



Kimley»Horn

Expect More. Experience Better.

RESIDENTIAL AMENITIES

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.

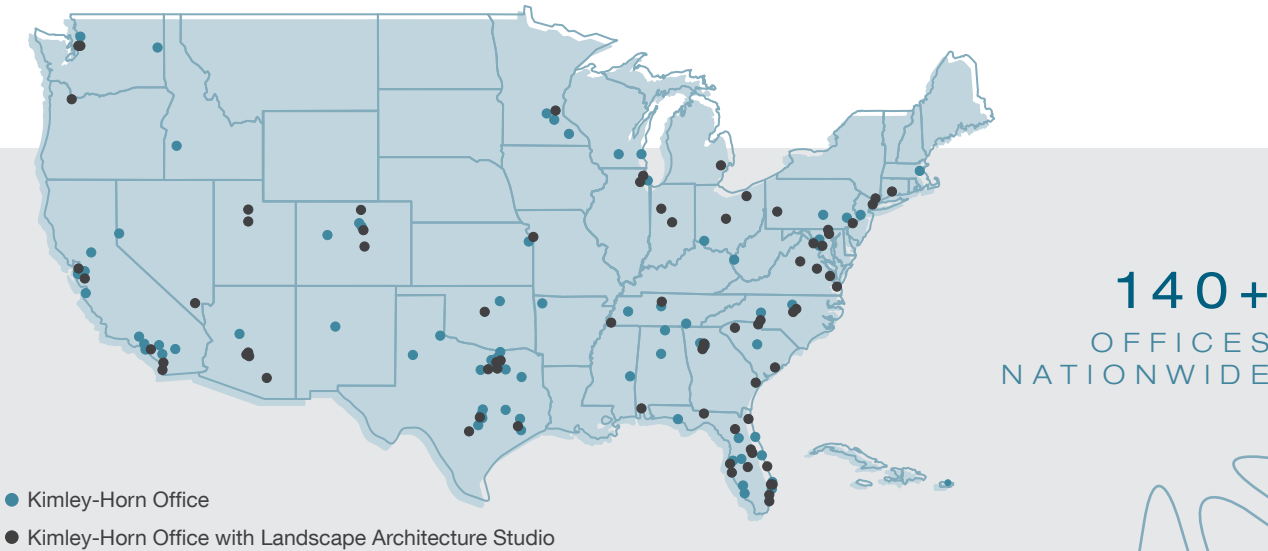
Kimley-Horn’s unique culture has guided the firm through many years of success. Our core values are deeply ingrained in everything we do. We are driven by a philosophy of exceptional client service, an unshakable commitment to quality, and an understanding that being on point, on target, and on budget 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

LANDSCAPE ARCHITECTURE

- | | |
|--|--|
|  Landscape architecture | Green roof design  |
|  Master planning and visioning | Parks and open space  |
|  Public involvement | Irrigation design  |
|  Design documents | Paving and planting design  |
|  Site development | Code compliance  |
|  3D rendering and visualization | Art coordination  |
|  Environmental permitting/regulation | Site furnishing  |
|  Construction drawings, detailing, and specifications | Tree/plant species inventory  |
|  Signage/wayfinding planning and design | Implementation  |
|  Amenity design | Construction phase services  |

