

Rivertowns Square – Description of Proposed Upgrades

January 7, 2020

Rivertowns Square provides a true live, dine, shop and play experience for the surrounding community. Since opening in 2017 the center has offered a mix of national and local shops and restaurants, anchored by a grocery store, plus a movie theater, hotel and daycare facility, in a pedestrian friendly “main street” style environment conveniently located at the Hamilton Avenue exit of the Saw Mill Parkway.

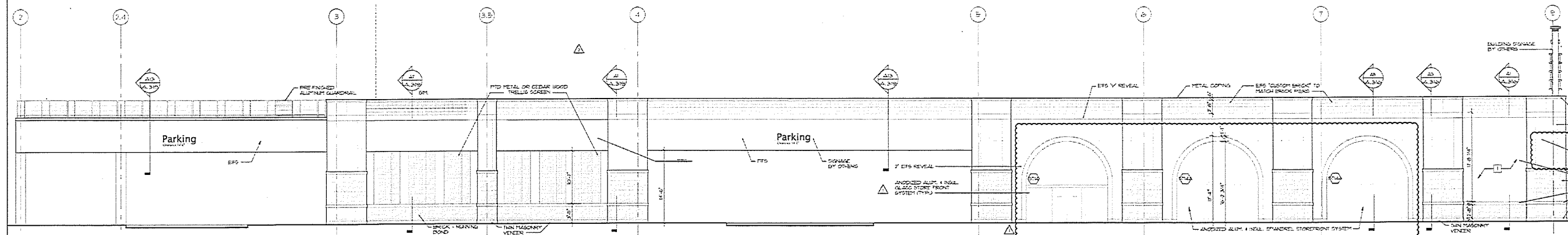
Since acquiring Rivertowns Square in 2018, Regency Centers has identified several opportunities to improve the experience of the center for both customers and merchants. As a result the following upgrades are proposed:

Paint and Awnings- While the center is newly constructed in 2017, its monolithic design with tan and red EIFS and brick throughout feels dated. By strategically repainting portions of the EIFS in new colors and introducing a variety of awning types, the refreshed design will create a more natural, village-like atmosphere and give life to the individual buildings.

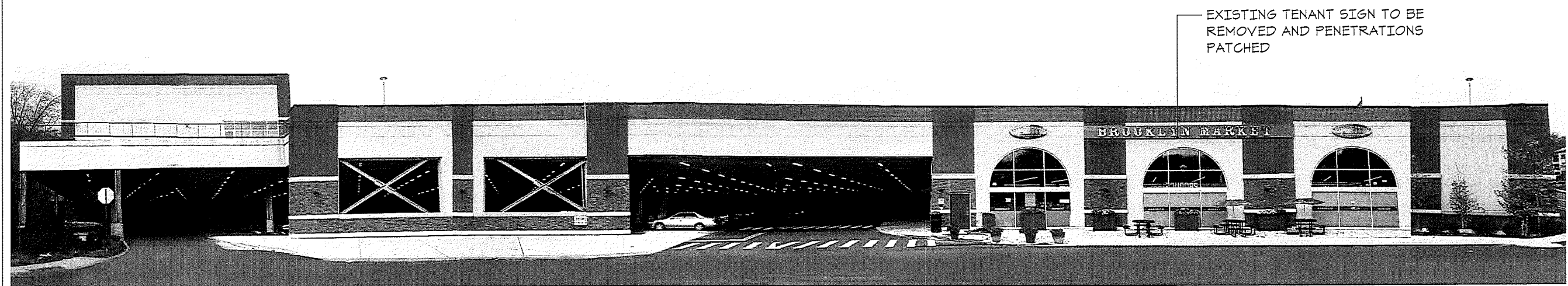
Streetscape and Placemaking – The refreshed design includes outdoor patios with planters and Tivoli lights for several of the restaurants (Buddha, Burger IM and Lombardos), as well as Tivoli lights and a sculpture to make the plaza in front of the movie theater more welcoming in all seasons.

Signage– The center’s two pylon signs will be replaced with new pylons in more visible locations. In addition, vertical banners on the grocery building and new “Rivertowns Square” lettering combined with vertical banners at the entrance from the Saw Mill Parkway will provide much-needed visibility for tenants. New wayfinding signs will help customers find their way around the multi-level center and more easily locate the parking decks behind the hotel.

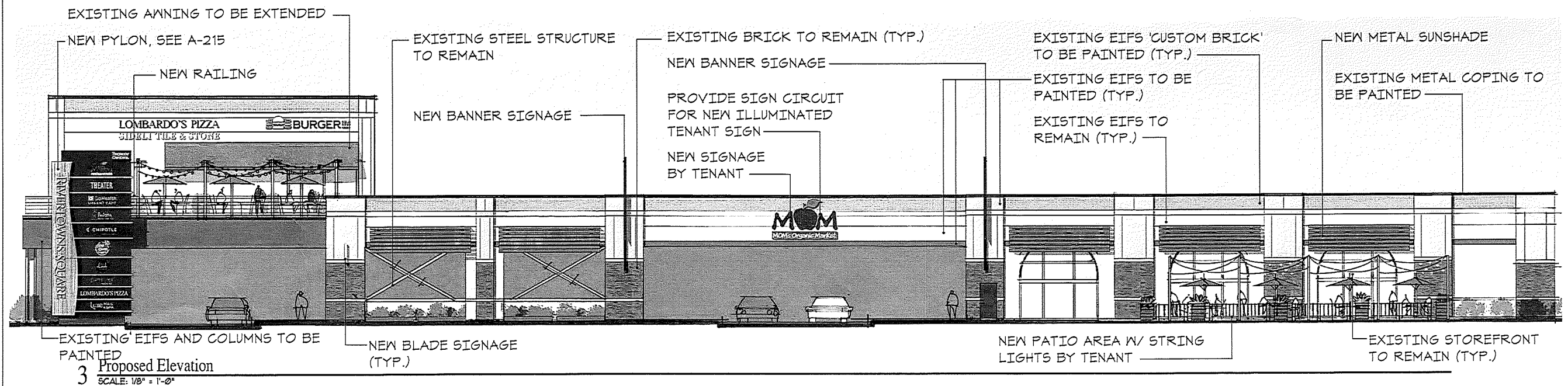
Environmental Graphics – Unique painted graphics in key locations, including the wall of the Buddha restaurant and the elevator bulkhead across from the theater, will update the look of the center and also contribute to wayfinding. These will be strategically located for both pragmatic as well as decorative purposes including within the garage levels as well as throughout the streetscape. Painted graphics on the crosswalks and sidewalk at the traffic circle in front of Buddha will also tie into the new look and encourage pedestrian safety.



