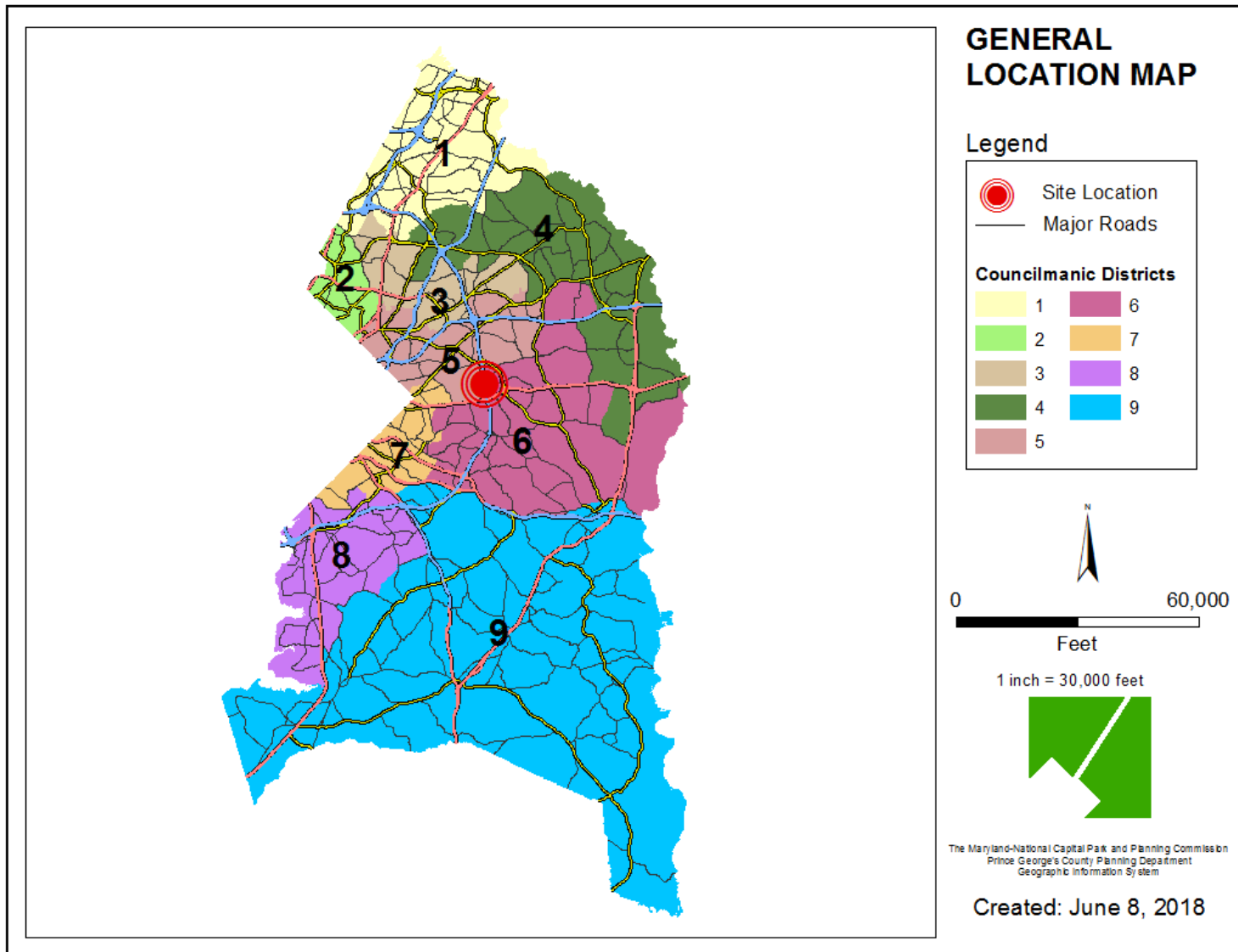


ITEM: 13

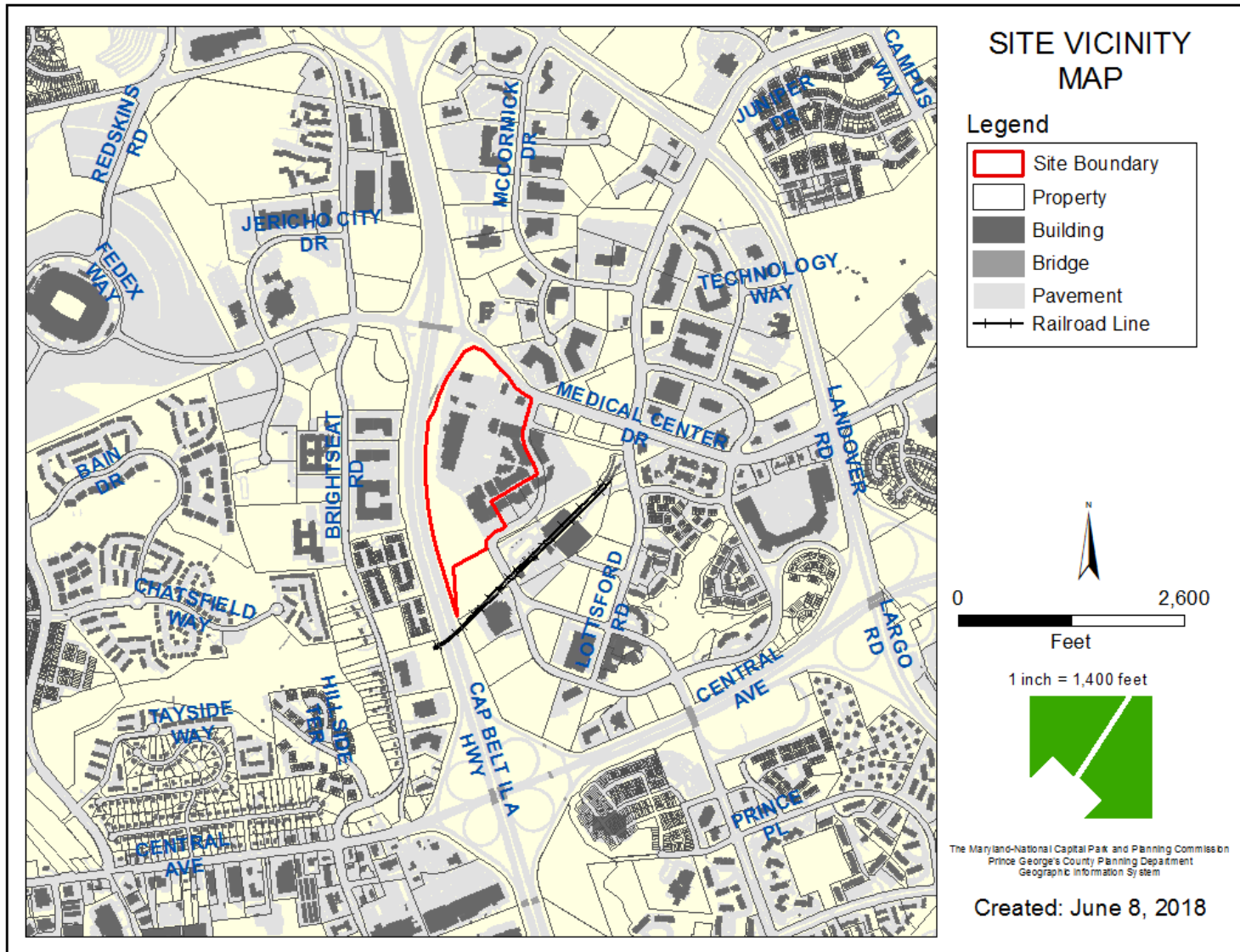
CASE: DSP-17038

BOULEVARD AT THE CAPITAL CENTRE, PHASE 1

