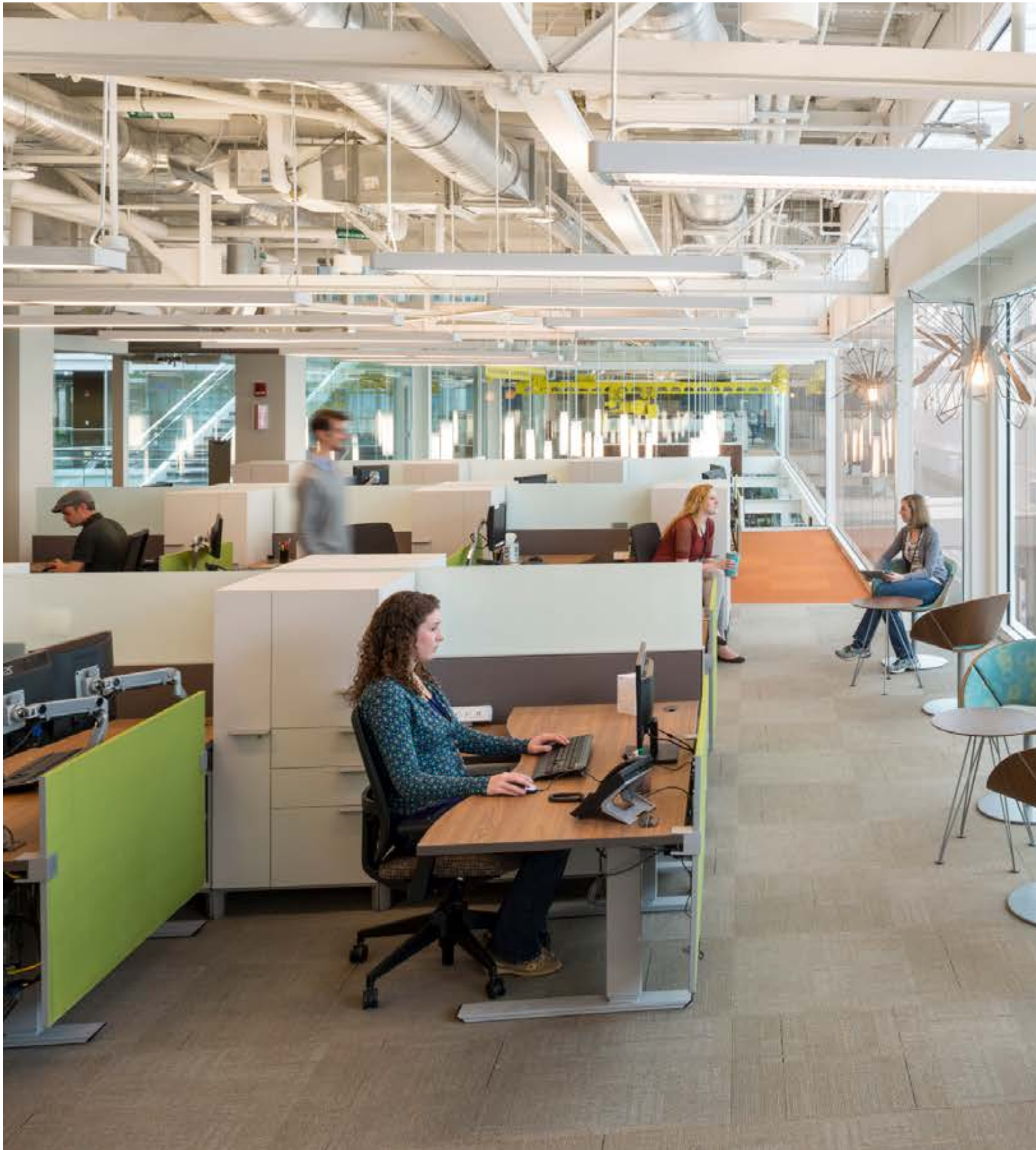


PORTFOLIO

ADAPTIVE USE



Design
Collective



40+

YEARS OF OFFERING INNOVATIVE & COMPREHENSIVE DESIGN SOLUTIONS

Founded in 1978, Design Collective is an 80+ person multi-disciplinary design firm located in Baltimore, Maryland and Chicago, Illinois. The firm's diverse national practice includes a broad range of project types and design commissions in over 30 states, and international projects in Europe, Asia, South America and Africa.

Design Collective offers expertise, leadership, and design innovation in the disciplines of planning, architecture, interiors, landscape architecture, and environmental graphics and signage. For many of our clients, these design disciplines coalesce to create imaginative, realistic and seamlessly-integrated mixed-use planning and design solutions. Our more than 350 awards for planning and design excellence are a testament to our approach and the quality of our work.

