



# LAND PLANNING

## LAND PLANNING EXPERIENCE

D. A. Brown Engineering Consultants (DABEC) has assisted virtually every developing client with Land Planning services. Some of these project types include the following:

### Urban Land Planning

Most of our Urban Land Planning experience revolves around what is typically referred to as "In-Fill" development. These are typically previously developed projects that have run their course and are being converted to new uses. Projects include: residential, commercial, retail, and even industrial sites.

### Mixed Use Land Planning

These sites typically contain multiple uses on the same property. Some projects transition from commercial to multiple-family residential to single-family residential. Other projects have higher impact uses and transition from retail to commercial to multiple-family residential.

### Residential Land Planning

These projects are typically homogeneous and contain only residential uses. While those uses can range from multi-family to single family, the flavor of the development is still residential. Projects have ranged in size from a few acres to over one thousand acres.

### Commercial/Industrial Planning

The site planning requirements for these projects typically revolves around flexibility. Anchor sites and outlots have to work together to allow a wide variety of users to access the property and develop vibrant businesses. Care must be taken to ensure that future potential tenants are not excluded due to lot size, parking availability, or access.



Dawson's Creek-Offices, Apartments, YMCA, Villas, and Townhomes



Stellhorn and Brickshire-Offices, Commercial, Retail, and Residential