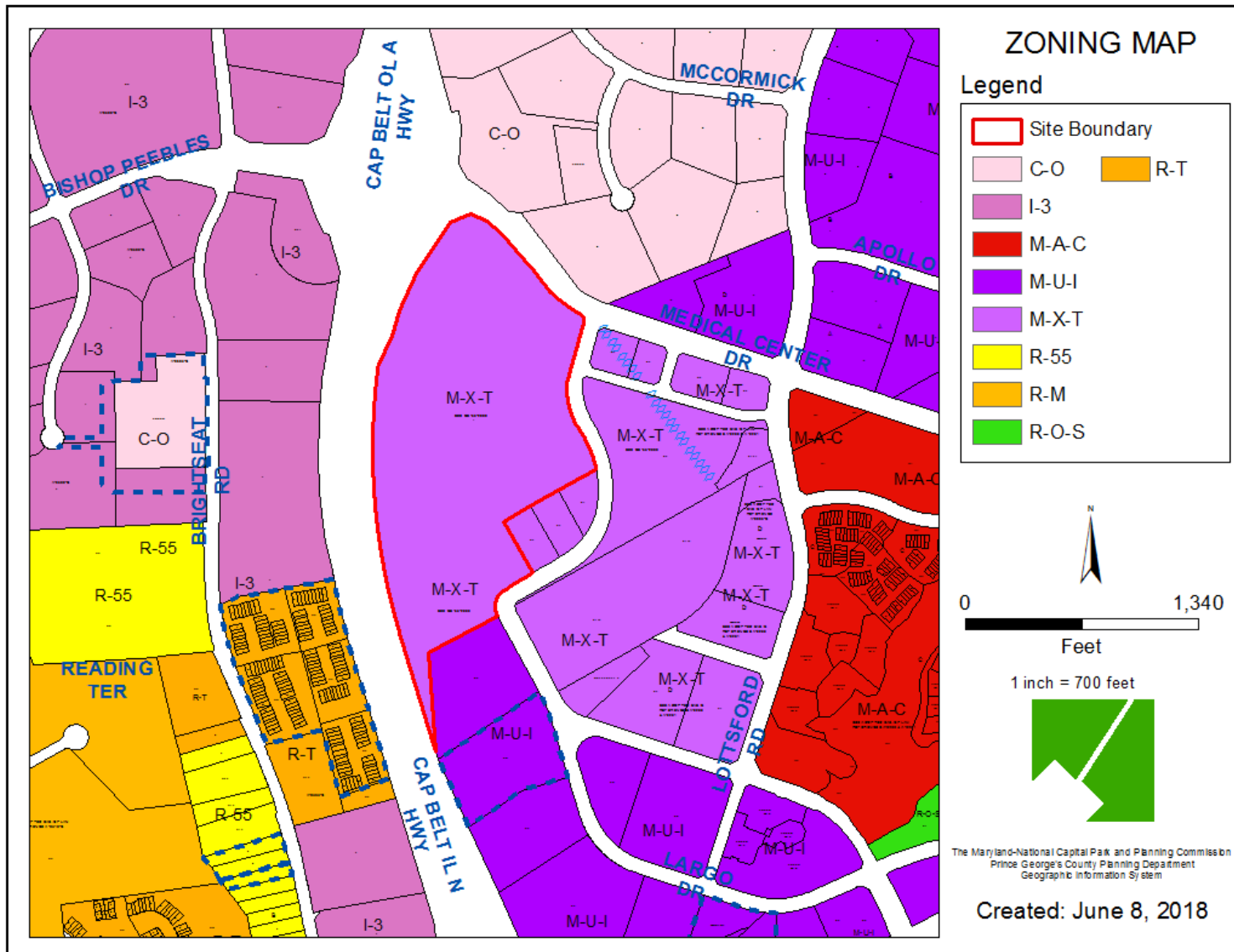
GENERAL LOCATION MAP



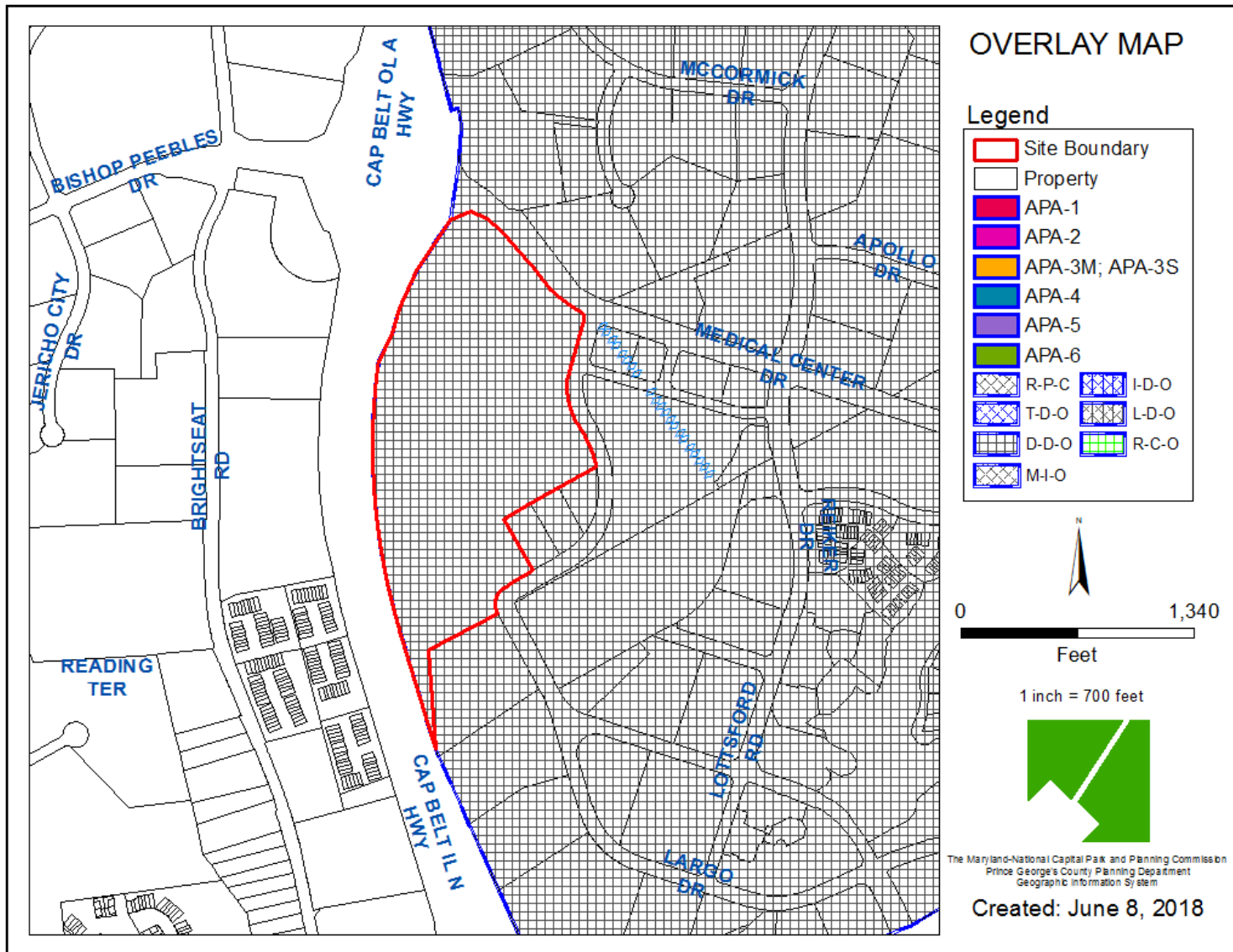
SITE VICINITY



