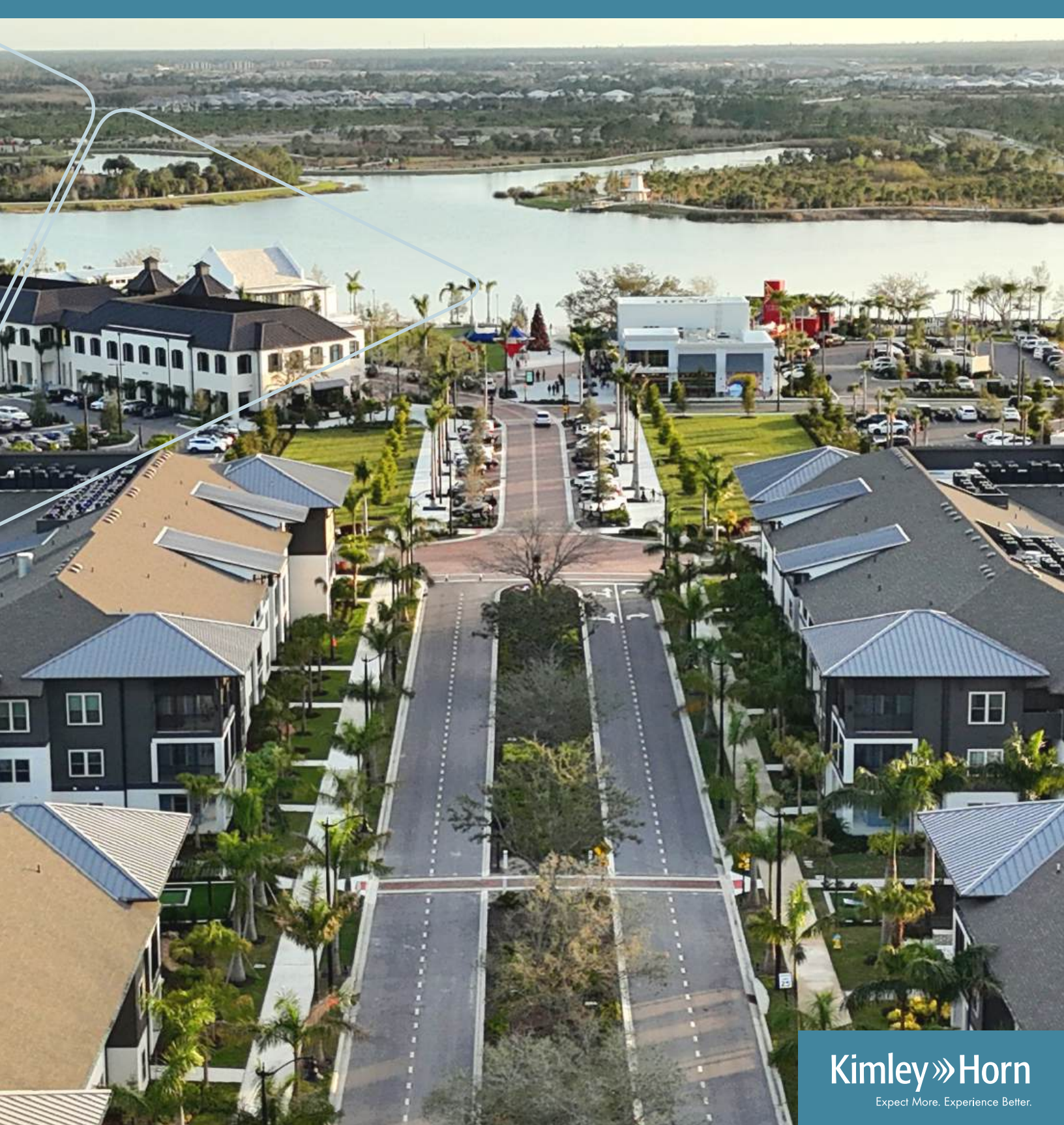
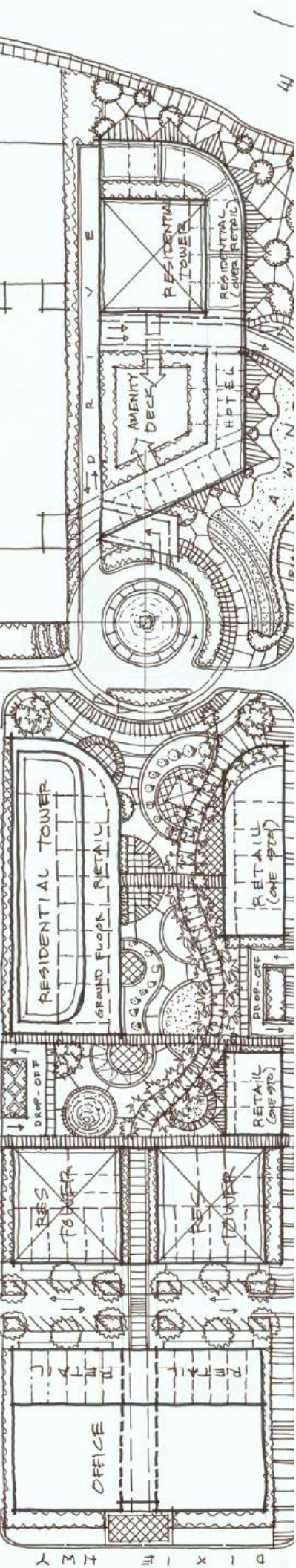




Kimley»Horn
Expect More. Experience Better.

MASTER PLANNING

AT KIMLEY-HORN



OUR CAPABILITIES

Kimley-Horn’s experience is unsurpassed as one of the country’s largest and most diverse landscape architecture and design consulting firms. Our breadth of services and interdisciplinary, collaborative approach enable us to create spaces that are accessible, implementable, and maintainable. We understand what makes a place worth visiting and remembering, while considering how to create something that is both constructible and timeless.

Kimley-Horn specializes in creating distinctive environments that feature innovative, unique, and exceptional design elements, where architecture, landscape, entertainment, culture, and history combine to create an unforgettable experience. The firm has a long history of successfully delivering projects that function as destination gathering spaces and highly complex, sustainable implementation accomplishments.

To achieve the extraordinary, we employ a single business unit methodology; our 140+ nationwide offices and more than 400 landscape architecture professionals are never in direct competition with one another. Instead, we operate with the belief that our professionals are all part of one large team, with open access to a deep pool of shared resources and the freedom to pull in special expertise or additional technical assistance when needed.

