TO: Distribution List

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Department of Planning and Development

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. CSP 2016-HM-035/CSPA 2009-HM-019-03 (Comstock Reston Station Holdings, LC)

MEMORANDUM

DATE: 6/8/2021

Memo Includes Full-Size Development Plans for Noted (✓) Addressees: Yes ☐ No ☐

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by (7/7/2021) to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addresses

1. VDOT
   Attn: Sid Siddiqui
2. Fire Prevention Div
   Plans Review Section
   Attn: Mike Paruti
3. Planning Commission
   Attn: Elizabeth Hagg
   "CRD/CRA only"
4. DPD-Community Revitalization
   Attn: Suzianne Battista
   "Reston or Tysons only"
5. DPD-Urban Centers Section
   Attn: Paul Fernandes

Fairfax County Public Schools
Facilities & Transportation Svcs
Attn: Greg Bokan

Fairfax County Water Authority
Planning & Engineering Div.
Manager, Planning Dept.
Attn: Greg Prelewicz

Dept. of Housing & Comm. Dev.
Housing Development Div.
Housing Development Officer
Attn: Abdirazak Hamud

Fairfax County Park Authority
Planning & Development Div.
Plan Review Coordinator
Attn: Lynne Johnson 4th fl.

Northern Va Soil and Water Conservation District
Attn: Willie Woode

Dept. of Health
Div. of Environmental Health
Technical Review and Information Resources
Attn: Kevin Wastler

Fairfax County Public Schools
Facilities & Transportation Svcs
Office of Design & Construction Services
Attn: Eric Brunner

Fire & Rescue Dept.
Information & Technology
Attn: Eric Fisher

Virginia Department of Forestry
Forester
Attn: Jim Mc Glone

Information Addresses

Planning Commission
Executive Director
Attn: Jill Cooper

Economic Dev. Authority
Director, Real Estate Services
Attn: Curtis Hoffman

Clerk to Board of Supervisors
Attn: Jill Cooper

County of Fairfax, Virginia

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Department of Planning and Development
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia, 22035-5509
Phone: 703 324-1290 / Fax: 703 324-3924
www.fairfaxcounty.gov/planning-development/
ZONING APPLICATION

APPLICATION TYPE(S): RZ □ PCA □ FDP □ CDPA □ FDPA □ DPA □ CP □ CPA □ PRC □ PRCA □ CSP □ CSPA □ AA □ AF □ AR □

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

(We), Comstock Reston Station Holdings, LC the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the PDC District to the PDC District.

☐ (PCA) This application proposes to amend the proffers approved pursuant to (case) in order to permit

Is this a partial PCA? (Y/N) If Yes, please identify affected acreage:

TAX MAP PARCEL(S):

017-4 ((01)) 0017B, 017-4 ((01)) 0014A, 017-4 ((01)) 0020, 017-4 ((01)) 0017D

TOTAL ACREAGE: 7.85 CURRENT ZONING DISTRICT: PDC

LEGAL DESCRIPTION: Deed Book: 25297, 22548, 25297, 26285 Page No.: 1754, 0224, 1754, 0442

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

1830 Wiehle Avenue, Reston, VA 20190

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

SOUTH SIDE OF SUNSET HILLS ROAD AND WEST OF WIEHLE AVENUE

EXISTING USE: Mixed Use PROPOSED USE: Mixed Use

MAGISTERIAL DISTRICT: Hunter Mill OVERLAY DISTRICT(S): N/A

Waiver/Modification of Submission Requirements Requested: □

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name: SUSAN EMBREY Agent Name: SAMANTHA STEKETEE, COOLEY LLP

Address: 1900 RESTON METRO PLAZA, 10TH FLOOR Address: 11951 FREEDOM DRIVE, SUITE 1400


Phone Number: (W): 703-230-1287 (C): Phone Number: (W): 703-456-8675 (C):

E-mail: SSEMBREY@COMSTOCKCOMPANIES.COM E-mail: SSSTEKETEE@COOLEY.COM

Signature: Date: 5-19-21

DO NOT WRITE IN THIS SPACE

Date Application Accepted: 6/12/2021 Application Fee Paid: $ 9260
ZONING APPLICATION

APPLICATION TYPE(S): RZ  PCA  FDP  CDPA  FDPA  DPA  CP  CPA  PRC  PRCA  CSP  CSPA  AA  AF  AR  (Staff will assign)

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

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☐ (PCA) This application proposes to amend the proffers approved pursuant to (case) in order to permit ________________________________

Is this a partial PCA? (Y/N) If Yes, please identify affected acreage: ________________________________

TAX MAP PARCEL(S):
017-4 ((01)) 0017E, 017-4 ((01)) 0017L1-L6, 017-4 ((24)) 0003

TOTAL ACREAGE: 9.91

CURRENT ZONING DISTRICT: PDC

LEGAL DESCRIPTION: Deed Book: 26102, 11156, N/A, 11293 Page No.: 0115, 1979, N/A, 0644

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):
1860 Wiehle Avenue, Reston, VA 20190
1886 Metro Center Drive, Reston, VA 20190

ADVERTISING DESCRIPTION: (Ex. North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)
SOUTH SIDE OF SUNSET HILLS ROAD AND WEST OF WIEHLE AVENUE

EXISTING USE: Mixed Use

PROPOSED USE: Mixed Use

MAGISTERIAL DISTRICT: Hunter Mill

OVERLAY DISTRICT(S): N/A

Waiver/Modification of Submission Requirements Requested: ☐

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.
The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name: SUSAN EMBREY
Agent Name: SAMANTHA STEKETEE, COOLEY LLP

Address: 1900 RESTON METRO PLAZA, 10TH FLOOR
City: RESTON State: VA Zip: 20190
Street: 11951 FREEDOM DRIVE, SUITE 1400
City: RESTON State: VA Zip: 20190

Phone Number: (W): 703-230-1287 (C): (W): 703-456-8675 (C):
E-mail: SEMBREY@COMSTOCKCOMPANIES.COM E-mail: SSTEKETEE@COOLEY.COM

Signature: Agent Date: 5-19-21

DO NOT WRITE IN THIS SPACE

Date Application Accepted: 5/2/2021 Application Fee Paid: $4130
Comprehensive Sign Plan
CSP 2016-HM-035

Applicant: COMSTOCK RESTON STATION HOLDINGS, LC
Accepted: 06/03/2021
Proposed: ESTABLISH A COMPREHENSIVE SIGN PLAN
Area: 7.85 AC; DISTRICT - HUNTER MILL
Zoning Dist Sect: SOUTH SIDE OF SUNSET HILLS ROAD AND WEST OF WIEHLE AVENUE
Located: PDC
Overlay Dist: 017-4- /01/ /0014A /01/ /0017B
Map Ref Num: /01/ /0017D /01/ /0020

Map Ref Num: Overlay Dist: Proposed: Accepted: Applicant:

Metro Center Dr.
Sunset Hills Rd.
Reston Station Blvd.
Wiehle Ave.
Comprehensive Sign Plan Amendment
CSPA 2009-HM-019-03

