

Capital Plaza

...facilitating a walkable retail district



Landscaped parking lots with increased permeable surfaces for stormwater retention

Well-designed facades and expanded pedestrian realm for large-scale retail

"Cut-through" pedestrian walkway and bike access connects the retail anchors with the transit stop along Annapolis Road. Walkway to be equipped with pedestrian-level night lighting and outdoor benches.

Secondary anchors including relocated Safeway.

Landscaped parking lot with provisions for reduced stormwater run-off and on-site water retention amenities.

"Restaurant Walk" with well-designed facades and outdoor dining to facilitate walkability and pedestrian access within Capital Plaza.

Landscaped sidewalk and roadway edge along Annapolis Road to screen the surface parking while at the same time providing a safer pedestrian environment with adequate street lighting.

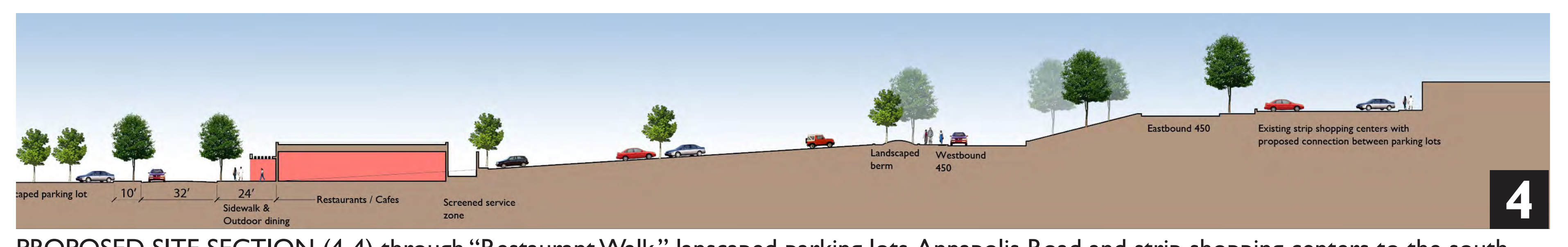


'Restaurant Walk' lined with cafes, restaurants and outdoor dining facilities addressing a pedestrian scaled street

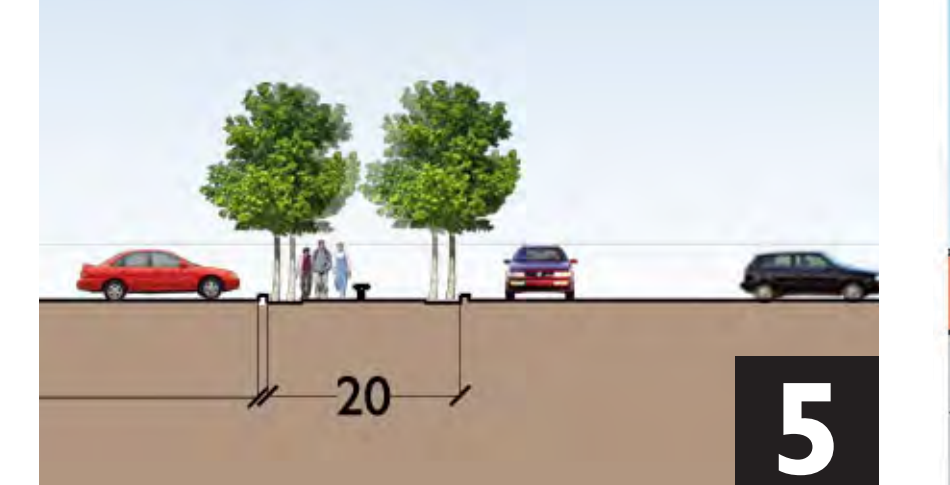
Landscaped view corridor to enable continued visibility of Wal-Mart and secondary anchors from Annapolis Road.

Interconnected parking lots to minimize the number of curb-cuts serving the retail shopping centers south of Annapolis Road.

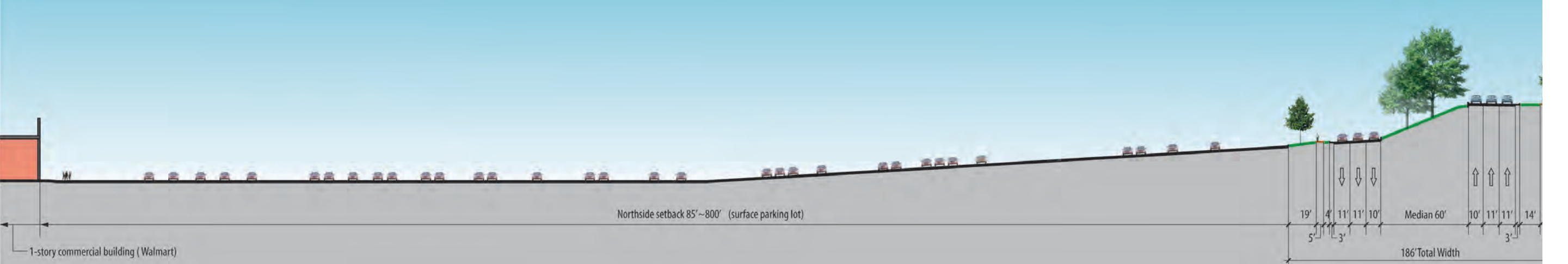
Proposed mixed-use development in Safeway parcel to complement retail uses within Capital Plaza and to provide a gradual transition from neighboring residential uses.



PROPOSED SITE SECTION (4-4) through "Restaurant Walk," landscaped parking lots, Annapolis Road and strip shopping centers to the south



Pedestrian walkway and bike path



EXISTING SITE SECTION through Capital Plaza with no provision for safe pedestrian access