

A landscape architectural site plan is shown with a semi-transparent blue overlay. The plan includes contour lines with elevations such as 5.00, 7.50, 10.00, and 12.50. It features various tree symbols, building footprints, and a curved path or road. A hand holding a pencil is visible in the bottom right corner, appearing to be working on the plan. The overall aesthetic is professional and technical.

# IKSA

A · DYNAMIC · PERSPECTIVE

DEVELOPMENT SERVICES

# A DYNAMIC PERSPECTIVE SINCE 1978.

We aren't just another design firm. We are the link between space and opportunity – physical space and economic opportunity. We are experienced and prepared to heighten the quality of life in neighborhoods. From conception to ribbon-cutting, we're all you'll need to improve your community and your business.

## WE GET IT

We work closely with municipalities and developers and have a demonstrated understanding of the development process, from both sides of the coin. We know how important speed-to-market is and how to swiftly navigate through the permitting process. We also know how to incentivize development to connect the right developer with a community's vision. We are well aware of the importance of site due diligence when evaluating a location for commercial, residential, industrial or outdoor recreational use. We know urban planning and design is more than a sidewalk between point A and point B; rather – it's about creating destinations and meaningful experiences in the appropriate context.

Cost is a major factor. Money will always affect the way a community develops and whether or not it attracts investments for the future. One of our strengths is knowing who to bring to the table to get development deals done. We get it. And we can be the link between the public and private sector to enhance the aesthetic and economic make-up of your community or company.

## QUALITY OF LIFE

We are invested in the development of communities and we understand what it takes to make these communities thrive. From job creation and retention to beautiful streetscapes and people-friendly places, KSA can create engaging destinations for residents and tourists alike. With a thorough understanding of walkability and sustainability, we've discovered how to weave quality of life into our approach to economic development in a way that's both balanced and rewarding.

## PUBLIC-PRIVATE PARTNERSHIPS

Before a developer will invest in a community, the community must first invest in itself. Public-private partnerships (P3s) are at the cutting edge. Municipalities and economic developers using this business structure are leading the pack for both commercial and industrial developments. Our well-rounded experience with P3s gives us a unique advantage. Many are uncomfortable and unfamiliar with the P3 arrangement. We can help select informed, legitimate participants and properly configure the partnership with a team that understands how to play fair.

## ABOUT KSA

KSA is an industry leader providing a broad range of consulting, management, engineering, architecture, landscape architecture, planning, surveying, economic development and construction administrative services. Founded in 1978, KSA is dedicated to making life better in the communities we serve.



# Planning

Urban planning is a critical component of successful physical and economic development. Every community, despite its size, needs to prepare for the future. Lasting, functional, beautiful spaces always start with a thoughtful plan. We design everything from single site plans to comprehensive master plans that are creative, flexible and engaging. Our planning process is designed to identify core values within a community and develop a consensus about the future.

The idea is to identify the distinct flavor of a community, then build upon it in a way that secures its authenticity and increases revenue. From communities in high-traffic, urban areas to those in small, rural corners, planning is essential.

## VISIONING

At KSA, visioning is one of the central elements of successful planning and design. We sit down with our clients at the very beginning to discuss their ideas for the future. Participants are encouraged to share their ideas freely to reach common ground and develop focused goals for the future. We help our clients imagine the future and then turn that vision into reality.

KSA's conceptual plans breathe life into the vision. These plans are vibrant representations of the future that demonstrate how real the possibilities are. Because we have professional planners and designers on our staff, our plans are a balanced blend of form and function – creative and constructible.