Applicant: COMSTOCK RESTON STATION HOLDINGS, LC
Accepted: 06/03/2021
Proposed: AMENDMENT TO COMPREHENSIVE SIGN PLAN CSP 2009-HM-019
Area: 9.91 AC; DISTRICT - HUNTER MILL
Located: SOUTH SIDE OF SUNSET HILLS ROAD AND WEST OF WIEHLE AVENUE
Zoning: PDC
Overlay Dist: Map Ref Num: 017-4/-01/ /0017E /01/ /0017L1 /01/ /0017L2 /01/ /0017L3 /01/ /0017L4 /01/ /0017L5 /01/ /0017L6 017-4/-24/ /003
# Comprehensive Sign Plan

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INTRODUCTION

The success of the Reston Station neighborhood hinges on the creation of a distinctive identity and the users’ ability to navigate the project. Having completed the entitlements for the development programs at Reston Station and Reston Station Promenade, this Comprehensive Sign Plan and Comprehensive Sign Plan amendment (collectively, the “CSPA”) unites the two most significant mixed-use developments at Reston Station, resulting in the creation of a dynamic, one-of-a-kind transit-oriented neighborhood as first envisioned by the Applicant and the County. The signage proposed is meant to facilitate and integrate vehicular, bicycle and pedestrian movements within the transit station area while still being flexible enough to accommodate multiple uses within the same building, changing tenant mixes, fluctuating market conditions and periodic renovations over the life of the Project. As such, while the CSPA establishes limits for the quantity and signage are allowed within the Project and the guidelines govern its quality and character, the renderings are illustrative only and the signage locations are approximate and may be adjusted at the time of final design and over time.

I. The Project

For this CSPA, the design guidelines (the “Guidelines”) set out below apply to all signage for the mixed-use development collectively known as the “Reston Station Neighborhood” approved by the Fairfax County Board of Supervisors (the “Board”) pursuant to:

- CDPA/FDPA 2009-HM-019 and PCA 2009-HM-019-02 (as amended from time to time, the “Reston Station Zoning Approvals”) for the property identified on the Fairfax County Tax Map as 17-4 (i) 17E, 17-4 (i) 24a 3 and 17-4 (i) 17L1 through 17L6 (the “Reston Station Property”); and
- PCA/CDPA/FDPA 2016-HM-055 (as amended from time to time, the “Promenade Zoning Approvals”) for the property identified on the Fairfax County Tax Map as 17-4 (i) 1AA, 17-4 (i) 20, 17-4 (i) 17B, and 17-4 (i) 17D (the “Reston Station Property”) (the Reston Station Property and Promenade Property are collectively the “Property”).

The design of the Project (including but not limited to features such as the building footprints, building elevations, or the locations of uses that may be shown herein) may change pursuant to further zoning amendments to the Reston Station Zoning Approvals and/or Promenade Zoning Approvals without the need for a further CSPA.

The Reston Station logo will be used in various colors, forms, and sizes throughout the Property. The typeface, shape, colors and other aspects of the logo may be modified in the future subject to market conditions.

II. The Design Guidelines

All signs may be illuminated. Lighting may be by external illumination including ground mounted uplights, sign mounted downlights, neon, or internal illumination, but shall not be blinding, fluctuating, flashing or moving. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance.

Except as otherwise provided in the Destination Tenant section of this CSPA each use in a mixed-use building(s) will be permitted up to the quantity and area of signs as specified for that use within this CSPA. The total quantity and area of signs for mixed-use buildings shall be the sum permitted for each use.

Non-rectangular signs are measured in accordance with Section 12-201 of the Fairfax County Zoning Ordinance: “is that area within a single continuous rectilinear perimeter of not more than 8 straight lines intersecting at right angles, which encloses the outer limits of all words, representations, symbols and/or pictorial elements, together with all material, color, and/or lighting forming an integral part of the display or used to differentiate the sign from the background against which it is placed.”

Tenants may incorporate their logo into the floor or pavement for their entrance area or vestibule. These logos shall not count as signs. Building addresses and suite numbers may be similarly located in the floor and/or hardcore at building entrances.

Signs larger than 12 inches in cross-section or diameter may be located inside the corner lot triangle in accordance with the waiver of Section 2-505 of the Zoning Ordinance approved by the Board on September 24, 2013.

III. Exclusions

Signs that display both tenant logos/symbols and directional information for the convenience of the public, directional information (including directional arrows and symbols, parking identification, street identification, building identification, restroom identification, public telephones, freight entrances, etc.) shall not be included in the sign area noted in the CSPA.

Certain building-mounted signs are required by various federal, state and local codes, including ADA regulatory signs, fire control information, utility placards, etc. These signs will be provided by the Applicant as required, but may not be shown in the CSPA.

Notwithstanding the number of signs shown in this CSPA, the Applicant shall have no obligation to construct every sign shown nor to the maximum sizes indicated.
Reston Station Zoning Approvals = Reston Metro Plaza District and West District
Promenade Zoning Approvals = Reston Row District
### Project Branding, Placemaking, Seasonal and Destination Tenant Signage Matrix