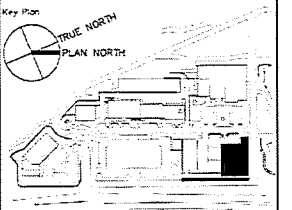
1 Original Elevation
SCALE: 1/8" = 1'-0"



2 Existing Elevation
SCALE: 1/8" = 1'-0"

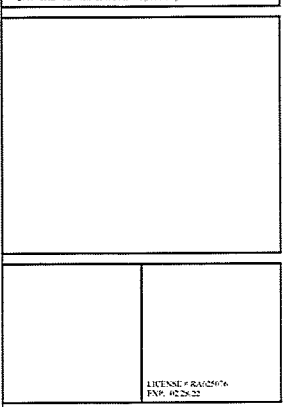


3 Proposed Elevation
SCALE: 1/8" = 1'-0"

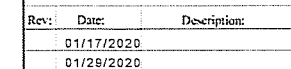
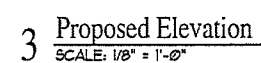
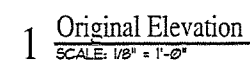


Rev.	Date	Description
01	01/17/2020	
02	01/29/2020	

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Building B Existing and Proposed Elevation



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DOCUMENT RELEASE
DATE 02-25-22



2 Existing Elevation
SCALE: 1/8" = 1'-0"

NOTE: AWNINGS WILL BE INSTALLED
BY OTHER FUTURE TENANT, SHOWN
FOR RENDERING PURPOSE ONLY

EXISTING EIFS TO BE
PAINTED (TYP.)

PAINT BRICK HEADERS
IN WHITE (TYP.)

NEW FABRIC AWNINGS (TYP.)
NEW FABRIC AWNING BY TENANT

EXISTING FABRIC AWNING

EXISTING BRICK TO REMAIN (TYP.)

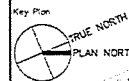


NEW FABRIC AWNING BY TENANT

NEW FABRIC AWNING BY OWNER

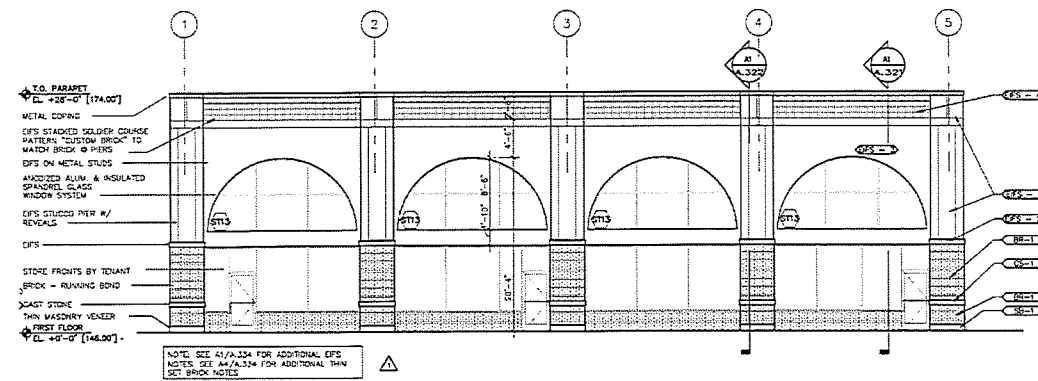
EXISTING STOREFRONT TO REMAIN (TYP.)