## DUE-DILIGENCE

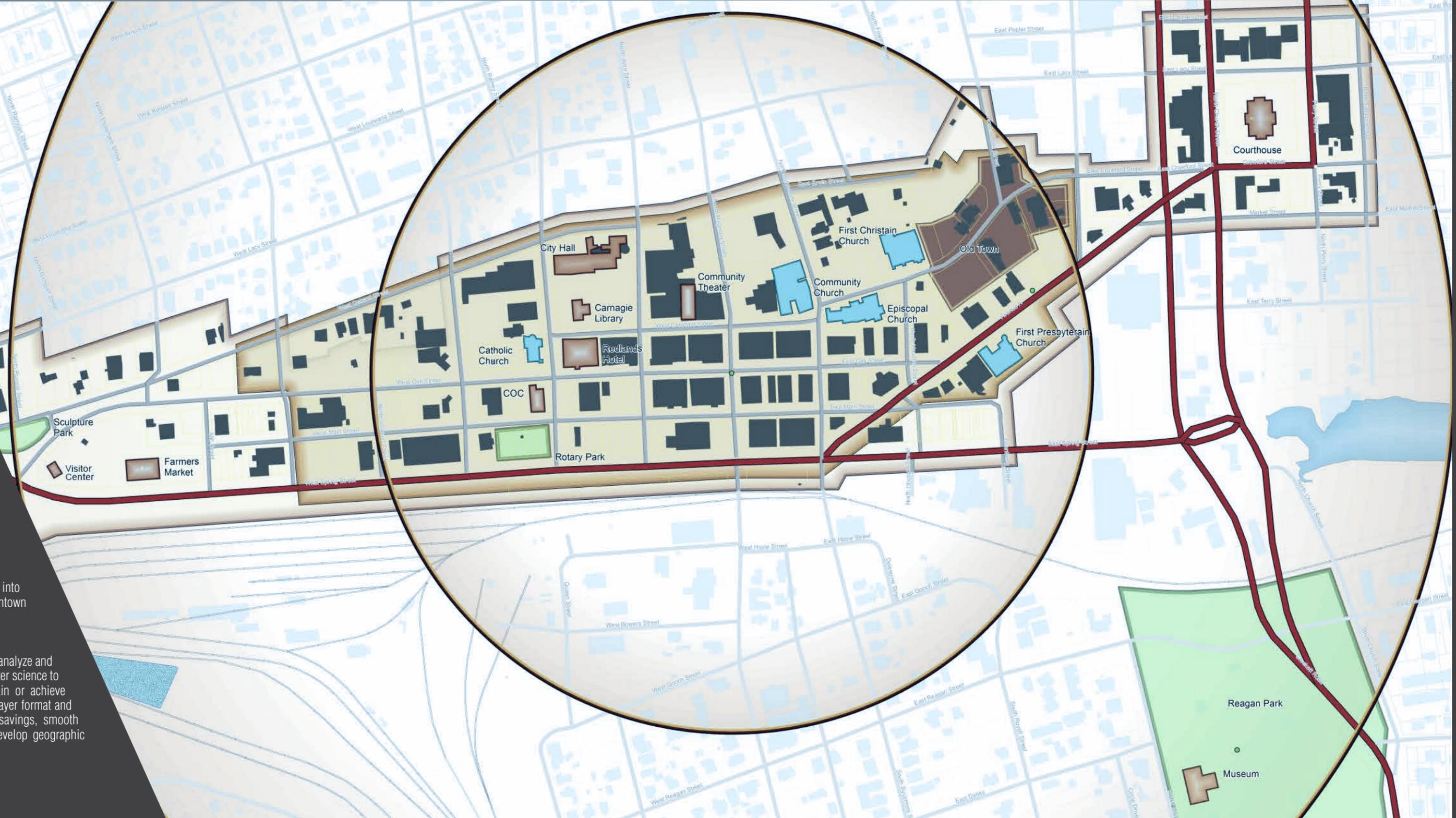
Not only do you need the job done right, you need it done right now. No problem. When a potential site is identified for a new development, our qualified planning and engineering staff can investigate it and quickly determine whether or not it will benefit you, minimizing risks and maximizing speed-to-market.

## BITE-SIZE BUDGETS

Of course capital improvement plans are ideal, but if the cost is intimidating, KSA can break a comprehensive plan into bite-size chunks that fit the budget better. We can easily phase a plan over time. Perhaps you start with a downtown quadrant or specific retail area; planning a bit at a time is better than not planning at all.

