



BioForge Signage

Planning Commission Hearing

July 15, 2025



SP-10 Hazelwood Green



Construction Progress



Construction Progress



SP-10 Zoning Code

Overview

Business and Building Identification Signs are permitted for owners, principal occupants, and tenants, and may be used in any combination per their regulations. Signage options include wall mounted, canopy mounted, projecting (blade), or ground mounted signs. Wall signs mounted entirely above forty-five (45) feet are considered "Highwall" and require an additional review and approval process

Highwall Signs (*above 45ft*)

Location

Highwall signs are wall signs mounted entirely above forty-five (45) feet above grade and may only display the name of the building or business. Such signs may face in any direction but may not project above the roof peak or parapet wall, nor be mounted on the roof or attached to any portion of the roof structure.

Content

Signs may include the Building or Business name(s), and may including logotype(s) or trademark(s) of the entity (or multiple entities). Signs may not contain advertising (as defined in 919.01.C).

Regulations

- A total of two (2) highwall signs are permitted per building and will be limited to one (1) per elevation.
- Letters or logo heights on signs above forty-five (45) feet above grade shall not exceed six (6) feet.
- The area of signs shall not exceed two (2) percent of the total exposed facade area.
- For building facades with less than or equal to ten-thousand (10,000) square feet of face area, the 2% sign area allowance may be increased to two-hundred fifty (250) square feet with an "Administrator's Exception". For buildings owned and majority-occupied by universities, an administrator's exception is not required to grant this additional sign area allowance.
- Signs and their support structure may not project more than three (3) feet from the buildings exterior facade.
- Signs shall be appropriate to human scale visibility.

Illumination/Motion/Controls

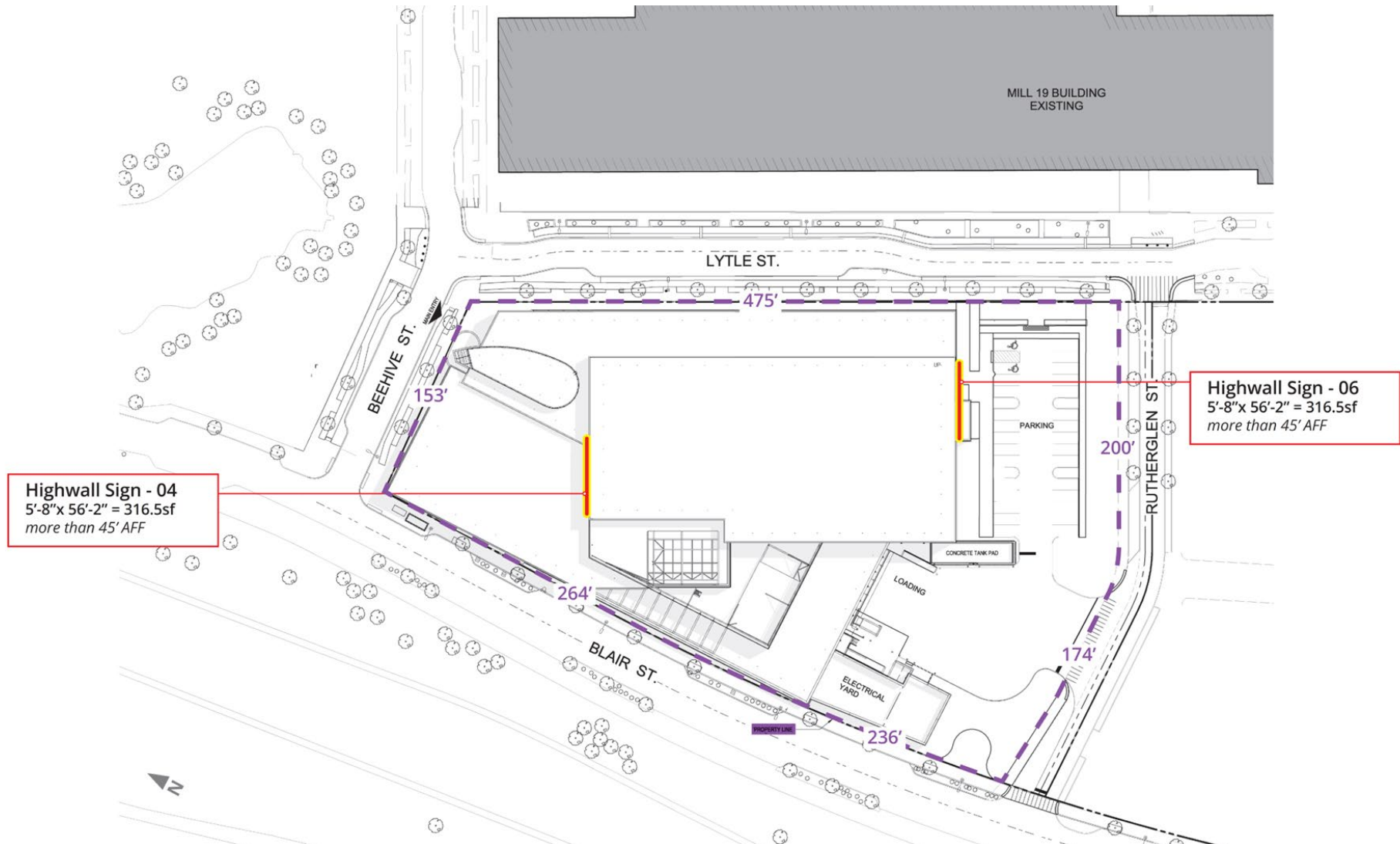
- Except when located within one-hundred (100) feet of the riverfront, signs may have direct face, and/or edge and/or halo illumination.
- Motion, full animation or changeable text is not permitted.
- Signs may be illuminated 24 hours per day. During daylight hours between sunrise and sunset, luminance shall be no greater than two thousand five hundred (2,500) nits. At all other times, luminance shall be no greater than two hundred fifty (250) nits.
- Certification that the sign will comply with the luminance level standards is required prior to issuance of an occupancy permit.