SERVICES



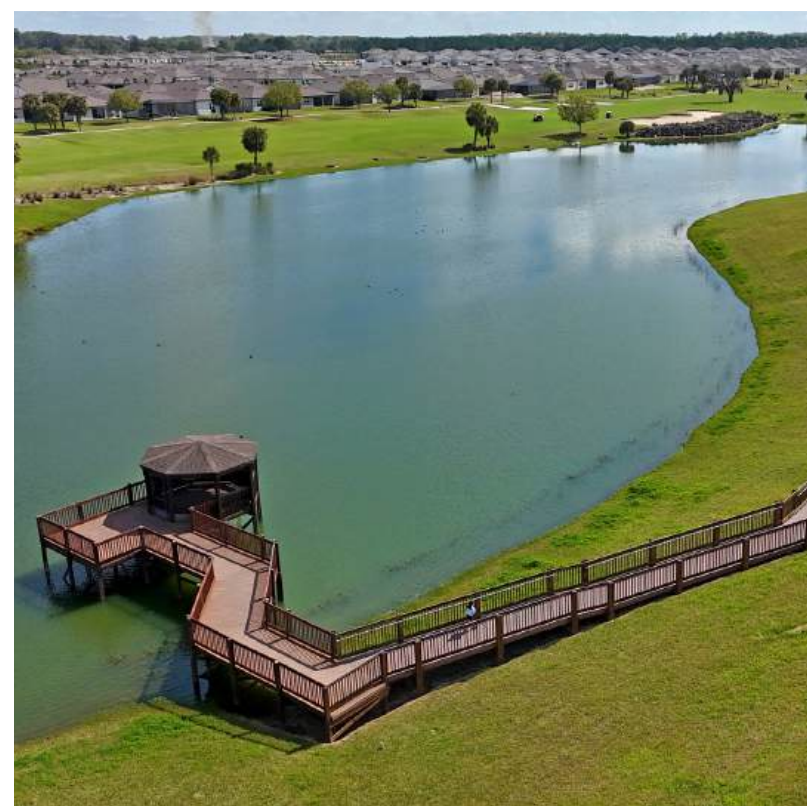
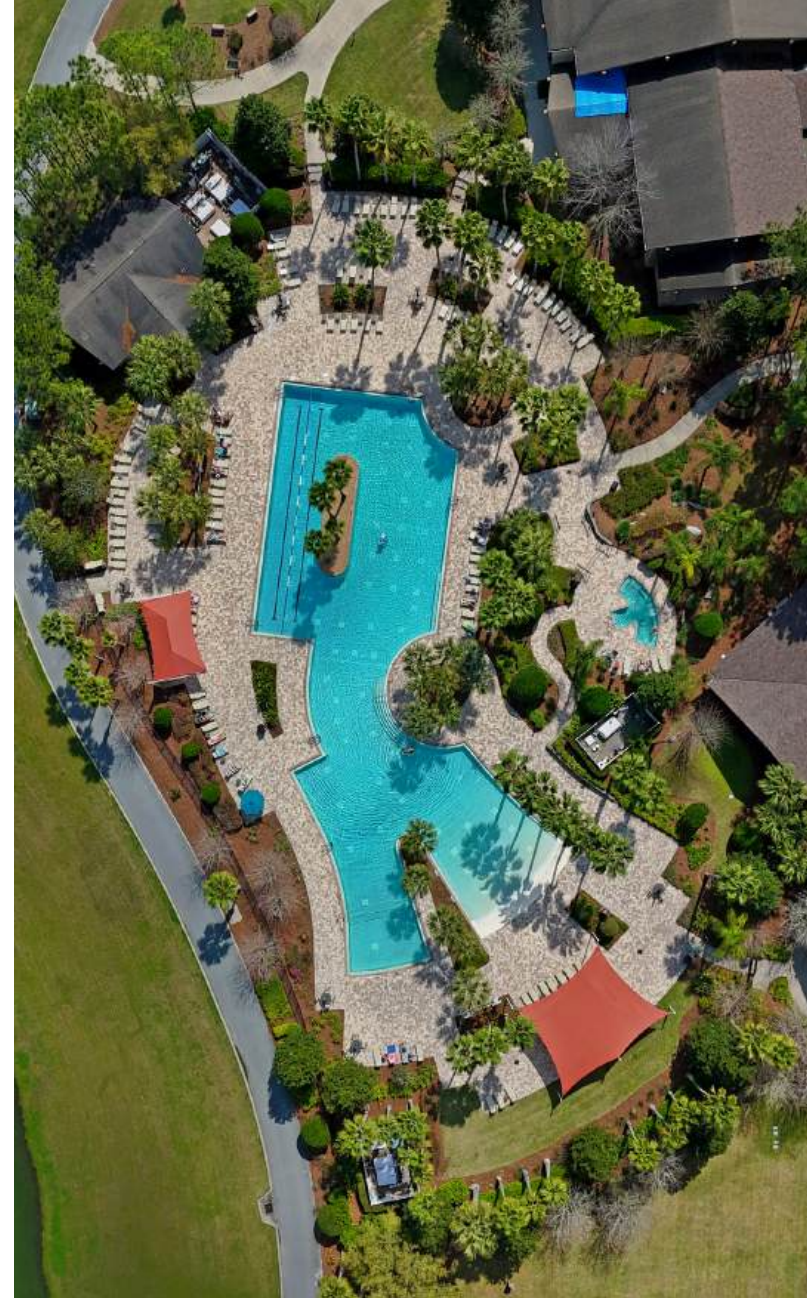


STONE CREEK COMMUNITIES BY DEL WEBB

OCALA, FL

Kimley-Horn provided comprehensive landscape architectural design services for Stone Creek, a 1,500-acre Del Webb community featuring 4,000 age-restricted homes. Our team helped shape the community's contemporary arts and crafts-inspired aesthetic through the design of resort-style amenities, including a championship golf course, indoor and outdoor heated pools, a fitness center, tennis courts, a softball field, and vibrant club spaces.