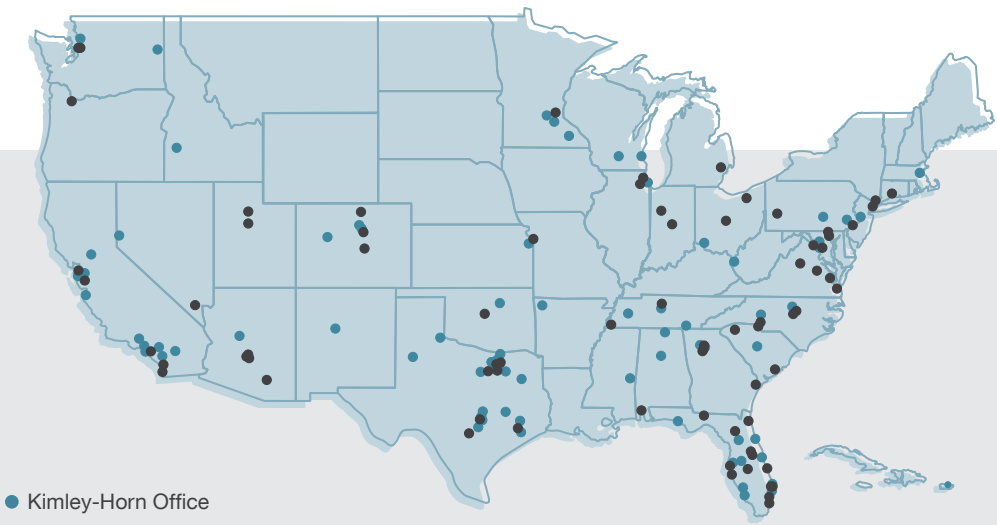
Kimley-Horn’s unique culture has guided the firm through many years of success. Our core values are deeply ingrained in everything we do. We are driven by a philosophy of exceptional client service, an unshakable commitment to quality, and an understanding that being on point, on target, and on budget requires knowing exactly what you need, when you need it. Kimley-Horn delivers with a passion and conviction for getting projects done more efficiently and effectively.

AND EXPERTISE

MASTER PLANNING

- | | |
|--|---|
|  Land planning | Transportation  |
|  Due diligence | Utilities and infrastructure  |
|  Site feasibility | Engineering  |
|  Public involvement and community visioning | Urban planning and design  |
|  Land use and entitlements | Urban redevelopment  |
|  Rezoning | Parks and open space  |
|  Annexation | Trails and corridors  |
|  Environmental | Design guidelines  |
|  Landscape architecture | Development strategies  |
|  Hydrology and stormwater | 3D renderings and visualization  |

SERVICES



- Kimley-Horn Office
- Kimley-Horn Office with Landscape Architecture Studio

140+
OFFICES
NATIONWIDE



TOP-SELLING MASTER-PLANNED COMMUNITIES

KIMLEY-HORN IS PROUD TO SERVE

- The Villages, Villages, FL
- Lakewood Ranch, Sarasota, FL
- Sunterra, Katy, TX
- Babcock Ranch, Punta Gorda, FL
- Silverleaf, St. Augustine, FL
- Summerlin, Las Vegas, NV
- Wellen Park—formerly West Villages, Venice, FL
- Cadence, Henderson, NV
- Mission Ridge, El Paso, TX
- Tradition, Port St. Lucie, FL
- Caldwell Ranch, Rosharon, TX
- Great Park Neighborhoods, Irvine, TX
- Nocatee, Ponte Vedra, FL
- Latitude Margaritaville – Watersound, Panama City Beach, FL
- Windsong Ranch, Prosper, TX
- Rancho Mission Viejo, San Juan Capistrano, CA
- Sunfield, Buda, TX
- Epperson, Wesley Chapel, FL
- Painted Tree, McKinney, TX
- Sterling Ranch, Littleton, CO
- Pecan Square, Northlake, TX
- Union Park, Little Elm, TX
- Elyson, Katy, TX

List based on Real Estate Consulting's (RCLCO) Top-Selling Master-Planned Communities of 2023

KIMLEY-HORN'S 2025 ENGINEERING NEWS-RECORD RANKINGS

- #8

OF TOP 500 US DESIGN FIRMS
- #4

OF TOP 100 PURE DESIGN FIRMS
- #1

FOR RETAIL
- #1

FOR MULTI-UNIT RESIDENTIAL
- #2

FOR MIXED USE



NIXON PROPERTY

ANNE ARUNDEL COUNTY, MD

Nixon Property is a mixed-density housing that utilizes the new workforce housing legislation planning. Kimley-Horn's landscape architect-led team developed a concept plan considering the site constraints of wetlands using a combination of unit types to serve a broader user group. Parking was designed to satisfy the need according to the county code and distributed equally. Stormwater management locations are planned to manage runoff. Playgrounds, pickleball courts, and gathering spaces will be designed for users to add play and socializing.



UNDER ARMOUR GLOBAL HEADQUARTERS

BALTIMORE, MD

Kimley-Horn’s landscape architect-led team provided facilities planning and design, civil engineering, and entitlements for the Under Armour global headquarters. This 50-acre campus contains a state-of-the-art, net-zero headquarters building; National Collegiate Athletic Association (NCAA) level, multi-sport track and field stadium; integrated waterfront walking trail system; research/innovation and design studios; geothermal system; solar canopies integrated into the parking lots; and campus community public spaces for specialized place-centric interaction.



CORPORATE HEADQUARTERS (CONFIDENTIAL)