Review & Approval Process

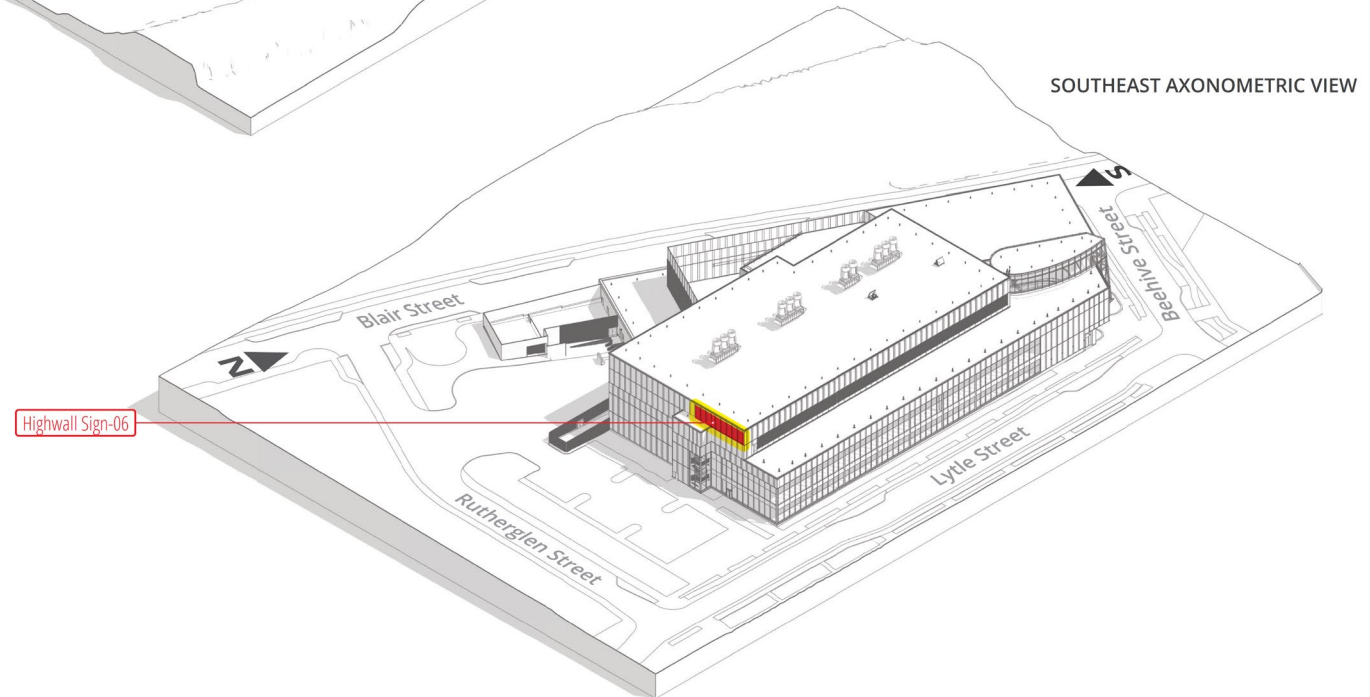
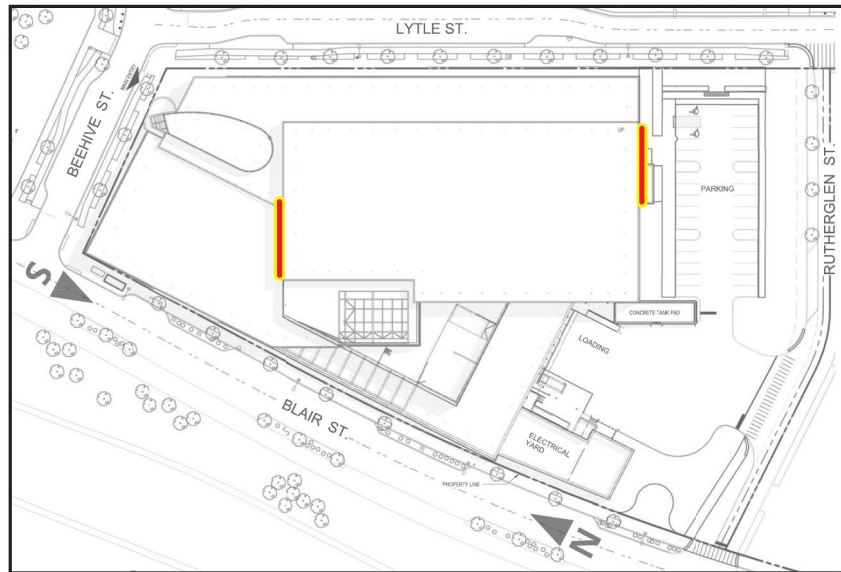
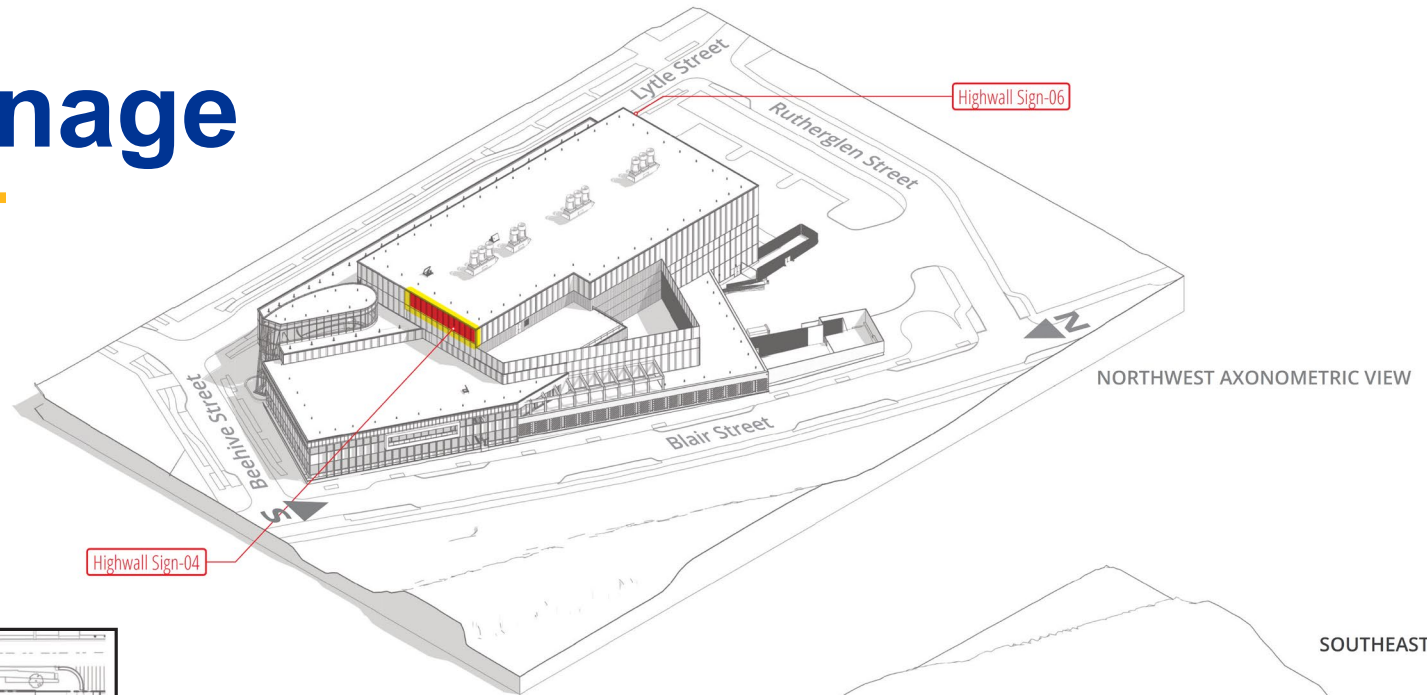
- Applies to signs mounted higher than 45ft above grade.
- Subject to design review and approval by the City Planning Commission.