## GIS

Geographic information systems (GIS) are an advanced technological database used to capture, store, manipulate, analyze and present information using various mediums. This technology combines cartography, statistical analysis and computer science to evaluate potential sites. It can identify and help manage natural resources, avoid utility conflicts and maintain or achieve environmental compliance. With this system, we can quickly and accurately define site characteristics in a multi-layer format and easily determine the best development approach and method. Geographic information systems enable cost savings, smooth decision-making, fewer emergencies and excellent, easy-to-access records. We are often contracted to help develop geographic information systems for entire cities.



# Urban Design

Good urban design creates a “sense of place” that engages all five senses to produce physical, emotional and aesthetically pleasing environments. Because we understand this, the results of our efforts are places that are enjoyable, beautiful and economically successful; places that add to quality of life experiences in an urban environment. At KSA, we conscientiously consider the natural environment in our urban planning and design approach. Nature provides critical ecological services that we emphasize and funnel through innovative solutions to enhance the built environment. Creeks and their flood plains, for example, are natural corridors that provide flood management while also acting as an eye-catching amenity. Stream corridors are ideal for recreational trails, while also serving as a habitat for songbirds. Mixed-use developments, pedestrian ways, complete streets and streetscape improvements are all examples of urban design projects well within KSA’s scope of capabilities.

## MIX IT UP

Mixed-use developments are at the heart of urban design. The intermingling of hotels, conference centers, entertainment facilities, offices, residences and retail establishments is what makes a community vibrant. In fact, successful mixed-use developments can be likened to a downtown of old that had all of society’s amenities in one place.

Understanding how one space will affect another is critical to the design of mixed-use developments. Pedestrians must be able to comfortably walk to and from each attraction or destination; and their comfort can be heightened in multiple, artistic ways. As our society’s inclinations continue to trend toward environmental, physical and economic health, the need for walkability will increase. Carefully-planned, mixed-use developments are highly sought-after spaces to live, work and play.



# Landscape Architecture

At its core, landscape architecture is about sustainability and art. It considers the principals of regional ecology while also acting as a creative expression of form, color, texture, scale and sound to enhance the human experience. We apply these concepts to all aspects of landscape design including the location and orientation of buildings, the selection of plants, stormwater and grading as well as the movement of vehicles and pedestrians. With this well-rounded awareness, KSA can plan and design highly functional and beautiful neighborhoods, parks, plazas, green infrastructure, nature preserves and trails that benefit our clients and our environment.

There is beauty in the thoughtful integration of nature into the built environment. People value the comfort and convenience of indoor/outdoor spaces. Landscape architecture, done well, inspires the behavior of its inhabitants. The design of multi-functional public areas will attract and engage people from all walks of life while also serving as a catalyst for increased private investment and spending.



# Economic Development

Way before we design a single square foot, KSA can be the link between the local government and economic growth. We have the connections and technical skills to guide both municipalities and developers seamlessly through the development process.

## WE KNOW PEOPLE

We consider it our job to know about economic development opportunities. This knowledge is cultivated through nurtured relationships with city leaders, industrial and commercial tenants, retailers and real estate developers.

But before you select a developmental partner, the vision must be set first. By getting the right people in the room and posing relevant questions, we can help you formulate a vision for your community, then make that vision come true through due-diligence, planning and design.

## SITE SELECTION, CONCEPTUAL PLANS AND VISUALIZATION

Our qualified staff can help you identify gaps in the market, find land to develop and tenants to occupy vacant buildings. We can perform site due-diligence and help you develop a budget to understand the costs associated with building on a particular site.

Color, 3D renderings and schematic designs bring your vision to life. Conceptual plans depict exactly how the project site should be laid out, being sure to account for the specific needs of each user. Used on the front end, this visualization tool can help to gain the support necessary to move the project forward. On the back end, these tools can aid in securing occupants after the project is well underway.

Then, we can conduct drainage studies and bring in sub-surface infrastructure to prime the site and make it a more economical, "shovel-ready" option.

## PROJECT FUNDING

As a steward of valuable resources, you are responsible for finding ways to capitalize on the opportunities in your care. Because we know people, we can make the proper introductions to link you with a public or private partner that will establish a viable source of funding for your project. We can help you find the right partner and configure a mutually beneficial public-private partnership (P3).



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