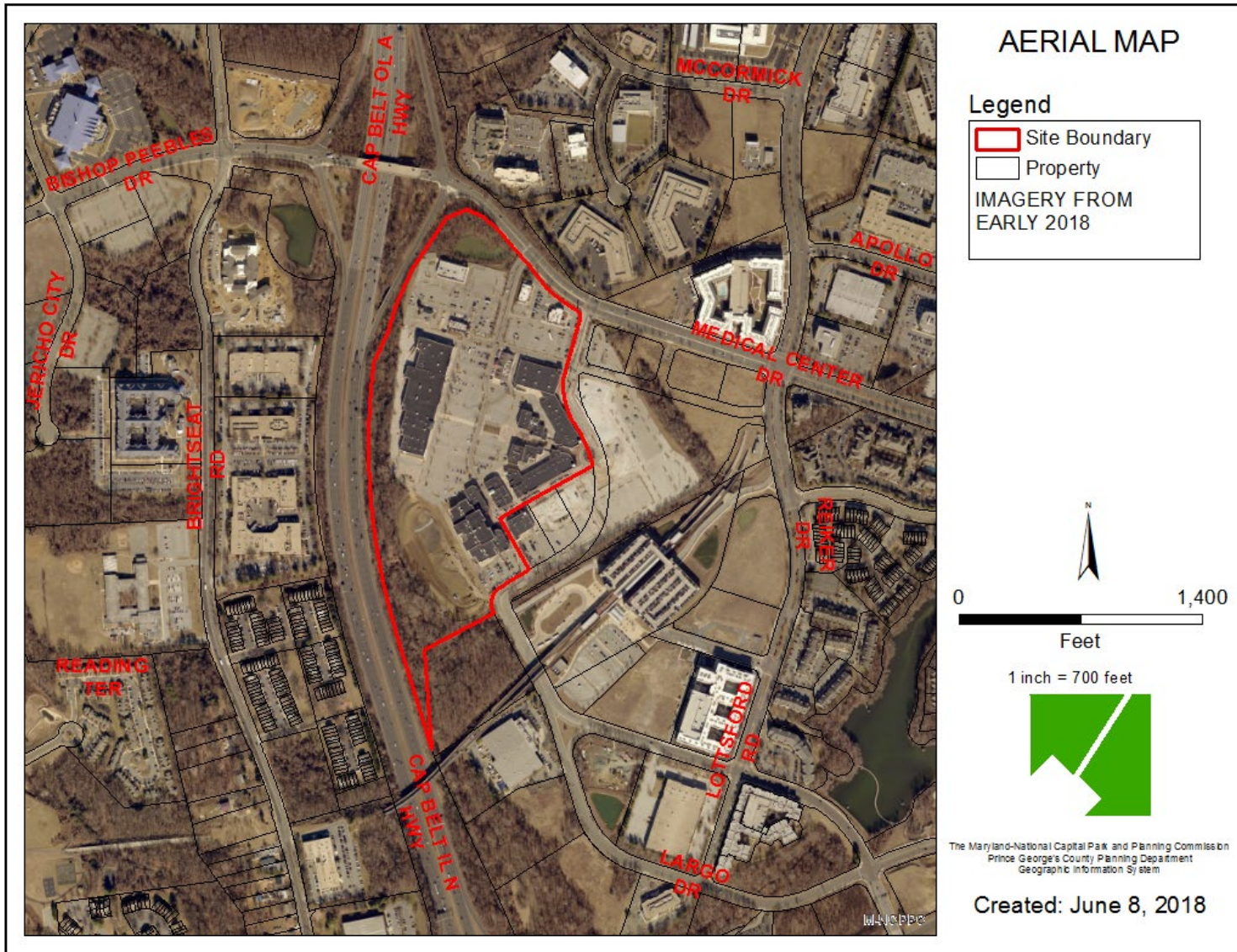
ZONING MAP



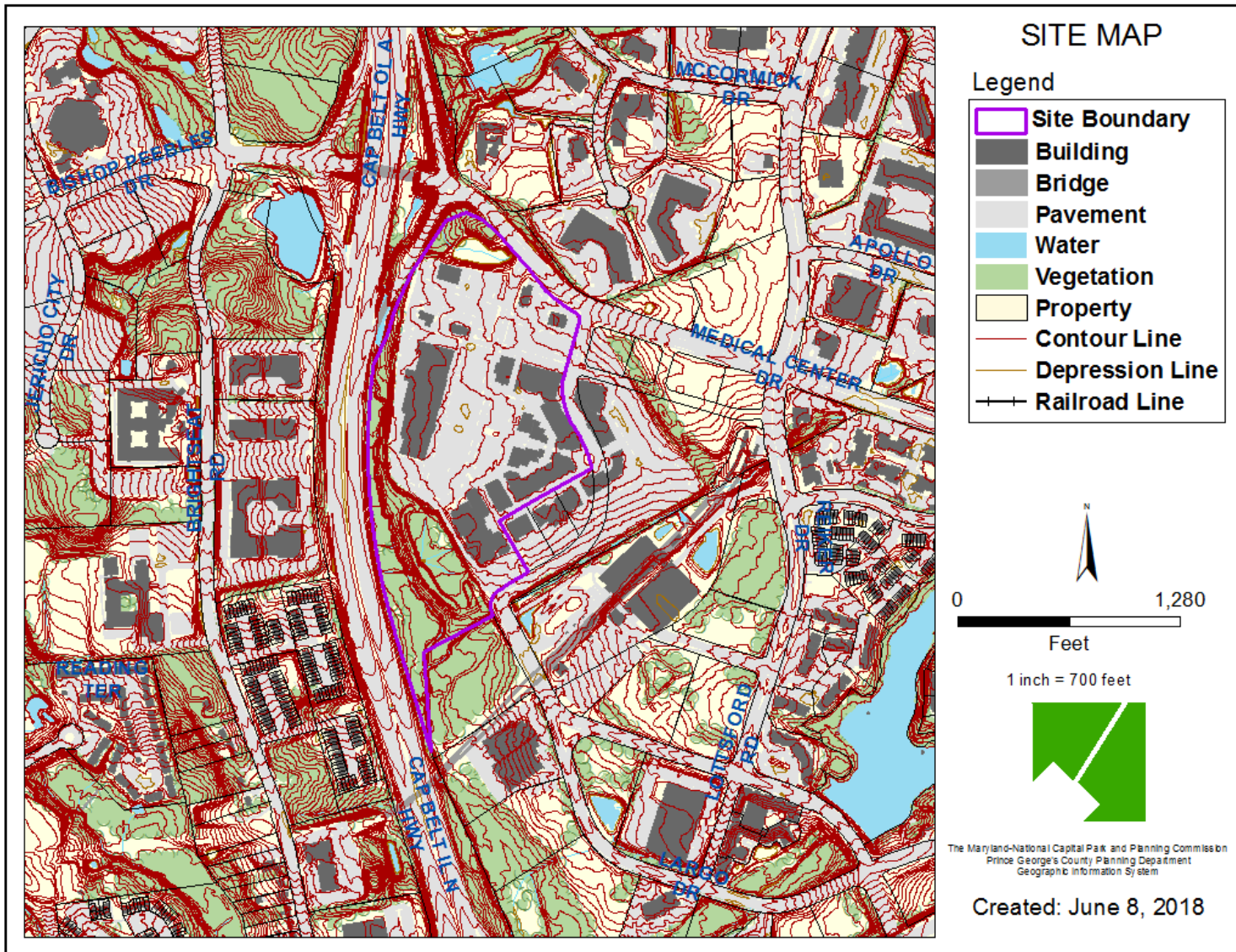
OVERLAY MAP



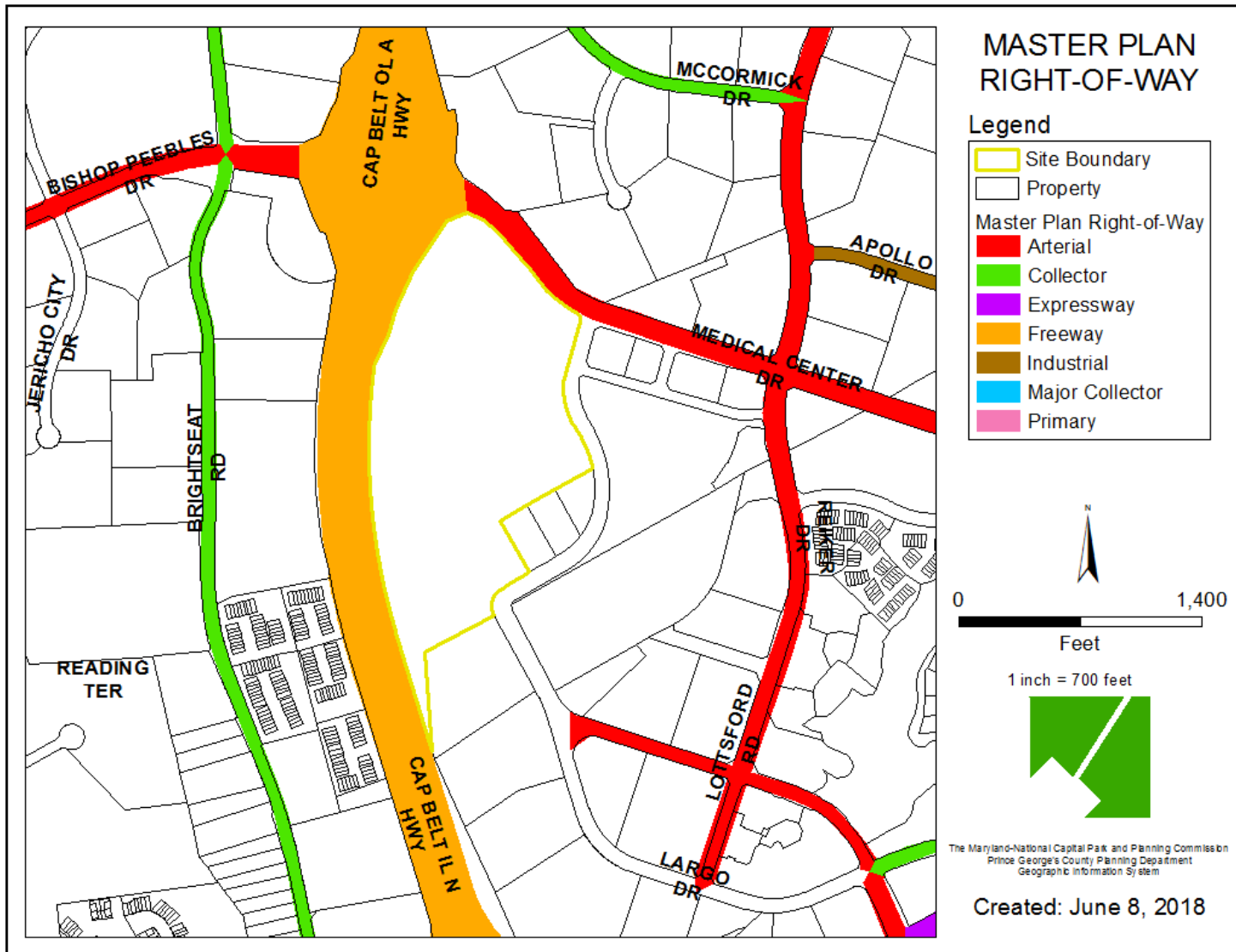