BioForge High-Wall Signage

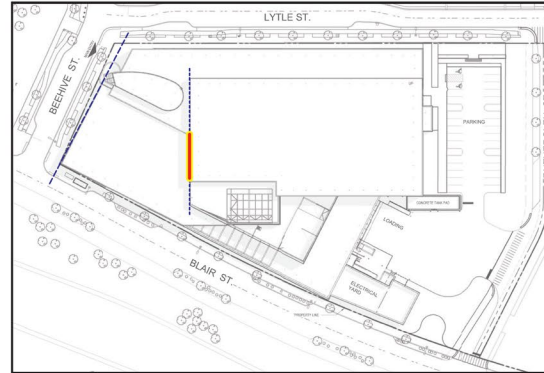


High-Wall Signage



Highwall Sign 04

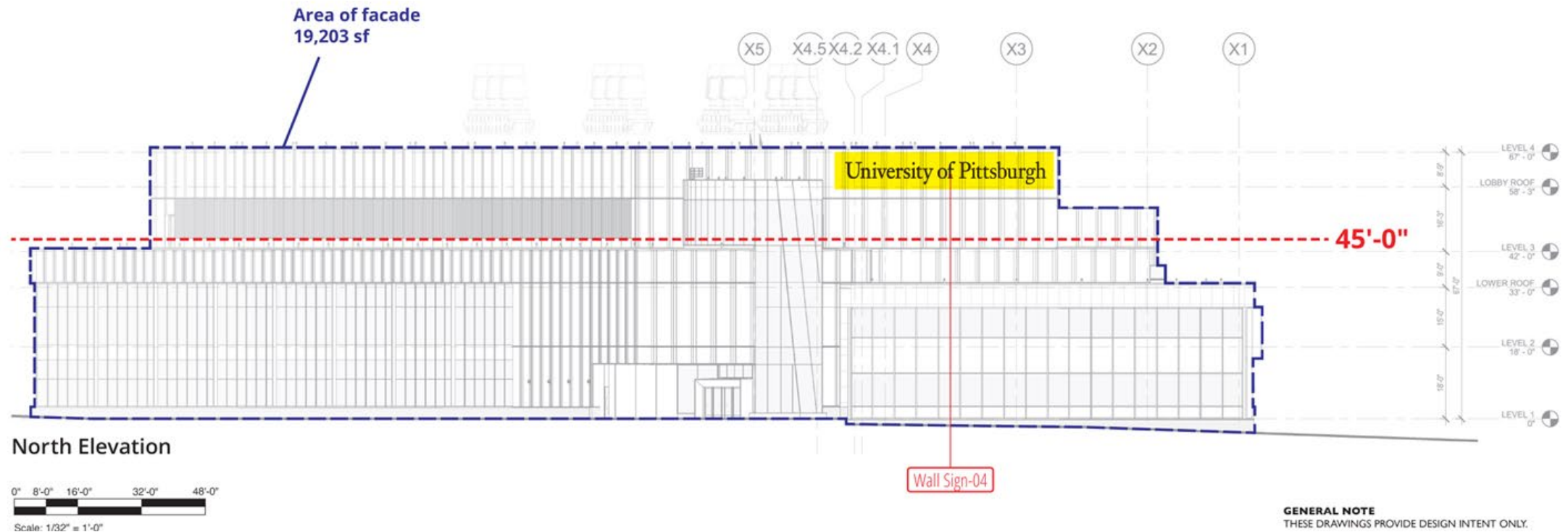
North Elevation



Site Plan



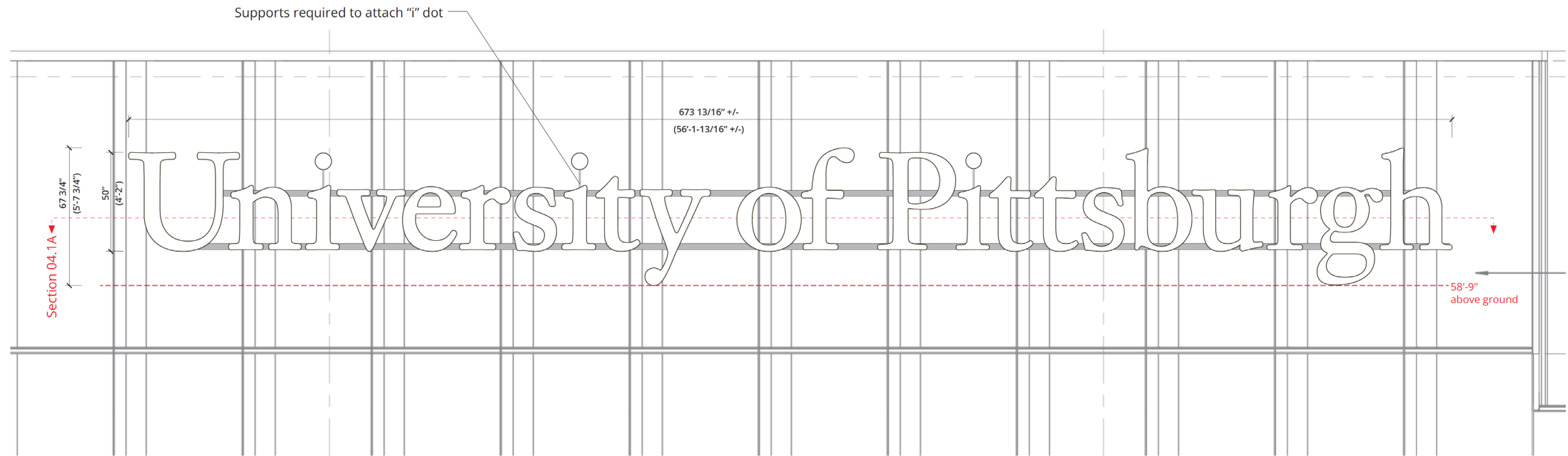
Environmental Rendering



Highwall Sign 04

Highwall Sign - 04
5'-8" x 56'-2" = 316.5sf
more than 45' AFF

High Wall Sign Allowance
