

# HOSPITALITY

and High-End Residential Qualifications



Nirvana  
Miami Beach, FL



As one of the country's premier design consulting firms, Kimley-Horn has many disciplines but only one expertise: making our clients successful. From site selection to initial design and on through construction, our civil engineers and land planners consult extensively with our traffic engineers, landscape architects, and environmental engineers to ensure a fully-integrated design, fulfilling your goals and maximizing your return on investment. As land development consultants, we take pride in building real partnerships with clients. That means you get an expert Kimley-Horn team that delivers high-quality results on time and on budget, always advocates for your best interests, and works closely with you and your entire development team throughout the site development process—from the earliest stages of due diligence and entitlements to construction bidding, inspection, and final punch lists.

*"Helpful, efficient, and creative – that sums up the Kimley-Horn team. Thanks, guys!"*

Robert H. O'Neil  
Marnell Corrao Associates

## Hospitality and High-End Residential Qualifications

You envision a destination, we help you get there! Our “Placemaking Team” is made up of landscape architects and land planners who are experts in hospitality and high-end residential projects, and they are every bit as passionate as you are about creating a vision for your project. We’ll work with your team, the land itself, and a rich palette of landscape and hardscape materials to shape your site into a distinct property that realizes your vision. Our Placemaking Team uses creativity to expand your opportunities within your budget, creating visual environments with meaningful themes, distinctive images, and a strong sense of place. We combine the creativity of a boutique design studio with the resources of a national engineering firm, giving you all the tools you need to succeed. Let us help you imagine the possibilities.

Renowned for our work on hospitality and high-end residential projects, our firm has worked on luxurious, high-profile projects in some of the most popular and upscale communities in the U.S., including Miami Beach, Las Vegas, Los Angeles, and New York. Our Placemaking Team understands the intricate dynamics that go into a design that stops people in their tracks.

Our Placemaking expertise has been proven by our approach and focus on looking at, listening to, and asking the right questions of the people who work and play in the area. We will use this information to develop and enhance your vision. With specialties including planning, urban design, redevelopment, and entitlements our planners, engineers, and landscape architects deliver award-winning, practical, and sustainable design solutions. When it comes to turning your grand ideas into unforgettable reality, you can count on Kimley-Horn.

Known for our public involvement programs, workshop facilitation, and consensus-building, we respond to the unique needs of each client—mindful of the role effective planning and design plays in enabling stakeholders to establish priorities. Working side-by-side with award winning architects, engineers, and construction professionals, our Placemaking Team ensures the realization of our clients’ vision while solving the challenges of each site. At a time when other firms are stagnant, Kimley-Horn is continuing to invest in our luxury design practice in order to provide our clients with the highest caliber of design talent and client service in the industry—the level of talent and service our clients have come to expect of Kimley-Horn.



Met 2  
Miami, FL

## Services



*"To say we have been pleased with Kimley-Horn's services would be an understatement."*

Michael Elliot, CCM, LEED GA  
Vice President, Project Management  
Hilton Worldwide



Kimley-Horn has provided planning, landscape architecture, and engineering services to hospitality and high-end residential clients for more than 45 years. From the prestigious Breakers Hotel in Palm Beach to Caesar's Palace in Las Vegas, Hyatt, Hilton, Marriott, and others have benefited from Kimley-Horn's expertise. As a multidisciplinary firm, we can assist in every phase of your project's development, from site evaluation and selection to construction observation. By bringing all these consulting services in-house, Kimley-Horn has simplified the process, making the realization of your project as quick and efficient as possible. Specific services include the following:

- Landscape architecture
- Urban design and planning
- Land planning and entitlements
- LEED / Sustainable design
- Land development services
  - + Site civil engineering
  - + Stormwater management
  - + Water/wastewater treatment and collection systems
  - + Paving and drainage
  - + Utility design and coordination
- Predevelopment/due diligence services
- Streetscape design
- Transportation planning and traffic engineering
- Parking planning and design
- Building structures
- Roadway and bridge design
- Geographic Information Systems (GIS)
- Surveying/platting
- Zoning testimony and assistance
- Noise and air sampling, modeling, and forecasting
- Project scheduling
- Planning and development of waterfront facilities
- Environmental permitting, assessment, and remediation
- Permitting and approvals
- Construction administration and observation



