

Signage Proposal for Hub Phase I

DRC is being asked to approve the total amount of signage and distribution of signage between the residential and commercial uses for The Hub Phase I. This approval is necessary because Hub Phase I is a mixed use development that will ultimately be zoned Urban Overlay District/Main Gate Overlay District (“U”). Each individual sign will comply with this signage allocation and all other requirements in the City’s Sign Code (General Business District) and the Outdoor Lighting Code.

Total signage allowance for Hub Phase I to be no more than 600 square feet.

Signage for the residential/multi-family use as follows:

- Under Canopy Sign near the location of the entrance to the lobby for residential living;
- Wall Sign on the north wall face, not to exceed 180 square feet and must be flush-mounted (no raceways).

Retail/Restaurant and other uses along the Tyndall and 1st frontage/first floor:

- Each tenant to be permitted one wall sign; should any one tenant have space with pedestrian entrances on both 1st and Tyndall, then that tenant shall be permitted one wall sign for each street frontage;
- Each tenant shall be permitted up to two (2) under-canopy signs for each street frontage;
- Window/door signs shall be permitted per the General Business District;
- Total signage for each tenant shall not exceed 30% coverage of their individual tenant elevation(s).

All signage shall comply with the following:

- No signage shall be permitted above the first floor retail tenant space, except for the Wall Sign for the residential/multi-family use.
- Under canopy signs can be in a framed banner format and mounted either perpendicular or parallel to the wall, with attachment, at minimum, to the underside of the canopy and additional attachments to the wall.
- All sign lighting shall be internal or halo.