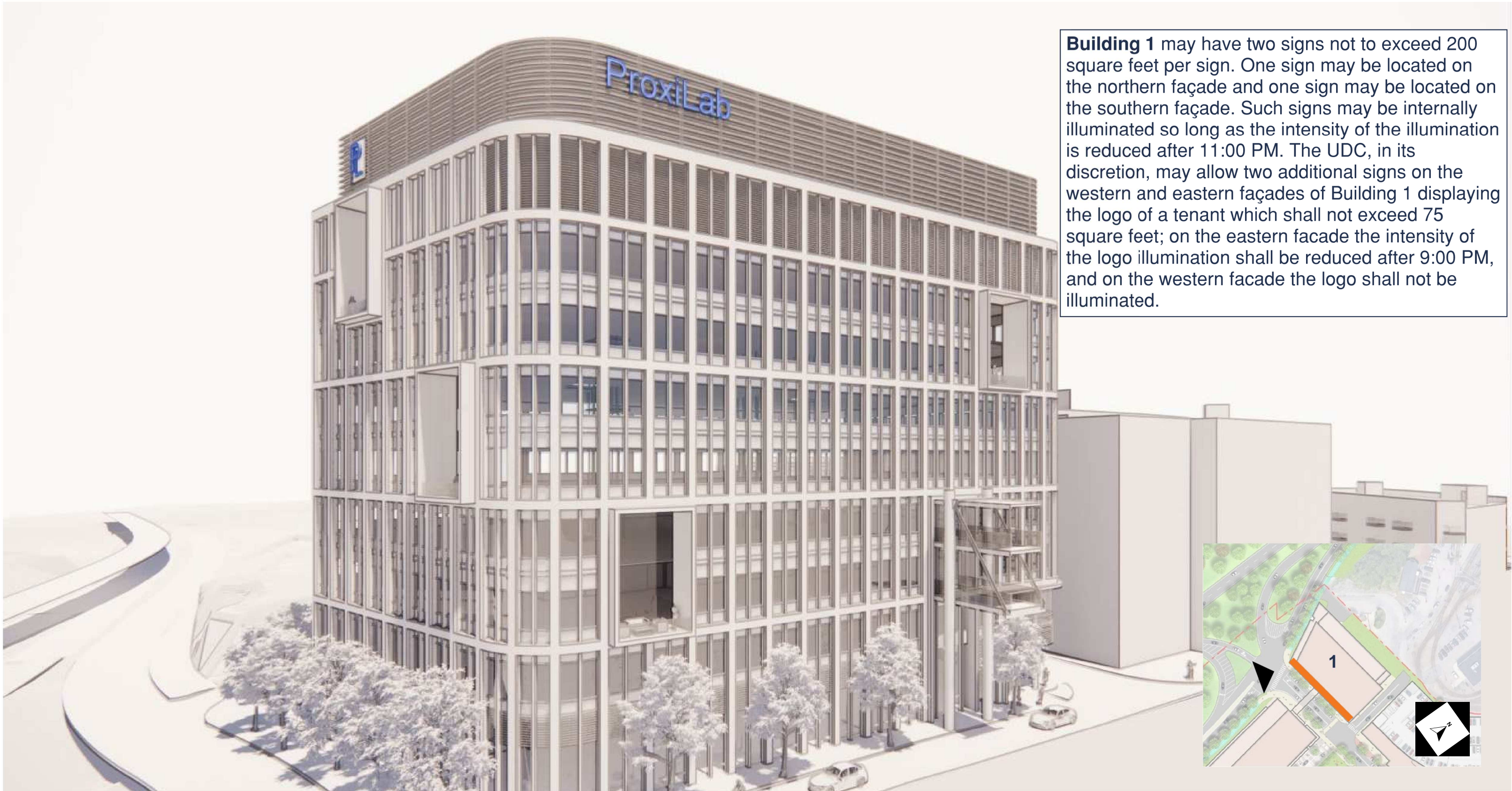
Building 2 may have one sign, not to exceed 150 square feet, located on the western facade. This sign may be internally illuminated so long as the intensity of the illumination is reduced after 9:00 PM. The UDC, in its discretion, may allow two additional signs on the eastern and northern facades of Building 2 displaying the logo of a tenant which shall not exceed 75 square feet; on the eastern facade the intensity of the logo illumination shall be reduced after 9:00 PM, and on the northern facade the intensity of the logo illumination shall be reduced after 11:00 PM.