OFFICE LOCATIONS

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100 East Pratt Street, 18th Floor
Baltimore, Maryland 21202
☎ 410.685.6655

Chicago
233 South Wacker Drive, Suite 4400
Chicago, Ill 60606
☎ 312.625.4747

WEBSITE

www.designcollective.com

SERVICES

- Architecture
- Interiors
- Urban Design & Planning
- Landscape Architecture
- Environmental Signage & Graphics

CORE COMPETENCIES

- Mixed-Use Multi-Family
- Higher Education Facilities
- Student Housing & Student Life Facilities
- Urban Design & Infill Development
- Life Sciences & Research Facilities
- Commercial Office & Workplace Environments



80+
EMPLOYEES



100%
EMPLOYEE OWNED



350+
DESIGN AWARDS



55+
LEED CERTIFIED
PROJECTS



REGISTERED IN
30+ STATES



RELEVANT PROJECTS

GUINNESS OPEN GATE BREWERY & BARREL HOUSE

DIAGEO - GUINNESS
RELAY, MARYLAND



2019 ULI WAVEMAKER AWARD
2019 BALTIMORE BUSINESS JOURNAL REAL ESTATE AWARDS, BEST IN SHOW



Design Collective was selected to work in tandem with Diageo, Guinness and their partners to design the new 60,000 SF Open Gate Brewery for Guinness in Relay, Maryland. The facility is centered around marrying Guinness' heritage with American craft brewing ingenuity. The project's outdoor plaza details the site's historic Calvert Distillery and the history of the site's new tenant, Guinness. The grounds also include areas for concerts and other outdoor events. Inside the facility is a 10 barrel brewery for small batch craft beers, a tap room, a special tasting area, a restaurant, a retail shop and Guinness exhibits. The project also includes infrastructure improvements and new facilities for the production brewery for Guinness Blonde. On the same project campus, Design Collective is also finishing improvements on Diageo North America's Relay, Maryland offices.



INMAR HEADQUARTERS

WEXFORD SCIENCE & TECHNOLOGY, LLC
WINSTON-SALEM, NORTH CAROLINA



2014 DESIGN AWARD
FOR EXCELLENCE IN
COMMERCIAL/INDUSTRIAL
2014 DESIGN AWARD
FOR EXCELLENCE IN
SUSTAINABLE DESIGN



Design Collective worked with Wexford Science & Technology to transform two historic warehouses on the northern side of the Piedmont Triangle Research Park in Winston-Salem, North Carolina into a state-of-the-art office building to accommodate Inmar, a commerce technology company. Design Collective had to exercise great care in adhering to National Park Service requirements for the preservation of the building's historic attributes while simultaneously updating the building infrastructure to seamlessly integrate new building systems and technologies to provide a modern work environment that is consistent with Class "A" office standards. The adaptive reuse of these buildings provided approximately 240,000 rentable square feet of office space suitable for up to 1,000 full time employees for the fast-growing technology company. The project achieved LEED BD+C Platinum Certification for Core & Shell.

The Inmar Corporate Headquarters represented a unique opportunity coupled with unique challenges involved in transitioning two historic buildings designed for machinery, with minimal daylight and vast open spaces, into a collaborative office layout with ample daylight and suitably scaled, open floorplates.



THE ROTUNDA

HEKEMIAN & CO. INC.

BALTIMORE, MARYLAND



The Rotunda is a mixed-use redevelopment that was designed around the circa 1920s historic Rotunda building and adjacent power plant in Baltimore City.

The new and renovated facilities frame a new courtyard to attract the surrounding community, encourage interaction and create a real sense of place. Located in historic Roland Park, The Rotunda redevelopment features 379 market-rate rental apartments, 18 rowhouses, 153,000 gross square feet of retail space and 997 parking spaces within two enclosed garages.

The retail space includes a dynamic new Cinebistro offering a world-class “dinner and a movie” experience. The new 35,000-square-foot theater offers patrons plush, oversized leather seating, full-service, in-theatre dining and “cutting-edge” stadium-style movie viewing. Theater patrons sit in high-backed leather chairs with swing-away dining tables. A bar and lounge serves theatergoers, as well as those not there to see a film, and offers movie-themed cocktails, draft and bottled beers in a stylish setting geared to the more sophisticated movie goer. The redevelopment of The Rotunda has brought new life to the area and has provided the community with an active, vibrant center.