<table>
<thead>
<tr>
<th>Page</th>
<th>Land Use/Sign Category</th>
<th>Maximum Area per sign (sf)</th>
<th>Maximum Number of Signs</th>
<th>Maximum Aggregate Sign Area (sf)</th>
<th>Type Permitted</th>
<th>By Right Signage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROJECT BRANDING</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>A1 - Building Mounted Project Identity</td>
<td>2,100 sf</td>
<td>1</td>
<td>2,100 sf</td>
<td>Building Mounted</td>
<td>80 sf per use (one sign)</td>
</tr>
<tr>
<td>15</td>
<td>A2 - Small Scale Building Identity</td>
<td>330 sf</td>
<td>6</td>
<td>1,980 sf</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>16</td>
<td>A3 - Garage Screening Identity</td>
<td>515 sf</td>
<td>6</td>
<td>3,090 sf</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>17</td>
<td>A4 - Primary Pylon Identity</td>
<td>65 sf</td>
<td>4</td>
<td>260 sf</td>
<td>Freestanding</td>
<td>N/A</td>
</tr>
<tr>
<td>18</td>
<td>A5 - Secondary Pylon Identity</td>
<td>30 sf</td>
<td>5</td>
<td>150 sf</td>
<td>Freestanding</td>
<td>N/A</td>
</tr>
<tr>
<td>19</td>
<td>A6 - Tenant Wall**</td>
<td>325 sf</td>
<td>1</td>
<td>325 sf</td>
<td>Freestanding</td>
<td>N/A</td>
</tr>
<tr>
<td>20</td>
<td>A7 - Window Displays</td>
<td>1,000 sf</td>
<td>14</td>
<td>14,000 sf</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>21</td>
<td>A8 - Sidewalk Sign</td>
<td>8 sf</td>
<td>22</td>
<td>176 sf</td>
<td>Freestanding</td>
<td>N/A</td>
</tr>
<tr>
<td>22</td>
<td>A9 - Building Addresses</td>
<td>15 sf</td>
<td>2 per building</td>
<td>330 sf</td>
<td>Building Mounted</td>
<td>2 sf per sign</td>
</tr>
<tr>
<td>23</td>
<td>A10 - Building Banners</td>
<td>N/A</td>
<td>10</td>
<td>N/A</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>PLACEMAKING</strong></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>B1 - Project Digital Pylon</td>
<td>110 sf</td>
<td>2</td>
<td>220 sf</td>
<td>Freestanding</td>
<td>N/A</td>
</tr>
<tr>
<td>26</td>
<td>B2 - Digital Pylon</td>
<td>85 sf</td>
<td>16</td>
<td>1,360 sf</td>
<td>Freestanding</td>
<td>N/A</td>
</tr>
<tr>
<td>27</td>
<td>B3 - Digital Monument - Primary</td>
<td>170 sf</td>
<td>1</td>
<td>170 sf</td>
<td>Freestanding</td>
<td>N/A</td>
</tr>
<tr>
<td>28</td>
<td>B4 - Digital Monument - Secondary</td>
<td>135 sf</td>
<td>2</td>
<td>270 sf</td>
<td>Freestanding</td>
<td>N/A</td>
</tr>
<tr>
<td>29, 30</td>
<td>B5 - Media Display</td>
<td>See table, page 29</td>
<td>3</td>
<td>16,906 sf</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>SEASONAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>C1 - Pop-Up Signage</td>
<td>5 sf</td>
<td>1 per tenant</td>
<td>N/A</td>
<td>Seasonal</td>
<td>N/A</td>
</tr>
<tr>
<td>33</td>
<td>C2 - Light Pole Banners</td>
<td>8 sf</td>
<td>2 per pole</td>
<td>N/A</td>
<td>Seasonal</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>DESTINATION TENANT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>D1 - Wall Sign*</td>
<td>400 sf</td>
<td>10</td>
<td>4,000 sf</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
</tbody>
</table>

* Destination Tenant signage may supplement the signage allocated to each Destination Tenant in the section of this CSPA dedicated to its use.

** Tenant Wall signage may supplement the signage allocated to each tenant in the section of this CSPA dedicated to its use.
## Office, Hotel and Residential Signage Matrix

### Office Signs

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<tr>
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<th>Maximum Number of Signs</th>
<th>Maximum Aggregate Sign Area (sf)</th>
<th>Type Permitted</th>
<th>By Right Signage</th>
</tr>
</thead>
<tbody>
<tr>
<td>37</td>
<td>E1 - Office Entry Sign</td>
<td>55</td>
<td>1 per entrance (max 4 per building)</td>
<td>220 sf per building</td>
<td>Building Mounted</td>
<td>1.5 SF per linear foot of frontage; Max 200 SF per sign</td>
<td></td>
</tr>
<tr>
<td></td>
<td>E2 - Office Wall Sign</td>
<td>Trophy 600 sf</td>
<td>8 per building</td>
<td>4,800 sf per building</td>
<td>Building Mounted</td>
<td>1.5 SF per linear foot of frontage; Max 200 SF per sign</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tier 1 450 sf</td>
<td>8 per building</td>
<td>3,600 sf per building</td>
<td>Building Mounted</td>
<td>1.5 SF per linear foot of frontage; Max 200 SF per sign</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tier 2 100 sf</td>
<td>8 per building</td>
<td>800 sf per building</td>
<td>Building Mounted</td>
<td>1.5 SF per linear foot of frontage; Max 200 SF per sign</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tier 3 85 sf</td>
<td>16 per building</td>
<td>1,360 sf per building</td>
<td>Building Mounted</td>
<td>1.5 SF per linear foot of frontage; Max 200 SF per sign</td>
<td></td>
</tr>
<tr>
<td>39</td>
<td>E3 - Office Pylon</td>
<td>45</td>
<td>1 per building</td>
<td>45 sf per building</td>
<td>Freestanding</td>
<td>80 sf per use (one sign)</td>
<td></td>
</tr>
</tbody>
</table>

### Hotel Signs

<table>
<thead>
<tr>
<th>Page</th>
<th>Land Use/Sign Category</th>
<th>Sign Category</th>
<th>Maximum Area per sign (sf)</th>
<th>Maximum Number of Signs</th>
<th>Maximum Aggregate Sign Area (sf)</th>
<th>Type Permitted</th>
<th>By Right Signage</th>
</tr>
</thead>
<tbody>
<tr>
<td>41</td>
<td>F1 - Hotel Entry Sign</td>
<td>55</td>
<td>1 per entrance (max 4 per building)</td>
<td>220 sf per building</td>
<td>Building Mounted</td>
<td>1.5 SF per linear foot of frontage; Max 200 SF per sign</td>
<td></td>
</tr>
<tr>
<td>42</td>
<td>F2 - Hotel Wall Sign</td>
<td>Primary 400 sf</td>
<td>2 per building</td>
<td>800 sf per building</td>
<td>Building Mounted</td>
<td>1.5 SF per linear foot of frontage; Max 200 SF per sign</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Secondary 100 sf</td>
<td>1 per building</td>
<td>100 sf per building</td>
<td>Building Mounted</td>
<td>1.5 SF per linear foot of frontage; Max 200 SF per sign</td>
<td></td>
</tr>
<tr>
<td>43</td>
<td>F3 - Monument Sign</td>
<td>125</td>
<td>4 per building</td>
<td>500 sf per building</td>
<td>Freestanding</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>44</td>
<td>F4 - Directional Sign</td>
<td>35</td>
<td>6 per building</td>
<td>210 sf per building</td>
<td>Freestanding</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

### Residential Signs

<table>
<thead>
<tr>
<th>Page</th>
<th>Land Use/Sign Category</th>
<th>Sign Category</th>
<th>Maximum Area per sign (sf)</th>
<th>Maximum Number of Signs</th>
<th>Maximum Aggregate Sign Area (sf)</th>
<th>Type Permitted</th>
<th>By Right Signage</th>
</tr>
</thead>
<tbody>
<tr>
<td>46</td>
<td>G1 - Residential Identity</td>
<td>170</td>
<td>2 per building</td>
<td>340 sf per building</td>
<td>Building Mounted</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>47</td>
<td>G2 - Residential Entry Identity</td>
<td>20</td>
<td>1 per entrance (max 4 per building)</td>
<td>80 sf per building</td>
<td>Building Mounted</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>48</td>
<td>G3 - Residential Building Identity</td>
<td>115</td>
<td>1 per entrance (max 4 per building)</td>
<td>460 sf per building</td>
<td>Building Mounted</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>49</td>
<td>G4 - Residential Blade Identity</td>
<td>30 (per side)</td>
<td>1 per building</td>
<td>60 sf per building</td>
<td>Building Mounted</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>G5 - Residential Monument</td>
<td>35</td>
<td>1 per building</td>
<td>35 sf per building</td>
<td>Freestanding</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>
**Commercial/Retail Signage Matrix**