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

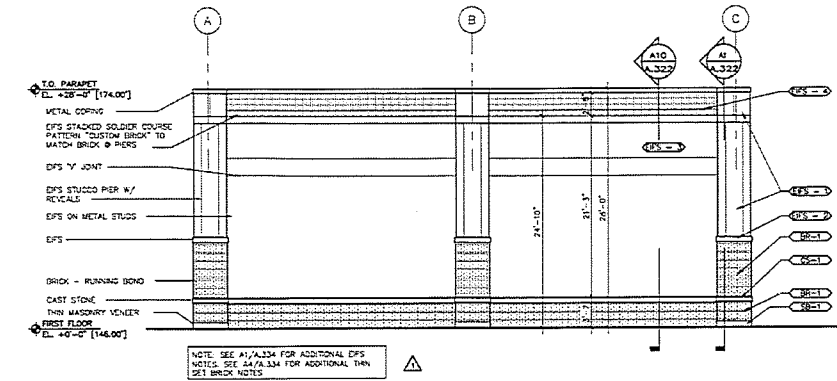


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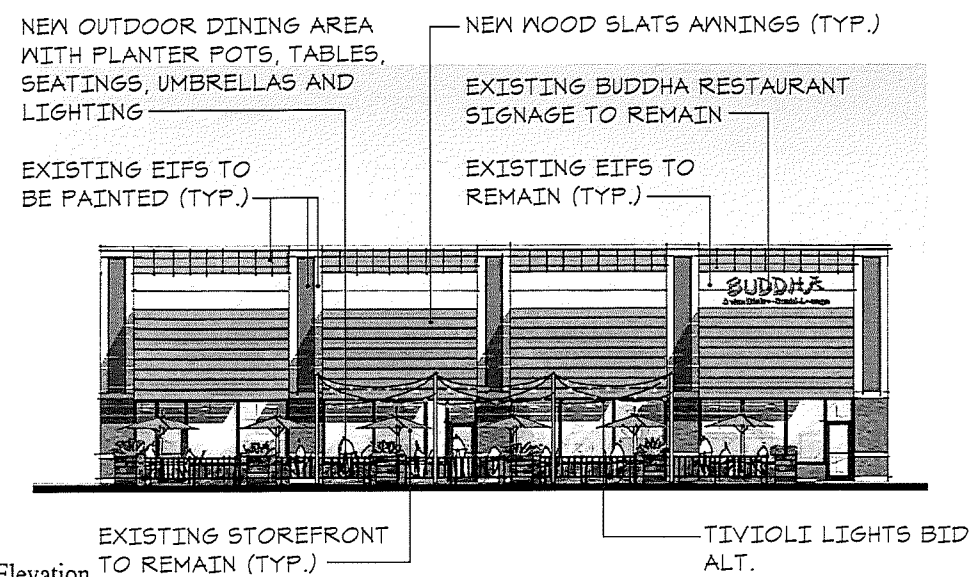
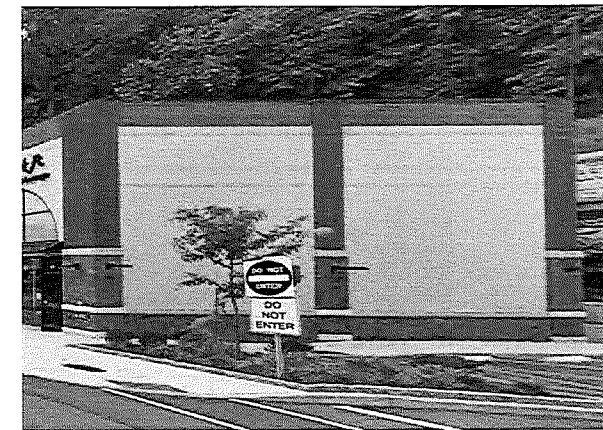
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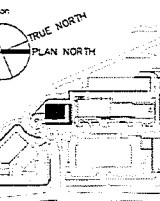
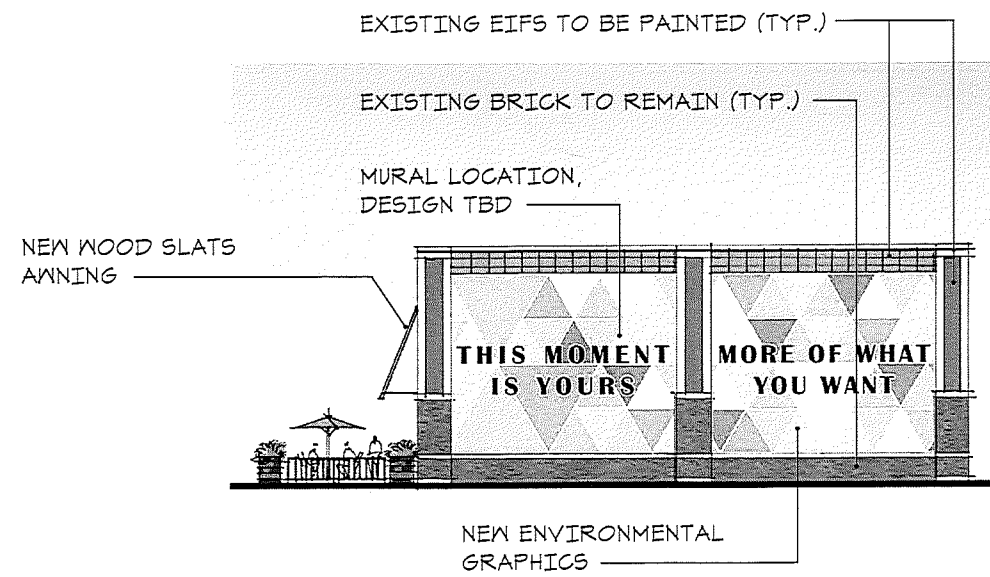
1 Original Elevation
SCALE: 1/8" = 1'-0"