AERIAL MAP



SITE MAP



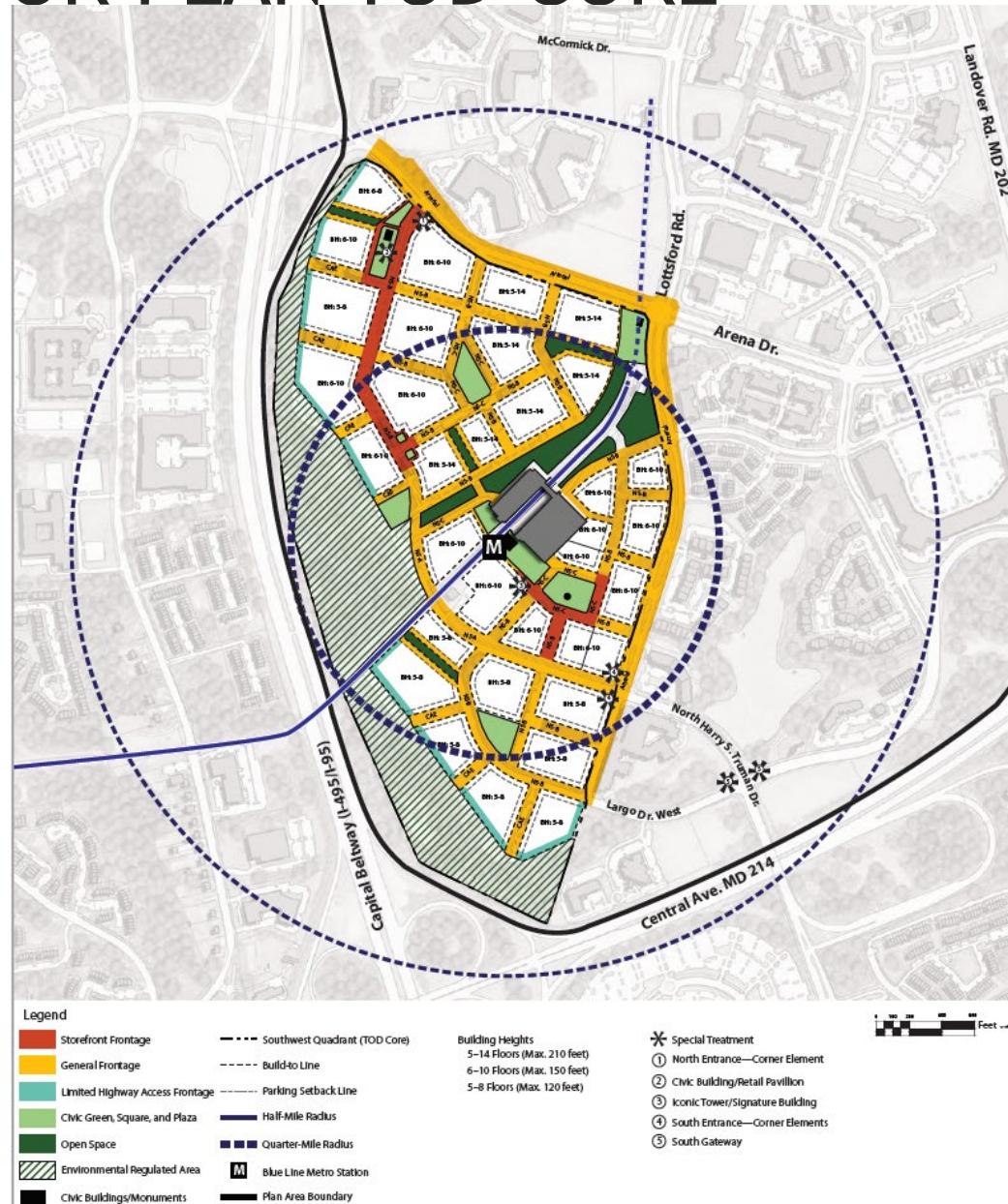
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