<table>
<thead>
<tr>
<th>Page</th>
<th>Land Use/Sign Category</th>
<th>Maximum Area per sign (sf)</th>
<th>Maximum Number of Signs</th>
<th>Maximum Aggregate Sign Area (sf)</th>
<th>Type Permitted</th>
<th>By Right Signage</th>
</tr>
</thead>
<tbody>
<tr>
<td>53</td>
<td>H1 - Tenant Wall Sign</td>
<td>See table, page 52</td>
<td>1 per tenant's exterior wall</td>
<td>-</td>
<td>Building Mounted</td>
<td>1.5 SF per linear foot of frontage; Max 200 SF per sign</td>
</tr>
<tr>
<td>54</td>
<td>H2 - Tenant Awning Sign</td>
<td>See table, page 52</td>
<td>1 per tenant's exterior wall</td>
<td>-</td>
<td>Building Mounted</td>
<td>1.5 SF per linear foot of frontage; Max 200 SF per sign</td>
</tr>
<tr>
<td>55</td>
<td>H3 - Tenant Canopy Sign</td>
<td>See table, page 52</td>
<td>1 per tenant's exterior wall</td>
<td>-</td>
<td>Building Mounted</td>
<td>1.5 SF per linear foot of frontage; Max 200 SF per sign</td>
</tr>
<tr>
<td>56</td>
<td>H4 - Tenant Raceway Sign</td>
<td>See table, page 52</td>
<td>1 per tenant's exterior wall</td>
<td>-</td>
<td>Building Mounted</td>
<td>1.5 SF per linear foot of frontage; Max 200 SF per sign</td>
</tr>
<tr>
<td>57</td>
<td>H5 - Tenant Blade Sign</td>
<td>10 sf</td>
<td>1 per tenant's exterior wall</td>
<td>-</td>
<td>Building Mounted</td>
<td>1.5 SF per linear foot of frontage; Max 200 SF per sign</td>
</tr>
<tr>
<td>58</td>
<td>H6 - Tenant Window Sign</td>
<td>See table, page 52</td>
<td>1 per tenant's exterior wall</td>
<td>-</td>
<td>Building Mounted</td>
<td>1.5 SF per linear foot of frontage; Max 200 SF per sign</td>
</tr>
<tr>
<td>59</td>
<td>H7 - Tenant Window Screening*</td>
<td>May not exceed storefront glass area</td>
<td>Limited to Storefront Glass</td>
<td>-</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>60</td>
<td>H8 - Tenant Sidewalk Sign*</td>
<td>8 sf</td>
<td>1 per tenant's exterior wall</td>
<td>-</td>
<td>Freestanding</td>
<td>16 SF per use (one sign)</td>
</tr>
<tr>
<td>61</td>
<td>H9 - Garage Screen Tenant Panels*</td>
<td>60 sf (per tenant)</td>
<td>76</td>
<td>4,560 sf</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>62</td>
<td>H10 - Garage Tenant Blade Sign*</td>
<td>55 sf</td>
<td>2 per facade</td>
<td>110 sf</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
</tbody>
</table>

* Sign does not count towards sign calculations
<table>
<thead>
<tr>
<th>Page</th>
<th>Land Use/Sign Category</th>
<th>Maximum Area per sign (sf)</th>
<th>Maximum Number of Signs</th>
<th>Maximum Aggregate Sign Area (sf)</th>
<th>Type Permitted</th>
<th>By Right Signage</th>
</tr>
</thead>
<tbody>
<tr>
<td>64</td>
<td>I1 - Garage Entry Identity - Option A</td>
<td>130 sf</td>
<td>1 per garage entrance</td>
<td></td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>65</td>
<td>I2 - Garage Entry Identity - Option B</td>
<td>130 sf</td>
<td>1 per garage entrance</td>
<td></td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>66</td>
<td>I3 - Garage Entry Identity - Option C</td>
<td>130 sf</td>
<td>1 per garage entrance</td>
<td></td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>67</td>
<td>I4 - Garage Entry Identity - Option D</td>
<td>130 sf</td>
<td>1 per garage entrance</td>
<td></td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>68</td>
<td>I5 - Garage Entry Identity - Option E</td>
<td>130 sf</td>
<td>1 per garage entrance</td>
<td></td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>69</td>
<td>I6 - Wall Mounted Directional Plaque</td>
<td>15 sf</td>
<td>1</td>
<td>15 sf</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>70</td>
<td>I7 - Wall Directional</td>
<td>25 sf</td>
<td>18</td>
<td>450 sf</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>71</td>
<td>I8 - Wall Mounted Directional Letters</td>
<td>2 sf</td>
<td>4</td>
<td>8 sf</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>72</td>
<td>I9 - Metro Pylon</td>
<td>20 sf</td>
<td>1</td>
<td>20 sf</td>
<td>Freestanding</td>
<td>80 sf per use (one sign)</td>
</tr>
<tr>
<td>73</td>
<td>I10 - Pedestrian Directional</td>
<td>25 sf</td>
<td>14</td>
<td>280 sf</td>
<td>Freestanding</td>
<td>80 sf per use (one sign)</td>
</tr>
<tr>
<td>74</td>
<td>I11 - Pedestrian and Trail Wayfinding</td>
<td>20 sf</td>
<td>16</td>
<td>320 sf</td>
<td>Freestanding</td>
<td>N/A</td>
</tr>
<tr>
<td>75</td>
<td>I12 - Bike + Ride Directional</td>
<td>3 sf</td>
<td>1</td>
<td>3 sf</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>76</td>
<td>I13 - Bike + Ride Wall Graphic</td>
<td>230 sf</td>
<td>1</td>
<td>230 sf</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**TEMPORARY**

<table>
<thead>
<tr>
<th>Page</th>
<th>Land Use/Sign Category</th>
<th>Maximum Area per sign (sf)</th>
<th>Maximum Number of Signs</th>
<th>Maximum Aggregate Sign Area (sf)</th>
<th>Type Permitted</th>
<th>By Right Signage</th>
</tr>
</thead>
<tbody>
<tr>
<td>79</td>
<td>J1 - Construction Banners</td>
<td>80 sf</td>
<td>895</td>
<td>71,600 sf</td>
<td>Barricade Mounted</td>
<td>60 sf per lot (one sign)</td>
</tr>
<tr>
<td>80</td>
<td>J2 - Leasing Banners</td>
<td>varies</td>
<td>2 per building</td>
<td>800 sf</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
<tr>
<td>81</td>
<td>J3 - Leasing Window Graphic</td>
<td>May not exceed glass area</td>
<td>Limited to front glass</td>
<td>N/A</td>
<td>Building Mounted</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification for the project.

Material
Sign materials may include, but are not limited to acrylic, vinyl, and metal.

Illumination
The following lighting technique may be applied:
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
1

Maximum Sign Area
2,100 sf

Sign shown for illustrative purposes only. Sign location and design only depicts project identity signage. Additional Destination Signage may be provided elsewhere as noted herein. Signage subject to change during final design and engineering.
Guidelines

Purpose
To provide identification for the project or the project districts.

