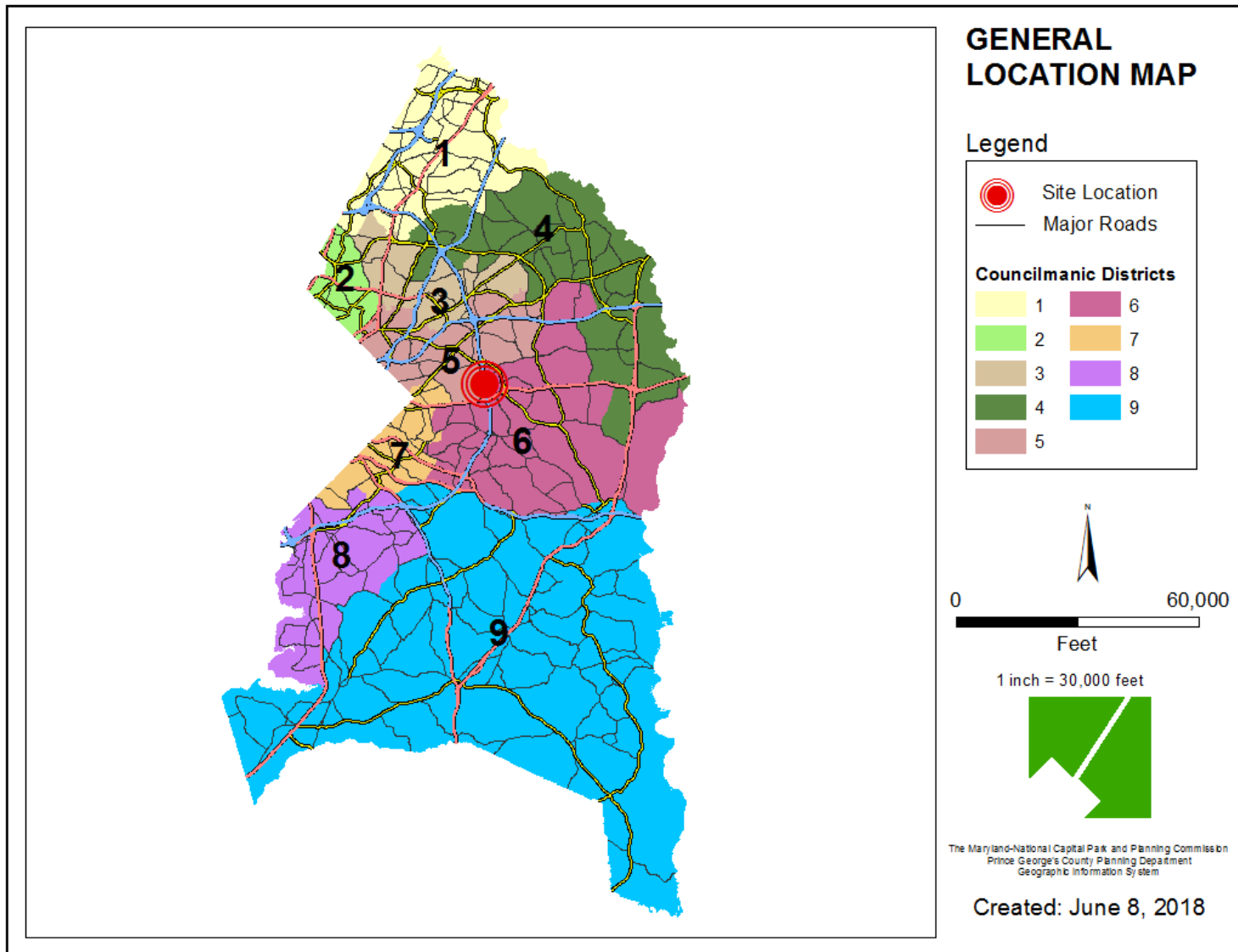


ITEM: 13

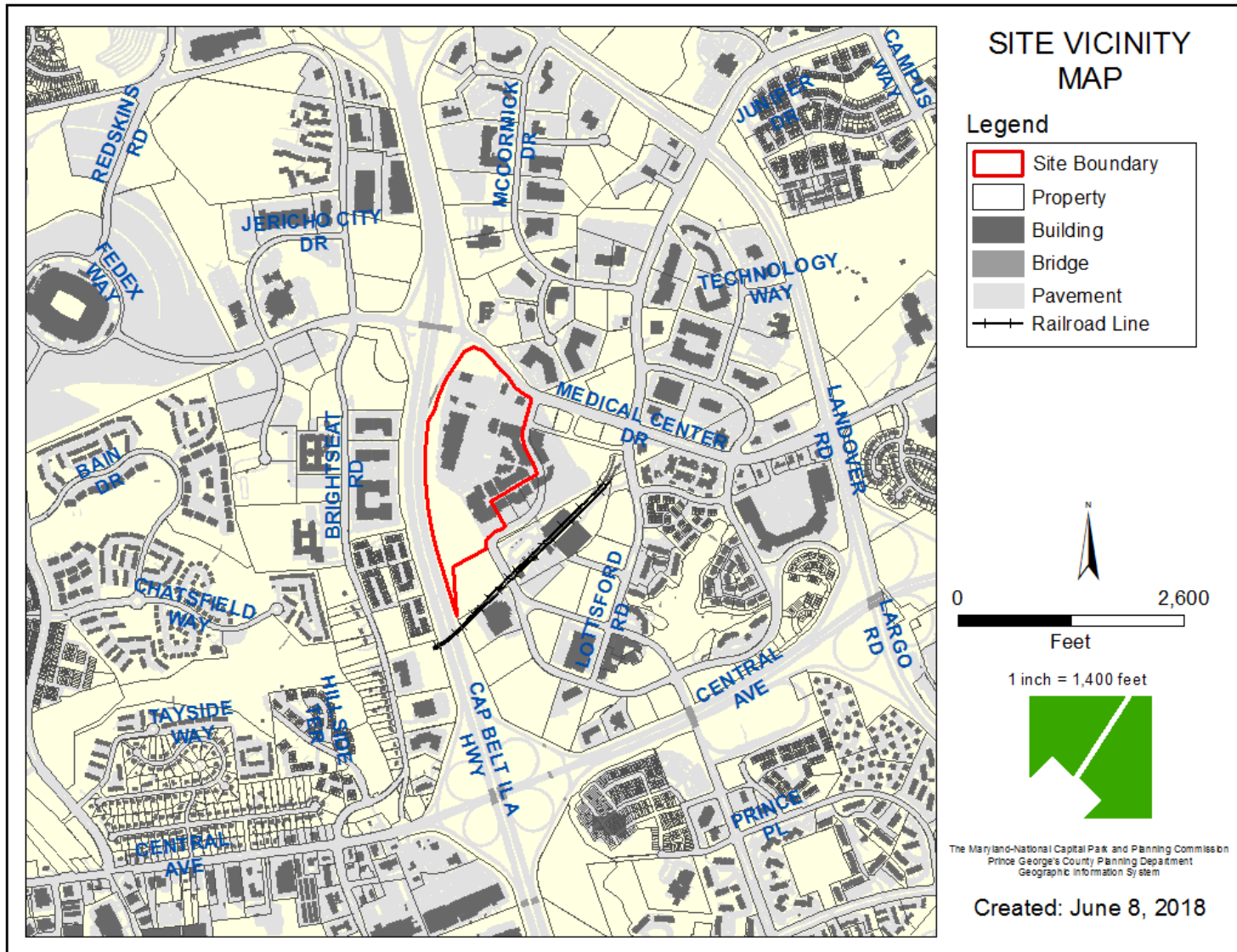
CASE: DSP-17038

BOULEVARD AT THE CAPITAL CENTRE, PHASE 1