Working under an accelerated timeline, we collaborated closely with the client to deliver a cohesive and engaging outdoor environment that enhances resident lifestyle and supports rapid market responsiveness. Our landscape architecture services were integrated with broader site planning and infrastructure efforts, ensuring a seamless transition from agricultural land to a fully permitted, livable community in under 12 months.





LILLI MIDTOWN

ATLANTA, GA

Described as a puzzle of white, the Lilli is a 150-unit residential tower located near the Fox Theater. Kimley-Horn landscape architects designed a modern amenity deck to complement the distinctive architecture. Every inch of the outdoor space was well-thought-out to provide as many amenities as possible to residents, including a pool with jets, grill stations, a bar area, a turf area, and lounge seating. This project won the Atlanta Urban Design Commission Award of Excellence for New Construction in 2019.

ASCENT MIDTOWN

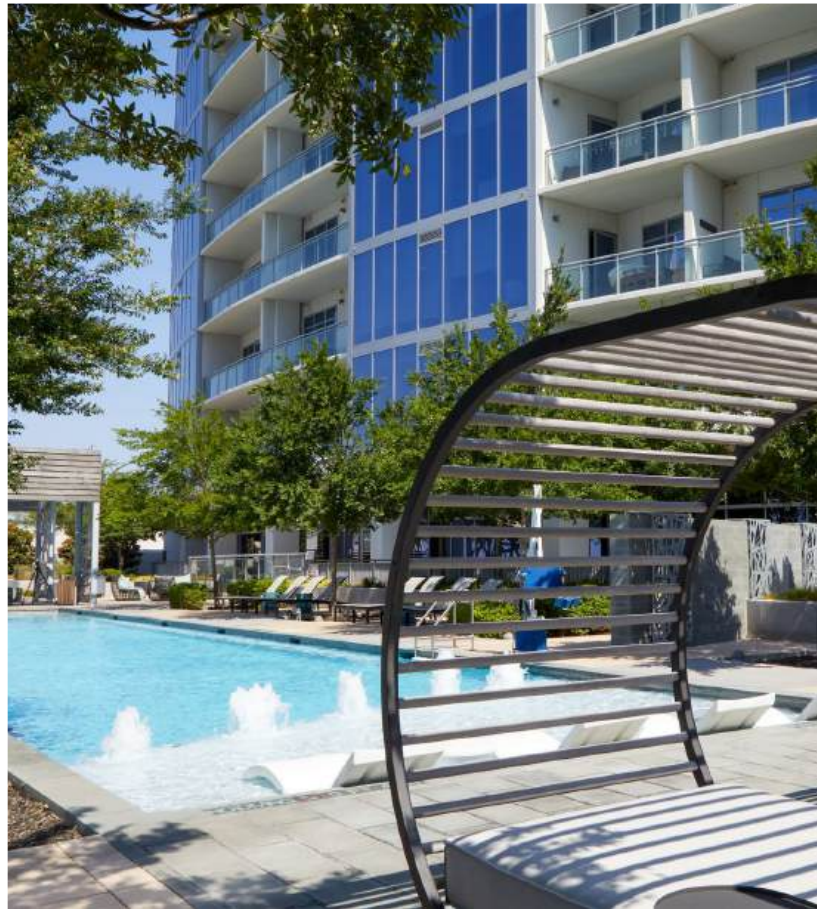
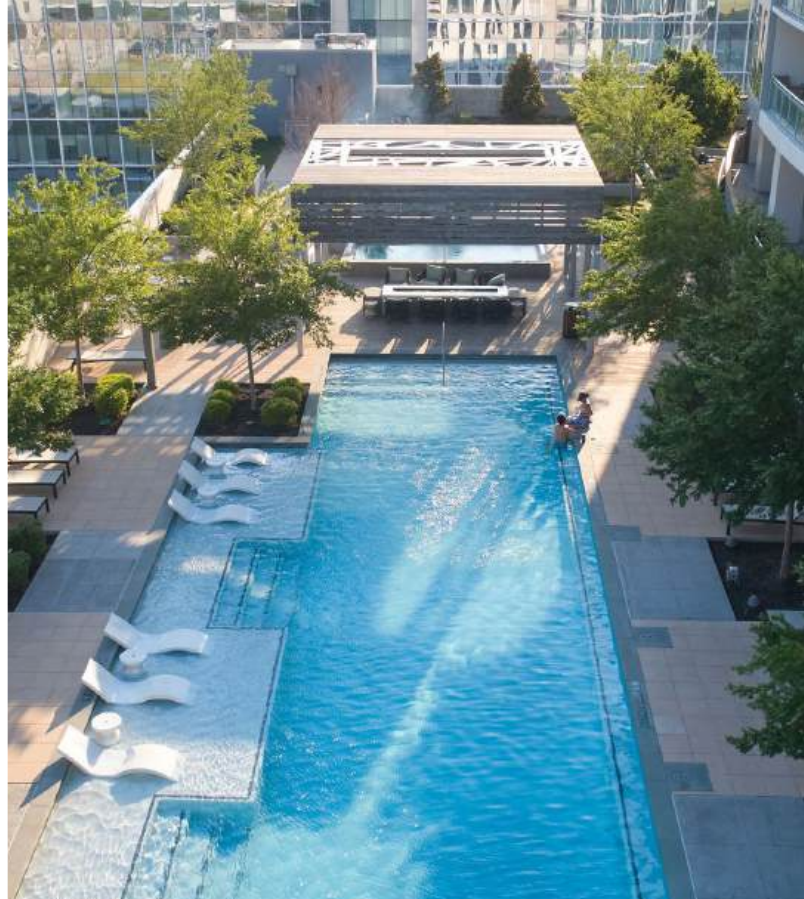
ATLANTA, GA