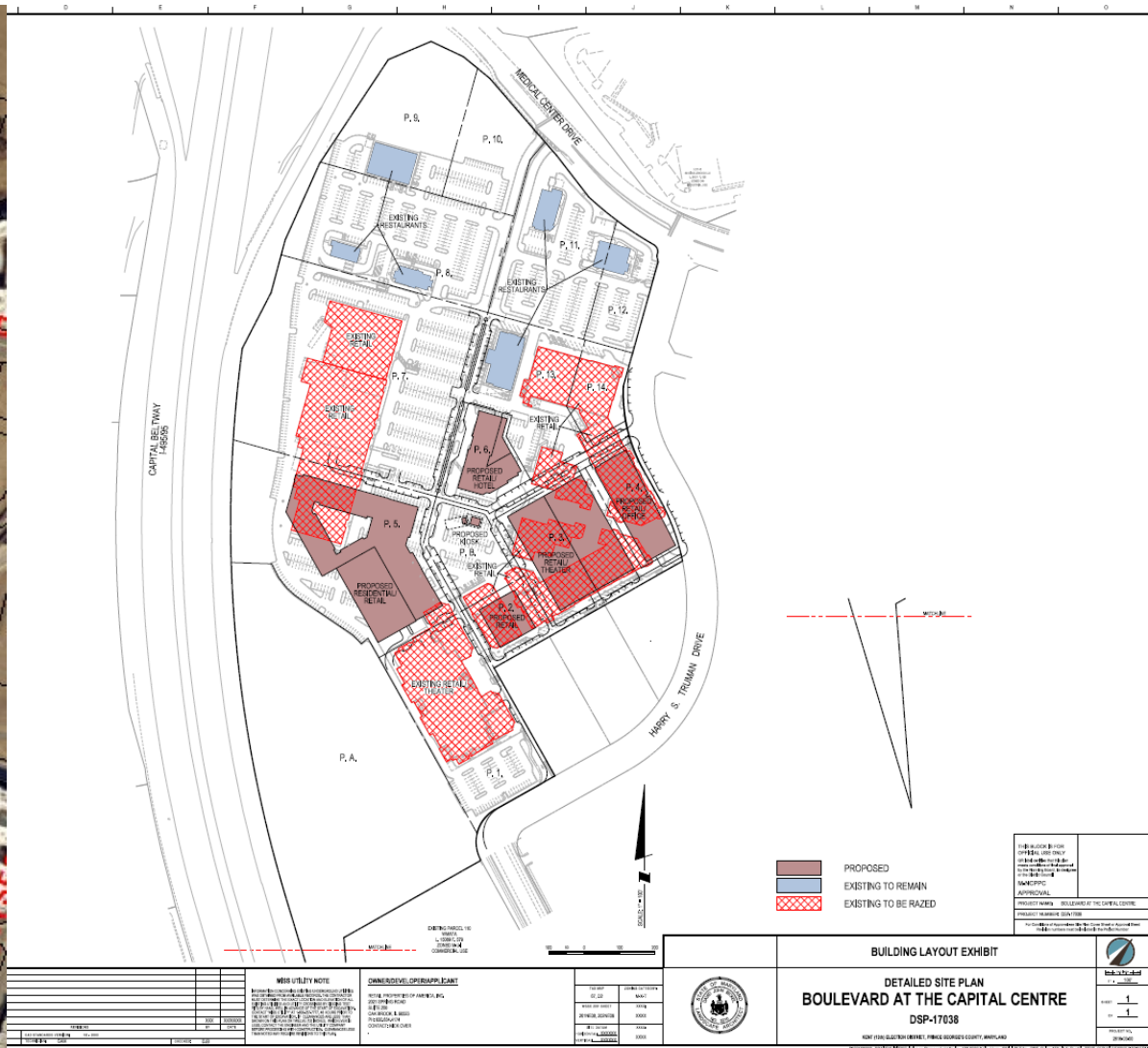
LARGO SECTOR PLAN TOD CORE



ILLUSTRATIVE DETAILED SITE PLAN



BUILDING LAYOUT



ARCHITECTURAL ELEVATIONS-PARCEL 6



1 - EAST ELEVATION

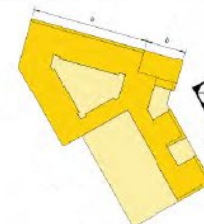


2 - EAST ELEVATION

KEYNOTE LEGEND

- | | | |
|-------------------------|---------------------------------|---------------------------------|
| (1) VARIETY | (11) METAL ROCK SYSTEM | (21) GRANITE GLAZING |
| (2) METAL BRILL PANEL | (12) METAL ROCK CANOPY | (22) SILL |
| (3) LAP SOING | (13) SANDPAPER/BRIDGE BY TENANT | (23) METAL SCREEN |
| (4) PRECINCT | (14) BUILDING STORAGE | (24) DIGITAL PROJECTION SCREEN |
| (5) PRECINCT PANELS | (15) RAILING | (25) GRAPHIC SIGNAGE (INTERIOR) |
| (6) WINDOW | (16) DECORATING STEEL CHANNEL | (26) COLE PLAY/STAIRS |
| (7) STORMDOOR | (17) CHANNEL | (27) BRANCHES |
| (8) STORMDOOR BY TENANT | (18) SQUARES | (28) SURFACE COUNTER |
| (9) CORNER | (19) METAL COLUMN COVER | (29) OVERHEAD DOORS |

BUILDING PLAN



SITE PLAN



DESIGN COLLECTIV

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

PROJECT LOCATION: 601 EAST PRATT STREET, SUITE 300
 PROJECT NAME: DSP-17038
 PROJECT TYPE: DSP-17038
 PROJECT PHASE: DSP-17038
 PROJECT STATUS: DSP-17038
 PROJECT DATE: DSP-17038
 PROJECT OWNER: DSP-17038
 PROJECT ARCHITECT: DSP-17038
 PROJECT ENGINEER: DSP-17038
 PROJECT LANDSCAPE ARCHITECT: DSP-17038
 PROJECT INTERIOR DESIGNER: DSP-17038
 PROJECT SPECIALIST: DSP-17038
 PROJECT CONSULTANT: DSP-17038
 PROJECT ADVISOR: DSP-17038
 PROJECT REVIEWER: DSP-17038
 PROJECT APPROVER: DSP-17038
 PROJECT SIGNATURE: DSP-17038
 PROJECT DATE: DSP-17038

RETAIL PROPER AMERICA, INC. (

221 S. 10th Street
St. Louis, MO 63101CAPITAL CENTER
REDEVELOPMENTSCALE:
1" = 1'-0"NOT FOR
CONSTRUCTIONELEVATIONS - 1,
RESIDENTIALSCALE:
1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS-PARCEL 6



1a - NORTH ELEVATION

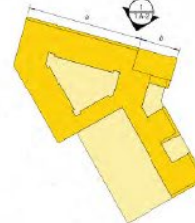


1b - NORTH ELEVATION

KEYNOTE LEGEND

- | | | |
|-------------------------|------------------------------|-------------------------------|
| 1) VARIETY | 11) METAL ROOF SYSTEM | 21) SPANDREL GLAZING |
| 2) METAL WALL PANEL | 12) METAL/MIXED CURVE | 22) SILL |
| 3) LAP SIDING | 13) CANOPY/SCREENS BY TENANT | 23) METAL SCREEN |
| 4) POSEY CENTER | 14) BUILDING SIGNAGE | 24) DIGITAL PROJECTION SCREEN |
| 5) PRECAST PANELS | 15) RAILING | 25) GRAPHIC MURAL (INTERIOR) |
| 6) WINDOW | 16) DECORATIVE STEEL CHANNEL | 26) COINC. PLASTER STAIRS |
| 7) STOREFRONT BY TENANT | 17) CHAIRING | 27) BRICKS |
| 8) CORING | 18) LOBBIES | 28) SERVICE CENTER |
| | 19) METAL COLUMN COVER | 29) OVERHEAD DOORS |