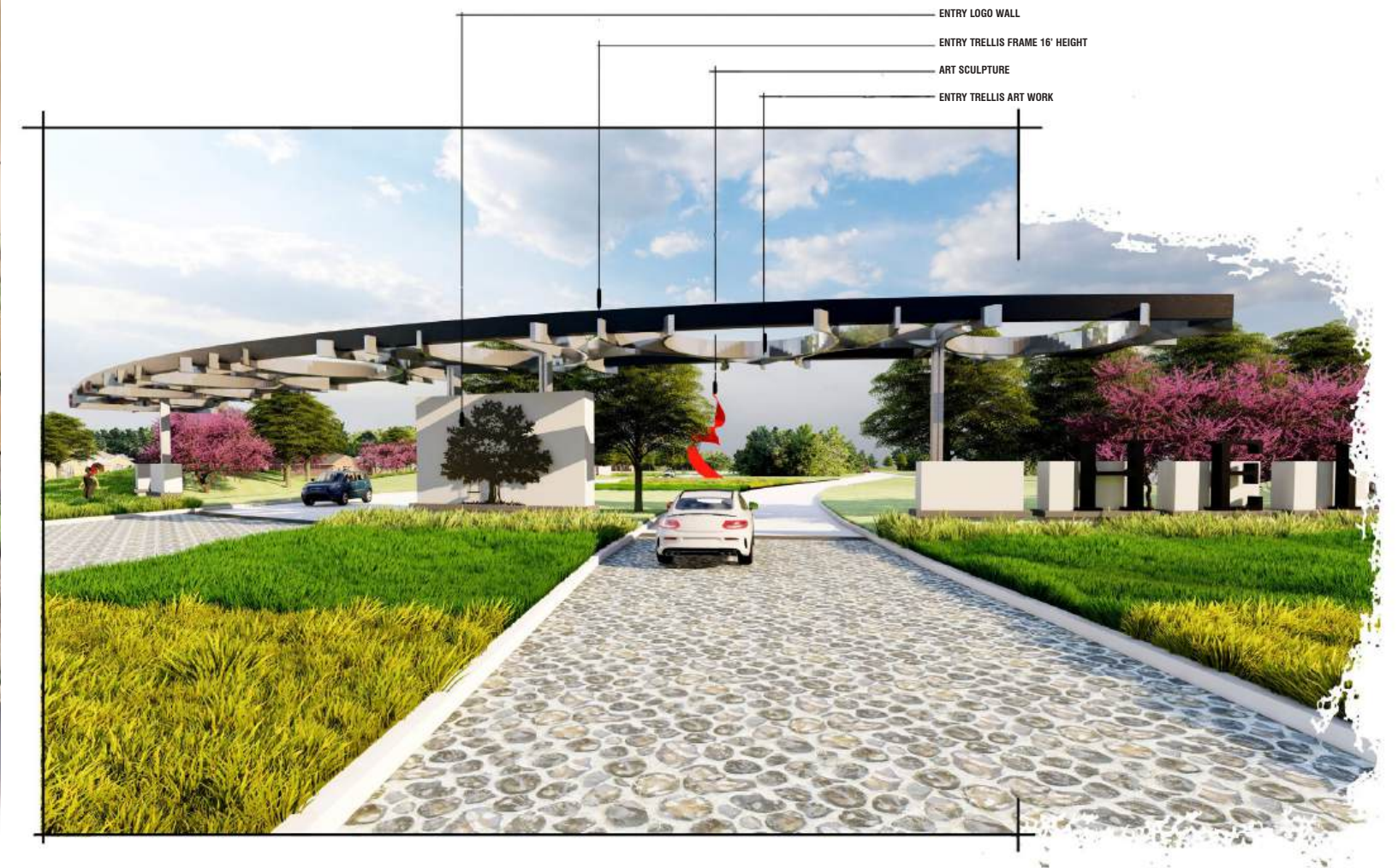
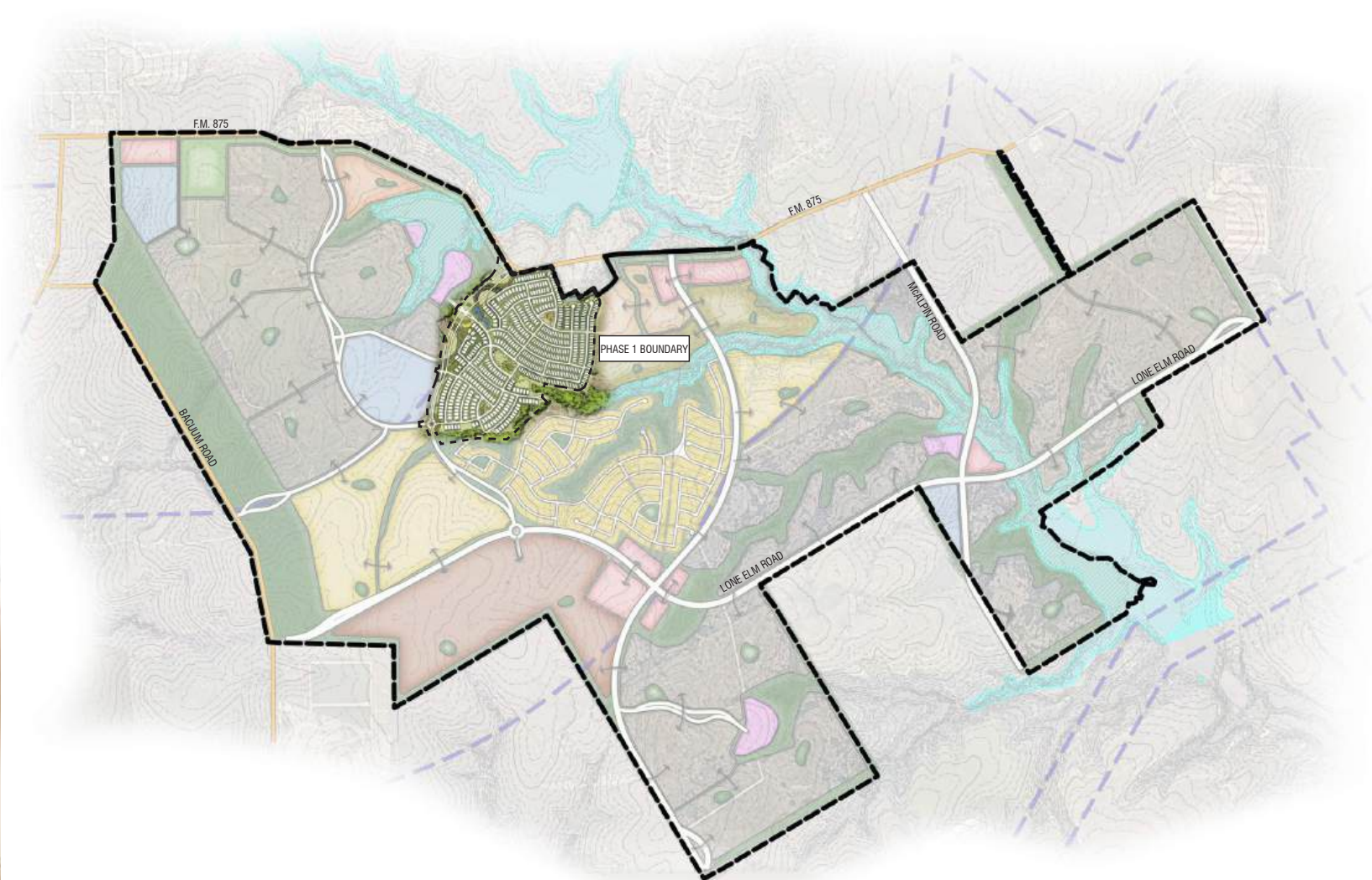
PLANO, TX

This North American headquarters is located within the thriving development known as Legacy West. With 1.5 million+ square feet of office space on a 50-acre tract and a capacity for more than 15,000 people at full buildout, this campus is a major hub. Kimley-Horn worked with HKS to create a plan anchored by a central pedestrian axis running through multiple office buildings and complemented by first-floor retail amenities, terraced open spaces, and exterior gathering spaces. The campus grounds are covered in a variety of native plant species, all of which are low water consumptive selections. Both large gathering spaces and small, intimate sitting areas are programmed throughout the site. Within these spaces, employees have access to a large pavilion, outdoor cafes, garden spaces, and links to the site’s central water feature. These spaces were intentionally created to accommodate large gatherings, up to 2,000 employees at once, and small groups alike.

HEIRLOOM

MIDLOTHIAN, TX

At approximately 3,268 acres, Heirloom is located in Ellis County, TX, between Midlothian and Waxahachie. The site offers all the iconic landscape elements of the Blackland Prairie. The vision of the master plan is to incorporate the client's key drivers, which are Natural, Connected, Integrated, Diverse, and Active-Healthy. By utilizing these key drivers, Heirloom will maintain and enhance the natural beauty of the site and offer accessibility to surrounding areas.