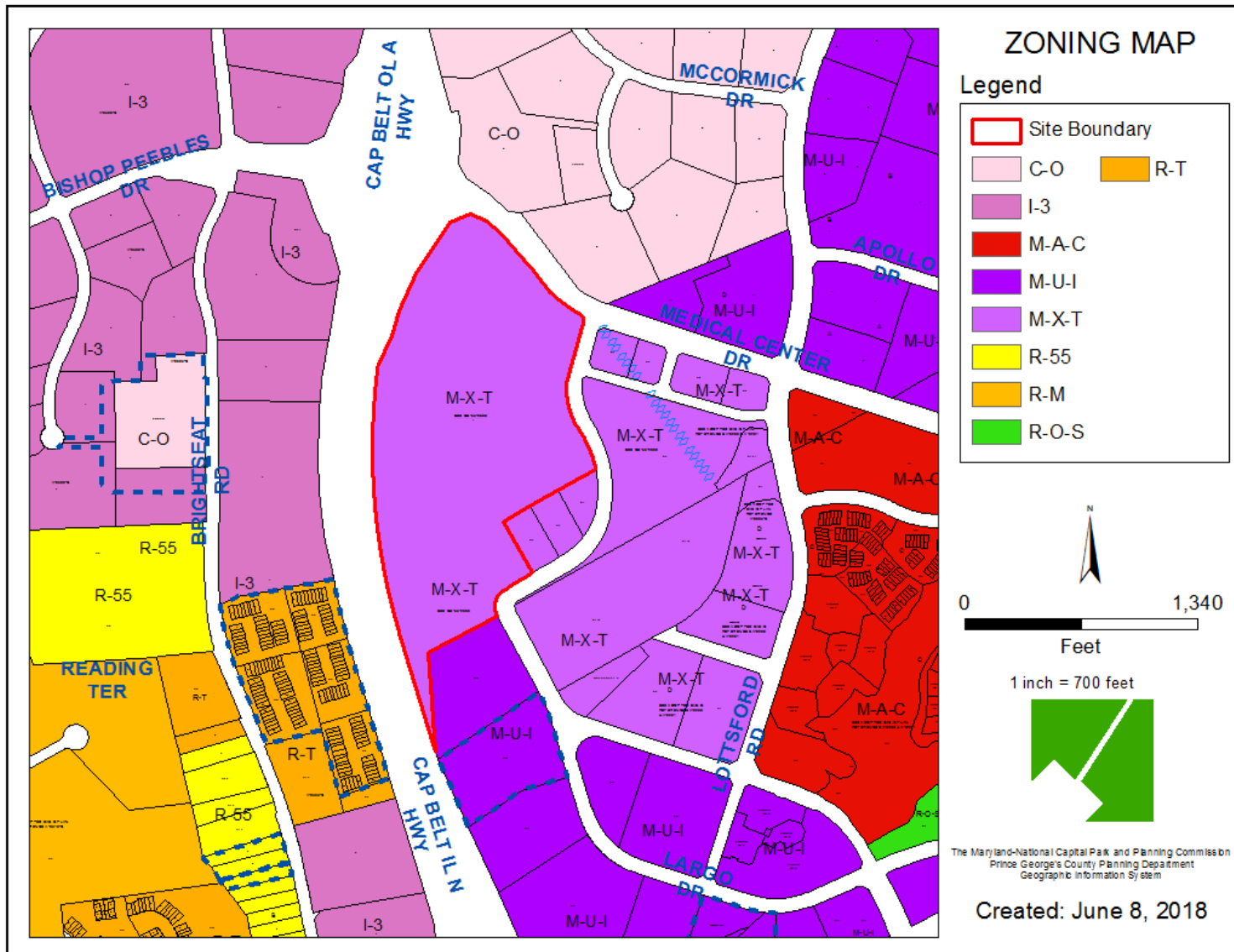
GENERAL LOCATION MAP



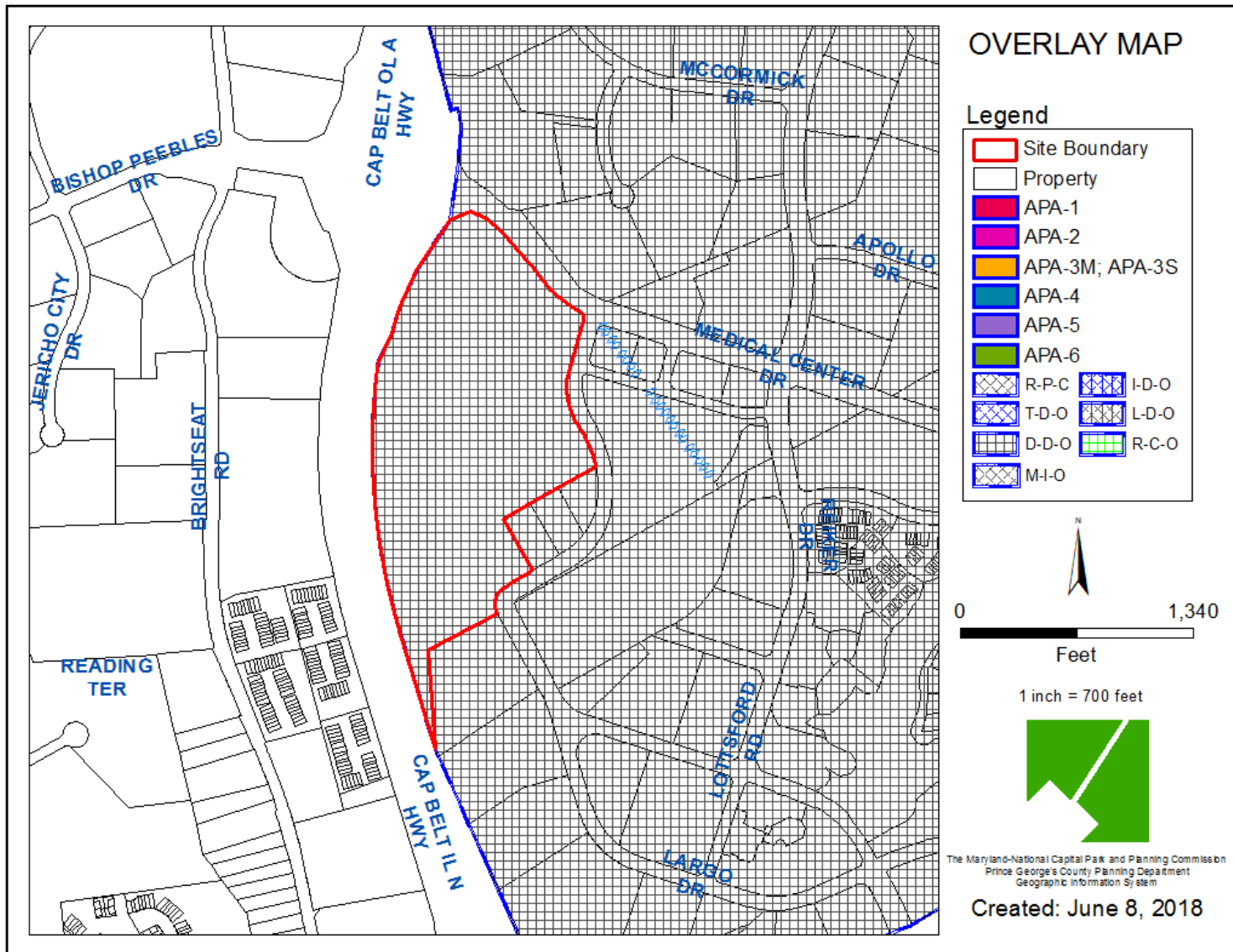
SITE VICINITY