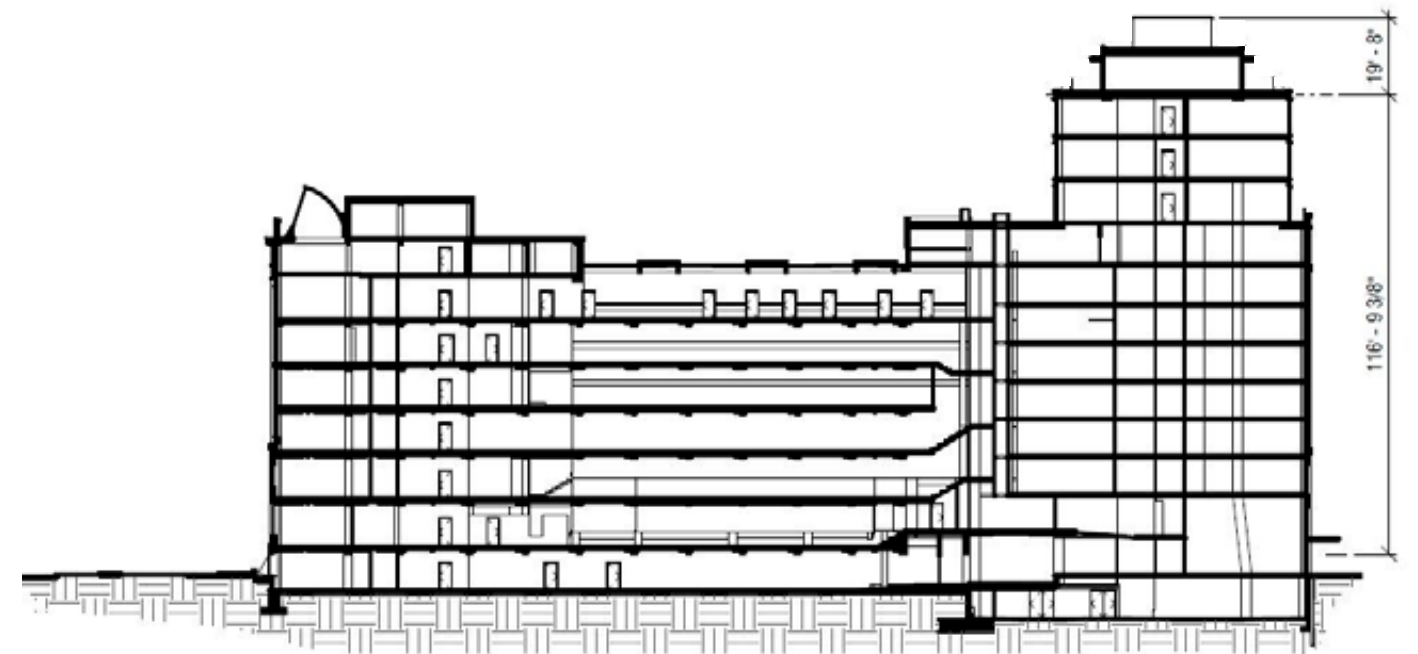
COTTON ANNEX REDEVELOPMENT

CARMEL PARTNERS
WASHINGTON, DC



The Annex On 12th project includes the adaptive reuse of the existing seven story vacant “Cotton Annex” property and new construction of a 13 story addition: all for residential development. Built in 1936 for the classification and standardization of cotton and tobacco, the designed historic structure has been vacant for over a decade and required renovation and rehabilitation. The Annex building is listed on the National Registry of Historic Places and development of the property is subject to the approval of the Commission of Fine Arts and the State Historic Preservation Office.

The project will include up to 565 dwelling units (with up to 90 located in the existing Annex Building), one story of below-grade parking (100 spaces), 15,000 square feet of indoor amenities, a rooftop pool, and redevelopment of the existing attic space in the Annex. An exterior courtyard space surrounded by the building also offers additional amenity space.

