

# Mixed-Use Development

## Services and Qualifications





As one of the nation's premier design consulting firms, Kimley-Horn has many areas of expertise. But we are primarily known for one thing: 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, 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.

*"Kimley-Horn always sees the big picture. They know what I am looking for in a project and take a proactive team approach in offering solutions to complex issues. They are an integral part of our development team."*

– Dan Pascale  
Compass Retail, Inc.

## Qualifications and Services



Whether you're developing a remote location dissected by an interstate or redeveloping an abandoned stretch of warehouses in a downtown urban center, Kimley-Horn knows the success of your mixed-use project hinges on a master plan that integrates all prospective use, functionally and compatibly. Our nationally-renowned engineers and planners have designed the infrastructure for some of the largest and most successful mixed-use developments in the country. As a result, our team understands how to coordinate critical elements into the design and construction of a mixed-use district. We also know how to incorporate zoning, mixed-use development guidelines, comprehensive transportation plans, and context-sensitive design standards for mixed-use areas within a mature urban environment. In short, we understand what it takes to make your mixed-use vision a success. Our services include:

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



## Grand Boulevard at Sandestin

Walton County, Florida

One of the hottest properties on Florida's Emerald Coast, Grand Boulevard at Sandestin is a high-end, new-urbanism town center development located in Walton County, Florida. Kimley-Horn has provided comprehensive land development services for this 48-acre project. These services included due diligence, site planning, entitlements, traffic engineering, aerial mapping, agency permitting, off-site Florida Department of Transportation (FDOT) roadway design, complete site civil engineering, stormwater management, ADICPR stormwater modeling, structural analysis, and construction phase services.

Grand Boulevard's off-site amenity lake has been designed not just to polish stormwater runoff, but also to provide the community with water fountains, a fishing dock, and a pedestrian bridge and pier. This exclusive development also includes two hotels, an events plaza and interactive fountain, and high-quality national retailers and restaurateurs.



## Towers of Channelside | Tampa, Florida

OKimley-Horn provided civil design services for the Towers of Channelside, a mixed-use development that includes two, 30-story towers located on a 3.5-acre lot in downtown Tampa. Services included a stormwater system audit; coordination with the Tampa Expressway Authority for joint use of the stormwater facilities; permitting through SWFWMD and City of Tampa Water, Sewer, and Right-of-Way Departments; and reconstruction of a major thoroughfare (12th Street) located in the Channelside District.

Additional coordination was required with the Hillsborough County EPC to address environmental impacts to achieve state and local remediation/restoration requirements. Due to the building height, the project required FAA and HCAA certifications.

## The Village at Gulfstream Park | Hallandale Beach, Florida

Located on 90 acres in Hallandale Beach, Florida, The Village at Gulfstream Park is built around the premier thoroughbred racetrack, Gulfstream Park, and offers fashion and home accessory shops, destination retailers, signature restaurants, outdoor cafes, and unique entertainment options. At full build out, The Village at Gulfstream Park will feature 1,500 condos, 750,000 square feet of retail space (410,000 in Phase I), 140,000 square feet of office space (90,000 in Phase I), a 500-room hotel, and a 2,500-seat cinema. The project will also involve the construction of 225 affordable/work-force housing units both on the site itself and in neighborhoods within the city.

Kimley-Horn has provided full civil engineering and permitting services for The Village at Gulfstream Park. These services have included stormwater design, waterline design, sanitary sewer design, lift station design, and wastewater system design. The firm also provided Development of Regional Impact (DRI), traffic, and roadway services for this project. Phase I is now complete, and the project has obtained mixed-use development certification by the Florida Green Building Coalition. Kimley-Horn continues to provide traffic and site civil services as required and as the project continues to develop.



# Sodo (South of Downtown Orlando) Mixed-Use Development

Hallandale Beach, Florida

Sodo is a 700,000-square foot mixed-use development located just south of Downtown Orlando. The center is anchored by SuperTarget, TJ Maxx, and 24 Hour Fitness and includes nearly 400,000 square feet of retail and restaurant space; 75,000 square feet of office space; and 330 residential units. The project also contains two multi-story parking decks with more than 2,000 spaces. The parking decks were located on opposite sides of the main street boulevard and designed with wraparound retail on the ground floor of each structure as well as office space on the second floor of one of the structures and residential units on the other parking deck's second floor. Sodo expands the revitalization of Downtown Orlando southward, transforming a former industrial block into an urban activity center.

Kimley-Horn provided planning and civil engineering services for the redevelopment of this 22-acre site, which included providing planning assistance through the City of Orlando, site design, and construction phase services. We also provided permitting through the St. Johns River Water Management District, City of Orlando, Florida Department of Environmental Protection, and Orlando Utilities Commission. Off-site improvements included major roadway and drainage improvements for Grant Street from Orange Avenue to the CSX railway, roadway and drainage improvements for Crystal Lake Drive from Orange Avenue to Kunze Street, Orange Avenue improvements, and utility extensions.





## Dania Pointe | Dania Beach, Florida

Upon completion, the \$800-million, 102-acre Dania Pointe mixed-use project is expected to contain more than one million square feet of retail and restaurant space as well as Class A offices, 300 hotel rooms, luxury apartments, and public event space. Kimley-Horn is providing a wide variety of consulting services for this project, including extensive civil engineering services; environmental services and remediation, including brownfield development; traffic modeling and simulation; FAA proximity and height permitting; landscape and hardscape architecture; and construction phase services.

Phase I openings are expected to begin in late 2017 and continue into 2018. Phase II openings are anticipated for 2018 through 2019, with future phases into 2025.