Kimley-Horn provided landscape architecture services for this multi-tower development located on a 1.5-acre site in Midtown Atlanta. Ascent Midtown brings 176 hotel rooms and 328 apartments to West Peachtree Street at 18th Street. The 22-story project features a high-end amenity deck with a luxury pool courtyard showcasing extensive landscaping.

RADIUS

ORLANDO, FL

Kimley-Horn provided landscape architecture and civil engineering services for the development of an 11-story, 320-unit multifamily residential project with parking and ground-level retail totaling +/- 1.41 acres. Kimley-Horn assisted with the site plan approval process and developed construction documents to support permitting with the City of Orlando. Landscape architecture services include conceptual design of the following enhanced amenities: a pedestrian plaza along Rosalind Avenue, a primary rooftop amenity pool with hardscape improvements, arbors, seating areas, cabanas, grilling stations, fire pits, a bocce court, and a dog park.



LVL 29 AT LEGACY WEST

PLANO, TX

Kimley-Horn provided landscape architecture services for a luxury high-rise apartment in the rapidly developing Legacy West district. This 29-story urban living tower features an expansive amenity deck on the 8th floor, offering sweeping views of Legacy West. Designed as a private oasis for the tower residents, the deck includes a long, linear pool with a series of fountains, a large wood and steel pavilion, associated soft seating and fire pit, a nearby hot tub, and a large outdoor kitchen space and cafe seating. The surrounding streetscape blends with the district standards, and the tower offers a dramatic drive-up and drop-off sequence to the glass-enclosed lobby.

THE MONARCH

FORT WORTH, TX

Kimley-Horn provided landscape architecture services for The Monarch in downtown Fort Worth, featuring two urban living blocks. The primary complex features two outdoor courts: one located near the central lobby, featuring a pool, outdoor kitchen, and vibrant steel art panels, and another elevated court that showcases downtown views. The second building offers a passive gathering space with a gaming court, outdoor kitchen, shade structures, and additional urban views.



MOTIF

FORT LAUDERDALE, FL

Kimley-Horn provided professional landscape architecture services for a mixed-use project on Andrews Avenue in Fort Lauderdale. This six-story development includes 385 residential units and 25,000 square feet of retail space. Our landscape architecture team designed a luxurious garden-like common area featuring a high-end pool, cabana, and hot tub, as well as a rooftop garden patio, offering residents a serene and elegant outdoor environment.

THE OSPREY

ATLANTA, GA

Kimley-Horn provided landscape architecture services for this high-rise multifamily development at 980 Howell Mill Road. The Osprey is comprised of 284 residential units and 11,500 square feet of residential space on two acres. The team also provided streetscape design for proposed internal, private road, hardscape, and landscape design of ground-level open spaces and hardscape and landscape design of an on-grade amenity area.