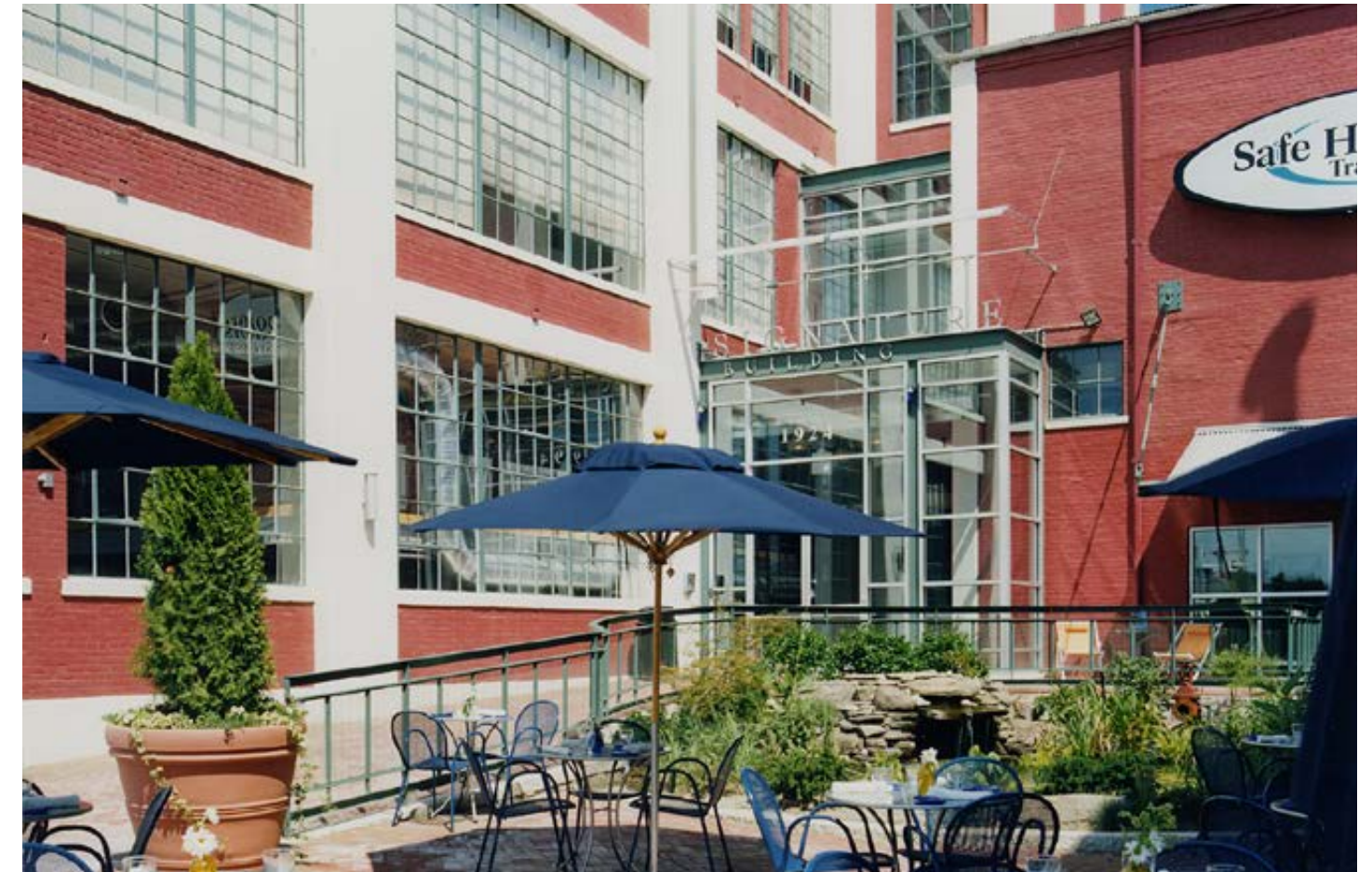


AMERICAN CAN COMPANY

STRUEVER BROS. ECCLES & ROUSE
BALTIMORE, MARYLAND



The Can Company is an award-winning Smart Growth and adaptive reuse project of an abandoned brownfield industrial site located along Baltimore's outer harbor. A \$26 million conversion of four distinct industrial buildings into an urban mixed-use campus. Design Collective served as team leader for the multidisciplinary design effort and was specifically responsible for master planning, architecture, landscape architecture, historic certification, and interior design.



TIDE POINT

STRUEVER BROS. ECCLES & ROUSE
BALTIMORE, MARYLAND



2002 CITATION AWARD
2002 SMART GROWTH
AWARD
2003 PROJECT OF THE
YEAR



This \$63-million project transformed the former Proctor and Gamble industrial complex into a high-technology waterfront business campus. Design Collective was commissioned to provide master planning, architecture, historic certification, and interior design. Now, Tide Point accommodates more than 400,000 SF of unique office space; 1,000 parking spaces; and 50,000 SF of commercial and linked services.



STEWART'S BUILDING

THE HARRY & JEANETTE WEINBERG FOUNDATION
BALTIMORE, MARYLAND



2006 PRESERVATION
PROJECT AWARD



The Stewart's Building, located in Baltimore's historic Westside, was constructed in 1899, and sat idle for nearly a quarter-century. This magnificent structure was listed on the National Trust for Historic Preservation's "Eleven Most Endangered List" in 1999. From the mostly-vacant remains of one of Baltimore's flagship department stores, Design Collective created a 240,000 SF of high-technology office space, with ground-level retail, leading Baltimore's effort to retain and attract jobs in Baltimore's existing urban core.

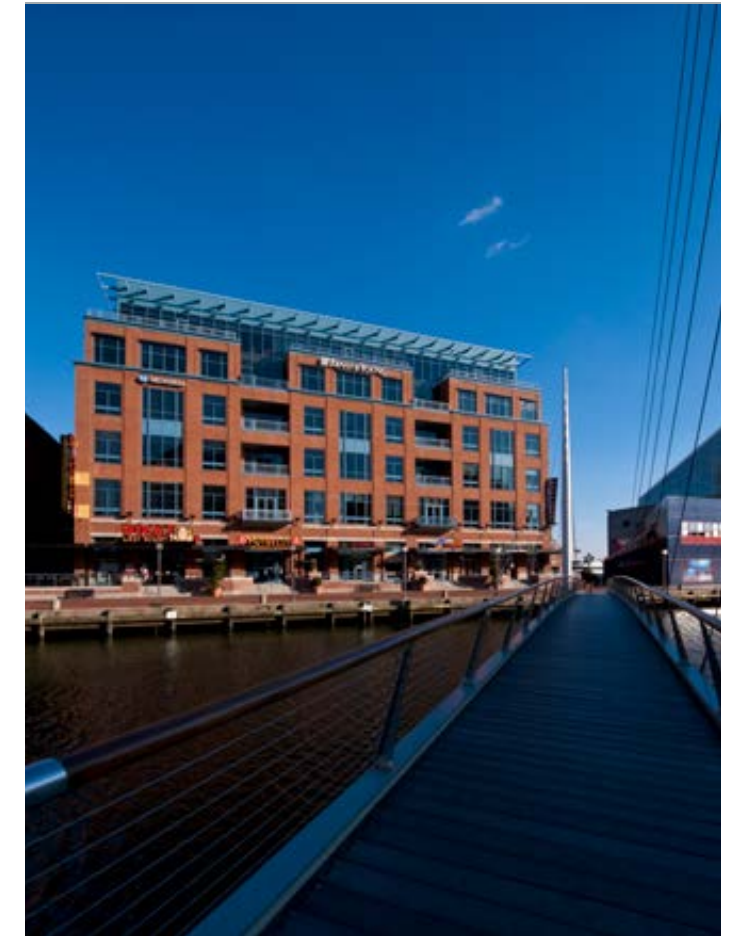
A new seven-story infill building adjacent to the existing Stewart's Building, where two small, non-contributing structures were removed, was developed to create a contextual identity and separate entrance for the office space above. The horizontal and vertical rhythms of the curtainwall on the new infill structure were derived from the existing fenestration patterns of the historic Stewart's Building.