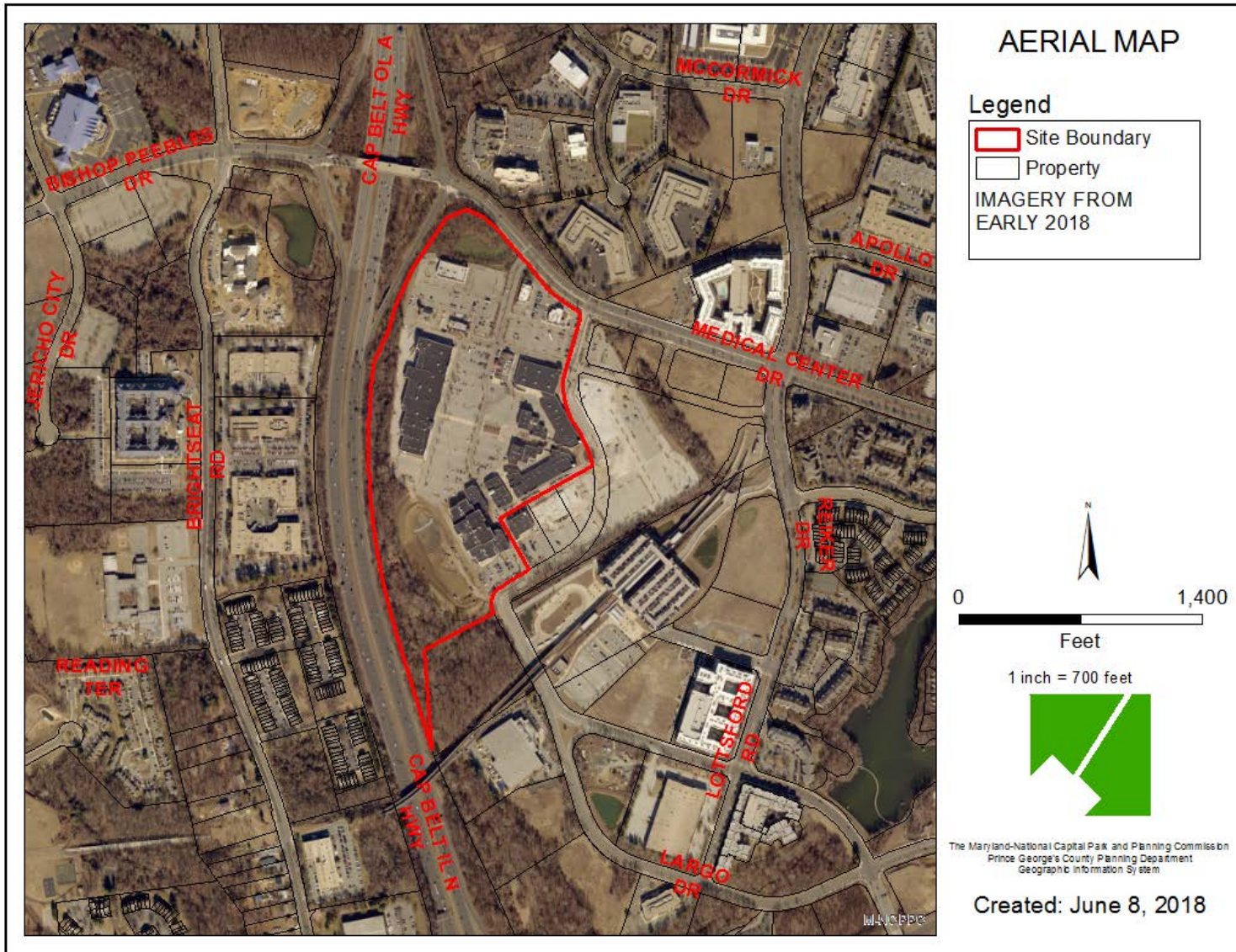
ZONING MAP



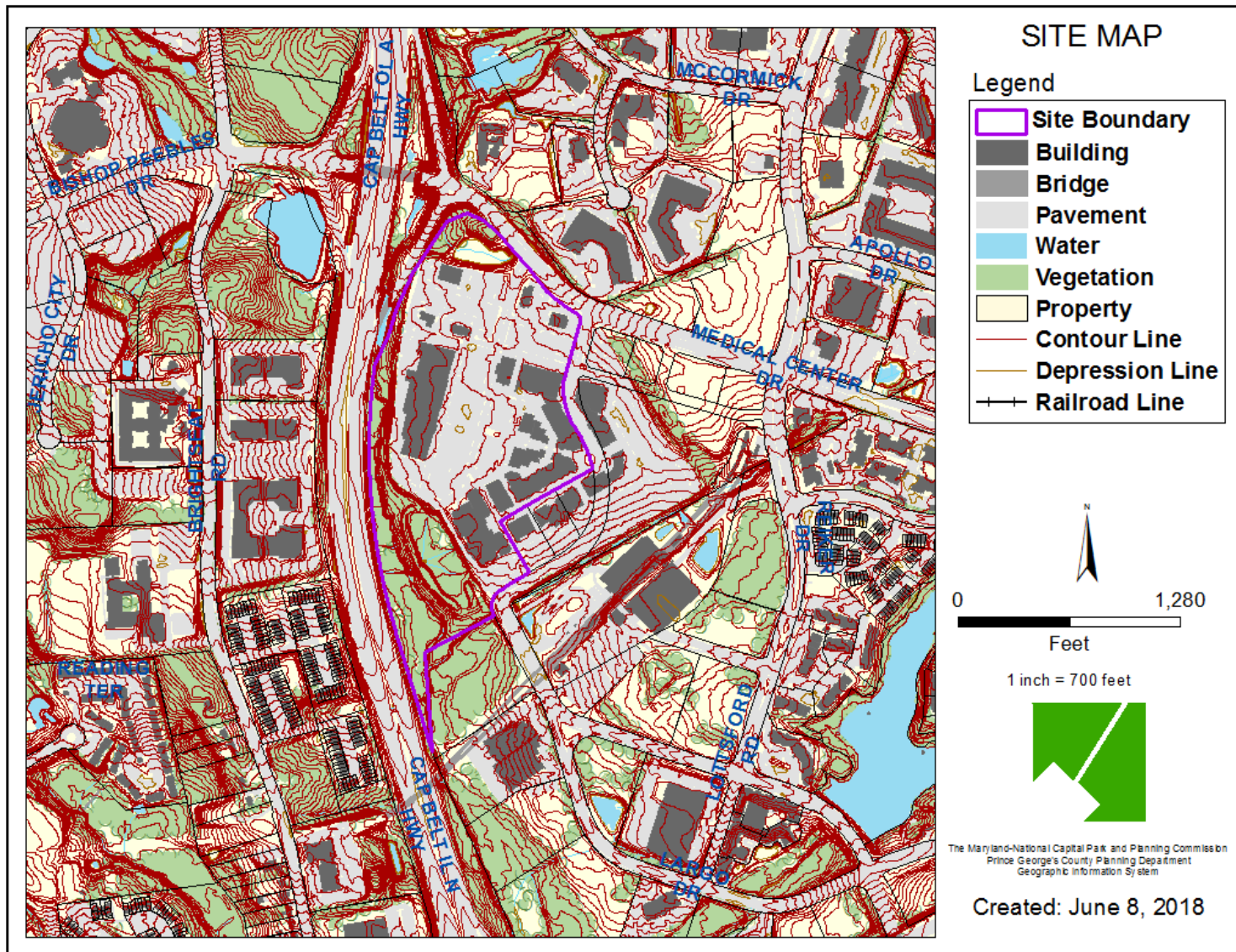
OVERLAY MAP



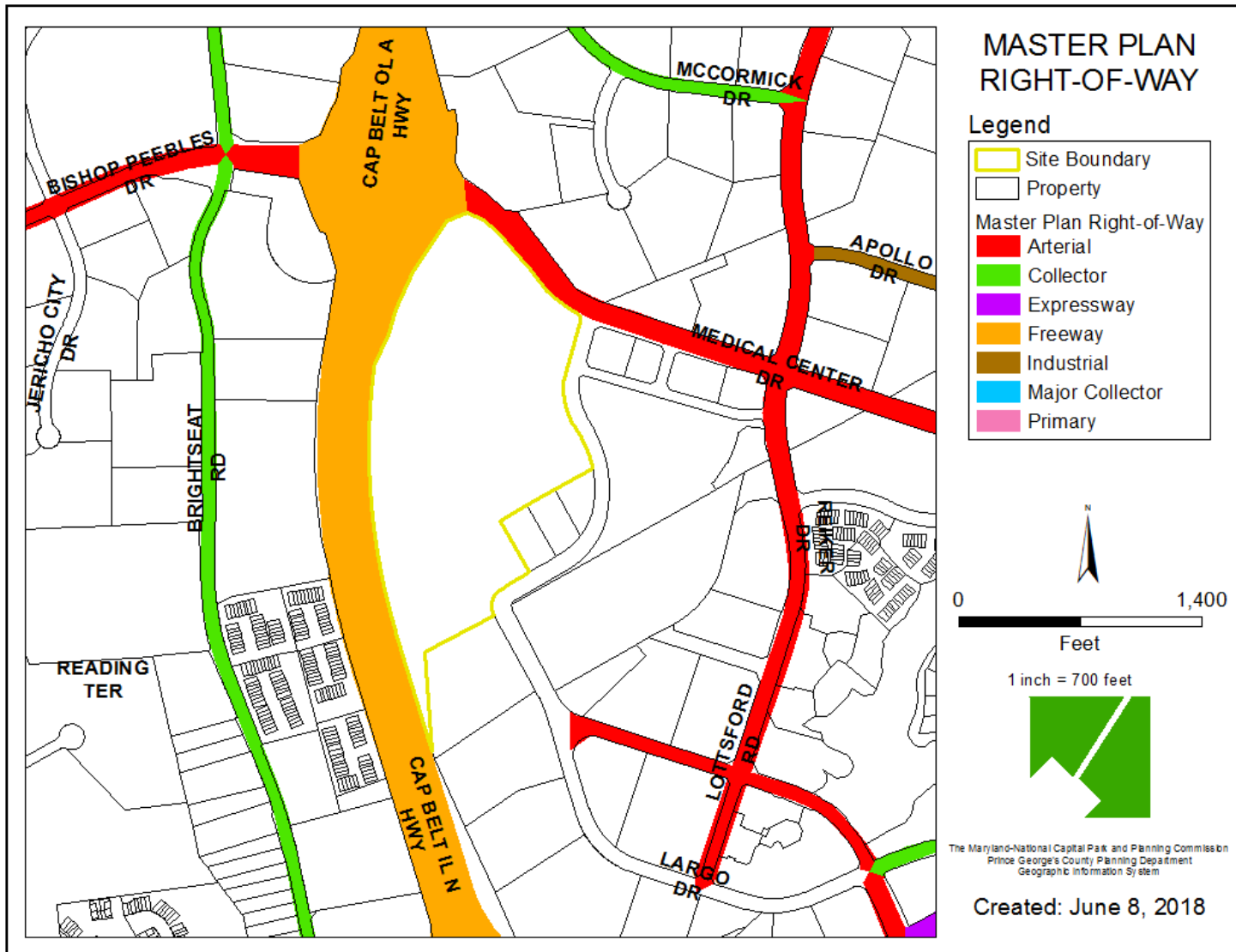