Buildings 3, 7, and 9 are each allowed one 65 square foot sign. The sign allowed on Building 7 shall be on the western façade. Such signs may be internally illuminated if the illumination is halo.

All buildings are allowed one 25 square foot identification sign per lobby entrance. Such signs may be internally illuminated if the illumination is halo.

Signage Plan





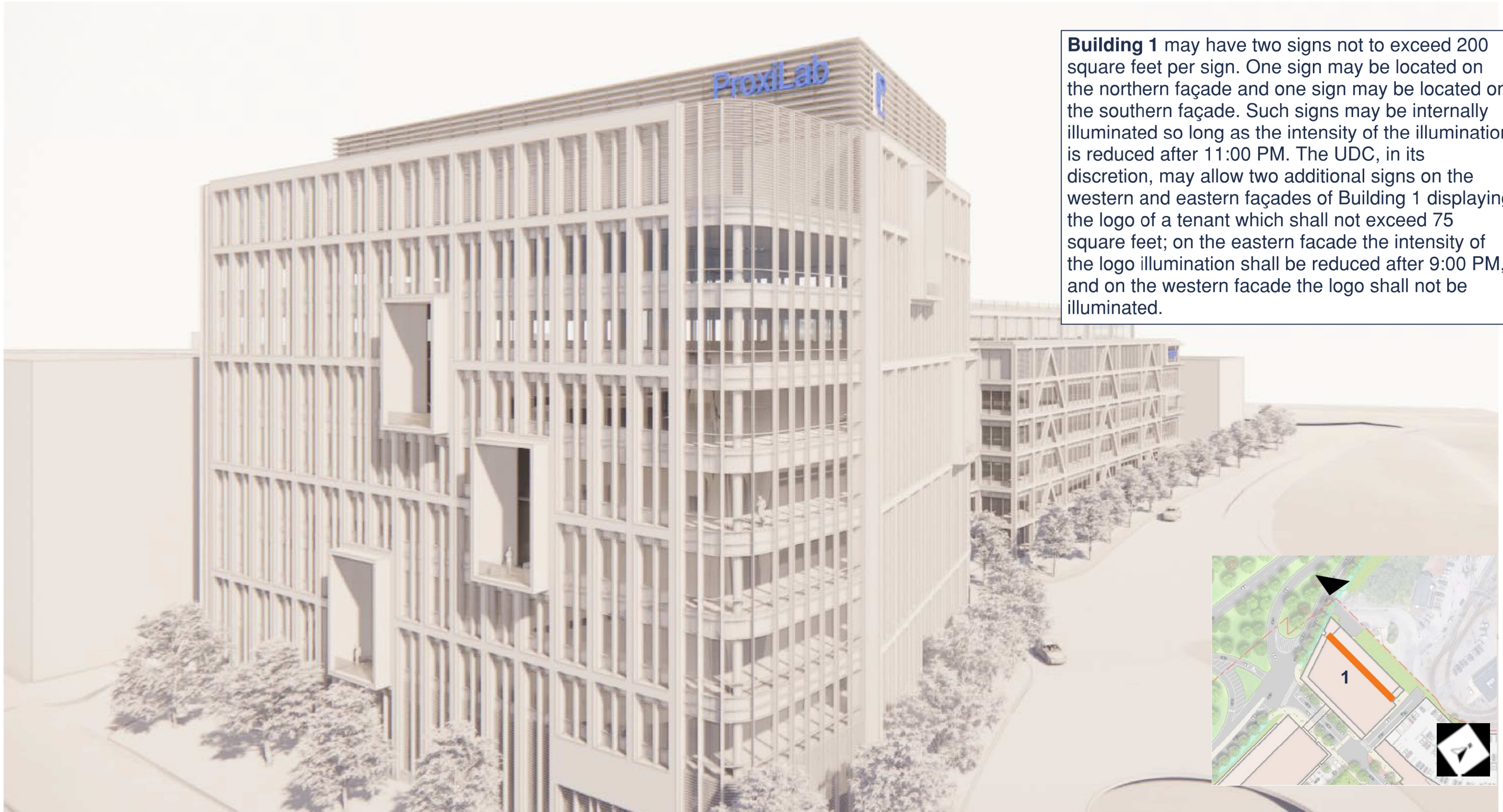
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For illustrative purposes only.