2 Existing Elevation
SCALE: 1/8" = 1'-0"



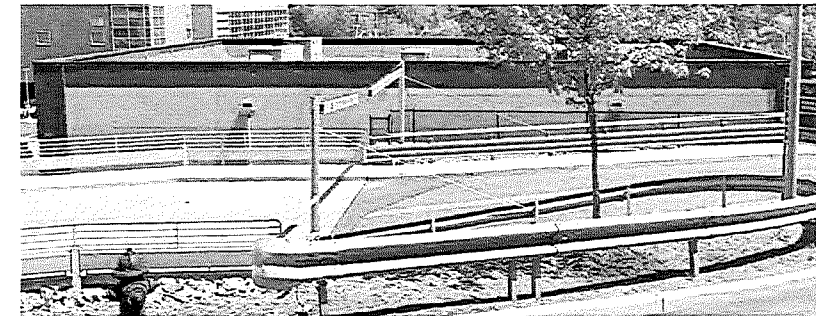
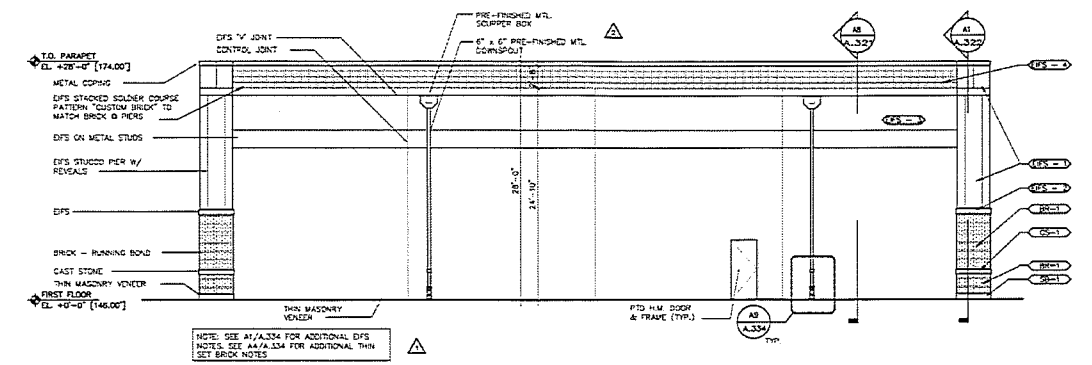
3 Proposed Elevation
SCALE: 1/8" = 1'-0"



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01/17/2020		

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Building H Existing
Proposed Elevation



EXISTING EIFS TO BE PAINTED (TYP.)

EXISTING BRICK TO REMAIN (TYP.)

EXISTING EIFS TO REMAIN (TYP.)

NEW WOOD SLATS AWNING

EXISTING BUDDHA SIGNAGE TO REMAIN

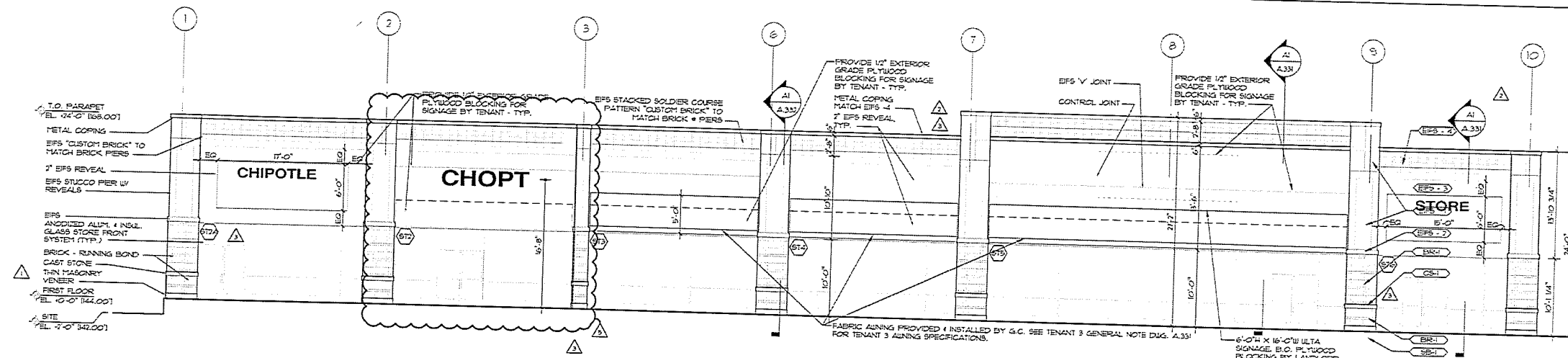
EXISTING EIFS TO BE PAINTED (TYP.)

EXISTING BRICK TO REMAIN (TYP.)

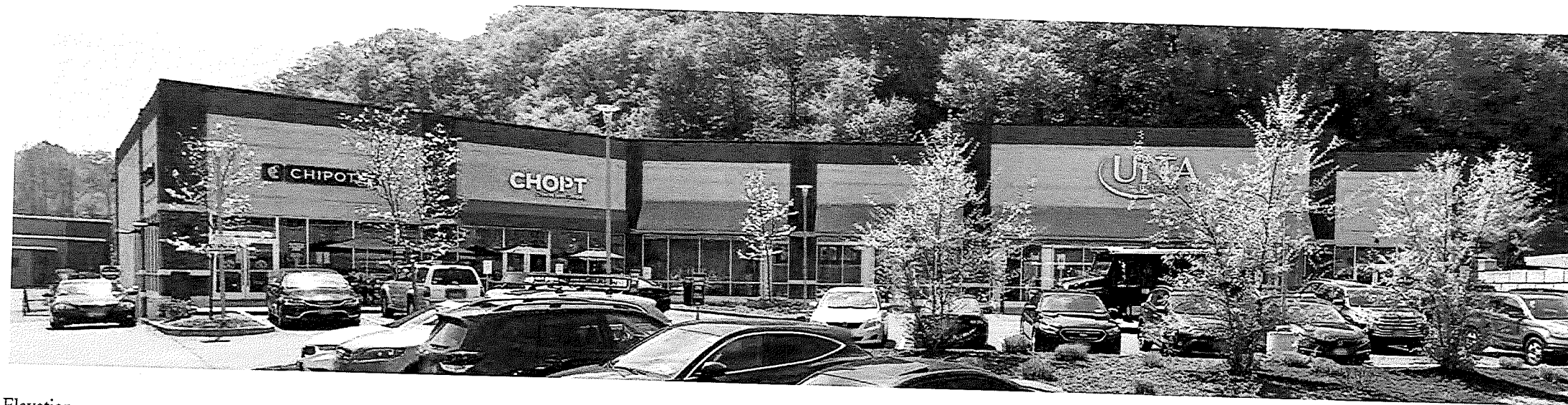
EXISTING EIFS TO REMAIN (TYP.)