## Midtown Miami | Miami, FL

Located in the heart of Miami, this 56-acre brownfield site is the largest redevelopment project in the City of Miami. Kimley-Horn worked with the architectural design team to develop a truly urban mixed-use master plan that can support 1.2 million square feet of commercial development; 4,500 residential units; 15,000 square feet of office space; and parks. The design includes nearly 12,000 linear feet of urban streetscapes, a linear park system, an urban plaza, and a series of vest pocket parks.

Kimley-Horn authored streetscape design guidelines for the project and prepared a Regional Activity Center (RAC) justification report to increase DRI thresholds. We planned and designed all public and private infrastructure including roadways, utilities, FPL and telecommunications duct banks, and traffic signals.

The firm provided design, permitting, and construction administration services for the installation of 12,500 linear feet of new 12-inch water distribution mains and 6,500 linear feet of a new 8- to 20-inch sanitary sewer main. Kimley Horn also provided traffic, landscape architecture, and urban planning services, and designed water and sewer service connections for future parcel developments. In addition, we assisted the developer in establishing the Midtown Miami Community Development District (CDD) and served as the district engineer.

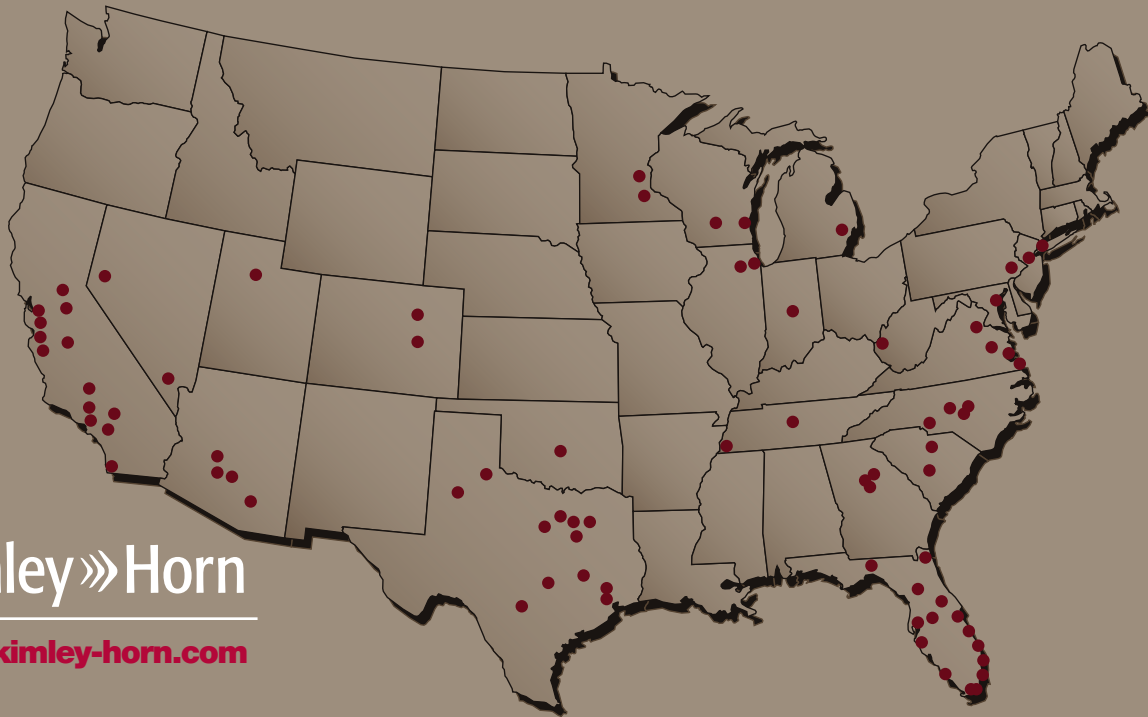
## Brickell City Centre | Miami, Florida

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With approximately 2,800 employees in more than 75 offices nationwide plus Puerto Rico, Kimley-Horn 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

[www.kimley-horn.com](http://www.kimley-horn.com)

## UNITED STATES

### Arizona

Mesa  
Phoenix  
Prescott  
Tucson

### California

Capitola  
Fresno  
Lancaster  
Los Angeles  
Los Angeles Downtown  
Oakland  
Orange  
Pleasanton  
Riverside  
Sacramento  
Salinas

### California (cont.)

San Diego  
San Jose

### Colorado

Colorado Springs  
Denver

### Florida

Boca-Delray  
Coral Gables  
Fort Lauderdale  
Fort Myers  
Jacksonville  
Lakeland  
Miami  
Ocala  
Orlando  
Sarasota  
St. Lucie  
Tallahassee  
Tampa

### Florida (cont.)

Vero Beach  
West Palm Beach

### Georgia

Alpharetta  
Atlanta Midtown  
Atlanta North

### Illinois

Chicago Downtown  
Chicago Suburban

### Indiana

Indianapolis

### Maryland

Baltimore

### Michigan

Troy

### Minnesota

Rochester  
Twin Cities

### Nevada

Las Vegas  
Reno

### New Jersey

Princeton

### New York

New York

### North Carolina

Cary  
Charlotte  
Durham  
Raleigh

### Pennsylvania

Philadelphia

### South Carolina

Columbia  
Rock Hill

### Tennessee

Memphis  
Nashville

### Texas

Austin  
Childress  
College Station  
Dallas  
Fort Worth  
Frisco  
Houston  
Las Colinas  
Lubbock  
McKinney  
San Antonio  
The Woodlands

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Salt Lake City

### Virginia

Newport News  
Northern Virginia  
Richmond  
Virginia Beach

### West Virginia

Huntington

### Wisconsin

Madison  
Milwaukee

### PUERTO RICO

San Juan