PATAPSCO GLEN

BALTIMORE COUNTY, MD

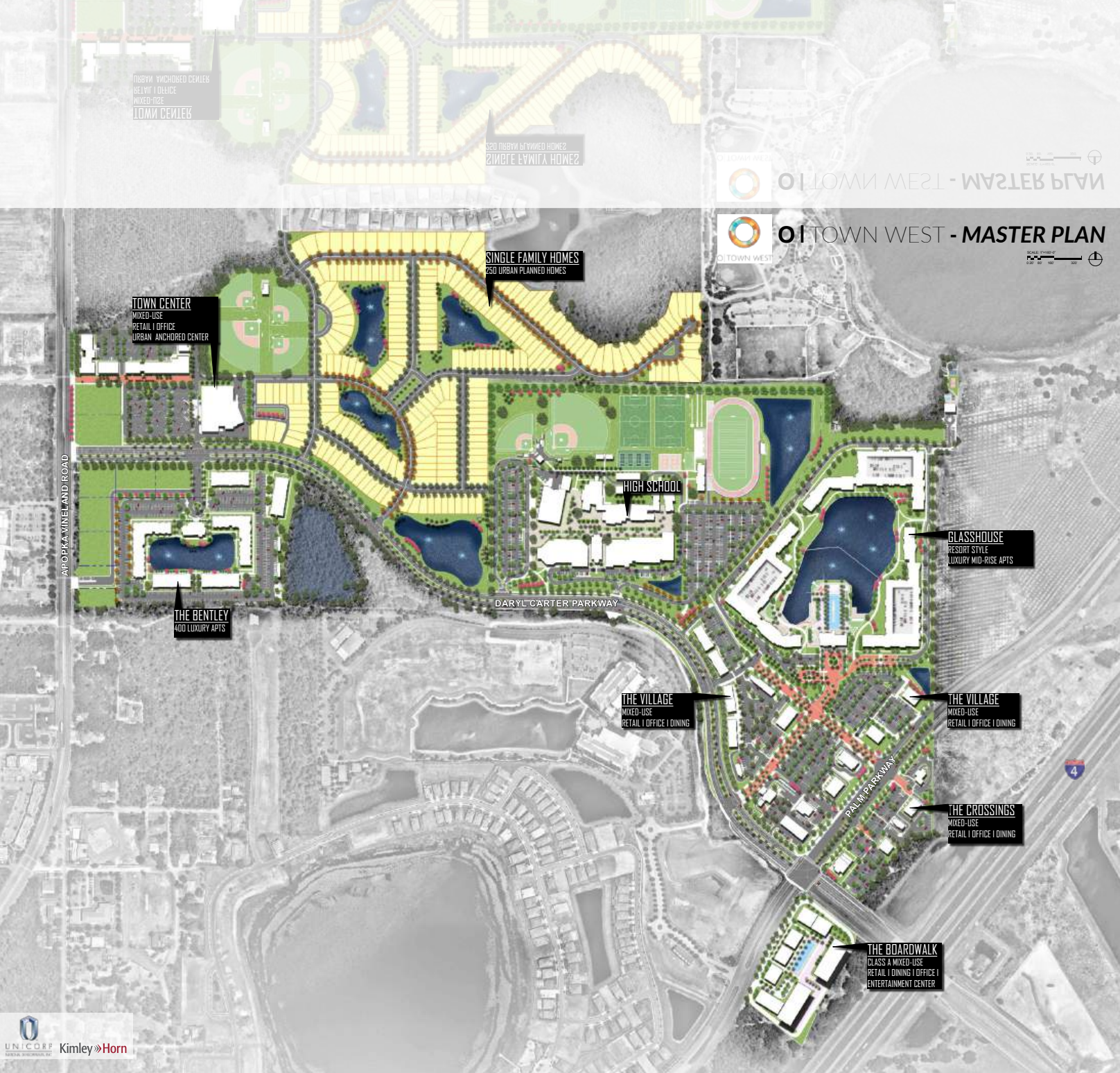
The project is a 350-unit mixed-use development along Johnnycake Road in Woodlawn, featuring high-density housing, commercial, and office spaces in one of the county's last remaining targeted growth areas. Kimley-Horn's landscape architecture team led the project from initial design through development plans, managing planning reviews, site studies, and conceptual landscape designs for Lennar. Currently under construction, the team is delivering plans for amenities, including a clubhouse, pool, recreation courts, playgrounds, trails, and more, while ensuring compliance with county zoning and Pattern Book requirements.



ETOWAH HEIGHTS AT RED TOP MOUNTAIN

EMERSON, GA

Kimley-Horn is providing master planning, civil engineering, and traffic services for a 400-acre development in Emerson, GA. This master-planned community will feature over 1,600 residential units, diverse housing options, and neighborhood amenities. A key focus is on walkability, with the "Town Green" serving as the commercial hub, offering an event lawn and high-quality buildings. The community emphasizes pedestrian-friendly connectivity, creating a cohesive and vibrant place to live where residents can enjoy a high quality of life and a strong sense of community.



O-TOWN WEST

ORLANDO, FL

Kimley-Horn is providing professional master planning, landscape architecture, and engineering services to develop 70 acres. At the project's inception, Kimley-Horn provided master site planning for the entire development. This multi-use project currently includes planning and design for commercial retail and restaurant space, multifamily units, office space slated for the Marriott Vacations World Headquarters, and a future boutique hotel.



EVEREST PLACE

ORLANDO, FL

Everest Place is a 217-acre, \$1 billion+ luxury master-planned community and hospitality development in the heart of Disney World and Universal Studios parks. The mixed-use community includes world-class hotels and resorts, multifamily residences, a shopping village, restaurants and nightlife, a medical facility, gym and fitness centers, office space, and a convention center. Kimley-Horn has been involved since the project's inception, providing site planning, landscape architecture, due diligence, site civil design, stormwater/drainage, roadway and traffic engineering, utility coordination and permitting, bridge design and structural engineering, electrical engineering, and construction phase services.