Building 1 - Southern Facade

ELKUS | MANFREDI
ARCHITECTS

MARK
DEVELOPMENT

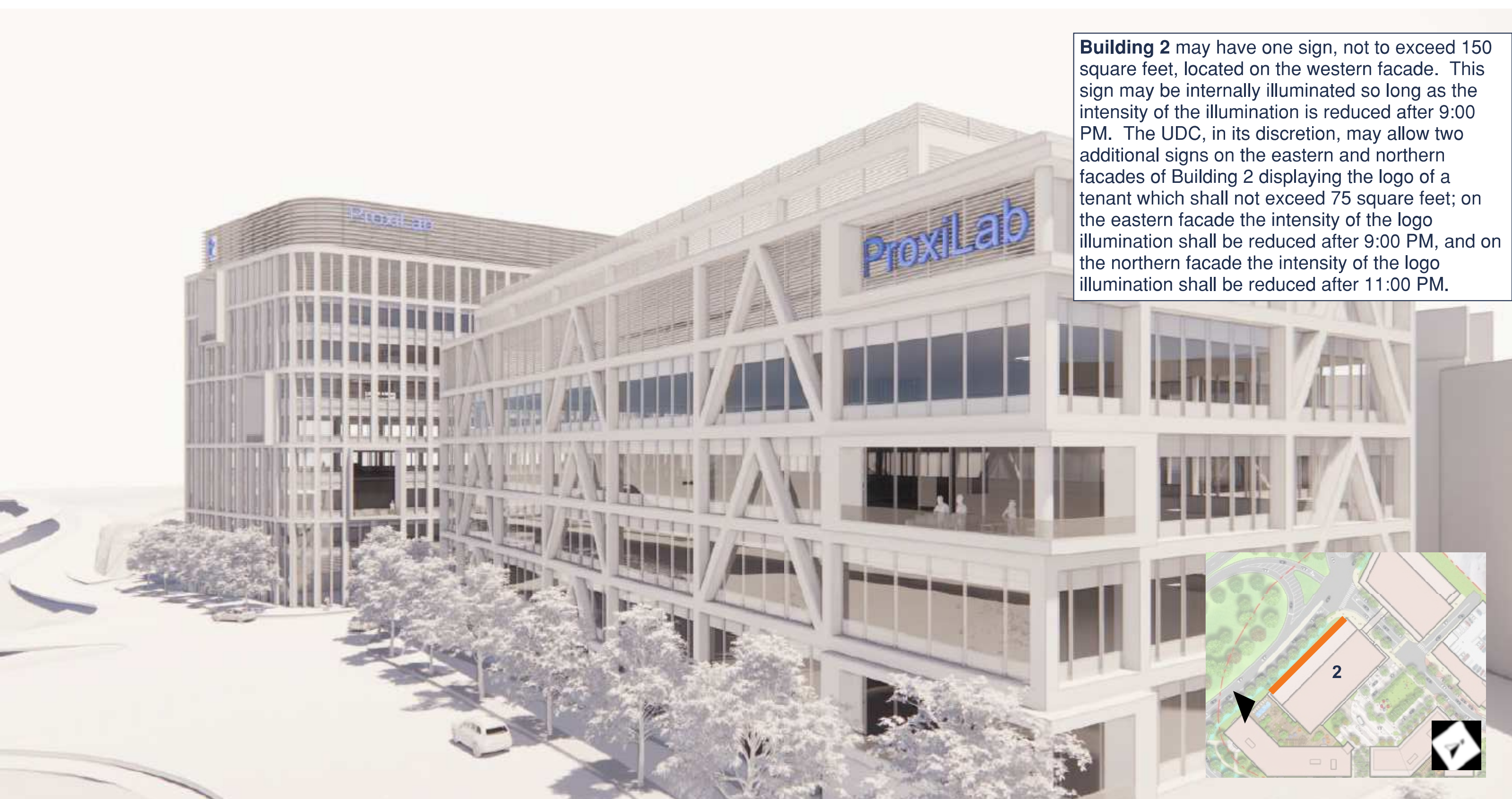


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Building 1 - Northern Facade

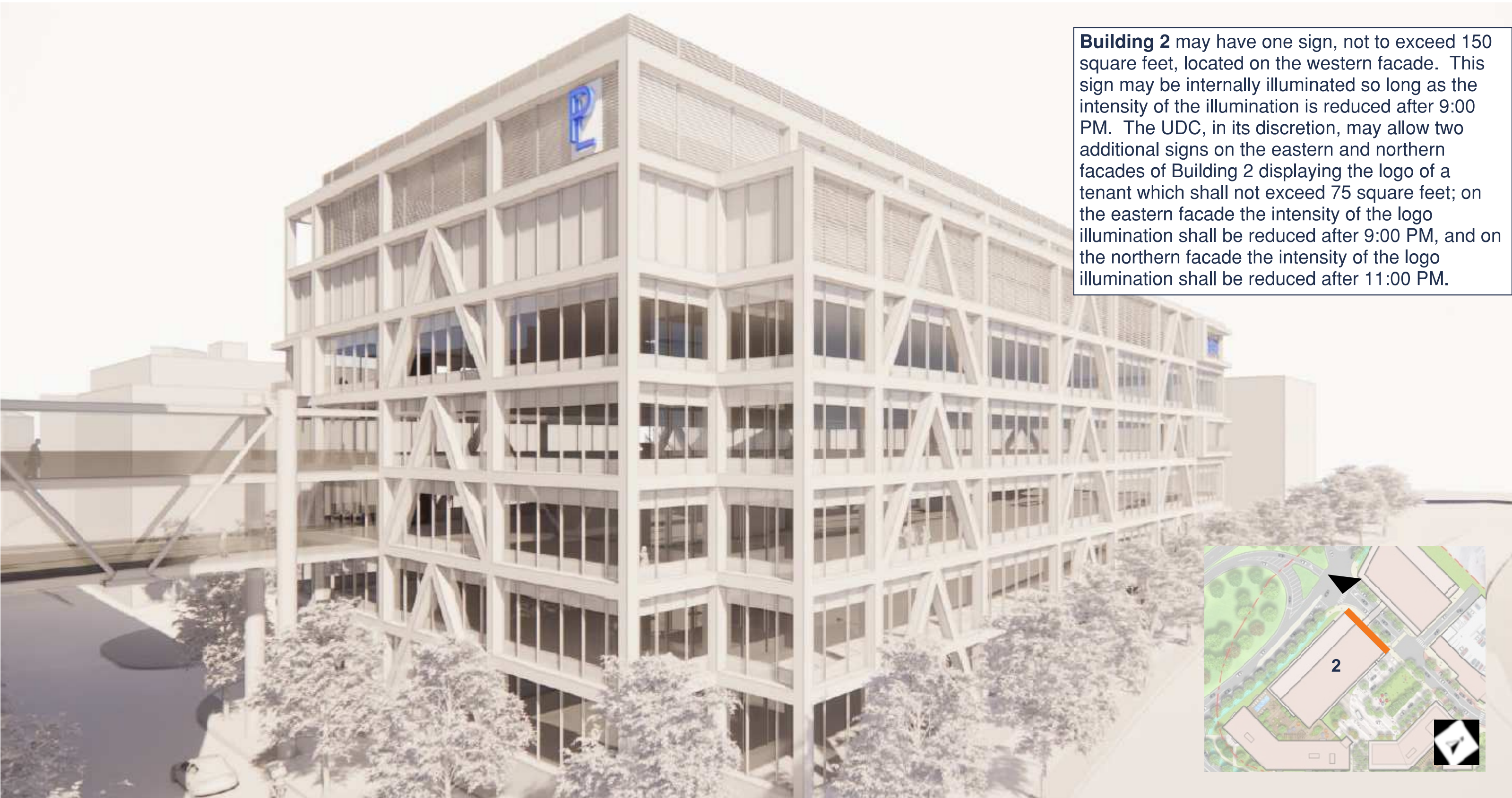
Building 2 may have one sign, not to exceed 150 square feet, located on the western facade. This sign may be internally illuminated so long as the intensity of the illumination is reduced after 9:00 PM. The UDC, in its discretion, may allow two additional signs on the eastern and northern facades of Building 2 displaying the logo of a tenant which shall not exceed 75 square feet; on the eastern facade the intensity of the logo illumination shall be reduced after 9:00 PM, and on the northern facade the intensity of the logo illumination shall be reduced after 11:00 PM.