AERIAL MAP



SITE MAP



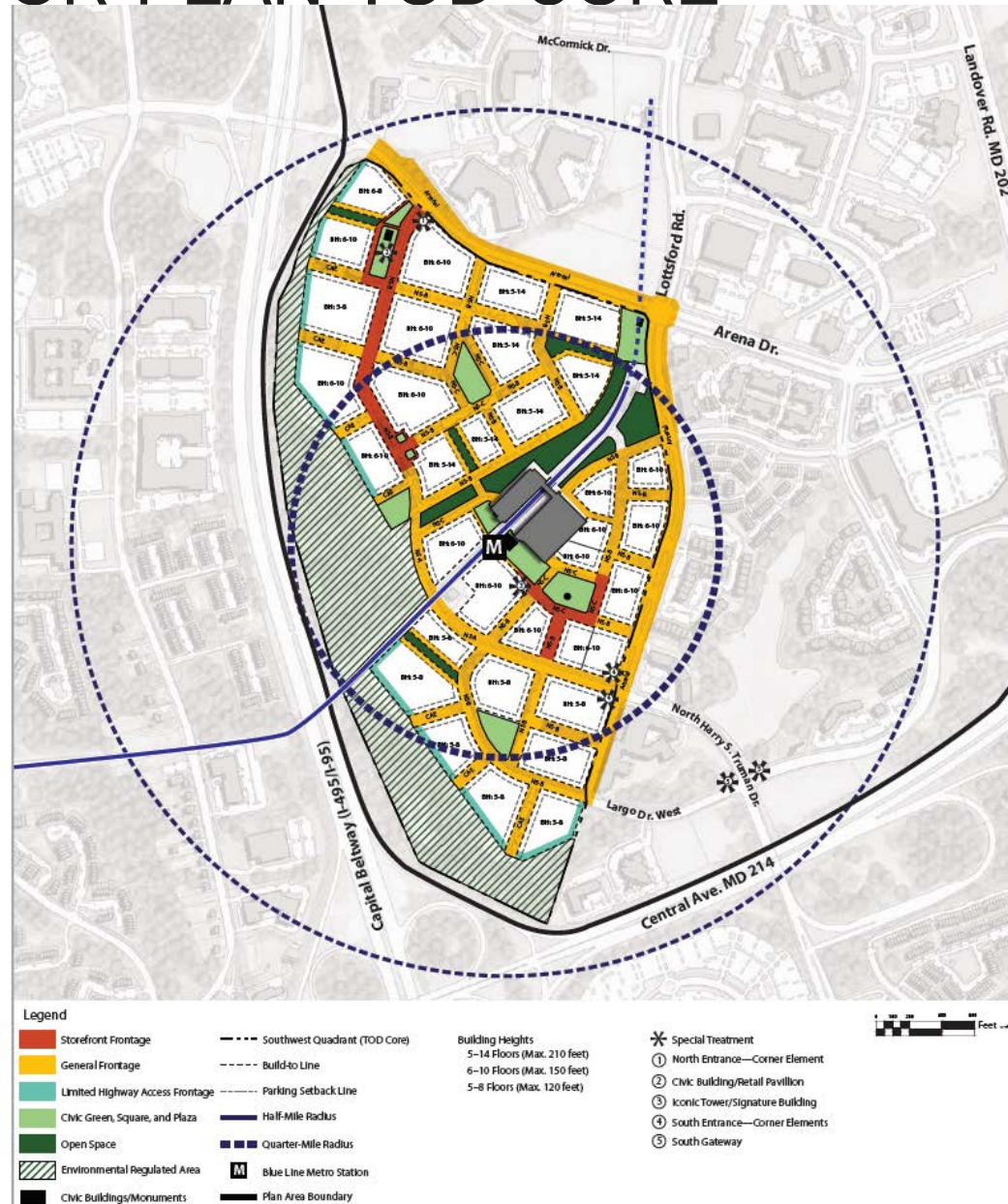
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