TRADITION

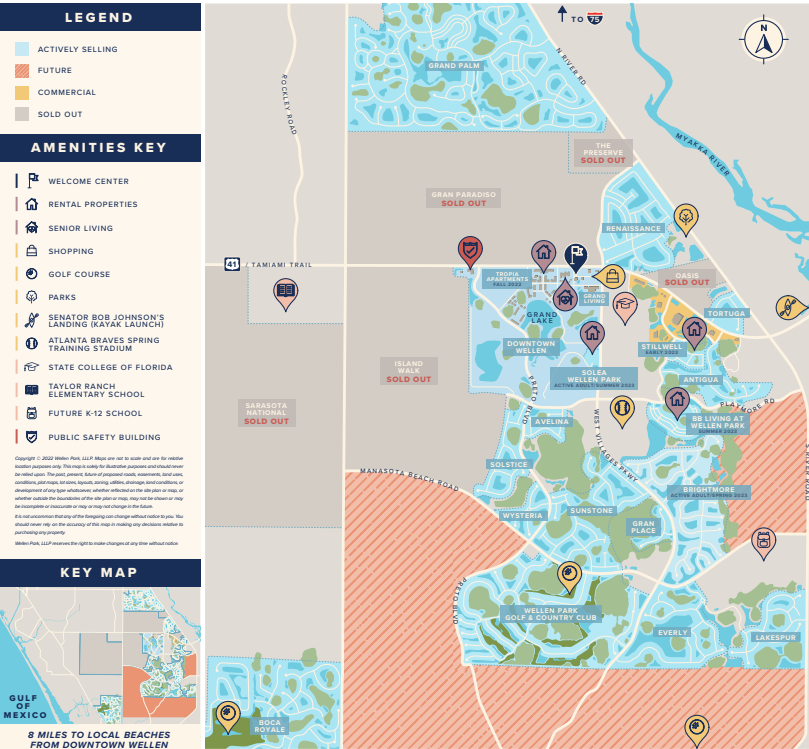
ST. LUCIE COUNTY, FL

Recognized as one of the most successful master-planned communities in the eastern United States, the community of Tradition is conveniently located on the east coast of Florida in the City of Port St. Lucie. Prior to joining Kimley-Horn, Greg Witherspoon, AICP, PLA, ASLA provided master planning, landscape architecture, entitlement processing, and design guidelines for Tradition. The community features a coastal design and emphasizes the natural environment, open space, interconnected waterways, and recreational opportunities. The 45-acre Tradition Square is the focal point, containing a mix of office and retail space, restaurants, a waterfront park, and a vibrant interactive children's fountain.

WELLEN PARK

NORTH PORT, FL

In 2019, Kimley-Horn facilitated a design charrette to envision a new mixed-use town center for Wellen Park. The design contained retail, restaurants, a food truck container court, and multiple event spaces in a cohesive downtown campus. Kimley-Horn provided master planning, landscape architecture, civil engineering, utilities, arboriculture, wayfinding and signage design, permitting, and furnishing procurement. We coordinated with multiple architects, creating streetscapes, shade structures, intricate paving, splash pads, playgrounds, and a nature-based walkway connected to the three-mile lake trail. We also relocated 27 large heritage oak trees from the original site.



SRP PARK (FKA HAMMOND’S FERRY BALLPARK VILLAGE)

NORTH AUGUSTA, SC

Kimley-Horn provided master planning, land planning, landscape architecture, and civil, utility, and traffic engineering services for this minor-league baseball ballpark and mixed-use town center. The ballpark site is approximately seven acres and is part of a larger 35-acre development (Hammond’s Ferry) that is being developed as a master-planned, mixed-use commercial district. The overall master plan includes a mixed-use village, creating a new center for the Hammond’s Ferry development with a hotel, multi- and single-family residential units, and office, commercial retail, and restaurant space.



PANAMA PACIFICO

PANAMA CITY, PANAMA

Panama Pacifico is a new 3,500-acre community on the former Howard Air Force Base site in Panama. Prior to joining Kimley-Horn, Greg Witherspoon, AICP, PLA, ASLA provided project management for planning, urban design, and landscape architecture services, leading the effort to design the overall roadway system and design for pedestrian safety and multi-modality. The project includes a 14-acre urban park and an amenity master plan for all the parks and recreation spaces.

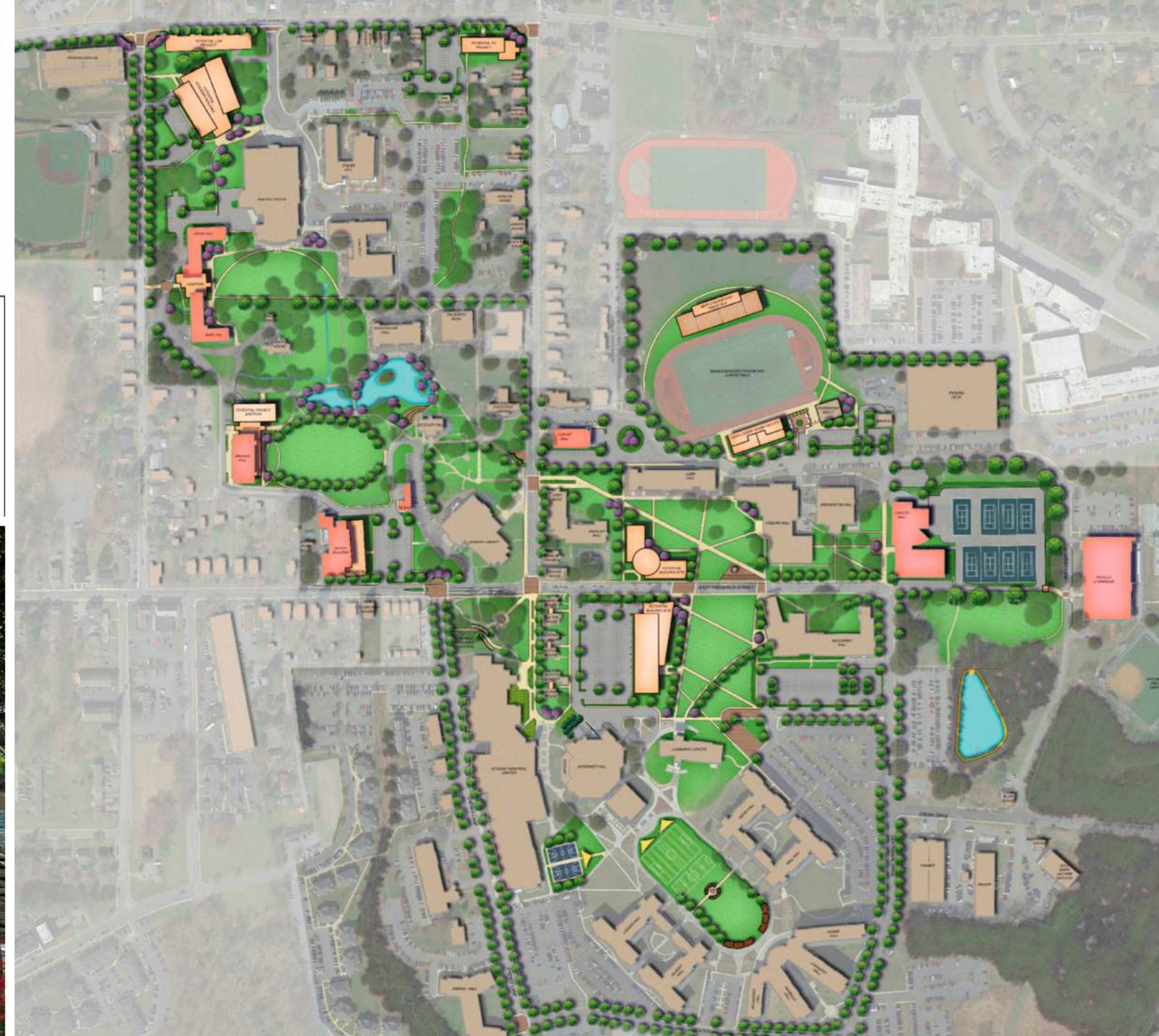




KOBBE HILLS PANAMA

PANAMA CITY, PANAMA

The Kobbé Hills planning effort is a 277-acre portion of Panama Pacifico's site. This part of the master plan will have a luxury and resort programming component unique to the overall project. The plan is centered on a Jack Nicolas Signature golf course with surrounding estate-style residential development. The plan protects large swaths of native jungle to frame the development while focusing on sustainable practices. A town center with resort-style amenities, a beach club, and an adjacent ecological park enhance the amenity offerings for single- and multifamily residential options.