BUILDING PLAN



SITE PLAN



DESIGN COLLECTIVE

601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21102
T: 410.685.6655 F: 410.539.6242

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM

DATE	09/22/2017
DESCRIPTION	06/06/2016
REVISION	
REVISION	
REVISION	
REVISION	
REVISION	
REVISION	
REVISION	
REVISION	
REVISION	

RETAIL PROPERTIES OF
AMERICA, INC. (RPAI)

221 Braddock Station
Baltimore, MD 21205

CAPITAL CENTER
REDEVELOPMENT

PHASE 1
CAPITAL CENTER
Largo, Maryland

DATE: 09/22/2017
BY: [Signature]

NOT FOR
CONSTRUCTION

ELEVATIONS - 1A -
RESIDENTIAL

SCALE:
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	DSP Submission	DATE	09/22/2017
PROJECT TYPE	DSP Resubmission	DATE	04/06/2018
PROJECT LOCATION			
PROJECT OWNER			
PROJECT ARCHITECT			
PROJECT ENGINEER			
PROJECT LANDSCAPE ARCHITECT			
PROJECT CIVIL ENGINEER			
PROJECT MECHANICAL ENGINEER			
PROJECT ELECTRICAL ENGINEER			
PROJECT PLUMBING ENGINEER			
PROJECT FIRE ENGINEER			
PROJECT HISTORIC PRESERVATION			
PROJECT ENVIRONMENTAL ENGINEER			
PROJECT TRANSPORTATION ENGINEER			
PROJECT SPECIALTY ENGINEER			
PROJECT OTHER			

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

221 Brimley Boulevard
Saltimore, MD 21201

CAPITAL CENTER
REDEVELOPMENT

SHEET 1
TOWN OF BALTIMORE
Large, Maryland

PROJECT DEVELOPER
DRD
Issue Project No.

001-10

NOT FOR
CONSTRUCTION

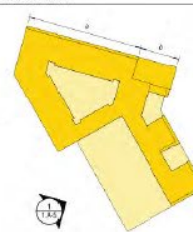
ELEVATIONS - 1.A -
RESIDENTIAL

SCALE
1/8" = 1'-0"
1 A-5

KEYNOTE LEGEND

1 WINDOW	11 METAL ROOF SYSTEM	21 BRUNNEN GLAZING
2 METAL WALL PANEL	12 METAL WOOD CANOPY	22 SILL
3 LAP JOINT	13 CANOPY SIGNAGE	23 METAL SCREEN
4 ROOF GUTTER	14 BUILDING SIGNAGE	24 DIGITAL/PROJECTOR
5 PRECAST PANELS	15 PAILING	25 GRAPHIC SIGNALL
6 WINDOW	16 DECORATIVE STEEL	26 CONIC PLASTER STARS
7 STORMDOOR	17 CHAIRS	27 BENCHES
8 STORMDOOR BY TENANT	18 LOUVERS	28 SERVICE COUNTER
9 CORNER	19 METAL COLUMN COVER	29 OVERHEAD DOORS

BUILDING PLAN



SITE PLAN



ARCHITECTURAL ELEVATIONS-PARCEL 2



1 - NORTH ELEVATION



2 - WEST ELEVATION



3 - SOUTH ELEVATION



4 - EAST ELEVATION

DESIGN COLLECTIV

601 EAST PRATT STREET, SUITE 30
BALTIMORE, MARYLAND 21202
T: 410.686.6665 F: 410.519.5242

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIV.COM

DATE	BY
DSP Preliminary	06/22/2017
DSP Final/Construction	06/06/2018

RETAIL PROPERTIES OF
AMERICA, INC. (RPAI)

201 (Single Traditional)
Baltimore, MD 21201

PROJECT NAME
CAPITAL CENTER
REDEVELOPMENT

DATE: 1

PROJECT LOCATION
Large, Maryland

PROJECT NUMBER
27 Project No.
Sheet Page No.

NOT FOR
CONSTRUCTION

ELEVATIONS - 2.A -
RETAIL PAVILION

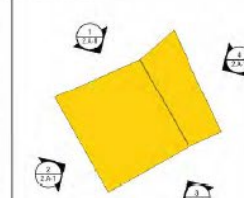
1/8" = 1'-0"

2.A-1

KEYNOTE LEGEND

- | | | |
|------------------------|-------------------------------|------------------------------|
| 1 MASONRY | 11 METAL ROOF SYSTEM | 21 WINDOW GLAZING |
| 2 METAL WALL PANEL | 12 METAL/WOOD CANOPY | 22 SILL |
| 3 CORNER | 13 CANOPY/SCREENING BY TENANT | 23 METAL SCREEN |
| 4 HIGH CORNER | 14 BUILDING SCREENING | 24 DIGITAL PROJECTION SCREEN |
| 5 PRESSURE PANELS | 15 PAINTING | 25 GRAPHIC WORK (INTERIORS) |
| 6 WINDOW | 16 DECORATIVE STEEL CHANNEL | 26 CONC. PLANT/STAIRS |
| 7 STOREFRONT | 17 DECORATIVE METAL CORNER | 27 BRICKWORK |
| 8 STOREFRONT BY TENANT | 18 LOGGERS | 28 SERVICE COUNTER |
| 9 CORNER | 19 METAL COLUMN COVER | 29 OVERHEAD DOOR |

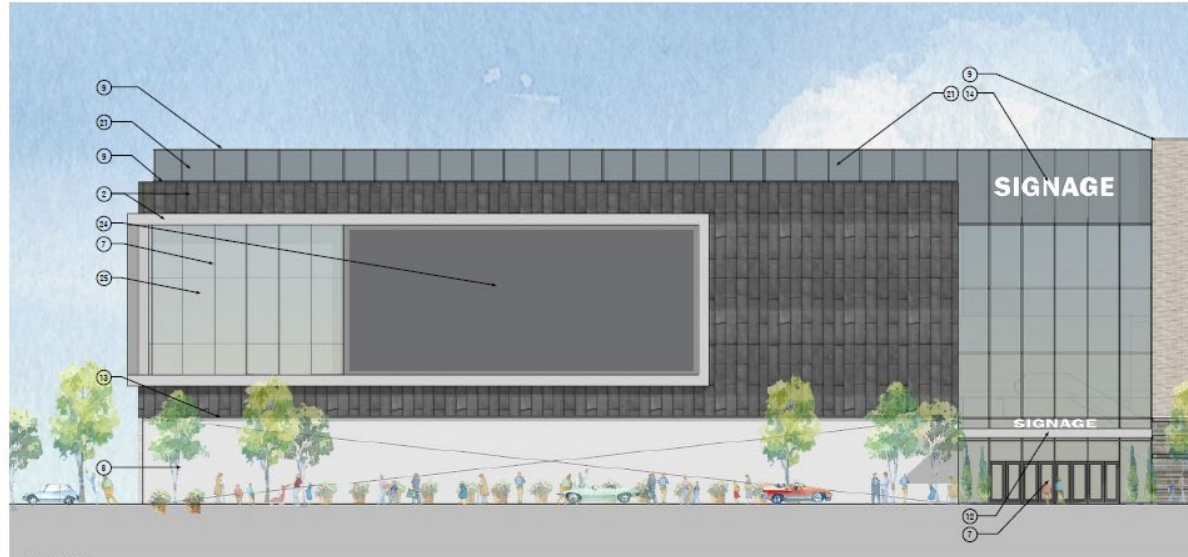
BUILDING PLAN



SITE PLAN



ARCHITECTURAL ELEVATIONS-PARCEL 4

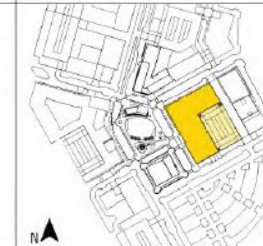
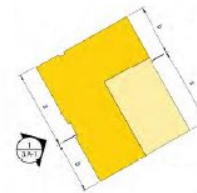