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Building 2 - Western Facade

Building 2 may have one sign, not to exceed 150 square feet, located on the western facade. This sign may be internally illuminated so long as the intensity of the illumination is reduced after 9:00 PM. The UDC, in its discretion, may allow two additional signs on the eastern and northern facades of Building 2 displaying the logo of a tenant which shall not exceed 75 square feet; on the eastern facade the intensity of the logo illumination shall be reduced after 9:00 PM, and on the northern facade the intensity of the logo illumination shall be reduced after 11:00 PM.

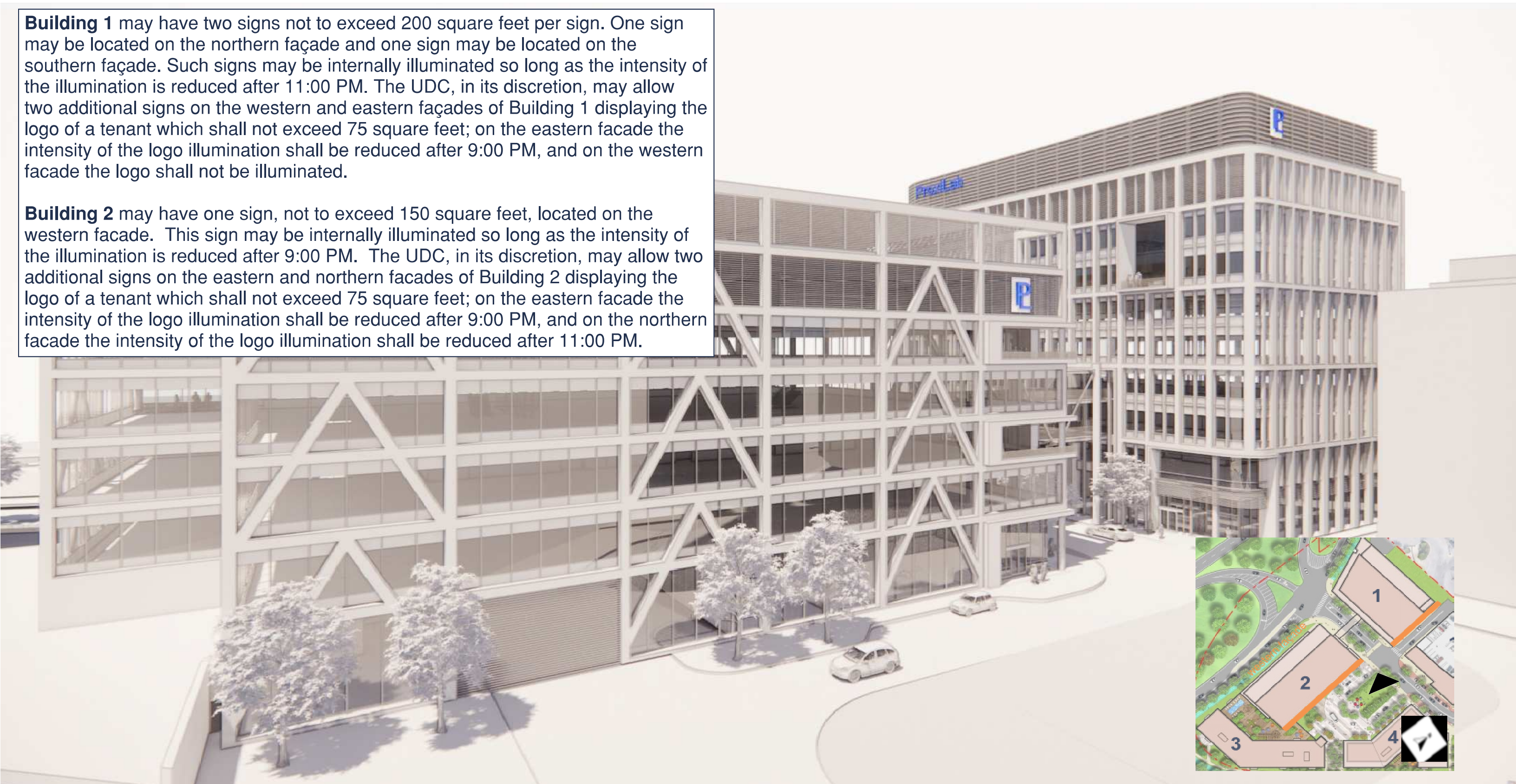


For illustrative purposes only.

Building 2 - Northern Facade

Building 1 may have two signs not to exceed 200 square feet per sign. One sign may be located on the northern façade and one sign may be located on the southern façade. Such signs may be internally illuminated so long as the intensity of the illumination is reduced after 11:00 PM. The UDC, in its discretion, may allow two additional signs on the western and eastern façades of Building 1 displaying the logo of a tenant which shall not exceed 75 square feet; on the eastern facade the intensity of the logo illumination shall be reduced after 9:00 PM, and on the western facade the logo shall not be illuminated.

