We are dedicated listeners.

We offer proven experience in conceptualizing land use, as well as planning and designing thoughtful, sustainable landscapes. We listen to and work closely with clients and stakeholders which allows for quick responses to meet the design vision. We encourage community involvement, drawing on local knowledge, ideas, and aspirations; and solicit community input, as appropriate, to best understand the real and perceived market opportunities and constraints.

- Vision creation and implementation
- Conceptual design and planning development
- Entitlement programming, site layouts

We provide:

- Master planning and rezoning
- Design and development guidelines

Our conceptual land planning and design involve these standards:

- Promote sound land planning and outstanding design services
- Encourage optimal design alternatives to promote creativity and flexibility in development
- Promote wise distribution of development to avoid congestion and overcrowding
- Protect public health and safety
- Allow for cost saving efficiencies
- Coordinate the timely provision of development
- Allow for adequate public spaces, infrastructure, and building development in new and revitalized land developments
- Assure that development is compatible with the adopted comprehensive plan, zoning ordinance, official maps, and capital budgets
- Create compatible development in areas subject to flooding or other detrimental influences - natural or manmade
- Assist in the coordination between governmental and public service authorities to provide orderly development and ensure continuity of regulatory standards
In developing urban design, we draw upon our multi-disciplined specialists to align varying networks toward optimal solutions.

- Transportation networks - creating a network and hierarchy of streets from primary down through secondary, tertiary, and service streets
- Open space networks - public spaces, amenities, public art, and recreation
- Land use networks - creating proper use transitions, hierarchy of densities, architecture, and building scale; as well as sustainable infill patterns that blend with the fabric of the existing community; creating commercial uses that serve the public good while still being profitable for the merchants that allow for living, working, and shopping, all within walking distance
- Pedestrian and bike networks - creating space for walking and biking, recreational trail systems and movement systems that respond to desired routes and are fully accessible