EXISTING DOWNSPOUT TO REMAIN (TYP.)

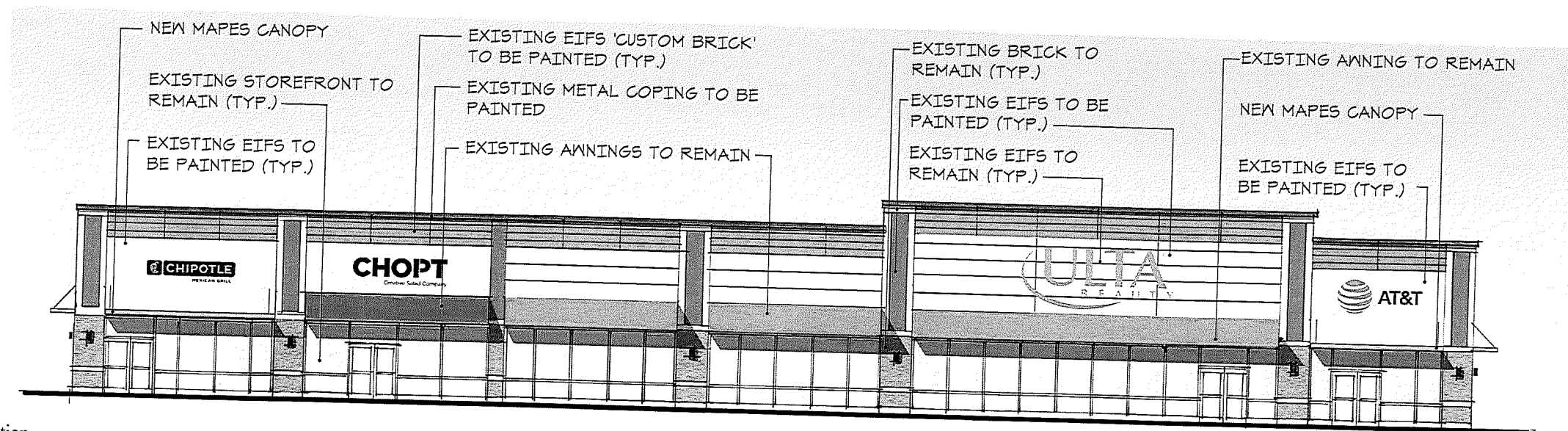
The drawing shows a side elevation of a building. The roofline is flat. The upper portion of the facade is labeled 'EXISTING EIFS TO BE PAINTED (TYP.)'. Below this, there is a section of brickwork labeled 'EXISTING BRICK TO REMAIN (TYP.)'. The lower portion of the facade is labeled 'EXISTING EIFS TO REMAIN (TYP.)'. A vertical downspout is shown on the right side, labeled 'EXISTING DOWNSPOUT TO REMAIN (TYP.)'. The building is supported by a foundation, and there are some structural elements like columns and beams visible.



1 Original Elevation
SCALE: 1/8" = 1'-0"



2 Existing Elevation
SCALE: 1/8" = 1'-0"



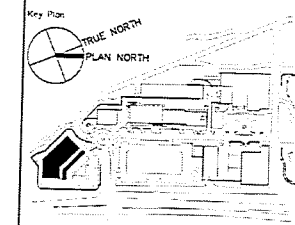
3 Proposed Elevation
SCALE: 1/8" = 1'-0"

Rivertowns Square
Property Upgrades
Dobbs Ferry, NY

CREATE
Architecture Planning & Design LLC

45 West 34th Street
Penthouse
New York, NY 10001
Phone: (212) 297-4880
createworldwide.com

Owner / Developer:
Regency Centers
1919 Gallows Road, Suite 1000
Vienna, Virginia, 22182



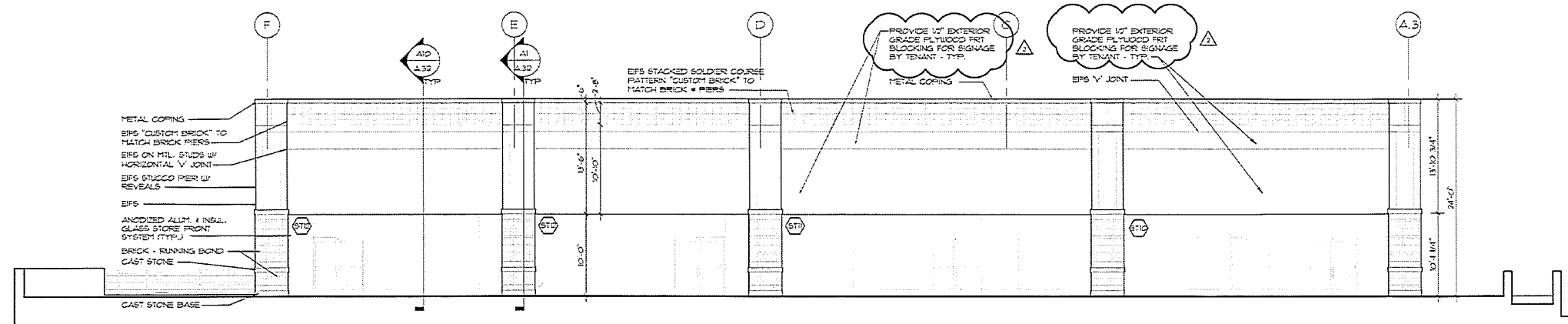
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Building I Existing and
Proposed Elevation