MILLERSVILLE UNIVERSITY

MILLERSVILLE, PA

Kimley-Horn developed the campus master plan for this Pennsylvania State System of Higher Education (PASSHE) NCAA Division II school. With architectural partner Kimmel Bogrette, Kimley-Horn provided landscape architecture, civil and traffic engineering, and facilities planning for the 250-acre campus. The project included inventory, analysis/synthesis, and recommendations for integrating campus open space, academic programs, student services, parking, transportation planning, and operational requirements that will guide campus development for the next 30 years.

GRANDE LAKES RESORT

ORLANDO, FL

The Grande Lakes Resort is a luxury complex in Central Florida inspired by the region’s natural springs. It spans 500 acres and offers accommodations, amenities, meeting space, and a championship golf course. Now part of Kimley-Horn, the Canin team provided landscape architecture services for the JW Marriott and Ritz-Carlton within the complex. They also assisted with master planning and entitlement efforts. The project includes renovations, enhancements, and the addition of water play features. Detailed research was conducted to evaluate the return on investment for amenities and recreation elements.



REUNION WATER PARK

OSCEOLA COUNTY, FL

The Reunion Resort Club of Orlando is a master-planned, family-oriented resort community on 2,300 acres. Prior to joining Kimley-Horn, the Canin team provided the master planning and detailed landscape/hardscape design, construction documents, and construction administration services for many of the project’s parks, infrastructure, and aquatic facilities. Chief among these was the \$10.8 million water park on a five-acre site in the center of the resort. Kimley-Horn has also developed an expansion plan for the successful water park.



BABCOCK RANCH

LEE AND CHARLOTTE COUNTIES, FL

Babcock Ranch is a planned 17,000-acre, eco-centric development for more than 50,000 residents with the goal of creating a first-of-its-kind, sustainable community. Kimley-Horn provided the master planning for the overall project and individual villages, including the town center and the first 1,000 units. We continue to provide the master planning, design, and environmental resource permitting of the surface water management system for the 26+/- square mile development of regional impact. Kimley-Horn also provides landscape architecture and civil engineering for its subdivisions, commercial sites, water and wastewater infrastructure, and roadways.





SUSTANEE

ORANGE COUNTY, FL

Kimley-Horn is providing consulting and design services for an environmentally focused, large-scale master-planned community in East Orange County within close proximity to the University of Central Florida. The project site is approximately 1,400 acres and includes around 2,000 dwelling units focused on multimodal connectivity, eco-education, and sustainable design practices.



ARROWBROOKE

AUBREY, TX

ArrowBrooke is a master-planned community featuring a 1-mile, 8-foot-wide concrete nature trail designed by Kimley-Horn's landscape architecture team and funded by a Texas Parks and Wildlife Department grant. This trail winds through a planted prairie and wildflower area, serving as a pollinator habitat enhanced with educational signage. It also includes a fitness loop with outdoor exercise equipment and benches, encouraging residents to stay active. Additionally, the trail interacts with pre-existing bodies of water, providing access to stocked ponds that have been thoughtfully enhanced with aquatic planting. The trail culminates at a public park, offering visitors an enjoyable and environmentally mindful experience.



DIAGONAL CROSSING AFFORDABLE HOUSING DEVELOPMENT

BOULDER, CO

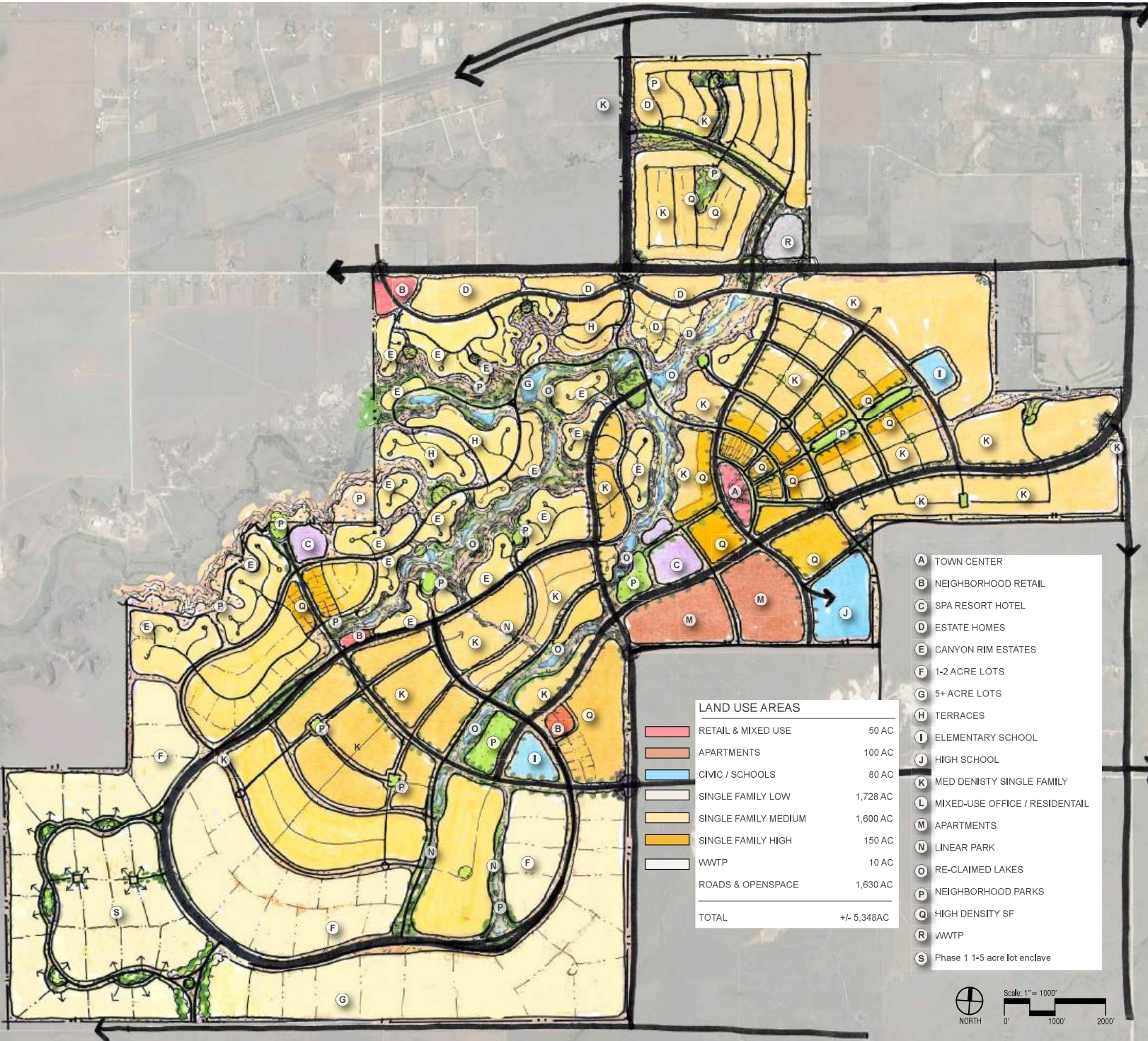
Kimley-Horn provided landscape architecture, civil engineering, traffic, and parking services for the Diagonal Crossing Development. The developments within Lots 3 and 6 include 85 affordable apartment units and 20 affordable townhouse units in seven separate buildings. The Diagonal Crossing neighborhood also provides a central pedestrian spine with a B-cycle station and features several public gathering spaces as well as a bikeway system that creates the final connection to miles of pedestrian and cycling amenities throughout Boulder, CO.