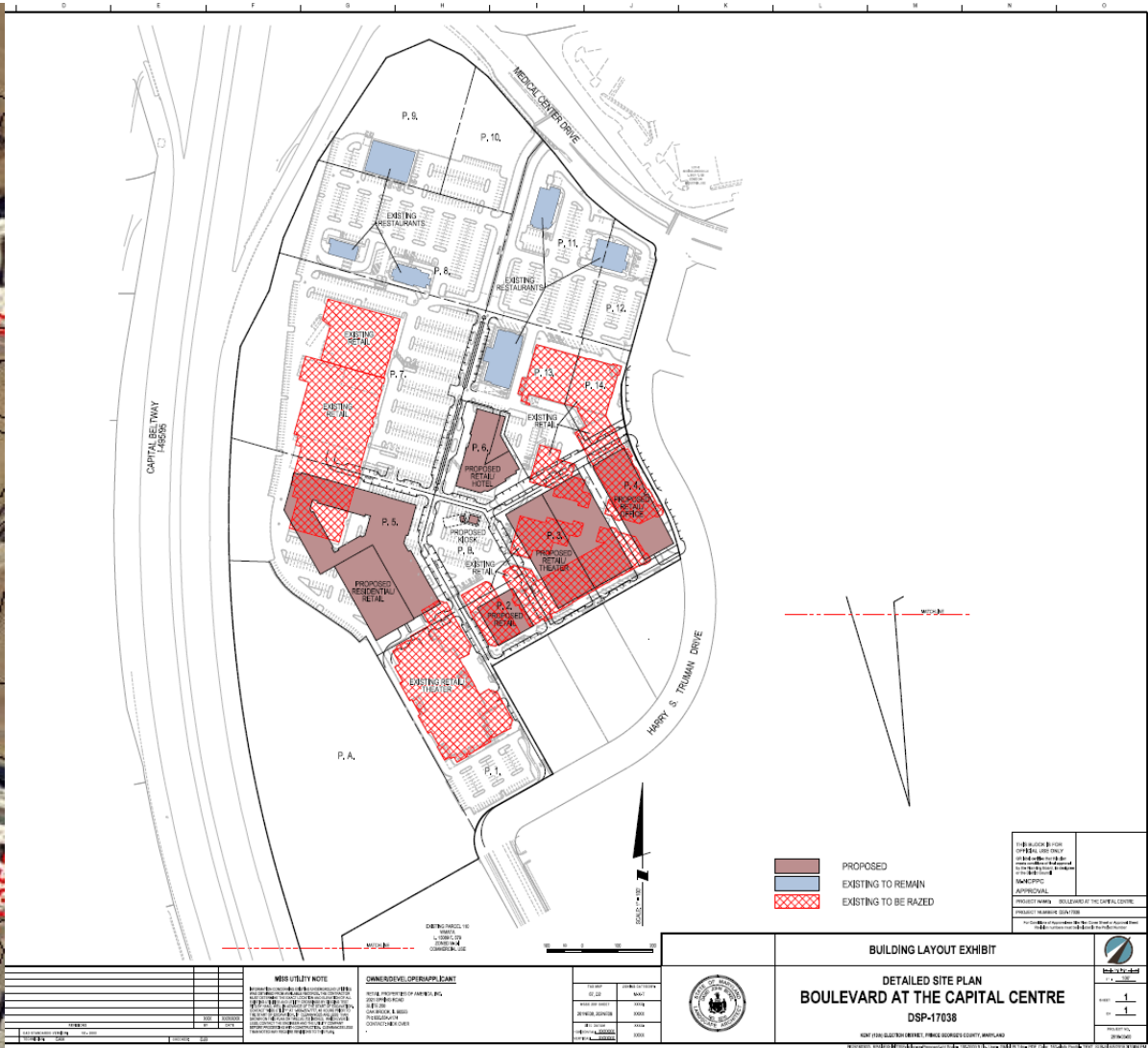


LARGO SECTOR PLAN TOD CORE



ILLUSTRATIVE DETAILED SITE PLAN





ARCHITECTURAL ELEVATIONS-PARCEL 6



1 - EAST ELEVATION

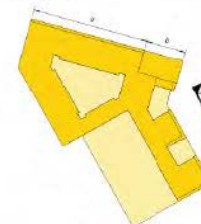


2 - EAST ELEVATION

KEYNOTE LEGEND

- | | | |
|------------------------|--------------------------------|--------------------------------|
| 1) VARIETY | 15) METAL ROOF SYSTEM | 21) SPANDREL GLAZING |
| 2) METAL SKYL PANEL | 16) METAL ROOF CANOPY | 22) SKYL |
| 3) LAP SIDING | 17) SANDPAPER/BRIDGE BY TENANT | 23) METAL SCREEN |
| 4) FIBER/CONCRETE | 18) BUILDING STORAGE | 24) DIGITAL PROJECTION SYSTEM |
| 5) PRECAST PANELS | 19) RAILING | 25) GRAPHIC SIGNAGE (INTERIOR) |
| 6) WINDOW | 20) DECORATING STEEL CHANNEL | 26) COKE PLANT/STAIRS |
| 7) STORMDOOR | 21) CHAIRS | 27) BENCHES |
| 8) STORMDOOR BY TENANT | 22) ISSUERS | 28) SURFACE COUNTER |
| 9) DOOR | 23) METAL COLUMN COVER | 29) OVERHEAD DOORS |

BUILDING PLAN



SITE PLAN



DESIGN COLLECTIV

ARCHITECTURE, PLANNING, INTERIORS | 601 EAST PRATT STREET, SUITE 300

DESIGNED BY: DESIGN COLLECTIV
 DRAWN BY: DSP-17038
 DATE: 7/19/2018
 SCALE: 1/8" = 1'-0"

RETAIL PROPER AMERICA, INC. (P)

221 (Bridges/Buildings)
Savannah, MD 20678

CAPITAL CENTER REDEVELOPMENT

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION
 ELEVATIONS - 1, RESIDENTIAL
 SCALE: 1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS-PARCEL 6

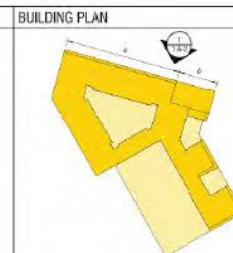


1a - NORTH ELEVATION



1b - NORTH ELEVATION

KEYNOTE LEGEND					
1	WATERWAY	11	METAL ROOF SYSTEM	21	UPPERMILL GLAZING
2	METAL WALL PANEL	12	METAL-WOODEN CANOPY	22	SILL
3	LAP JOINT	13	CANOPY/SKIDGAGE BY TRAIL	23	METAL SCREEN
4	ROOF CORNER	14	BUILDING SKIDGAGE	24	DEBRIS PROTECTED SCREEN
5	STEEL FRAME	15	PILING	25	CORNER WALL INTERIOR
6	WINDOW	16	DECORATIVE STEEL	26	CLASH PILE/STEEL
7	STONE/POINT	17	CHIMNEY	27	REINFORC
8	STONE/POINT OF FINISH	18	LOUVER	28	SCREEN FOUNTAIN
9	DOOR	19	METAL CULMIN COVER	29	DIFFERENTIAL



DESIGN COLLECTIVE

601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
T: 410.685.6655 F: 410.539.6242

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM

[illegible]

RETAIL PROPERTIES OF AMERICA, INC. (RPAI)

221 Hightstown Road
Galesburg, MD 20878

CAPITAL CENTER
REDEVELOPMENT

Largo, Maryland

SD Project No. _____

Owner/Project No. _____

NOT FOR
CONSTRUCTION

ELEVATIONS - 1.A - RESIDENTIAL

$$1/8'' = 1'-0''$$

1.A-2

ARCHITECTURAL ELEVATIONS-PARCEL 6



1 - WEST ELEVATION

DESIGN COLLECTIVE

601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
T: 410.685.6655 F: 410.539.6542

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM

PROJECT NAME	DATE
DSP Submission	09/22/2017
DSP Re-submission	04/05/2018

REVISIONS

OWNER/DEVELOPER
RETAIL PROPERTIES OF
AMERICA, INC. (RPAI)

321 Brinkley Boulevard
Baltimore, MD 21201

PROJECT NAME
CAPITAL CENTER
REDEVELOPMENT

SCALE
TAKEN FROM
Large, Maryland

PROJECT LOCATION
30 North
Baltimore Project No.

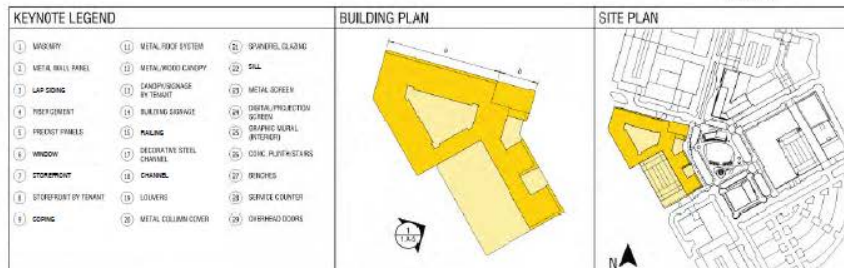
REV 01

NOT FOR
CONSTRUCTION

PROJECT
ELEVATIONS - 1.A -
RESIDENTIAL

SCALE
1/8" = 1'-0"

1 A-5



ARCHITECTURAL ELEVATIONS-PARCEL 2



1 - SOUTH ELEVATION



2 - WEST ELEVATION



3 - SOUTH ELEVATION



4 - EAST ELEVATION

DESIGN COLLECTIV

601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
T: 410.586.6665 F: 410.590.6282

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM

DATE	BY
09/26/2018	DSP Preliminary
09/26/2018	DSP Final/Construction

DATE: 09/26/2018

PROJECT: RETAIL PROPERTIES OF AMERICA, INC. (RPAI)

201 (Single-Family) Subdividing MD 20876

PROJECT NAME: CAPITAL CENTER REDEVELOPMENT

DATE: 09/26/2018

PROJECT LOCATION: Uppr, Maryland

PROJECT NUMBER: 02 Project No.