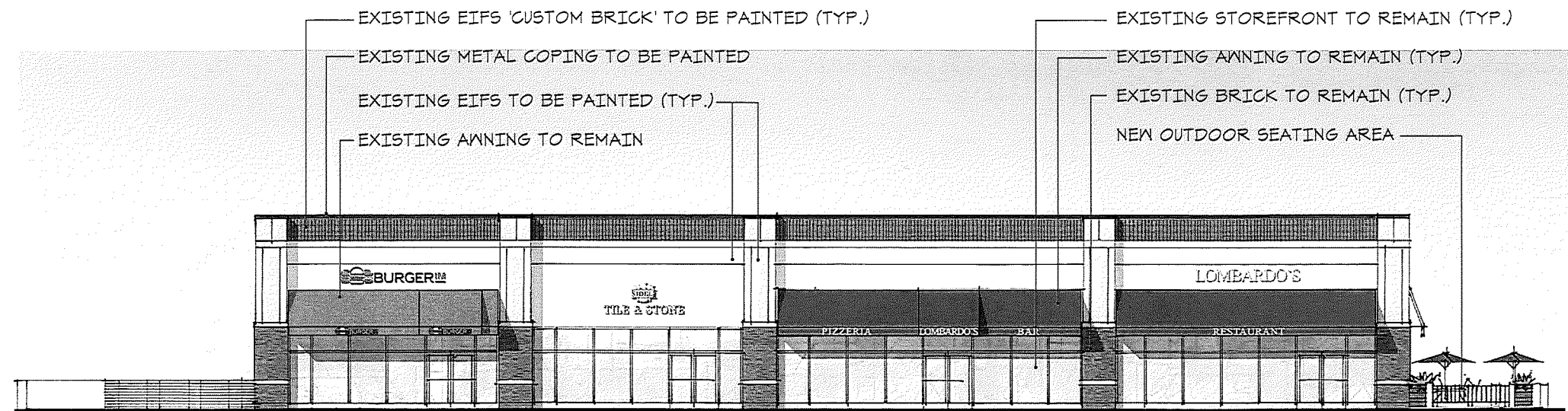
1647 A-204a



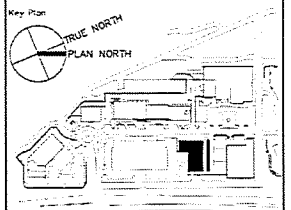
1 Original Elevation
SCALE: 1/8" = 1'-0"