Material
Sign materials may include, but are not limited to acrylic, vinyl, and metal.

Illumination
The following lighting technique may be applied:
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED.

Quantity
6

Maximum Sign Area
330 sf

Note
Signs may be horizontal or vertical.
Guidelines

Purpose
To provide identification for the project

Material
Sign materials may include, but are not limited to metal, glass, acrylic, vinyl and metal.

Illumination
A combination of the following lighting techniques may be applied:
- Fluorescent or LED lighting in recesses
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
6

Maximum Sign Area
515 sf

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification for the project

Material
Sign materials may include, but are not limited to metal, glass, acrylic, vinyl, precast concrete and metal.

Illumination
A combination of the following lighting techniques may be applied:
• Fluorescent or LED lighting in recesses
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED
• Ground mounted lights for Monument Sign

Quantity
4

Maximum Sign Area
Monument Sign: 65 sf / sign double-sided (sign area calculated only using one face of the sign)

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification for the project

Material
Sign materials may include, but are not limited to metal, glass, acrylic, vinyl, precast concrete and metal.

Illumination
A combination of the following lighting techniques may be applied:
- Fluorescent or LED lighting in recesses
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED
- Ground mounted lights for Monument Sign

Quantity
5

Maximum Sign Area
Monument Sign: 30 sf / sign double-sided (sign area calculated only using one face of the sign)

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of tenants within the project. Tenant Wall signage shall be allocated to qualifying tenants by the applicant in its sole discretion and may supplement the signage allocated to each such tenant signage in the section of this CSPA dedicated to its use.

Material
Sign materials may include, but are not limited to acrylic, vinyl, precast concrete, and aluminum.

Illumination
A combination of the following lighting techniques may be applied:
- Fluorescent or LED lighting in recesses
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED
- Ground mounted lights for Monument Sign

Quantity
1

Maximum Sign Area
Monument Sign: 325 sf

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification and/or messaging for the project or its tenants.

Material
Sign materials may include, but are not limited to glass, acrylic, and vinyl.

Illumination
A combination of the following lighting techniques may be applied:
• Fluorescent or LED lighting in recesses
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
14

Maximum Sign Area
1,000 sf

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide branded graphics, tenant information, project information, or marketing information including but not limited to construction, leasing or special events. Signs may include printed graphics, text, and/or logos.

Material
Sign structure materials include metal, high-strength plastics, glass, wood and chalkboard. Sign materials include metal, acrylic and vinyl. Applications include die-cut vinyl, digitally printed vinyl and applied dimensional letters and logos.

Illumination
A combination of the following lighting techniques may be applied:
• Fluorescent or LED lighting in recesses
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
22

Maximum Sign Area
8 sf

Note:
• Minimum setback from curb: 3 feet.
Guidelines

Purpose
To provide addresses for buildings within the project.

Material
Sign materials may include, but are not limited to glass, acrylic, vinyl, and metal.

Illumination
A combination of the following lighting techniques may be applied:
- Fluorescent or LED lighting in recesses
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
2 per building at or near main entrances

Maximum Sign Area
15 sf

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide branded graphics, tenant information, project information, or marketing information including but not limited to construction, leasing or special events. Signs may include printed graphics, text, and/or logos.

Material
Sign materials may include, but are not limited to, vinyl and mesh.

Illumination
N/A

Quantity
10

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Placemaking Signage
Guidelines

**Purpose**
To provide content including, but not limited to, public art, site branding, event promotion, seasonal designs, business identification and information.

**Material**
Sign materials may include, but are not limited to acrylic, vinyl, precast concrete, and aluminum.

**Illumination**
The following lighting technique may be applied:
- Internally illuminated LED

**Quantity**
2

**Maximum Sign Area**
110 sf / sign double-sided (sign area calculated only using one face of the sign)

---

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide content including, but not limited to, public art, site branding, event promotion, seasonal designs, business identification and information.

Material
Sign materials may include, but are not limited to acrylic, vinyl, precast concrete, and aluminum.

Illumination
The following lighting technique may be applied:
• Internally illuminated LED

Quantity
16

Maximum Sign Area
85 sf / sign double-sided (sign area calculated only using one face of the sign)

Note
Sign may be horizontal or vertical.

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide content including, but not limited to, public art, site branding, event promotion, seasonal designs, business identification and information.

Material
Sign materials may include, but are not limited to acrylic, vinyl, precast concrete, and aluminum.

Illumination
The following lighting technique may be applied:
• Internally illuminated LED

Quantity
1

Maximum Sign Area
170 sf / sign double-sided (sign area calculated only using one face of the sign)

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide content including, but not limited to, public art, site branding, event promotion, seasonal designs, business identification and information.

Material
Sign materials may include, but are not limited to acrylic, vinyl, precast concrete, and aluminum.

Illumination
The following lighting technique may be applied:
• Internally illuminated LED

Quantity
2

Maximum Sign Area
135 sf / sign double-sided (sign area calculated only using one face of the sign)

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide content including, but not limited to, public art, site branding, event promotion, seasonal designs, business identification and information.

Material
Sign materials may include, but are not limited to acrylic, vinyl, and aluminum.

Illumination
The following lighting technique may be applied:
- Internally illuminated LED

<table>
<thead>
<tr>
<th>Location</th>
<th>Square Footage</th>
<th>Quantity</th>
<th>Maximum sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign 1, Plaza View</td>
<td>3610 sf</td>
<td>1</td>
<td>8615 sf</td>
</tr>
<tr>
<td>Metro View</td>
<td>3085 sf</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Plan View (Bands)</td>
<td>1920 sf</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Plan View (Columns)</td>
<td>81 sf</td>
<td>1</td>
<td>81 sf</td>
</tr>
<tr>
<td>Sign 2, Building 3</td>
<td>4600 sf</td>
<td>1</td>
<td>4600 sf</td>
</tr>
<tr>
<td>Sign 3, Building B</td>
<td>3610 sf</td>
<td>1</td>
<td>3610 sf</td>
</tr>
</tbody>
</table>

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.

* Different facades may be constructed in phases
Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.

* Different facades may be constructed in phases
Guidelines

Purpose
To provide identification for businesses in the project

Material
Sign materials may include, but are not limited to glass, acrylic, vinyl, etched wood and metal.

Illumination
N/A

Content
Business name, slogan and logotype

Quantity
1 per tenant

Maximum Sign Area
5.0 sf

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification for the project

Material
Sign materials may include, but are not limited to vinyl, etched wood and metal.

Illumination
N/A

Content
Project name, slogan and logotype

Quantity
2 per light pole

Maximum Sign Area
8 sf / sign double-sided (sign area calculated only using one face of the sign)

---

GUIDELINES
Section 5-1204(D)(7)(h), Banner Signs in PD-TRC

Purpose
Provide direction to bike, bus and rail transportation, parking, retail, office, civic entities and to identify special events and community activities.

Description
Light Pole Mounted.

Material
Sign structure, mounting hardware and background materials may include metal and acrylic. Sign materials may include, but are not limited to metal, acrylic, high-strength vinyl and polyester.