## The Mondrian South Beach | Miami Beach, Florida

Kimley-Horn was part of a multifaceted design team led by Hudson Capital and Morgan's Hotel Group for the Mondrian South Beach. The Mondrian is the first hotel residence on the Biscayne Bay side of Miami Beach and includes 342 studios, one and two-bedroom apartments and penthouses, a state-of-the-art spa and gym, a world-class, five-star restaurant, a dynamic nightlife experience, stylish event spaces, and private VIP boat slips for yachting and boating trips. **Working hand in hand with the award-winning conceptual designer Marcel Wanders based out of Amsterdam, the Kimley-Horn team provided civil, traffic, landscape architecture, environmental, and structural engineering services.**

Kimley-Horn redesigned all of the outdoor common areas, including the porte-cochere, valet area, outdoor eating rooms, high-end luxury cabanas, raised pool deck, a redesign of the pool retrofitted into the existing pool, kids spa, cascading water feature, topiaries, and the new outdoor bar/lounge. Our environmental engineers assisted the client in gathering information that will not only benefit the future residents of the property but the developer and owner as well.

Kimley-Horn's traffic engineers solved a major circulation issue, and simultaneously aided in a more cohesive overall design. Similarly, our structural engineers worked diligently to decipher unusual existing conditions that helped shape the final master plan.



## Met 2 (JW Marriott Marquis Miami) | Miami, FL

Met 2 (JW Marriott Marquis Miami) is a 42-story building in the heart of Miami – setting a new standard for downtown style and 21st century sophistication. Comprised of 396 hotel units, 56 Hotel Beaux Art suits, 32 meeting rooms, a 10,000-square-foot NBA-approved indoor basketball court and an amenity deck, Met 2 is part of the \$1 billion Metropolitan Miami project.

The JW Marriott Marquis Miami offers a new interpretation of modern luxury and design fusing ultra-luxury guest rooms and suites, restaurants, retail, and office spaces in a contemporary setting. It is also the home to one of Miami's most talked about new restaurants—Chef Daniel Boulud's DB Bistro Moderne.

**Our team was hired to create an identity for the ground-floor public places, auto-court, restaurant terrace, and pool deck, and served as the landscape architect and also provided civil, roadway, and traffic engineering services.**

Our firm has been involved with the entire design process from concept and permitting to construction administration. This project was highly specialized and extremely fast paced.

## Nirvana | Miami Beach, FL

Kimley-Horn was hired to create a vision for a long-neglected property fronting Biscayne Bay. The result of our efforts is Nirvana, an urban oasis with unrivaled amenities. **Our team provided the landscape, hardscape, lighting, and civil engineering design associated with the guardhouse area, the cul-de-sac, six interior courtyards, the beach and pool areas along Biscayne Bay, and landscape improvements throughout the property.** We also designed and permitted a new seawall to replace the failing system.



With approximately 2,500 employees in more than 80 offices nationwide plus Puerto Rico, Kimley-Horn's Placemaking Team can draw from a large pool of resources to respond to your specific needs, and our professionals are experienced in solving complex design and planning issues for local, regional, national, and international clients.

## Kimley-Horn's Placemaking Team

**Adam Perillo, PLA**

**Anne Beavers, PLA**

**Brian Sager, PLA**

**Matt Bukolt, PLA**

**Keith Greminger, AIA**

**George Puig, PLA**

**Adam Steiner, PLA, LEED AP**

**Ray Strychalski, PLA, LEED AP**

**Scott Mignonet, PLA, AICP**

# Kimley»Horn

Expect More. Experience Better.

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## Representative Clients

Aspen Skiing Company  
Boca Raton Resort & Club  
The Breakers  
Breckenridge Ski Resort  
Caesars Palace Hotel  
Circus Circus Enterprises, Inc.  
ClubCorp  
Disney Development Company  
Harrah's Hotel & Casino

Hilton Worldwide  
Indian River Plantation  
Jackson Hole Ski Corporation  
Killington Ltd.  
Lake Las Vegas Resort  
Marriot International, Inc.  
MGM Grand, Inc.  
New York New York Hotel & Casino  
Palace Station Hotel & Casino

Ralston Resorts, Inc.  
Salt River Pima-Maricopa Indian  
Community Casinos  
The Telluride Ski & Golf Company  
Donald Trump  
Urban Centre  
Vail Associates, Inc.  
Walt Disney Imagineering