The Stewart's Building renovation and in-fill broke new ground by incorporating principles of sustainable design into the redevelopment of this structure. The Stewart's Building was one of the largest projects in the country to follow the Secretary of the Interior's Standards to achieve LEED Certification. Upgraded infrastructure, innovative MEP systems coupled with a careful attention to indoor environmental quality, energy efficiency, recycled and locally produced materials are all hallmarks of this project. Design Collective also provided interior architecture design services for Catholic Relief Services which relocated their World Headquarters to the Stewart's Building in July 2007 and achieved a LEED Gold CI for interiors.



THE POWER PLANT

THE CORDISH COMPANIES
BALTIMORE, MARYLAND



The 150,000 SF Power Plant was decommissioned and renovated to include a Hard Rock Cafe, Barnes & Noble, ESPN Zone, Gold's Gym, and office space, including Design Collective's corporate headquarters. The Power Plant is considered one of the leading entertainment projects in the United States and attracts over 10 million visitors every year.



THE HENDLER

THE COMMERCIAL GROUP
BALTIMORE, MARYLAND



The Commercial Group hired Design Collective to design the \$45 million renovation and adaptive use of the historic Hendler Creamery Building in Baltimore City. The proposed mixed-use and redevelopment project will encompass an entire block and consists of approximately 276 apartment units and 11,000 sf of ground-level retail space. The new and historic building define two elevated courtyards centered around the historic smokestack, with a pool deck framing skyline views. The Hendler building was added to the National Register of Historic Places in 2007, recognized for its notable history, uses and contributions over its 120-year history. The Romanesque structure initially served as a powerhouse for Baltimore's cable car service in 1892 and was later converted into a theater in 1903 that hosted opera, vaudeville and early film. In 1912, Lionel Hendler purchased the building and transformed it into one of the nation's largest and first fully-automated ice cream factories. The design breathes new life into this vacant structure, revitalizing the East Baltimore Street corridor.



ART ACADEMY OF CINCINNATI

ART ACADEMY OF CINCINNATI
CINCINNATI, OHIO



2007 HONOR AWARD
2006 PRESERVATION AWARD
2006 BEST LARGE REHABILITATION PROJECT IN OHIO



This LEED Certified Project transformed a six-story, 80,000 SF industrial loft building and an adjacent four-story, 40,000 SF historic warehouse into one 120,000 SF facility, consolidating studios, classrooms, offices, galleries, common spaces, and doubling the size of the academic facility.



SIBLEY AND KING MILL

CAPE AUGUSTA DIGITAL PROPERTIES
AUGUSTA, GEORGIA



In collaboration with Cape Augusta and Cross Street Partners, Design Collective led the master planning effort and residential feasibility studies to transform a portion of Augusta's canal and historic textile mills into a vibrant, mixed-use, innovation district. The waterfront redevelopment site, located west of downtown Augusta, Georgia, encompasses the historic Sibley and King Mills and is located within close proximity to downtown and a widerange of active, outdoor activities. The site is sensitively positioned between successful institutions and historically disinvested communities, offering the opportunity to bring together disconnected social groups to spark authentic community connections.

The master plan for Sibley and King Mill seeks to create a thriving community that promotes a range of uses, including housing, hotels, restaurants, retail, incubator space, and makerspace. It aims to reinvigorate the Sibley and King Mills and embrace the Augusta community to create a high-quality, place to live and visit. Phase I includes 250 units, adaptive use, and LIHTC housing. The concept plan has been approved by HUD and is currently working towards LIHTC application. Phase II is anticipated to include LIHTC artist housing.