CAMBER APARTMENTS

SALT LAKE CITY, UT

Kimley-Horn provided landscape architecture services for The Camber Apartments, a multifamily residential project located along the FrontRunner and Union Pacific Railroad lines in Salt Lake City's newly established Hardware District. Our services included designing the residential apartments' pool and community garden common area. These efforts contributed to creating a functional and aesthetic living environment within the urban setting.



JEFFERSON WEST LOVE

DALLAS, TX

Kimley-Horn provided landscape architecture services for Jefferson West Love, a Class A, 5.86-acre development located in the Medical District of Dallas, TX. The community is part of a mixed-use development that, when completed, will include approximately 200,000 square feet of office space and 65,000 square feet of retail and restaurant space, as well as a 244-room combination Aloft and Element hotel. Jefferson West Love features a resort-style pool, rooftop lounge, state-of-the-art fitness center, yoga studio, and upgraded amenities.

EVERLY AND LAKESPUR AT WELLEN PARK

VENICE, FL

Kimley-Horn master planned and fully designed this community, comprised of the Everly and Lakespur neighborhoods. The gated neighborhoods offer a luxurious, amenity-rich community covering nearly 500 acres with more than 730 residential units and a variety of custom homes, single-family, and multifamily units. The community has a lakefront clubhouse on a 50-acre lake, multiple pools, pickleball courts, fishing docks, and an extensive walking trail system. Kimley-Horn provided all landscape architecture, civil engineering, and permitting services, including master water, wastewater, stormwater, and roadway design.





HARGETT STREET MIXED-USE DEVELOPMENT

RALEIGH, NC

Kimley-Horn provided landscape architecture, site civil design and engineering, entitlements, and LEED (site) services for a 20-story mixed-use development totaling 600,000 square feet in downtown Raleigh's Warehouse District. The project consists of 11 stories and 265,000 square feet of office space on top of eight stories of structured parking with 750 spaces and 15,000 square feet of street-level retail. Hargett Street features an amenity deck overlooking the western skyline of downtown Raleigh, where an iconic water tower structure will echo the site's historic character and heritage in the warehouse district.



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.





ARCADIA FARMS

PRINCETON, TX

Kimley-Horn provided landscape architecture, land planning, and civil engineering services for Arcadia Farms, a peaceful master-planned community in the heart of Princeton, TX. With a blend of rural settings, the community consists of a wide range of open spaces throughout, which provoke unending outdoor enjoyment for the residents. These open spaces were carefully planned in the early stages of the development with the idea of family homes being within a quarter mile or less walking distance. Amenities include a contemporary-ranch style amenity center structure and open space pavilion, a community pool, playgrounds, a dog park, and a baseball field that blends with the design of recreational facilities within Princeton. Also located in the Princeton Independent School District, students can meet new friends as they walk to the on-site elementary school.

THE SCENIC AT RIVER EAST

FORT WORTH, TX

Set within a natural escarpment along the West Fork Trinity River on the east side of Fort Worth, this low-density multifamily project provides both townhomes and apartment living in one unique setting, just several hundred yards from the riverfront. Kimley-Horn landscape architects carefully managed the site to preserve large specimen trees within the central amenity area, situated near the pool court to provide instant shade cover, create a unique outdoor canopy, and demonstrate sensitivity to site development. The circular pool is unique in its expression, offering a vibrant amenity with wet decks, fountains, and gathering spaces for lounge seating and tanning ledges. The adjacent garden court provides a central pavilion that offers a TV lounge, outdoor kitchens, and quiet seating under yet another heritage canopy tree. The site was designed using native plantings and features additional dog parks, grilling courts scattered throughout the complex, and a linear community park connection that encourages pedestrian accessibility and walkability within the community and surrounding areas.



PORTER STREET APARTMENTS

BALTIMORE, MD

The project is part of a phased 20-acre urban mixed-use redevelopment consisting of a renovated and expanded office building, an existing parking structure, and a 225-unit multifamily building with a highly amenitized courtyard, a brewery, a motor court, and multiple outdoor plazas. The residential development included exterior landscape improvements, featuring a new high-end and aesthetically pleasing motor court that provides stormwater management mitigation through two bio-retention facilities. The Kimley-Horn team provided landscape architecture services for the plaza, apartment courtyard, and motor court, implementing high-level design for this pedestrian-oriented urban redevelopment project.