Sheet Page No.

NOT FOR CONSTRUCTION

ELEVATIONS - 2.A - RETAIL PAVILION

1/8" = 1'-0"

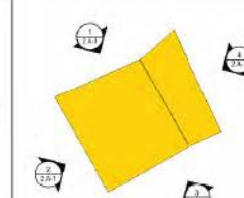
DATE: 09/26/2018

2.A-1

KEYNOTE LEGEND

1. MASONRY	16. METAL ROOF SYSTEM	31. DOWNWELL GLAZING
2. METAL WALL PANEL	17. METALWORK GALLERY	32. SILL
3. DOWNS	18. CANOPY/SCREEN BY TESSA	33. METAL SCREEN
4. HIGH CORNER	19. BUILDING SIGNAGE	34. DIGITAL PROJECTION SCREEN
5. PRESSURE PANELS	20. PAVING	35. VESPAIC WELLS (INTERIOR)
6. WINDOW	21. DECORATIVE STEEL CHANNEL	36. CONC. PLANT/STAIRS
7. STOREFRONT	22. DECORATIVE METAL CORNER	37. BRICKS
8. STOREFRONT BY TESSA	23. LOGGERS	38. SERVICE COUNTER
9. CORNER	24. METAL COLUMN COVER	39. OVERHEAD DOOR

BUILDING PLAN

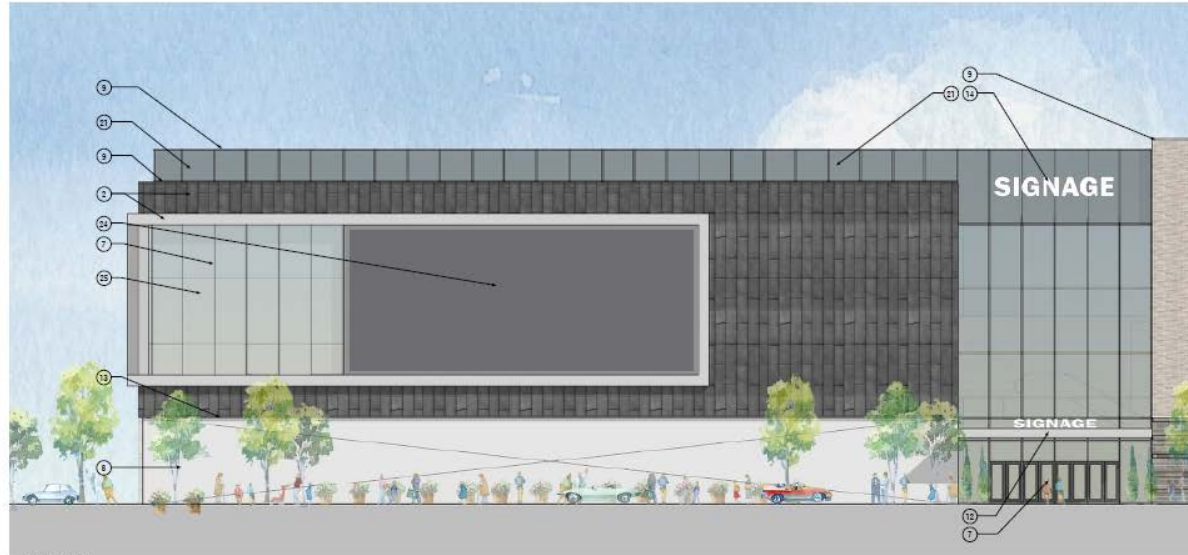


SITE PLAN



NA

ARCHITECTURAL ELEVATIONS-PARCEL 4

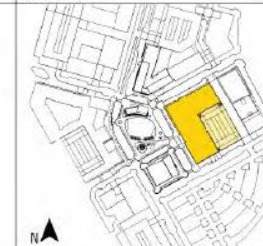
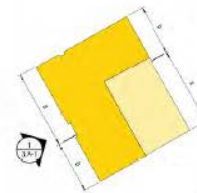


1a - WEST ELEVATION



1b - WEST ELEVATION

KEYNOTE LEGEND					
1	ROADWAY	11	METAL ROOF SYSTEM	21	SPRINKLER GLAZING
2	METAL WALL PANEL	12	METAL WOOD COMBURY	22	SKL
3	LAP SIDING	13	CORROSION RESISTANT	23	METAL SYSTEM
4	FIBER CONCRETE	14	BUILDING SOUNDING	24	DIGITAL PROJECTION SCREEN
5	PERFORATED PANELS	15	PAINTING	25	GRAPHIC MATERIAL (ART/PAINT)
6	WINDOW	16	DECORATIVE STEEL	26	CONC. PENTHOUSE
7	STONE/MORTAR	17	CHIMNEY	27	BEHOLDERS
8	CONCRETE	18	LOUVERS	28	SERVICE CENTER
9	SEPARATING BY ELEMENT	19	METAL COLUMN COVER	29	OVERHEAD DOOR



DESIGN COLLECTIVE

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM
601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
T: 410.585.6655 F: 410.520.6242

[illegible]

RETAIL PROPERTIES OF AMERICA, INC. (RPAI)

221 Hedges Road
GaitHERS, MD 20878

CAPITAL CENTER
REDEVELOPMENT

TABLE 3

Largo, Maryland

02: Project Bio...

NOT FOR
CONSTRUCTION

ELEVATIONS - 3.A -
THEATER/PARKING

$$1/8^n = 1'-0''$$

3.A-1

ARCHITECTURAL ELEVATIONS-PARCEL 4



DESIGN COLLECTIV

601 EAST PRATT STREET, SUITE 304
BALTIMORE, MARYLAND 21202
T: 410.685.6655 F: 410.536.6242

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM

DATE	BY
06/22/2017	06/22/2017
06/26/2018	06/26/2018

DATE: 06/26/2018

RETAIL PROPERTIES OF
AMERICA, INC. (RPAI)

221 Brighton Boulevard
Baltimore, MD 21202

CAPITAL CENTER
REDEVELOPMENT

DATE: 06/26/2018
PROJECT: 17038
Large, Maryland

PROJECT: 17038
10 Project Bn
June Project Bn

NOT FOR
CONSTRUCTION

ELEVATIONS - 3-A -
THEATER/PARKING

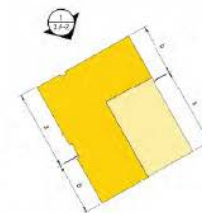
1/8" = 1'-0"

3 A-2

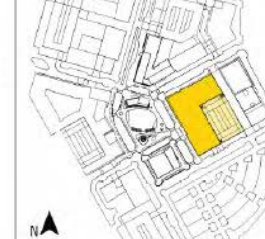
KEYNOTE LEGEND

1 RAINSPY	11 METAL ROOF SYSTEM	21 SPAN/REL GLAZING
2 METAL WALL PANEL	12 METAL/WOOD CLADDING	22 DCL
3 LAP SIDING	13 CURB/SIDING BY TENSILE	23 METAL SYSTEM
4 FIBER CEMENT	14 BUILDING DOORCASE	24 METAL PROJECTION SCREEN
5 WOODST PANELS	15 PAINTING	25 CLADDING MATERIAL
6 WINDOW	16 DECORATIVE STEEL CHANNELS	26 CONCRETE/PAINTING/STAIRS
7 STOREFRONT	17 CHIMNEY	27 BENCHES
8 STOREFRONT BY TENSILE	18 LOUVERING	28 SERVICE COUNTERTOP
9 CORNER	19 METAL COLUMN COVER	29 OVERHEAD DOORS