Design
Layout and design may vary so long as the maximum allowed square footage of the sign is not exceeded.

Illumination
Not illuminated.

Setback
No minimum setback.

Color
Colors are optional and may be selected for readability, contrast, visual appeal and to satisfy branding standards.

Content
Project name, project logotype and information; transportation and directional information; event graphics and information. Banner signs shall not contain specific tenant names, user names, or advertising.

Quantity
1 per one lamp post

Size
Maximum Sign Area: 8 sf.

Height
12 ft. from grade.

Addition Requirements/Information
Banner Sign shall be lamp post mounted and may contain development name and/or logo. Banner Sign may also include transit related directional information. Banner sign shall not contain specific tenant names, user names or advertising.
Guidelines

Purpose
“Destination Tenant Signage” is wayfinding/directional/identification signage for select non-office commercial tenants (the “Destination Tenants”) to direct patrons to a Destination Tenant’s location within the Project and may include signage located on structures other than the Destination Tenant’s immediate premises and/or building. Destination Tenant Signage shall be allocated to qualifying Destination Tenants by the Applicant in its sole discretion and may supplement the signage allocated to each such Destination Tenant signage in the section of this CSPA dedicated to its use.

Material
Sign materials may include, but are not limited to acrylic, vinyl, and metal.

Illumination
The following lighting technique may be applied:
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity

<table>
<thead>
<tr>
<th>Destination Sign Options</th>
<th>Quantity Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Sign</td>
<td>10</td>
</tr>
</tbody>
</table>

Maximum of 10 Destination Tenant Wall Signs in the area identified on the Location Plan below. Destination Tenant Wall Signs may not exceed 400 sf.

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Office Signage
## Guidelines

### Purpose
To provide identification of office buildings. Signs may include the building name and/or logotype.

### Material
Sign materials may include, but are not limited to metal, glass, acrylic and vinyl.

### Illumination
A combination of the following lighting techniques may be applied:
- Fluorescent or LED lighting in recesses
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED
- Ground mounted lights for Monument Sign

### Content
Building name and logotype

### Quantity
1 per main building entrance

### Maximum Sign Area
55 sf

---

![Diagram](image-url)

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of office tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to acrylic, vinyl, and metal.

Illumination
The following lighting technique may be applied:
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED.

<table>
<thead>
<tr>
<th>Office Sign Options</th>
<th>Quantity Allowed</th>
<th>Location</th>
<th>Maximum SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trophy Sign</td>
<td>2 per facade</td>
<td>Upper 75% of Building</td>
<td>600 sf</td>
</tr>
<tr>
<td>Tier 1</td>
<td>2 per facade</td>
<td>in the Upper 50% - 75% of Building</td>
<td>450 sf</td>
</tr>
<tr>
<td>Tier 2</td>
<td>2 per facade</td>
<td>in the Lower 25% - 50% of Building</td>
<td>100 sf</td>
</tr>
<tr>
<td>Tier 3</td>
<td>4 per facade</td>
<td>Lower 25% of Building</td>
<td>85 sf</td>
</tr>
</tbody>
</table>

Maximum of 10 Office Wall Signs per facade.

Notes
Signs may be building or parapet mounted.

Trophy Signs, Tier 1, Tier 2 and Tier 3 classes to be determined by the applicant in its sole discretion as part of their lease negotiations with tenants.

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of office buildings and/or tenants. Signs may include the project, building and/or tenant name, number, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to metal, glass, acrylic, vinyl, etched wood and metal.

Illumination
A combination of the following lighting techniques may be applied:
• Fluorescent or LED lighting in recesses
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED
• Ground mounted lights for Monument Sign

Quantity
1 per building

Maximum Sign Area
45 sf / sign double-sided (sign area calculated only using one face of the sign)

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of hotel buildings and/or tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to glass, acrylic, vinyl, etched wood and metal.

Illumination
A combination of the following lighting techniques may be applied, see Sign Illumination on sheet 3 for more information:
• Internally illuminated, florescent or LED
• Fluorescent or LED lighting in recesses
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED
• Ground mounted lights for Monument Sign

Quantity
1 per building entrance (max. 4 per building)

Maximum Sign Area
55 sf

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of hotel buildings and/or tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to acrylic, vinyl, and metal.

Illumination
The following lighting technique may be applied:
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
Primary = 2 per building
Secondary = 1 per building

Maximum Sign Area
Primary = 400 sf
Secondary = 100 sf

EXAMPLES
Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of hotels. Signs may include the project, building and/or tenant name, number, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to metal, glass, acrylic, vinyl, etched wood and metal.

Illumination
A combination of the following lighting techniques may be applied:
- Fluorescent or LED lighting in recesses
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED
- Ground mounted lights for Monument Sign

Quantity
4 per building

Maximum Sign Area
125 sf / sign double-sided (sign area calculated only using one face of the sign)

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of hotels and/or tenants. Signs may include the project, building and/or tenant name, number, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to metal, glass, acrylic, vinyl, etched wood and metal.

Illumination
A combination of the following lighting techniques may be applied:
• Fluorescent or LED lighting in recesses
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED
• Ground mounted lights for Monument Sign

Quantity
6 per building

Maximum Sign Area
35 sf / sign double-sided (sign area calculated only using one face of the sign)

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of residential buildings and/or tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to glass, acrylic, vinyl and metal.

Illumination
A combination of the following lighting techniques may be applied:
• Fluorescent or LED lighting in recesses
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
2 per building

Maximum Sign Area
170 sf

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Purpose
To provide identification of residential buildings and/or tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to glass, acrylic, vinyl and metal.

Illumination
A combination of the following lighting techniques may be applied:
- Fluorescent or LED lighting in recesses
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
1 per building entrance (max. 4 per building)

Maximum Sign Area
20 sf

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Purpose
To provide identification of residential buildings and/or tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to glass, acrylic, vinyl and metal.

Illumination
A combination of the following lighting techniques may be applied:
• Fluorescent or LED lighting in recesses
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
1 per building entrance (max. 4 per building)

Maximum Sign Area
115 sf

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of residential buildings and/or tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to glass, acrylic, vinyl and metal.

Illumination
A combination of the following lighting techniques may be applied:
• Fluorescent or LED lighting in recesses
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
1 per building

Maximum Sign Area
60 sf (30 per side)

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of residential buildings and/or tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to glass, acrylic, vinyl and metal.

Illumination
A combination of the following lighting techniques may be applied:
- Fluorescent or LED lighting in recesses
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
1 per building entrance

Maximum Sign Area
35 sf / sign double-sided (sign area calculated only using one face of the sign)

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Commercial/Retail Signage
Guidelines

Maximum Allowable Signage

The maximum allowable commercial/retail tenant signage is the maximum amount of signage any one commercial/retail tenant can have.