1601 MCCORMICK

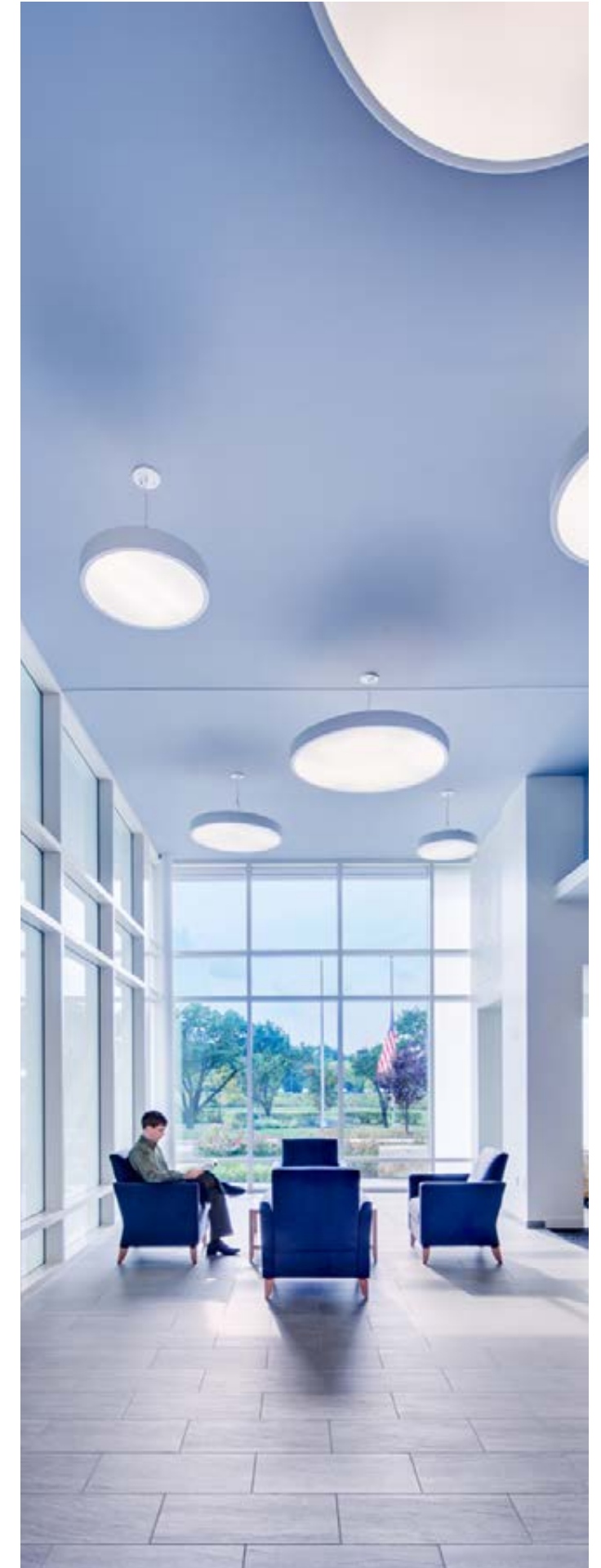
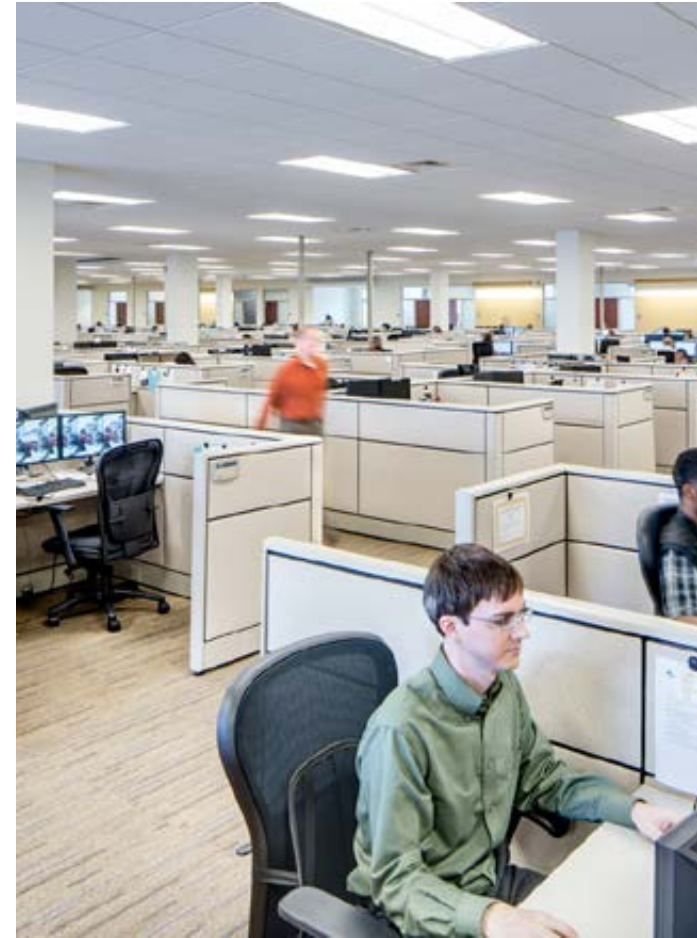
UNIVERSITY OF MARYLAND, UNIVERSITY COLLEGE
LARGO, MARYLAND



The University of Maryland, University College recently acquired a 62,000 SF flex office building located at 1601 McCormick Drive in Largo, MD. The building underwent a \$5,800,000 renovation to house enrollment management, including their contracted operator. The renovation transformed the interior and exterior of the building to better connect it to the UMUC Largo Center located across the street, rebranded the image of the building and made it more energy efficient.