2 Existing Elevation
SCALE: 1/8" = 1'-0"

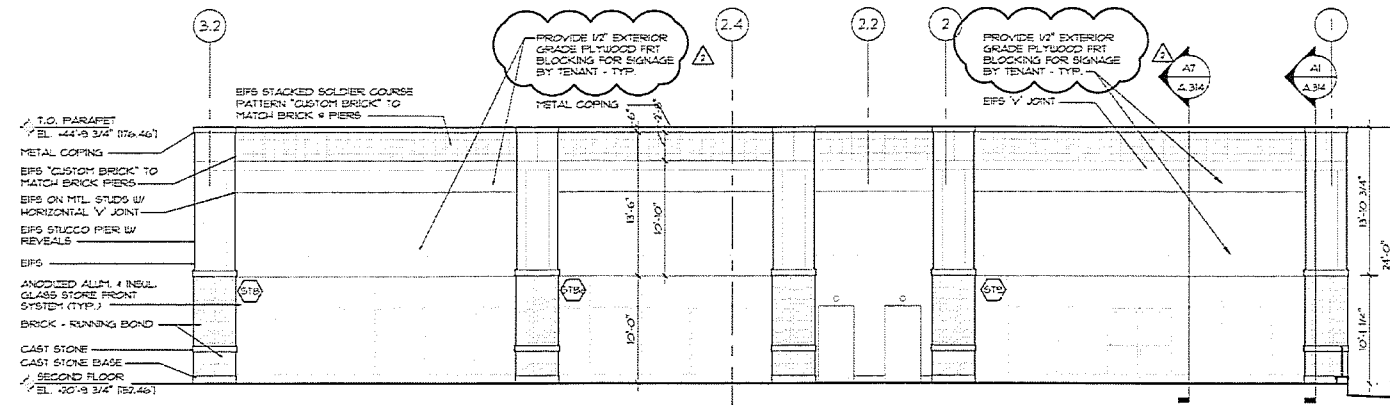


3 Proposed Elevation
SCALE: 1/8" = 1'-0"

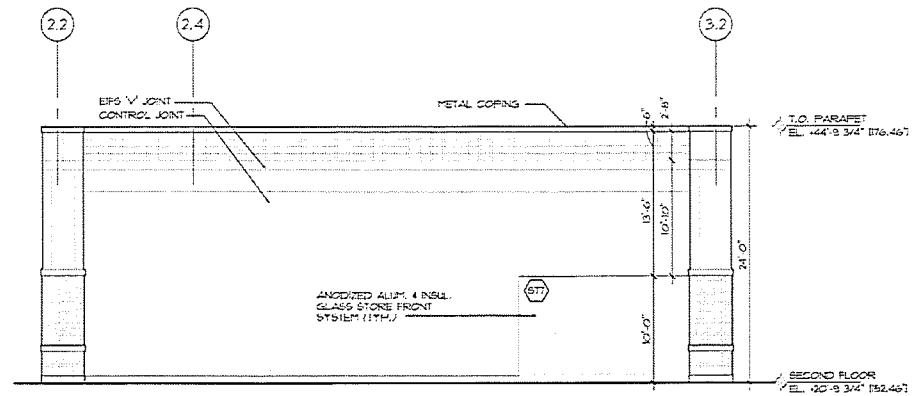


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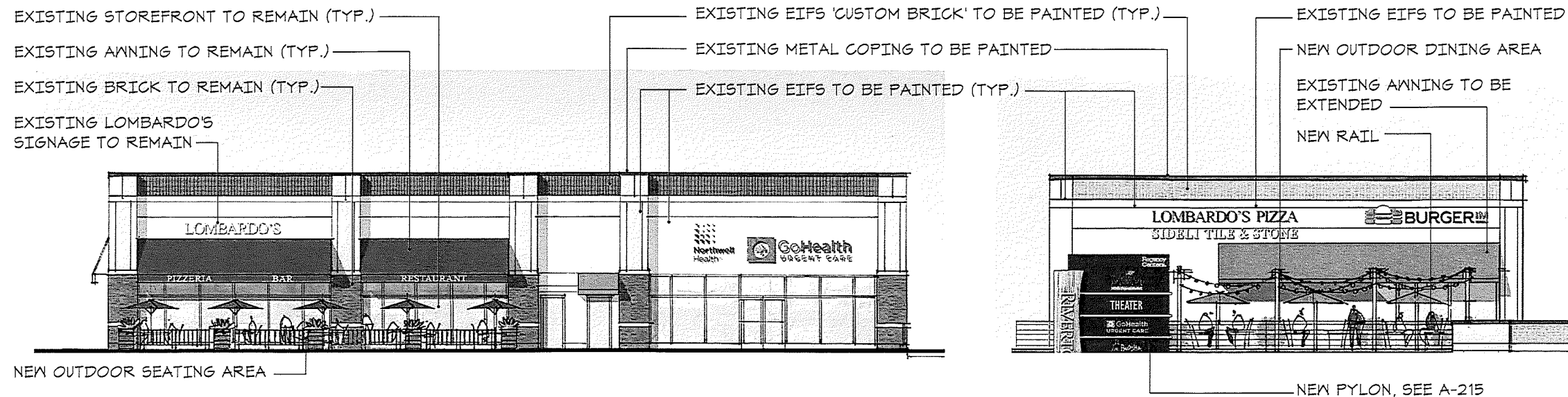
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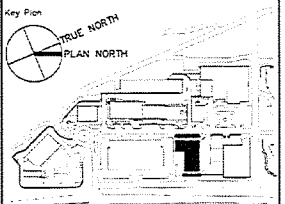
1 Original Elevation
SCALE: 1/8" = 1'-0"



2 Existing Elevation
SCALE: 1/8" = 1'-0"



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



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1 Existing Condition
SCALE: 1/8" = 1'-0"



2 Environmental Graphics
SCALE: 1/8" = 1'-0"

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1 Existing Condition
SCALE: 1/8" = 1'-0"



2 Enviornmental Graphics
SCALE: 1/8" = 1'-0"

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1 Existing Condition
SCALE: 1/8" = 1'-0"

EXISTING WALL TO BE PAINTED
(TYP.)

GRAPHICS LOCATION,
DESIGN TBD



2 Environmental Graphics
SCALE: 1/8" = 1'-0"

MURAL LOCATION,
DESIGN TBD



Rivertowns Square
Property Upgrades
Dobbs Ferry, NY

CREATE
Architecture Planning & Design PLLC

45 West 34th Street
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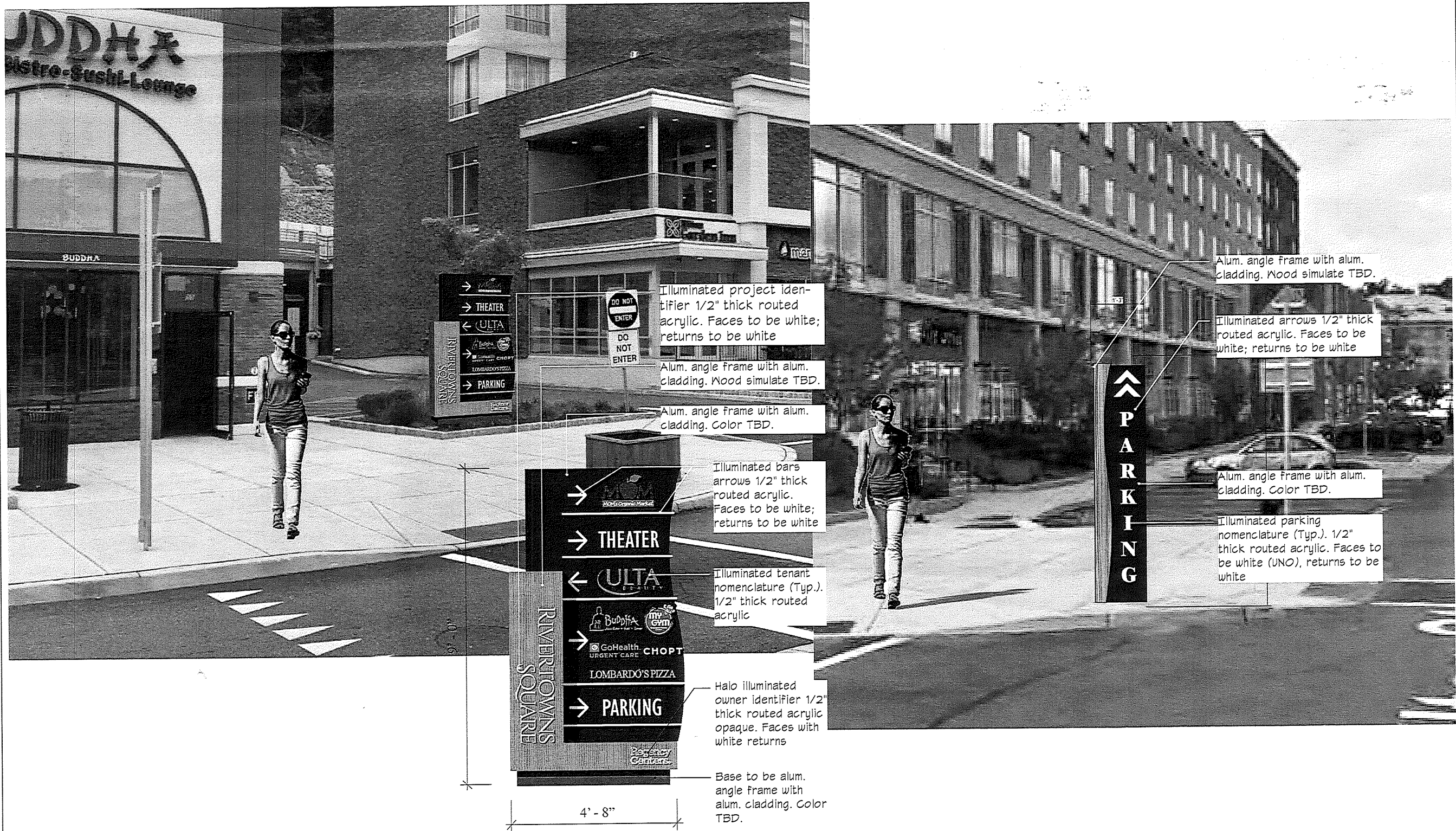
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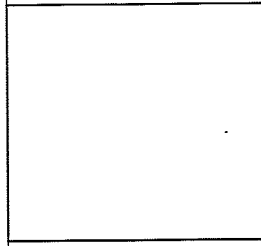
Environmental Graphics
at Buddha Restaurant