Tenants signs are granted in accordance with the table below:

<table>
<thead>
<tr>
<th>Tenant Space Area</th>
<th>Signage Allowance</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-3,499 sf</td>
<td>2 sf per linear foot of tenant's exterior wall(s)</td>
</tr>
<tr>
<td>3,500-4,999 sf</td>
<td>2.5 sf per linear foot of tenant's exterior wall(s)</td>
</tr>
<tr>
<td>5,000-9,999 sf</td>
<td>3 sf per linear foot of tenant's exterior wall(s)</td>
</tr>
<tr>
<td>10,000 sf +</td>
<td>3.5 sf per linear foot of tenant's exterior wall(s)</td>
</tr>
</tbody>
</table>

For a commercial/retail tenant space that has exterior walls on multiple streets, each exterior wall may include signage based on the table above and the table below.

Any and all non-office commercial/retail tenants that occupy space above the ground-floors of the buildings may install the signage to which they are entitled pursuant to the table above on their respective exterior walls above the ground-floors.

Commercial/retail tenant spaces with an exterior wall measuring less than 15 feet in width may have a minimum of 40 sf of signage area.

The maximum allowable signage area may be divided up using the following sign types:

1. Awning NOT COUNTED IN THE MAXIMUM ALLOWABLE SIGN AREA.
2. NOT COUNTED IN THE MAXIMUM ALLOWABLE SIGN AREA.

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of commercial/retail spaces and/or tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to metal, glass, acrylic, vinyl, etched wood and metal.

Illumination
A combination of the following lighting techniques may be applied:
- Fluorescent or LED lighting in recesses
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED
Exposed electrical feeds are not permitted. External light fixtures must be directed at the signage.

Quantity
Governed by the maximum allowable signage table on Page 52.

Maximum Sign Area
Governed by the maximum allowable signage table on Page 52.

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of commercial/retail spaces and/or tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Awning structure materials include but not limited to metal and high-strength awning fabric. Sign materials include acrylic, metal leaf (gold, silver, etc), screen printed paint/ink and die-cut vinyl.

Illumination
External illumination only. Exposed electrical feeds are not permitted. External light fixtures must be directed at the awning. Internally illuminated awnings are not permitted.

Quantity
Governed by the maximum allowable signage table on Page 52.

Maximum Sign Area
Governed by the maximum allowable signage table on Page 52.

Note:
Mounted a minimum of 8 feet above the sidewalk.

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of commercial/retail spaces and/or tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to metal, glass, acrylic, vinyl, etched wood and metal.

Illumination
A combination of the following lighting techniques may be applied:
• Fluorescent or LED lighting in recesses
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Exposed electrical feeds are not permitted. External light fixtures must be directed at the signage.

Quantity
Governed by the maximum allowable signage table on Page 52.

Maximum Sign Area
Governed by the maximum allowable signage table on Page 52.

Notes:
• Mounted a minimum of 8 feet above the sidewalk
• Canopy structure and hardware are not calculated as a part of the allowable signage area.
Guidelines

Purpose
To provide identification of commercial/retail spaces and/or tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to metal, glass, acrylic, vinyl, etched wood and metal.

Illumination
A combination of the following lighting techniques may be applied:
- Fluorescent or LED lighting in recesses
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Exposed electrical feeds are not permitted. External light fixtures must be directed at the signage.

Quantity
Governed by the maximum allowable signage table on Page 52.

Maximum Sign Area
Governed by the maximum allowable signage table on Page 52.
Guidelines

Purpose
To provide identification of commercial/retail spaces and/or tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to glass, acrylic, vinyl, etched wood, and metal.

Illumination
A combination of the following lighting techniques may be applied:
• Fluorescent or LED lighting in recesses
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
Governed by the maximum allowable signage table on Page 52.

Maximum Sign Area
10 sf / sign double-sided (sign area calculated only using one face of the sign)

Note:
• Mounted a minimum of 8 feet above the sidewalk.

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of commercial/retail spaces and/or tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Sign materials include but not limited to applied acrylic, metal leaf (gold, silver, etc), screen-printed paint/ink, die-cut vinyl and sign panels. Signs may also be sandblasted on the glass.

Illumination
Signs mounted on windows are not illuminated. Signs suspended or supported behind the windows may have internal illumination.

Quantity
Governed by the maximum allowable signage table on Page 52.

Maximum Sign Area
Governed by the maximum allowable signage table on Page 52.

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide public art, branded graphics, tenant information, project information, or marketing information including but not limited to construction, leasing or special events. Signs may include printed graphics, text, and/or logos.

Material
Sign materials may include, but are not limited to digital print on vinyl substrate.

Illumination
N/A

Quantity
Limited to Storefront Glass

Maximum Sign Area
Artwork not exceeding storefront glass area.

Notes:
• Locations to be determined at site plan
• Window Screening shall not count toward allowed sign area.

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide branded graphics, tenant information, project information, or marketing information. Signs may include printed graphics, text, and/or logos.

Material
Sign structure materials include metal, high-strength plastics, glass, wood and chalkboard. Sign materials include metal, acrylic and vinyl. Applications include die-cut vinyl, digitally printed vinyl and applied dimensional letters and logos.

Illumination
A combination of the following lighting techniques may be applied:
- Fluorescent or LED lighting in recesses
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
Governed by the maximum allowable signage table on Page 51.

Maximum Sign Area
8 sf / sign double-sided (sign area calculated only using one face of the sign)

Note:
- Minimum setback from curb: 3 feet.
- Sidewalk Signs need to be remove during non-business hours

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
**Guidelines**

**Purpose**
To provide identification of commercial/retail tenants. Signs may include the project, building and/or tenant name, number, slogan, and/or logotype.

**Material**
Sign materials may include, but are not limited to metal, glass, acrylic, vinyl, etched wood, precast concrete, cultured stone, natural stone and aluminum.

**Illumination**
A combination of the following lighting techniques may be applied:
- Fluorescent or LED lighting in recesses
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED

**Quantity**
76 (2 per panel • 16 maximum on Building 5 screen)

**Maximum Sign Area**
60 sf (per tenant)

---

**Location Plan**

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification of commercial/retail spaces and/or tenants. Signs may include the tenant name, slogan, and/or logotype.

Material
Sign materials may include, but are not limited to glass, acrylic, vinyl, etched wood, and metal.

Illumination
A combination of the following lighting techniques may be applied:
• Fluorescent or LED lighting in recesses
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
2 per facade noted in the Location Plan below.

Maximum Sign Area
55 sf / sign double-sided (sign area calculated only using one face of the sign)

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Multimodal Directional Signage
Guidelines

Purpose
To provide project branded or non-branded identification for garage entrances.

Material
Sign materials may include, but are not limited to acrylic, vinyl, and metal.

Illumination
A combination of the following lighting techniques may be applied:
• Internally illuminated, fluorescent or LED
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
Blade Sign: 1 per garage entrance
Entrance Sign: 1 per garage entrance
Clearance Bars: 2 per garage entrance

Maximum Sign Area
Blade Sign: 40 sf per side
Entrance Sign: 75 sf
Clearance Bars: 15 sf

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification for garage entrances.

Material
Sign materials may include, but are not limited to acrylic, vinyl, and metal.