GLASSHOUSE ORLANDO

ORLANDO, FL

Kimley-Horn provided landscape architecture services for a luxury residential community. The 18,000-square-foot Glasshouse pool serves as the resort-style focal point, featuring sun shelves, a beach entry, and art display spaces within the water. Lush landscaping integrates seamlessly with the surroundings. Amenities include plunge pools, cabanas, fire pits, synthetic turf areas, a putting green, terraced seating, and TV walls. A dual-purpose fire lane also serves as a walking trail, enhancing connectivity and safety. The courtyard offers community-focused amenities like a grilling station and specialty seating, connecting residents with the scenic lakeside setting for relaxation and socialization.



DENARGO MARKET

DENVER, CO

Kimley-Horn provided landscape architectural services for the Denargo Market located at 2520 Wewetta Way — an 8-story structure with ground-floor retail and 337 multifamily units. This project included specialty amenities for residents and their guests, such as a resort-style pool, outdoor features, open spaces, and recreation opportunities with a shaded path and a pickleball court. The project reached a voluntary affordable housing agreement with the Department of Housing Stability, with a total of 10% affordable units at an affordable level of at or below 80% of the area median income.



THE ELLIS

CHARLOTTE, NC

Kimley-Horn delivered full landscape architecture services that shaped the identity and experience of the entire site of an Uptown mixed-use development. The project features ground-floor retail, a 33-story high-rise, and a five-story mid-rise multifamily structure totaling 549 residential units. Central to the landscape design is a private festival street along the Lynx Blue Line, framed by the light rail stations, and a serene private courtyard showcasing a 16-foot-tall water wall inspired by Paley Park in Manhattan. Kimley-Horn's landscape architecture scope included the design of the streetscape and amenity deck, high-rise pool deck, and exterior amenity spaces.