Building 2 may have one sign, not to exceed 150 square feet, located on the western facade. This sign may be internally illuminated so long as the intensity of the illumination is reduced after 9:00 PM. The UDC, in its discretion, may allow two additional signs on the eastern and northern facades of Building 2 displaying the logo of a tenant which shall not exceed 75 square feet; on the eastern facade the intensity of the logo illumination shall be reduced after 9:00 PM, and on the northern facade the intensity of the logo illumination shall be reduced after 11:00 PM.



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Building 1 & 2 - Eastern Facade

Building 1 may have two signs not to exceed 200 square feet per sign. One sign may be located on the northern façade and one sign may be located on the southern façade. Such signs may be internally illuminated so long as the intensity of the illumination is reduced after 11:00 PM. The UDC, in its discretion, may allow two additional signs on the western and eastern façades of Building 1 displaying the logo of a tenant which shall not exceed 75 square feet; on the eastern facade the intensity of the logo illumination shall be reduced after 9:00 PM, and on the western facade the logo shall not be illuminated.

Building 2 may have one sign, not to exceed 150 square feet, located on the western facade. This sign may be internally illuminated so long as the intensity of the illumination is reduced after 9:00 PM. The UDC, in its discretion, may allow two additional signs on the eastern and northern façades of Building 2 displaying the logo of a tenant which shall not exceed 75 square feet; on the eastern facade the intensity of the logo illumination shall be reduced after 9:00 PM, and on the northern facade the intensity of the logo illumination shall be reduced after 11:00 PM.