The exterior includes a new entrance feature that provides a meaningful front door to the facility, new site amenities, new roofing and the modification of existing entries to provide ADA access, vestibules and transformed the image of the building.

The program included office space, conference rooms, a new lobby and a call center with planned growth for anticipated expansion. The design of the space provides an open working environment with borrowed light through perimeter offices. This project attained LEED Gold certification through the incorporation of new mechanical systems, new lighting, use of local materials, recycled materials and low VOC materials.



STUDENT AND FACULTY SERVICES CENTER

UNIVERSITY OF MARYLAND, UNIVERSITY COLLEGE
ADELPHI, MARYLAND



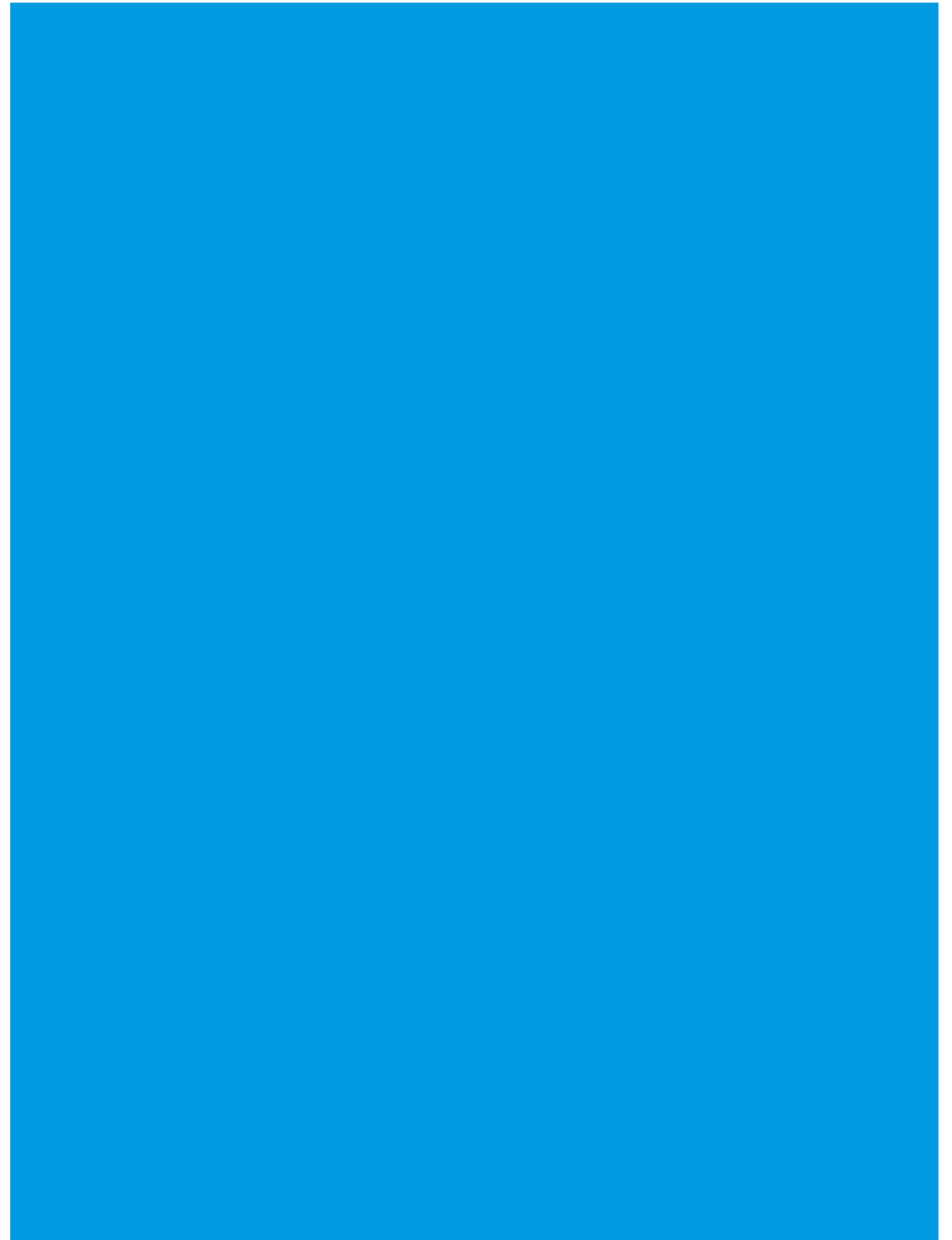
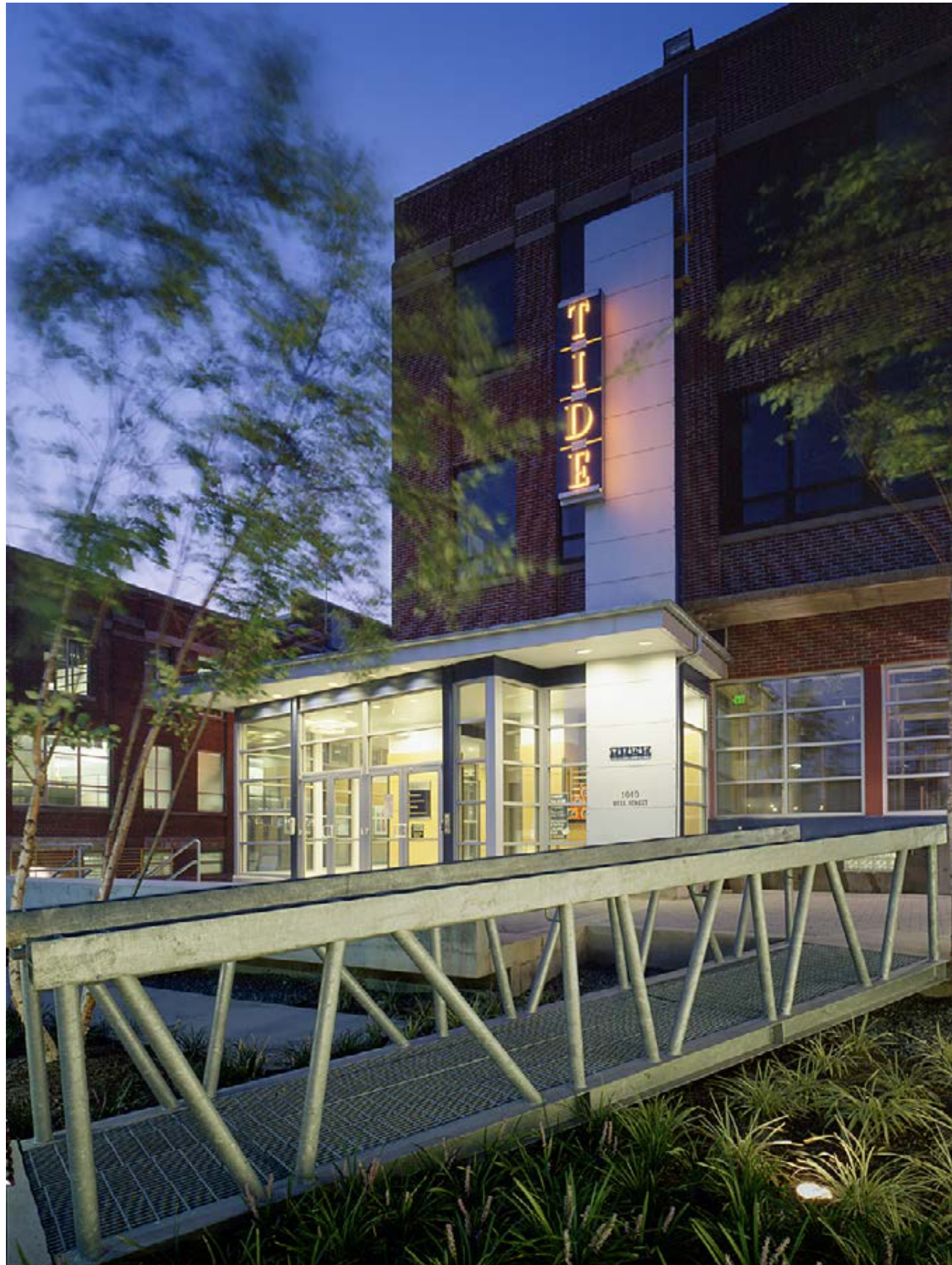
UMUC hired Design Collective to renovate the Student and Faculty Services Center on its main campus in Adelphi, Maryland. The project involved a comprehensive exterior and interior renovation of the existing 103,000 square foot building to renew and reposition the building to maximize space utilization through an efficient layout with enhanced learning environments, centralized support areas and improved circulation within the building and through the campus.

By demolishing the existing pedestrian bridge that connected to an adjacent parking garage, the design team was able to transform and reorient the back of the building to accommodate a new double-height entrance and lobby that effectively invites students and connects the UMUC campus.

Interior spaces were reconfigured and reorganized to remove underutilized spaces and over-sized corridors to integrate new collaborative learning environments, conference rooms, video-conferencing facilities and break-out areas. Public spaces are also organized around two existing circulation cores placing support areas in centralized areas that anchor the office suites and learning environments. Circulation corridors were resized and relocated along the building façade to maximize natural light and provide views to the campus beyond.

Design Collective has provided comprehensive planning, architecture, landscape architecture and interior design services for this \$9 million renovation, utilizing a CM at Risk delivery method with multiple bid packages for construction. The final project achieved LEED Gold Certification through comprehensive systems replacements and upgrades to high-performance building systems and the specification of sustainable applications and materials.





Design Collective

ARCHITECTURE
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GRAPHICS

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