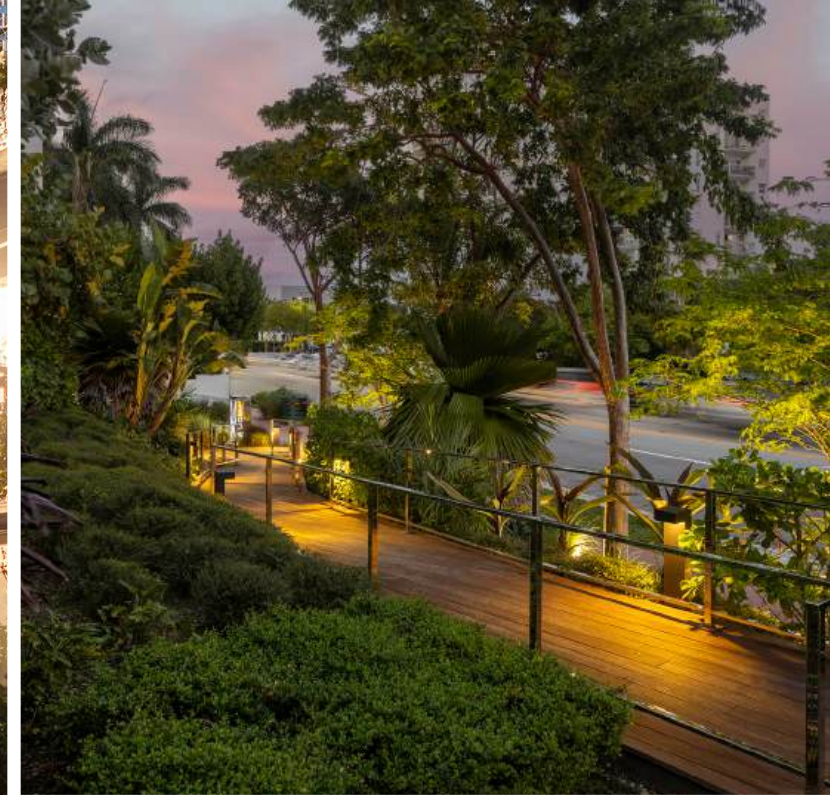
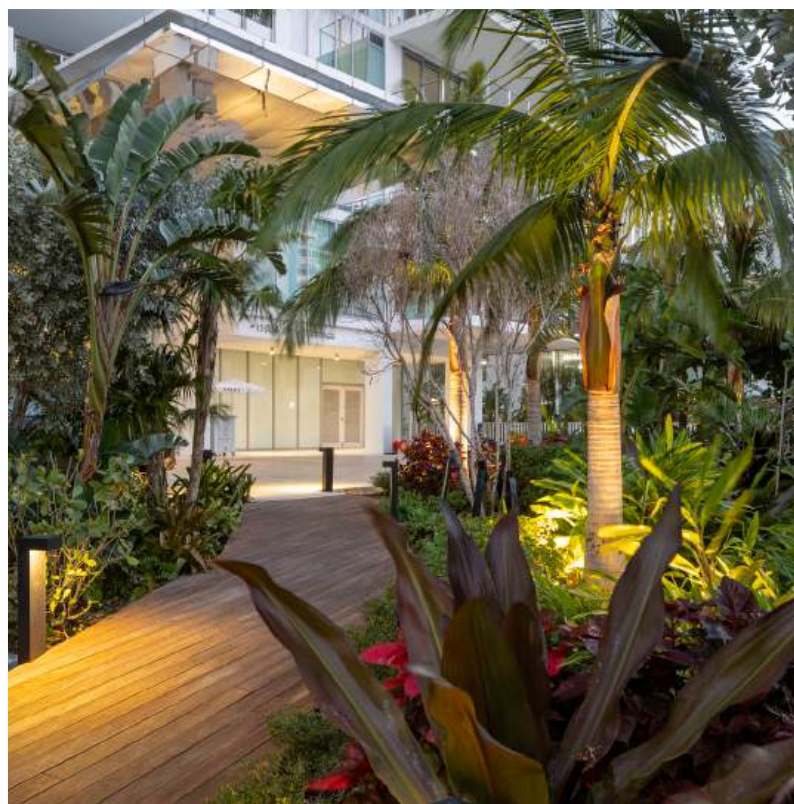
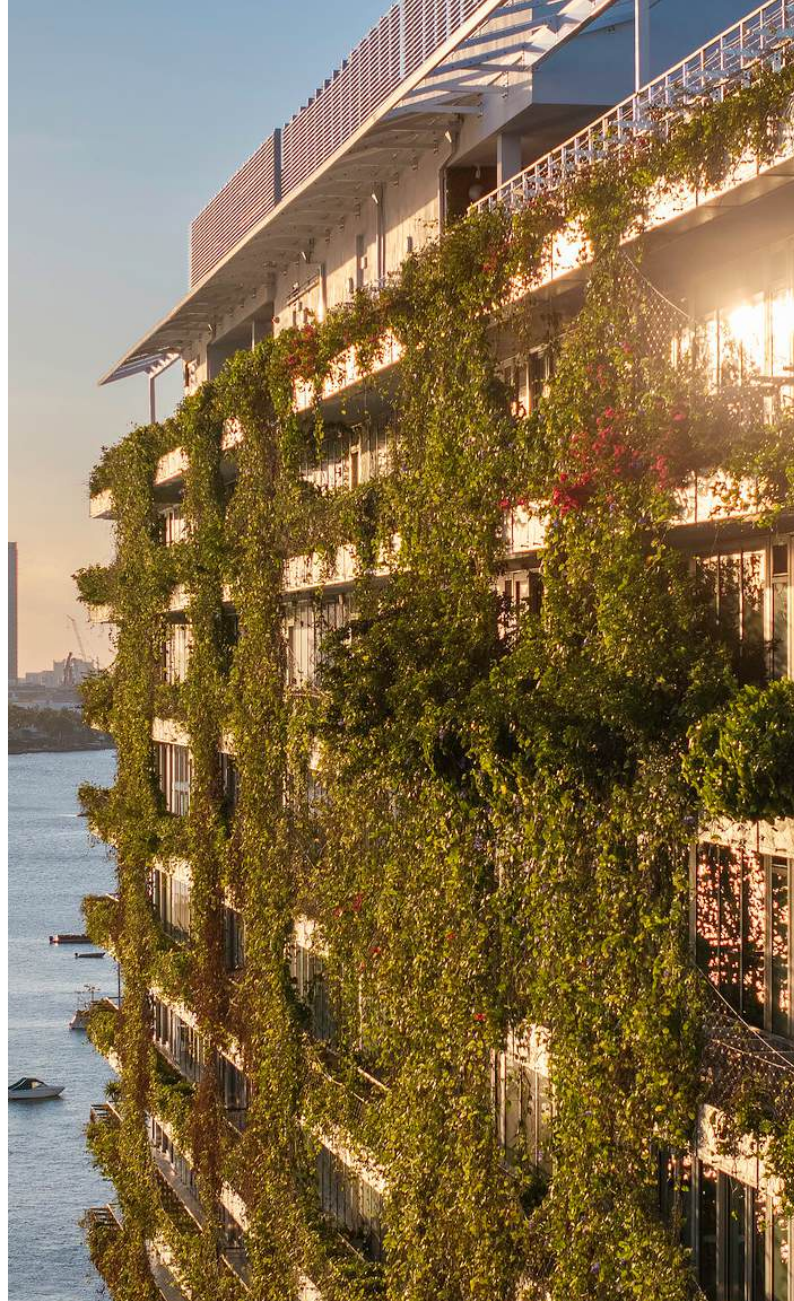