Area of facade = 19,203 sf x 2% = 384sf



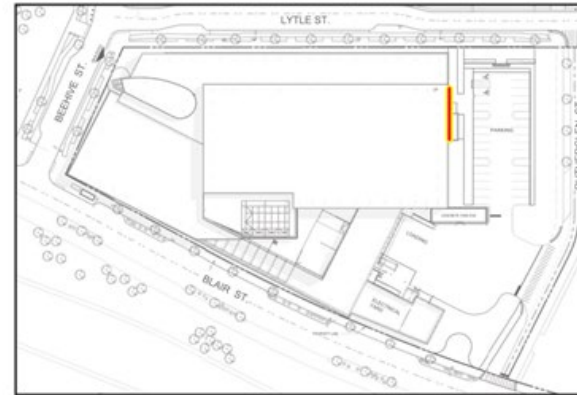
Elevation View



Section 04.1A

Highwall Sign 06

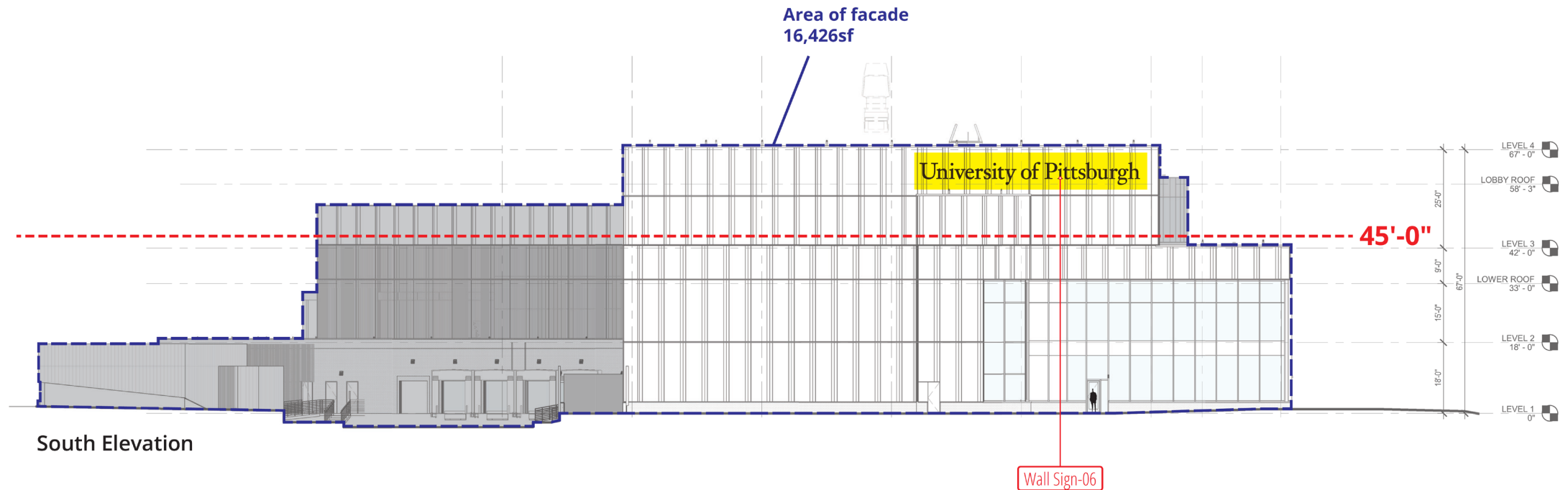
South Elevation



Site Plan



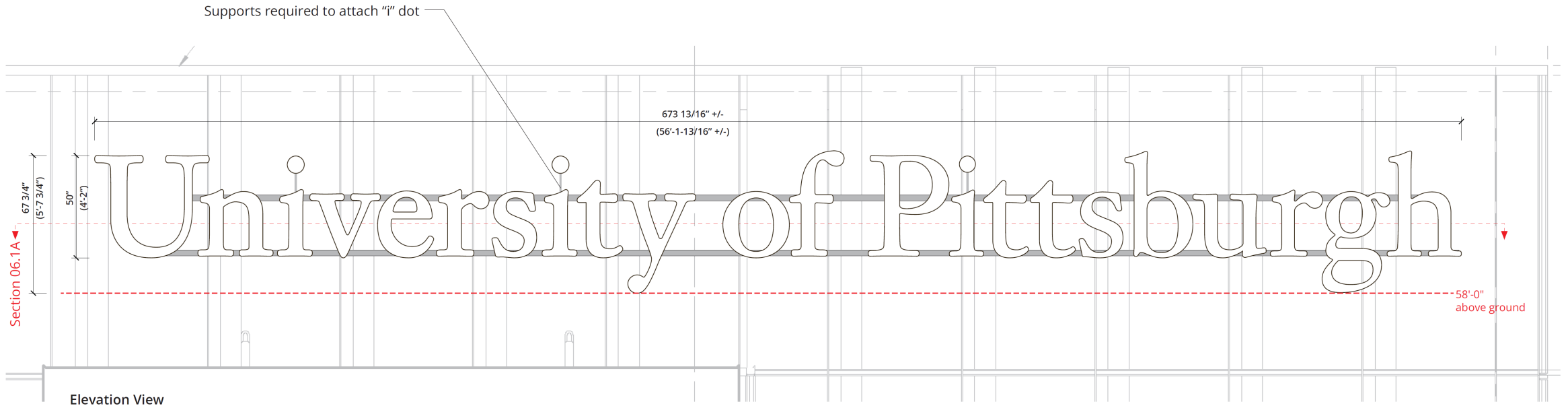
Environmental Rendering



Highwall Sign 06

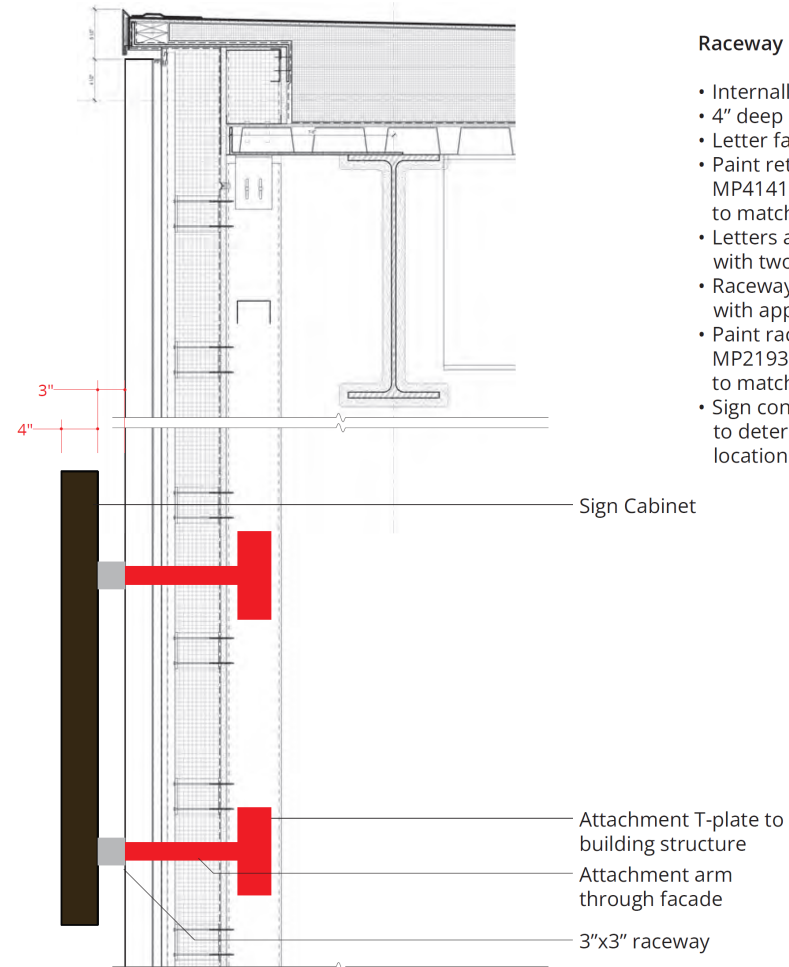
Highwall Sign - 06
5'-8" x 56'-2" = 316.5sf
more than 45' AFF

High Wall Sign Allowance
Area of facade = 16,426sf x 2% = 329sf



Sign Mounting 04 & 06

University of Pittsburgh



Raceway Mounted

- Internally illuminated sign letters
- 4" deep sign cabinets
- Letter faces illuminate **white**
- Paint returns of cabinets: MP41416 Mere Bronze Metallic to match building window mullions.
- Letters are attached to building facade with two 3"x3" raceways
- Raceway flush mounted to building with appropriate structure/hardware.
- Paint raceway: MP21939 Airain Bronze Metallic to match facade.
- Sign contractor to coordinate with GC to determine attachment locations/methods.





BioForge Signage

Thank you!

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