BUILDING PLAN



SITE PLAN



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

ARCHITECTURAL ELEVATIONS-PARCEL 4



DESIGN COLLECTIVE

601 EAST PRATT STREET, SUITE 11
BALTIMORE, MARYLAND 21202
T: 410.685.6655 F: 410.539.6542

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM

DATE	DESCRIPTION
05/12/2017	DSP Information
04/06/2018	DSP Presentation

REVISIONS:

IN ASSOCIATION WITH
RETAIL PROPERTIES OF
AMERICA, INC. (RPAI)

327 Madison Avenue
New York, NY 10017

PROJECT NAME
CAPITAL CENTER
REDEVELOPMENT

SHEET

DESIGNED BY
Lips, Berglund

PROJECT MANAGER
TO PREPARE
Lips, Berglund

BT 10

NOT FOR
CONSTRUCTION

ELEVATIONS - 3A -
THEATER/PARKING

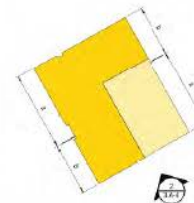
SCALE
1/8" = 1'-0"

3.A-4

KEYNOTE LEGEND

- | | | |
|------------------------|-----------------------------|--------------------------------|
| 1 MASONRY | 11 METAL ROOF SYSTEM | 21 EPDM/VEL GLAZING |
| 2 METAL WALL PANEL | 12 METAL MESH CANOPY | 22 SCL |
| 3 LAP JOINT | 13 CANOPY/SHADE BY TENSILE | 23 METAL SCREEN |
| 4 FREE CANOPY | 14 BUILDING SIGNAGE | 24 DIGITAL PROJECTION SCREEN |
| 5 WINDFAST PANELS | 15 PAINTING | 25 COATING/MATERIAL (INTERIOR) |
| 6 WINDOW | 16 DECORATIVE STEEL CHANNEL | 26 CONC. PLANTERS/STAIRS |
| 7 STONEPOINT | 17 CHAIRS | 27 BENCHES |
| 8 STRUCTURE BY TENSILE | 18 SQUARES | 28 SERVICE COUNTER |
| 9 CORNER | 19 METAL COLUMN COVER | 29 OVERHEAD DOORS |

BUILDING PLAN



SITE PLAN



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

ARCHITECTURAL ELEVATIONS-PARCEL 4



1a - WEST ELEVATION

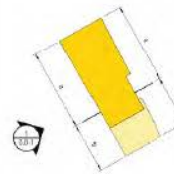


1b - WEST ELEVATION

KEYNOTE LEGEND

- | | | |
|-------------------------|-------------------------------|-------------------------------|
| 1 MASONRY | 11 METAL REEF SYSTEM | 21 SPAN/REL. BEAMS |
| 2 METAL WALL PANEL | 12 METAL/WOOD CANOPY | 22 RAIL |
| 3 CORNER | 13 CORNER/SPANDREL BY TYPICAL | 23 METAL SCREEN |
| 4 REEF CORNER | 14 BUILDING ENVELOPE | 24 OPTICAL/GEOMETRIC SCISSOR |
| 5 PRECAST PANELS | 15 RAILING | 25 GEOMETRIC MURAL (PITCHING) |
| 6 WINDOW | 16 DECORATIVE STEEL CHANNEL | 26 ROUND PLUMB/STAIRS |
| 7 STONE/IRON BY TYPICAL | 17 DECORATIVE METAL CORNER | 27 NOTCHES |
| 8 STONE/IRON BY TYPICAL | 18 LOUVERS | 28 SERVICE COUNTER |
| 9 CORNER | 19 METAL COLUMN COVER | 29 OVERHEAD DOORS |

BUILDING PLAN



SITE PLAN



DESIGN COLLECTIVE

601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
T: 410.685.6655 F: 410.539.6242

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM

DATE: 08/12/2017	BY: [Signature]
DATE: 08/12/2017	BY: [Signature]

RETAIL PROPERTIES OF
AMERICA, INC. (RPAI)

227 Maryland Boulevard
Baltimore, MD 21201

CAPITAL CENTER
REDEVELOPMENT

Scale 1

Scale 1/8" = 1'-0"

Scale 1/8" = 1'-0"

Scale 1/8" = 1'-0"

NOT FOR
CONSTRUCTION

ELEVATIONS - 3.B -
OFFICE BUILDING

1/8" = 1'-0"

3.B-1



ARCHITECTURAL ELEVATIONS-PARCEL 7

DESIGN COLLECTIVE

601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
www.designcollective.com

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM

DATE	BY
DSP Submission	06/11/17
DSP Resubmission	06/06/18

RETAIL PROPERTIES I
AMERICA, INC. (RPAI)

1271 Bishop Street
Baltimore, MD 21205

CAPITAL CENTER
REDEVELOPMENT

DATE:

PROJECT: CAPITAL CENTER
Large, Mixed-Use

PROJECT: CAPITAL CENTER
1271 Bishop Street
Baltimore, MD 21205

NOT FOR
CONSTRUCTION

ELEVATIONS - 4.A -
HOTEL

1/8" = 1'-0"

4.A-1



1 - SOUTH ELEVATION

KEYNOTE LEGEND			BUILDING PLAN	SITE PLAN
1 RAINSHY	16 METAL WOOD CANOPY	21 SPANNING GLAZING		
2 METAL WALL PANEL	17 CANOPY/SHAWD BY TOWER	22 GALL		
3 LAP DOING	18 BUILDING SIGNAGE	23 METAL SCREEN		
4 RIVER CORNER	19 RAILING	24 METAL ARCHITECTURE JOINTS		
5 PRECAST PANELS	20 DECORATIVE STEEL CHANNEL	25 GRAPHIC METAL (OUTDOOR)		
6 WINDOW	21 CHANNEL	26 CORNER PLANT/STAIRS		
7 STOREFRONT	22 COVERS	27 BENCHES		
8 SHOPSFRONT BY TENANT	23 METAL COLUMN COVER	28 SERVICE COUNTER		
9 CORNER		29 OVERHEAD DOORS		

ARCHITECTURAL ELEVATIONS-PARCEL 7



WEST ELEVATION

DESIGN COLLECTIV

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM
601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
T: 410.685.6655 F: 410.539.6242

[illegible]

UNITED STATES RETAIL PROPERTIES OF AMERICA, INC. (RPAI)

IT1 (High): Updated

CAPITAL CENTER
REDEVELOPMENT

TABLE 1

Ligo, Maryland

SD: Request Bio.

NOT FOR
CONSTRUCTION

ELEVATIONS - 4A -
HOTEL

$$1/8'' = 1'-0''$$

4.A-2

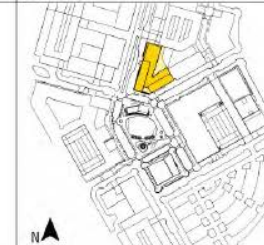
KEYNOTE LEGEND

1	BROWBAR	11	METAL ROOF SYSTEM	21	SPARKED GLAZING
2	METAL WALL PANEL	12	METAL-WOOD COMPO	22	SKILL
3	LAP JOINT	13	EMULSION/PURGE BY SPRAY	23	METAL SHEED
4	PERFORCMENT	14	BUILDING SEPARSE	24	METAL AFFECTION SHEATH
5	FRIGHT PANELS	15	RAILING	25	GRAPHIC METAL OVERLAYS
6	WINDOW	16	DECORATIVE STEEL CHANNEL	26	COMB PLINTH/STAIR
7	STONEPOINT	18	CHANNEL	27	FINCHES
8	STONEPOINT BY TOWER	19	LOUVERS	28	FINCHES COUNTER
9	CORNER	20	METAL COLUMN COVER	29	OVERHEAD DOOR

BUILDING PLAN



SITE PLAN



ARCHITECTURAL ELEVATIONS-PARCEL 7



1 - SOUTHEAST ELEVATION

DESIGN COLLECTIV

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM
601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202

[illegible]RETAIL PROPERTIES
AMERICA, INC. (RPAI)