Illumination
A combination of the following lighting techniques may be applied:
- Internally illuminated, fluorescent or LED
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
Blade Sign: 1 per garage entrance
Entrance Sign: 1 per garage entrance
Clearance Bars: 2 per garage entrance

Maximum Sign Area
Blade Sign: 40 sf per side
Entrance Sign: 75 sf
Clearance Bars: 15 sf

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification for bus only garage entrances.

Material
Sign materials may include, but are not limited to acrylic, vinyl, and metal.

Illumination
A combination of the following lighting techniques may be applied:
- Internally illuminated, florescent or LED
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
Blade Sign: 1 per garage entrance
Entrance Sign: 1 per garage entrance
Clearance Bars: 2 per garage entrance

Maximum Sign Area
Blade Sign: 40 sf per side
Entrance Sign: 75 sf
Clearance Bars: 15 sf

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification for metro garage entrances.

Material
Sign materials may include, but are not limited to acrylic, vinyl, and metal.

Illumination
A combination of the following lighting techniques may be applied:
- Internally illuminated, fluorescent or LED
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
Blade Sign: 1 per garage entrance
Entrance Sign: 1 per garage entrance
Clearance Bars: 2 per garage entrance

Maximum Sign Area
Blade Sign: 40 sf per side
Entrance Sign: 75 sf
Clearance Bars: 15 sf

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification for the kiss and ride and parking garage entrances.

Material
Sign materials may include, but are not limited to acrylic, vinyl, and metal.

Illumination
A combination of the following lighting techniques may be applied:
- Internally illuminated, fluorescent or LED
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Color
Colors will be based on project’s brand standards.

Quantity
- Blade Sign: 1 per garage entrance
- Entrance Sign: 1 per garage entrance
- Clearance Bars: 2 per garage entrance

Maximum Sign Area
- Blade Sign: 40 sf per side
- Entrance Sign: 75 sf
- Clearance Bars: 15 sf

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide wayfinding for parking garage.

Material
Sign materials may include, but are not limited to acrylic, vinyl, and metal.

Illumination
N/A

Quantity
1

Maximum Sign Area
15 sf

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide wayfinding for parking garage.

Material
Sign materials may include, but are not limited to acrylic, vinyl, and metal.

Illumination
N/A

Quantity
18

Maximum Sign Area
25 sf

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide wayfinding for parking garage.

Material
Sign materials may include, but are not limited to acrylic, vinyl, and metal.

Illumination
N/A

Quantity
4

Maximum Sign Area
2 sf

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification for the Metro Stop

Material
Sign materials may include, but are not limited to acrylic, vinyl, precast concrete, and aluminum.

Illumination
A combination of the following lighting techniques may be applied:
- Fluorescent or LED lighting in recesses
- Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
1

Maximum Sign Area
20 sf / sign four-sided (sign area calculated only using one face of the sign)

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide pedestrian wayfinding for the project.

Material
Sign materials may include, but are not limited to acrylic, vinyl, precast concrete, aluminum and digital media display

Illumination
The following lighting technique may be applied:
• Internally illuminated, acrylic-faced channel letters, fluorescent or LED

Quantity
14

Maximum Sign Area
25 sf / sign double-sided (sign area calculated only using one face of the sign)

Location Plan

Non-Static Option

Static Option

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide pedestrian and trail wayfinding throughout the project.

Material
Sign materials may include, but are not limited to acrylic, vinyl, precast concrete, and aluminum.

Illumination
N/A

Quantity
16

Maximum Sign Area
20 sf / sign double-sided (sign area calculated only using one face of the sign)

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification for “Bike and Ride” location.

Material
Sign materials may include, but are not limited to metal, glass, acrylic and vinyl.

Illumination
The following lighting technique may be applied:
• Fluorescent or LED lighting in recesses

Quantity
1 in either location identified below on the Location Plan.

Maximum Sign Area
3 sf

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide identification for “Bike and Ride” location.

Material
Sign materials may include, but are not limited to metal, glass, acrylic and vinyl.

Illumination
The following lighting technique may be applied:
• Fluorescent or LED lighting in recesses

Quantity
1 in either location identified below on the Location Plan.

Maximum Sign Area
230 sf

Location Plan

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Comprehensive Sign Plan · September 15, 2020

Temporary Signage Location Plan - J0

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Sheet #</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB</td>
<td>G1</td>
<td>Construction Banner</td>
</tr>
<tr>
<td>LB</td>
<td>G2</td>
<td>Leasing Banner</td>
</tr>
</tbody>
</table>

- CB.1
- CB.2
- CB.3
- CB.4
- CB.5
- CB.6
- CB.7
- CB.8
- CB.9
- LB

- Building A: 942' x 8' = 7060 Sq. Ft.
- Building B: 728' x 8' = 5824 Sq. Ft.
- Building C: 960' x 8' = 7680 Sq. Ft.
- Building D: 1169' x 8' = 9352 Sq. Ft.
Temporary Signage

**Guidelines**

**Purpose**
To provide branded graphics, tenant information, project information, or marketing information including but not limited to construction, leasing or special events. Signs may include printed graphics, text, and/or logos.

**Material**
Sign materials may include, but are not limited to, vinyl and mesh.

**Illumination**
N/A

**Quantity**
895

**Maximum Sign Area**
80 sf

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Printed vinyl banner

(1) 8’ high x 10’ wide section of sign = (1) sign location
Each sign location to be 80 sq ft.

**Total Building Widths**
- CB.1: 776’ Wide
- CB.2: 611’ Wide
- CB.3: 818’ Wide
- CB.4: 502’ Wide
- CB.5: 536’ Wide
- CB.6: 712’ Wide
- CB.7: 546’ Wide
- CB.8: 960’ Wide
- CB.9: 728’ Wide
- CB.10: 1,533’ Wide
- CB.11: 1,169’ Wide

8’95’’ total width
8,950’ / 10’ Section = (895) possible sections
(895)x 80 Sq Ft = 71,600 sq. ft.

---

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide branded graphics, tenant information, project information, or marketing information including but not limited to construction, leasing or special events. Signs may include printed graphics, text, and/or logos.

Material
Sign materials may include, but are not limited to vinyl and mesh and will be attached to building.

Illumination
N/A

Quantity
2 per building

Maximum Sign Area
2 banners totaling less than 800 sf

Leasing Banners - J2

IMMEDIATELY AVAILABLE COMSTOCK
703.485.8800 TBD BROKER

Typical Leasing Banner: Size and design to vary per location

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.
Guidelines

Purpose
To provide branded graphics, tenant information, project information, or marketing information including but not limited to construction, leasing or special events for residential, retail/commercial and office uses. Signs may include printed graphics, text, and/or logos.

Material
Sign materials may include, but are not limited to, vinyl and mesh.

Illumination
N/A

Quantity
Any vacant commercial, retail, office, or residential frontage

Maximum Sign Area
Glass frontage

Sign shown for illustrative purposes only. Sign location and design subject to change during final design and engineering.