Building 2

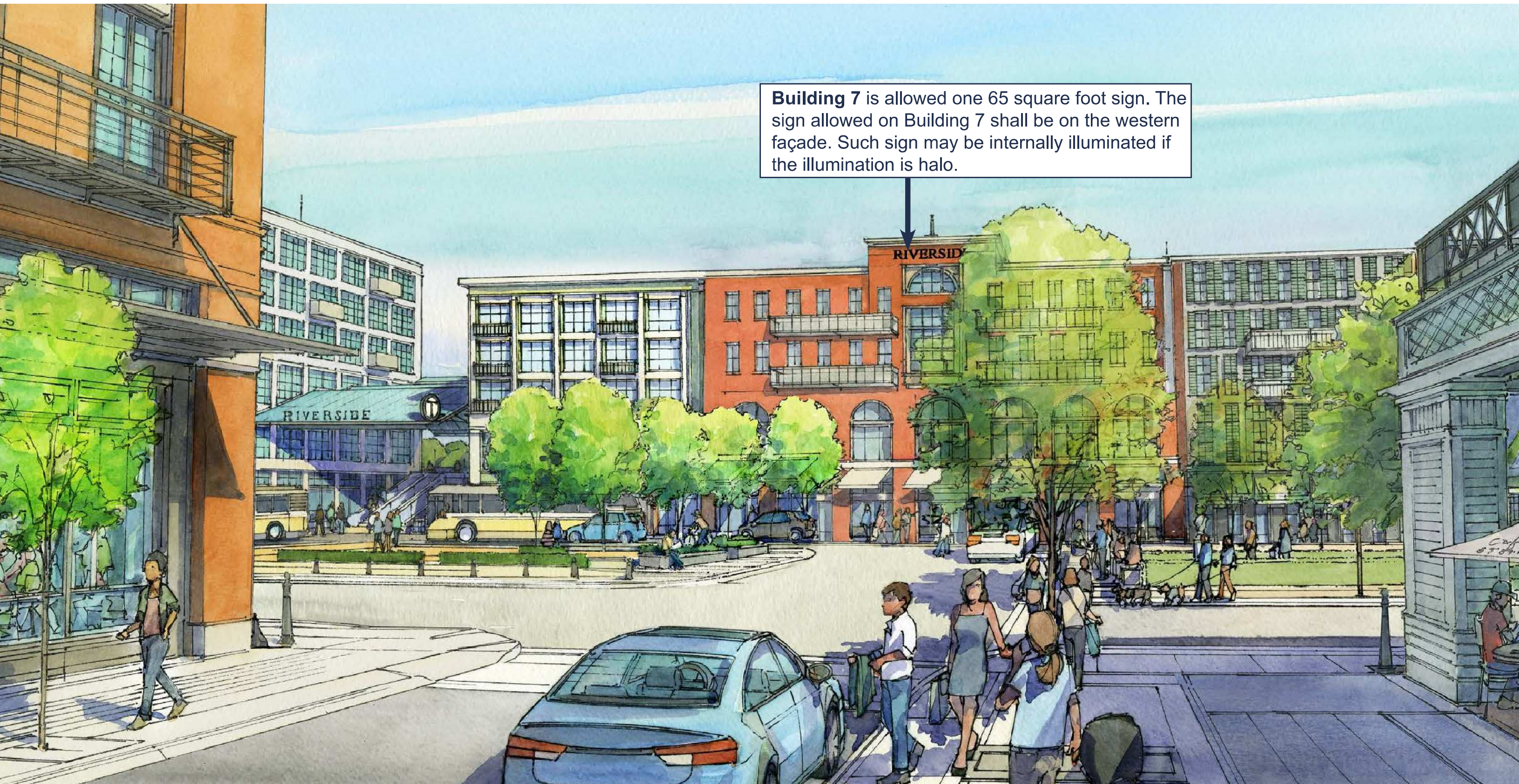
For illustrative purposes only.



Buildings 3 is allowed one 65 square foot sign. Such sign may be internally illuminated if the illumination is halo.

For illustrative purposes only.

Building 3



Building 7 is allowed one 65 square foot sign. The sign allowed on Building 7 shall be on the western façade. Such sign may be internally illuminated if the illumination is halo.

For illustrative purposes only.

Building 7



Buildings 9 is allowed one 65 square foot sign. Such sign may be internally illuminated if the illumination is halo.

For illustrative purposes only.

Building 9