1a - WEST ELEVATION



1b - WEST ELEVATION

KEYNOTE LEGEND					
①	ROADWAY	⑪	METAL ROOF SYSTEM	⑲	SPHINXED GLAZING
②	METAL WALL PANEL	⑫	METAL WIND-CANOPY	⑳	SKYL
③	LAP JOINT	⑬	CORROSION-RESISTANT	㉑	METAL SYSTEM
④	FIBER CEMENT	⑭	BUILDING DOWNSIDE	㉒	DIGITAL PROJECTION SCREEN
⑤	PLASTIC PANELS	⑮	PAINTING	㉓	GEOMETRY-DRIVEN MATERIAL
⑥	WINDOW	⑯	DECORATIVE STEEL	㉔	CORNER PERIMETER STRIPS
⑦	STORMDOOR	⑰	CHIMNEY	㉕	DESIGNED
⑧	SEPARATING BY TENANT	⑱	LOUVER	㉖	SEVERAL COUNTER
⑨	CONCRETE	㉒	METAL COLUMN COVER	㉗	DOWNWARD DRAIN



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 Ellington Boulevard
Gardensburg, MD 20878CAPITAL CENTER
REDEVELOPMENT

PAGE 11

Largo, Maryland

DOI: 10.1002/for

NOT FOR
CONSTRUCTION

ELEVATIONS - 3.A -
THEATER/PARKING

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

3.A-1

ARCHITECTURAL ELEVATIONS-PARCEL 4



1 - NORTH ELEVATION

DESIGN COLLECTIV

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

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM

DATE: 06/12/2017	BY: [Signature]
DATE: 06/12/2018	BY: [Signature]

DATE: 06/12/2017

RETAIL PROPERTIES OF
AMERICA, INC. (RPAI)

821 Oregon Boulevard
Baltimore, MD 21201

CAPITAL CENTER
REDEVELOPMENT

DATE: 06/12/2017

PROJECT: 17038
Large, Maryland

PROJECT: 17038
Large, Maryland

NOT FOR
CONSTRUCTION

ELEVATIONS - 3 A -
THEATER/PARKING

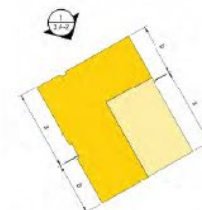
1/8" = 1'-0"

3 A-2

KEYNOTE LEGEND

1 RAZORBY	11 METAL ROOF SYSTEM	21 SPANDREL GLAZING
2 METAL WALL PANEL	12 METAL WIND CURTAIN	22 DCL
3 LAP JOINT	13 CANOPY/SCREENING BY TENSILE	23 METAL SCREEN
4 FIBER CEMENT	14 BUILDING DOORCASE	24 CANOPY PROJECTION SCREEN
5 PRECAST PANELS	15 RAILING	25 CANOPY RAILING MATERIAL
6 WINDOW	16 DECORATIVE STEEL CHANNEL	26 CONIC PERIMETER STAIRS
7 STOREFRONT	17 CHIMNEY	27 BENCHES
8 STOREFRONT BY TENSILE	18 LOUVERS	28 SERVICE COUNTER
9 CORNER	19 METAL COLUMN COVER	29 OVERHEAD SIGNS

BUILDING PLAN



SITE PLAN



ARCHITECTURAL ELEVATIONS-PARCEL 4



1 - SOUTH ELEVATION

DESIGN COLLECTIVE

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM
601 EAST PRATT STREET, SUITE 110
BALTIMORE, MARYLAND 21202
T: 410.685.6655 F: 410.539.6242

[illegible]

1000 000 000 000

RETAIL PROPERTIES OF AMERICA, INC. (RPAI)

221 Hingham Boulevard
Salem, MA 01970

PROJECT NAME

CAPTIAL CENTER REDEVELOPMENT

PAGE 9

Laurel, Maryland

PROJECT 1: DATA CASE STUDY
SD Project Bn.
Source: Project 1 Bn.

图 7-35

NOT FOR
CONSTRUCTION

ELEVATIONS - 3.A - THEATER/PARKING

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

3.A-4

KEYNOTE LEGEND

1 RADIUM	11 METAL ROOF SYSTEM	21 SPANFLEX GLAZ.
2 METAL WALL PANEL	12 METAL WOOD CLADDING	22 SLT
3 LAP SOING	13 COMPOSITE/CLADDING BY TENSILE	23 METAL SCREEN
4 FIBER CEMENT	14 BUILDING DOME	24 CRITICAL PROTECTION SCREEN
5 PREFAB PANELS	15 PAILING	25 GRAPHIC BRIDAL (ARTIFICAL)
6 WINDOW	16 DECORATIVE STEEL CHANNEL	26 CORE PLANT/HISTORIC
7 STONEPOINT	18 CHIMNEY	27 BENCHES
8 STONEFRONT BY TENSILE	19 LOGGERS	28 SERVICE COUNTER
9 CORNER	20 METAL COLLUM COVER	29 OVERHEAD BEAMS

SITE PLAN

A site plan of the University of Illinois at Chicago campus. A large rectangular building, identified as the new building, is highlighted in yellow. It is situated in the center-right of the plan, adjacent to a large circular building. A north arrow is located in the bottom left corner of the plan.

ARCHITECTURAL ELEVATIONS-PARCEL 4



1a - WEST ELEVATION

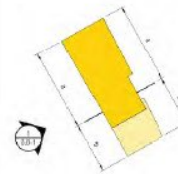


1b - WEST ELEVATION

KEYNOTE LEGEND

- | | | |
|-----------------------|-----------------------------|-----------------------|
| 1 MASONRY | 15 METAL REEF ENTRY | 25 SPANMATEL SLABING |
| 2 METAL WALL PANEL | 16 METALWOOD CANOPY | 26 SILL |
| 3 CORING | 17 CHERRYWOOD/SHED | 27 METAL SCREEN |
| 4 RIBBON GLAZING | 18 BUILDING SIGNAGE | 28 OPTICAL POLYGLASS |
| 5 PRECAST PANELS | 19 PAILING | 29 GEOMETRIC MURAL |
| 6 WINDOW | 20 DECORATIVE STEEL CHANNEL | 30 SCAND PLUMB STAIRS |
| 7 STONEWORK | 21 DECORATIVE METAL CORNICE | 31 BENCHES |
| 8 STONEWORK BY TRUANT | 22 LOUVERS | 32 SERVICE COUNTER |
| 9 CORING | 23 METAL COLUMN COVER | 33 ENTRANCE 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	02/22/2017
BY	DSP-Development
DATE	04/06/2018
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	

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

227 Maryland Boulevard
Baltimore, MD 21201

PROJECT NAME
CAPITAL CENTER
REDEVELOPMENT

SHEET 1
ARCHITECT/DESIGNER
Lugo, Maryland

PROJECT/PROPOSAL
30 West 1st
Baltimore, MD

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	DESCRIPTION	BY	CHK
08/11/17	DSP Submission	08/11/17	
08/28/17	DSP Resubmission	08/28/17	

RETAIL PROPERTIES I
AMERICA, INC. (RPAI)

121 Blagden Boulevard
Baltimore, MD 21201

CAPITAL CENTER
REDEVELOPMENT

DATE

PROJECT NAME
Large, Maryland

PROJECT NUMBER
17-038-01
Design Project No.