TIERRA BLANCA

CANYON, TX

Kimley-Horn assisted the client in developing the project vision, overall master plan, and phase 1 detailed master plan for this 5,000-acre project. The client's vision is a self-sustaining development that reflects the values of the Williams brand and is a legacy project for the family. Kimley-Horn continues to work alongside the client to create a development that provides a destination living experience at affordable prices through innovative ideas and technologies, including building and running a project-wide treatment plan that will eventually provide water to the entire community.



THE WALK ON UNION

MEMPHIS, TN

Kimley-Horn is providing landscape architecture, civil engineering, and transportation planning services for Union Row, one of the largest new developments in Memphis. With almost \$800 million invested in the first phase and spanning more than 20 acres, this mixed-use community will be comprised of office, retail, residential, hospitality, and a downtown grocery. Our landscape architecture team is completing schematic design for infrastructure and streetscapes along major avenues and private amenity areas and assisting with zoning entitlements and permitting.





TURNER-FAIRBANK HIGHWAY RESEARCH CENTER MASTER PLAN DEVELOPMENT

MCLEAN, VA

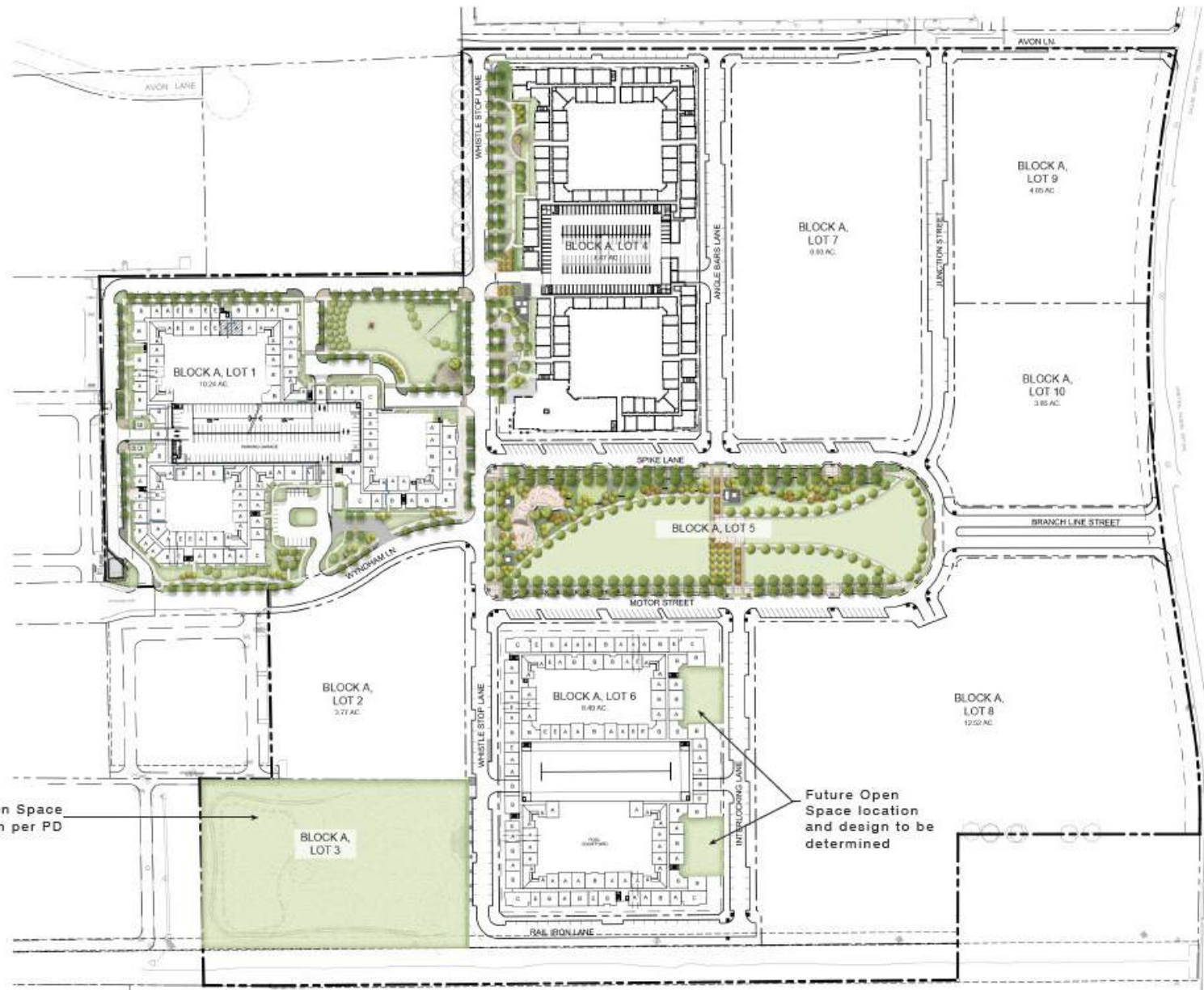
The Federal Highway Administration's Office of Research, Development, and Technology at the Turner-Fairbank Highway Research Center (TFHRC) is a national research facility with over 20 laboratories. It conducts advanced research in various transportation fields. To support its strategic vision of becoming the premier center for highway research and innovation, TFHRC is developing a master plan for near-term (5 years) and long-term (6-15 years) campus development. Kimley-Horn and HOK assisted with feasibility analysis, facility reviews, and conceptual designs. Key tasks included analyzing current and future facility needs, preparing data sheets, and creating master plan documentation with extensive graphics.