221 Hager Boulevard
Guthrieburg, MD 20678

CAPITAL CENTER
REDEVELOPMENT

PAGE 9

La 95. Maryland

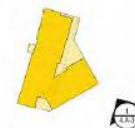
50 Percent Off
Every Purchase of \$10

NOT FOR
CONSTRUCTIONELEVATIONS - 4.A -
HOTEL
$$1/8'' = 1'-0''$$

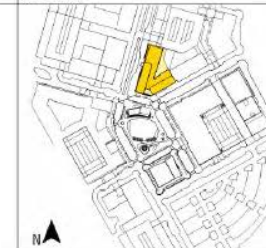
4.A-3

KEYNOTE LEGEND					
1	BASIS	11	METAL DECK SYSTEM	21	SPANDREL GLAZING
2	METAL PANEL	12	METAL/WOOD GASKET	22	SKYL
3	LAP JOINT	13	EXTRUSION JOINT	23	METAL SECTIONS
4	ROOF CORNER	14	BUILDING SEWAGE	24	ROOF PROJECTION SYSTEM
5	PRECAST PANELS	15	RAILING	25	GLASS/SPERAL SYSTEM
6	WINDMILL	16	DECORATIVE STEEL	26	CONCRETE/STAINLESS
7	STONE/ROOF	17	CHIMNEY	27	FINCHES
8	SPANNING BY TRUSS	18	LOUVER	28	BRIDGE COUNTER
9	CORNER	20	METAL CULMIN CORNER	29	DIVERSION COVER

BUILDING PLAN



SITE PLAN



ARCHITECTURAL ELEVATIONS-PARCEL 5



1 - SOUTH ELEVATION



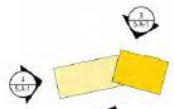
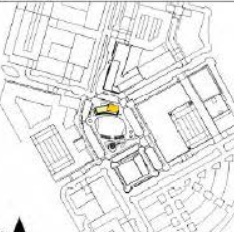
2 - EAST ELEVATION



3 - NORTH ELEVATION



4 - WEST ELEVATION

KEYNOTE LEGEND			BUILDING PLAN	SITE PLAN
1 RAINWATER	16 METAL ROOF SYSTEM	25 SPANDREL GLAZING		
2 METAL WALL PANEL	22 METAL-WALLED CANOPY	26 SILL		
3 LAP JOINT	23 CARCASS BRACE BY TIE-ROD	27 METAL SCREEN		
4 FIRE-RESISTANT	24 BUILDING DRAINAGE	28 DIGITAL PROJECTION SYSTEM		
5 PREFABT PANELS	26 RAILING	29 GRAPHIC METAL (OTHER ID)		
6 WINDOW	27 DECORATIVE STEEL CHANNEL	30 LONG PLATE (STANDARD)		
7 STORMWATER	28 CHIMNEY	31 BENCHES		
8 STIFFENING REINFORCEMENT	29 LOUVER	32 SERVICE COUNTER		
9 CORNER	30 METAL COLUMN COVER	33 OVERHEAD DOORS		

DESIGN COLLECTIV

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM
601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202

[illegible]

**RETAIL PROPERTIES
AMERICA, INC. (RPA)**
271 Brighton Boulevard
Baltimore, MD 21205
**PROJECT NAME:
CAPITAL CENTER
REDEVELOPMENT**

Volume 1
LARGE, Maryland
Project Manager
301 Project St.
Crown Point, Pa.

NOT FOR
CONSTRUCTION

**ELEVATIONS - 5.A -
STAGE PAVILION**

$$1/8^n = 1^3 - 0^n$$

5.A-1

STREETSCAPE

STREETSCAPE - CONDITION B2 - RETAIL/DINING @ CENTER AVENUE



CONCEPTUAL - FOR ILLUSTRATIVE PURPOSES ONLY

SIGNAGE- DISTRICT SIGN

District Signage

Perimeter “civic” identification – variety of site specific scaled elements that present the area in a strong, timeless way. These elements should utilize common elements to establish a system.

Roadway vehicular directional – direction to key visitor parking or geographic destinations – look to break the district into sub-districts and distinct neighborhoods.

Roadway and streetscape regulatory and street signs – by adopting proprietary elements the district can help visually reinforce the unified community and reinforce the brand in a subtle way.

Pedestrian orientation and directional elements – These elements closely relate to neighborhood features in information and appearance. Even when directing to commercial locations, they are civic in appearance and do not appear as advertisements, while doing the hard work of getting visitors to their destinations.

Directional elements should direct to key destinations in the district, and where appropriate, link to neighboring destinations including hospital, metro station, and future development.

All of the district signage elements should be distributed so as to accommodate current and future phases and strive to not over-sign areas. The district should foster a civic pride and reinforce discovery.

Placemaking Elements – These elements can be more culturally focused and help create civic pride or drive outside interest. Do not under-estimate the Instagram moment.



Placemaking elements



Pedestrian map detail



Pedestrian orientation



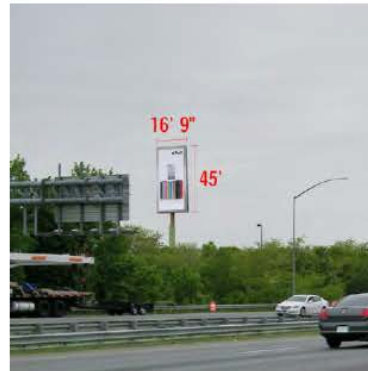
Perimeter identification

SIGNAGE- DYNAMIC SIGN

Dynamic Signage

This plan detail shows the potential location and character for dynamic signage located along the I-95 frontage.

The dynamic signage element will be used as a placemaking element to help establish a sense of place. It will also act to enliven and enrich the experience of visiting the area. The sign will display lifestyle oriented content relevant to the brand and image of the development and content related to activities related to the development and the town center.



Previously proposed dynamic signage on existing structure



Proposed to create a visually interesting structure for dynamic element that creates placemaking along the freeway and interest in the development and town center



Architecturally interesting housing and structure for dynamic signage element



SIGNAGE- DEVELOPMENT PARTNER SIGN

Development Partner Signage

Major development partners within the community should enjoy the ability to create signage that reinforces their corporate brands and the needs of their property. Conditions created through the agreements with the County and RPAI in the Comprehensive Sign Planning process will seek to create flexibility for developing entities while holding them to guiding principles of quality and restraint. Major development properties will define the neighborhoods and sub-districts. The signage expression within those areas will be key character defining elements and set the stage for commercial success. The comprehensive sign plan will also seek to create conditions where major development partners will not have to seek warrants or variances except for extreme conditions or opportunities that may arise.

Multi-Family Residential

Cinema

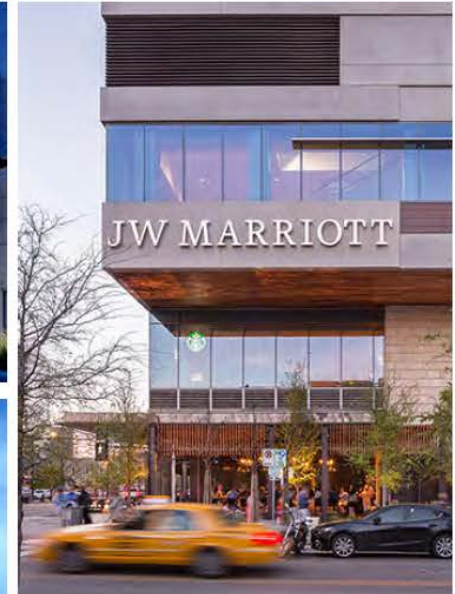
Major Commercial – Medical Office Buildings / Corporate entities

Hospitality/Hotel

Grocery/Food Hall

Flagship Retail

Major development partners will be developing large parcels of property, these parcels will require different signage types to satisfy partner branding and operational needs.



SIGNAGE- TENANT SIGN



PROJECT
RPAI / Capital Centre
AUSTIN, TEXAS

DRAFT

PROJECT DESIGNERS
Page/Dyal Branding & Graphics
Page Southerland Page, Inc

DATE
23 April 2018

RENDERING-PLAZA



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Retail Properties of America, Inc.

CONCEPTUAL RENDERINGS
NOVEMBER 10, 2017

CAP. CENTRE REDEVELOPMENT
LARGO, MD

DRD

THE
DEVELOPMENT
REVIEW
DIVISION

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