NOT FOR
CONSTRUCTION

ELEVATIONS - 4.A -
HOTEL

SCALE
1/8" = 1'-0"

4.A-1



1 - SOUTH ELEVATION

KEYNOTE LEGEND	BUILDING PLAN	SITE PLAN
1 RAINWATER 2 METAL WALL PANEL 3 LAP JOINT 4 RIBbed CONCRETE 5 PRECAST PANELS 6 WINDOW 7 STOREFRONT 8 STOREFRONT BY TENANT 9 CORNER 10 METAL ROOF SYSTEM 11 METAL/WOOD CANOPY 12 CANOPY/SHAWL BY TENANT 13 BUILDING SQUARE 14 RAILING 15 DECORATIVE STEEL CHANNEL 16 DOWNERS 17 METAL COLUMN COVER 18 SPANDREL GLAZING 19 GALL 20 METAL SCREEN 21 DIGITAL ARCHITECTURE WORKS 22 GRAPHIC/MURAL (OUTDOOR) 23 CORNER PLANT/STAIRS 24 BENCHES 25 SERVICE COUNTER 26 OVERHEAD DOORS		

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

N

ARCHITECTURAL ELEVATIONS-PARCEL 7



TEST ELEVATION

DESIGN COLLECTIV

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM
601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
T: 410.585.6655 F: 410.539.6242

[illegible]

RETAIL PROPERTIES OF AMERICA, INC. (RPAI)

221 Hingon Road
Gaithersburg, MD 20878

CAPITAL CENTER
REDEVELOPMENT

PAGE 9

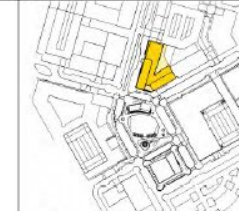
Large, Maryland

SD Product Bro.

NOT FOR
CONSTRUCTION

ELEVATIONS - 4.A - HOTEL

4.A-2

KEYNOTE LEGEND			BUILDING PLAN	SITE PLAN
① BRICKWORK	⑪ METAL ROOF SYSTEM	⑲ SPANDREL GLAZING		
② METAL WALL PANEL	⑫ METAL WOOD CANOPY	⑳ SILL		
③ LAP JOINT	⑬ EXPOSED BRIDGE PLATE JOINT	㉑ METAL SCREEN		
④ FRODO-CENT	⑭ BUILDING SIGNAGE	㉒ DIGITAL PROJECTION BOARD		
⑤ PRECAST PANELS	⑮ PALING	㉓ GRAPHIC CRANIAL (OVERVIEW)		
⑥ WINDOW	⑯ DECORATIVE STEEL CHANNEL	㉔ CONC. PLANTHOLDERS		
⑦ STORMPORT	⑰ CHANNEL	㉕ BENCHES		
⑧ STAFFPORT OF TERRACE	⑱ LOUVERS	㉖ SERVICE COUNTER		
⑨ CORNER	⑳ METAL COLUMN COVER	㉗ OVERHUNG BEGGS		

ARCHITECTURAL ELEVATIONS-PARCEL 7



1 - SOUTHEAST ELEVATION

DESIGN COLLECTIV

601 EAST PRATT STREET, SUITE 302
BALTIMORE, MARYLAND 21202

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM

[illegible]

\$16.95 (US)

RETAIL PROPERTIES
AMERICA, INC. (RPAI)

221 Hingham Boulevard
Salem, MA 01970

**CAPTIAL CENTER
REDEVELOPMENT**

PAGE 5

La Jolla, Maryland

DOI: 10.1002/for

0000

NOT FOR
CONSTRUCTION

ELEVATIONS - 4.A - HOTEL

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

4.A-3



DRD
THE DEVELOPMENT
REVIEW
DIVISION

KEYNOTE LEGEND			BUILDING PLAN	SITE PLAN
① BOUNDARY	③1 METAL ROOF SYSTEM	③2 SPANDREL GLAZING		
② METAL WALL PANEL	③3 METAL WOOD CANOPY	③3 SILL		
③ LAP JOINT	③4 LIGHTING FIXTURE BY TOWER	③4 METAL SCREEN		
④ FIBER CONCRETE	③5 BUILDING SEQUENCE	③5 DIGITAL PROJECTION SCREEN		
⑤ PREFAB PANELS	③6 PAILING	③5 GRAPHIC MURAL (OUTDOOR)		
⑥ WINDOW	③7 DECORATIVE STEEL CHANNEL	③6 CONC. PLANT STANDARDS		
⑦ STONE MOUNT	③8 CHANNEL	③7 BRICKS		
⑧ STIFFENMENT BY TERRACE	③9 LUNARIS	③8 SERVICE COUNTER		
⑨ CORING	③9 METAL COLUMN COVER	③9 OVERHEAD BOARDS		

ARCHITECTURAL ELEVATIONS-PARCEL 5



1 - SOUTH ELEVATION



2 - EAST ELEVATION



3 - NORTH ELEVATION



4 - WEST ELEVATION

DESIGN COLLECTIV

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

DATE	10/10/2017
PROJECT	RETAIL PROPERTIES AMERICA, INC. (RPA)
LOCATION	327 W. Lexington Street, Baltimore, MD 21201
PROJECT TYPE	CAPITAL CENTER REDEVELOPMENT
SCALE	1/8" = 1'-0"
DESIGNED BY	DRD
DATE	10/10/2017

RETAIL PROPERTIES AMERICA, INC. (RPA)
327 W. Lexington Street
Baltimore, MD 21201
CAPITAL CENTER REDEVELOPMENT

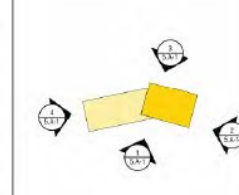
SCALE
1/8" = 1'-0"
DATE
10/10/2017
DESIGNED BY
DRD

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

KEYNOTE LEGEND

1. RAILROAD	12. METAL ROOF SYSTEM	21. SPANDREL GLAZING
2. METAL WALL PANEL	13. METAL/WOOD CANOPY	22. SILL
3. LAP JOINT	14. CANOPY/SHEDGE BY TONART	23. METAL SCREEN
4. FLOOR JOINT	15. BUILDING SQUARE	24. METAL PROJECTORY SYSTEM
5. PRECAST PANELS	16. RAILING	25. CONCRETE MATERIAL (INTERIOR)
6. WINDOW	17. DECORATIVE STEEL CHANNEL	26. CONCRETE PLINTELS
7. STONE/POINT	18. CHANNEL	27. BRICKS
8. STONE/POINT BY TONART	19. SQUARE	28. BRICKS COUNTER
9. CORNER	20. METAL COLUMN COVER	29. OVERHEAD DOOR

BUILDING PLAN



SITE PLAN



NOT FOR CONSTRUCTION

ELEVATIONS - 5.A - STAGE PAVILION

1/8" = 1'-0"

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

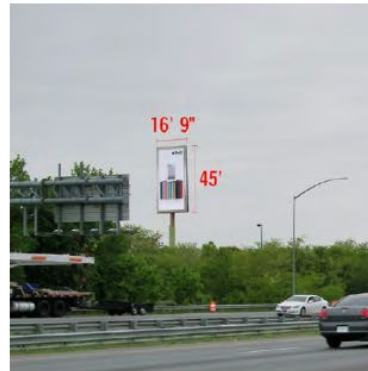
Dynamic Signage

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.



- Vehicular Directional
- ▲ Pedestrian Orientation
- Placemaking Opportunity
- + Dynamic Signage



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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DESIGN COLLECTIVE

RPAI
Retail Properties of America, Inc.

CONCEPTUAL RENDERINGS
NOVEMBER 10, 2017

CAP. CENTRE REDEVELOPMENT
LARGO, MD

DRD

THE
DEVELOPMENT
REVIEW
DIVISION

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