MANTUA

VAN ALSTYNE, TX

Mantua is a 3,000-acre master-planned community located in Van Alstyne, TX. The project includes a full buildout of more than 9,000 single-family units, a mixed-use core centered around an amenitized lake, transit-oriented development, and commercial space to support this new development. Kimley-Horn developed a comprehensive master plan, encompassing over 200 acres of parks and open space, as well as an integrated trails and pathways network to guide long-term development. As the landscape architect, Kimley-Horn designed and implemented the open space vision for Phase 1 and continues to lead landscape architecture, planning, and engineering services through the construction phases.



THE RAILHEAD

FRISCO, TX

Located on the west side of the Dallas North Tollway near Frisco's Wakeland High School, this \$1.5 billion, 80-acre, mixed-use development will contain the first office tower north of Frisco's Main Street. Kimley-Horn planners, landscape architects, and engineers master planned and entitled the site as a walkable community consisting of 1,200 urban residential units, a 10-story office building, a hotel, retail, and additional office space. The project is anchored by a 4.4-acre central green space consisting of a large open event lawn, interactive water features, an urban playground, water recharge zones, walking paths, and a food truck area with outdoor café space.

COLLINSBROOK FARM

FRISCO, TX

Kimley-Horn is providing landscape architecture services for Collinsbrook Farm, a 250-acre master-planned community. At its core, the development features an amenity center that includes a large pool with wet chaise lounges, a beach entry with interactive bubblers, and an amenity lawn for weekend events and community gatherings. Additional amenities include an outdoor kitchen for grilling, two bocce ball courts, a playground with inclusive play elements, and natural plantings, offering a comfortable feel and color throughout the year. Future phases will introduce large ponds, a fishing pier, and outdoor pavilions designed for family and community use. The community also features a continuous trail system, linking all phases together for one inclusive walking trail.



THE LAGOON DISTRICT

CONFIDENTIAL LOCATION, TX

Situated on 120 acres of prime real estate, this mixed-use development showcases Crystal Lagoons at its core. Kimley-Horn provided planning and design services for the development of the lagoon shape, programming around the lagoon, and design of the land uses outside of the lagoon. Integrating various use types in the lagoon program, such as family and adult areas, water parks, food service, and club access, as well as integration of parking, loading, and mechanical zones, the development of the lagoon works seamlessly with the other aspects of the project including a hotel/conference center, entertainment venue, retail village, retail pad sites, and multifamily residential.





FIELDS DEVELOPMENT

FRISCO, TX

Kimley-Horn is providing planning, landscape architecture, and civil engineering services with an emphasis on public realm amenities, green infrastructure, and connectivity for this massive 2,500-acre planned development. The project is currently being entitled for uses ranging from single-family residential to high-rise residential, office, hospitality, and mixed-use, all anchored in significant open spaces, including 24 miles of major hike and bike trail systems.



THE GROVE

FRISCO, TX

The Grove is a 740-acre mixed-use master-planned community in the heart of Frisco, TX. Phase 1 was completed by Brian Adams, ASLA and Emily Drake, PLA prior to joining Kimley-Horn. Kimley-Horn provided full civil engineering and additional phases of planning. The project features nearly 1,900 single-family units, multifamily, commercial, retail, and office space with schools, parks, open space, and other community amenities. Adding to the project's complexity were its in-field characteristics for such a large site, requiring significant entitlement negotiation and infrastructure planning, analysis, and coordination.

STILLWELL AT WELLEN PARK MASTER PLAN

NORTH PORT, FL

Stillwell is a new gated rental neighborhood in Wellen Park offering 274 single-family homes. The community allows residents to enjoy an active lifestyle with a focus on health, wellness, and community with a clubhouse, resort-inspired zero-entry pool, fitness center, and indoor and outdoor recreational amenities. Designed to be a sociable community, the planned 28 acres includes parks, open spaces, a walking track, and a dog park, allowing friends and neighbors to gather together. Outdoor amenities also include an event lawn, bocce court, firepits, and grills with seating areas. Kimley-Horn provided land planning and landscape architecture services for the development.



AVALON

ALPHARETTA, GA

This \$600 million, sustainably designed mixed-use development spans over 2.3 million square feet, featuring multifamily, retail, hotel, office, and single-family/townhouse residential spaces. Avalon’s design involved extensive coordination among consultants and vendors, allowing for over 200 annual events. Common areas include outdoor fireplaces, fountains, green walls, and a seasonal skating rink. The master planning and landscape architecture created vibrant, walkable streetscapes, making it a catalyst for urban-inspired suburban living. Kimley-Horn provided civil engineering and parking consulting services, with landscape architecture design from their team at a previous firm.



MUSCOGEE (CREEK) NATION MASTER PLAN

OKMULGEE, OK

The Muscogee (Creek) Nation Tribal Capitol Complex stands as a beacon of cultural pride and community spirit, intricately weaving together elements that honor the vibrant heritage of the Muscogee (Creek) people. At its heart lies the Mound Building and the Education Cultural Building, symbolizing the depth of Muskogean culture and the sacred tradition of knowledge transmission. Surrounding these central structures are carefully curated landscapes each paying homage to tribal customs through thoughtful design and native plant selections. From the winding pathways to the vibrant seasonal colors, every aspect of the complex reflects a commitment to stewardship and community, creating an iconic destination that celebrates the Muscogee (Creek) Nation’s strength and resilience.



AVIANA

ALPHARETTA, GA

Kimley-Horn is providing land planning services for a new 140-acre mixed-use community in Alpharetta, GA. While traditional mixed-use projects have commercial focuses, Kennemore's space will be primarily residential with a smaller commercial component. The residential portion will consist of 235 single-family homes, 272 townhomes, and more than 54,000 square feet of commercial and office space. The development will have green spaces and an amphitheater, and plans to connect to the Big Creek Greenway system with a multi-purpose path.





THE PEARL INNOVATION DISTRICT

CHARLOTTE, NC

Kimley-Horn is providing master planning, landscape architecture, due diligence, infrastructure, transportation demand management, traffic impact analysis, a shared parking study, parking structure design, civil and structural engineering, and entitlement support services for the onsite and offsite improvements of this 20-acre innovation district. Phase I of The Pearl development includes the construction of a 362,000-square-foot school of medicine, a 311,000-square-foot research/life sciences building, two structured parking decks, road realignment, a dual storm culvert relocation, new road construction, new traffic signals, and a KV transmission line relocation to an underground system.





PORTER AND CAHAL

NASHVILLE, TN

Kimley-Horn is providing land planning and landscape architecture services for a new 20-acre mixed-use development in East Nashville. Porter and Cahal is designed as a vibrant neighborhood community featuring pedestrian-friendly streets, an extensive open space network, and a bustling commercial 'main street' that blends living, working, shopping, and leisure. The concept plan includes up to 800 residential units and up to 80,000 square feet of commercial space across five distinct zones.



Kimley»»Horn

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