1647 A-210



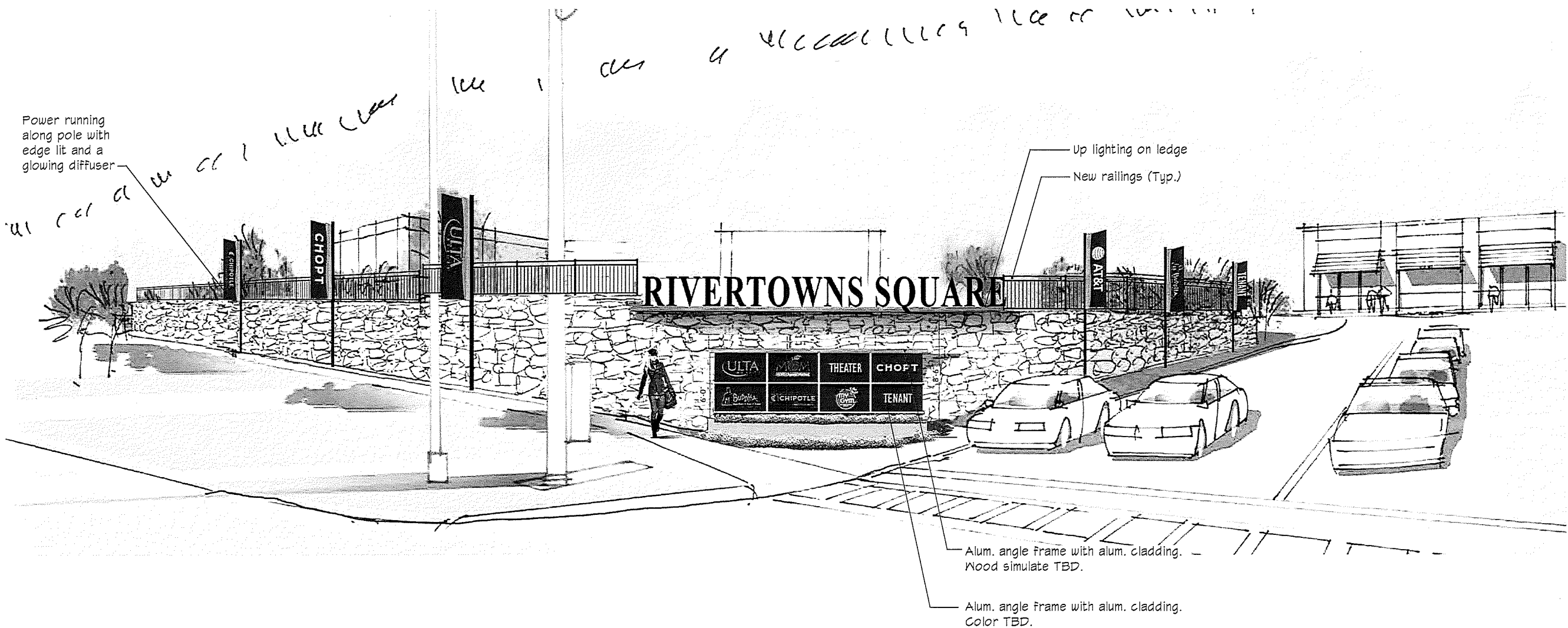
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1/17/2020	1/29/2020
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Wayfinding Signage



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LA/ONS: 18025076
EXP: 02-28-22

Wayfinding Signage

Owner / Developer:
Regency Centers
1919 Gallows Road, Suite 1000
Vienna, Virginia, 22182

Alum. angle frame with alum. cladding.
Wood simulate TBD.

 **BURGER KING**

RIVER TOWNS SQUARE

THEATER

GoHealth.
URGENT CARE



CHIPOTLE



DRYLUXE

LOMBARDO'S PIZZA

Luxe NAIL
S&B

Base to be alum. angle frame with alum. cladding. Color TBD.

LICENSE: RAO250
 EXP: 02-28-22

1647 A-215

NEW PLANTER
AND TREE

NEW DECORATIVE
HANGING ACCENT
LIGHTS

NEW POSTS FOR
ACCENT LIGHTING

NEW PLANTER
AND TREE

EXISTING
BENCHES
RECONFIGURED