MONAD TERRACE

MIAMI BEACH, FL

Kimley-Horn provided comprehensive landscape architecture and civil engineering services for the Monad Terrace project, a luxury high-rise condominium in Miami, FL. The project architecture, designed by Pritzker Prize-winning architect Jean Nouvel, features a unique integration of greenery throughout the building. Kimley-Horn's involvement included developing terrace planters for each level, designing stainless steel cabling for vine growth, and creating a modular system for easy long-term maintenance. The team also contributed to the entrance design, managing grade changes and vehicular entry, and collaborated on the detailing for the integration of several signature mature trees, including a specimen Bald Cypress tree that required a specialized planting vault which extended into the parking garage below the building.

Key project features include a shallow reflecting pool in the atrium area, extensive green wall elements, and integrated landscape lighting and heavily coordinated irrigation systems. Kimley-Horn's collaboration with the design architect and local architect Kobe Karp ensured the successful realization of the project's vision. The team also developed the Miami Riverfront Greenway detailing and rooftop planting areas, contributing to the lush, wild aesthetic desired by the client. The project highlights Kimley-Horn's expertise in landscape architecture, civil engineering, and our ability to work with multiple stakeholders to achieve a high-end, sustainable design.



MLINE TOWER

DALLAS, TX

Kimley-Horn provided landscape architecture services for MLINE Tower, a premier urban living destination in Uptown Dallas. The historic streetscape design includes outdoor café and retail seating, large street trees, and reused historic brick sidewalks. The second-story amenity deck features a pool with breathtaking downtown views, outdoor kitchens, a covered gathering space, and raised planters with specimen trees to provide year-round color and shade.



SOCIETY PHOENIX

PHOENIX, AZ

The proposed development will include approximately 600 apartment units and a retail component to be built in two phases. Kimley-Horn's landscape architecture team is responsible for preparing improvement plans for the streetscape, pool deck, and amenity spaces on the 8th floor, as well as the amenity deck and dog runs on the 9th floor. Our services include plant inventory/salvage, hardscape, landscape, and irrigation for the various levels.

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.



MAA ROBINSON

ORLANDO, FL

Kimley-Horn provided landscape architecture and civil engineering services for the development of an 8-story, 321-unit multifamily residential project, along with associated parking and ground-level amenities for residents. The 2.08-acre property is located at the northwest corner of North Orange Avenue and West Robinson Street in Orlando. Kimley-Horn assisted with the site plan approval process and developed one set of construction documents to support permitting with the City of Orlando.

2022 Precast/Prestressed Concrete Institute Design Awards: The Harry H. Edwards Industry Advancement Award and Building Information Modeling Award

2022 Hardscapes North America Hardscape Project Award (Porcelain Paver Category; Porcelain- commercial)



NORDHAUS APARTMENTS

MINNEAPOLIS, MN

For the first phase of redevelopment, Kimley-Horn provided landscape architectural and site engineering services, which included 278 residential units, 22,100 square feet of retail space, and 385 parking spaces. The design included a stormwater filtration system, modifications to a city traffic signal system, street lighting, and permitting with the Minnesota Department of Transportation for modifications to the University Avenue NE bridge, as well as an occupancy permit with BNFS Railway. For this second phase of redevelopment, Kimley-Horn is providing landscape architectural and site engineering services, which includes 333 residential units in a mid-rise tower and a low-rise building, 8,200 square feet of retail space, and 293 parking spaces in an above-grade parking ramp. Kimley-Horn also provided construction phase services.



THE RAILHEAD

FRISCO, TX

Located on the west side of the Dallas North Tollway, this 1.5 billion dollar, 80-acre mixed-use development contains the first office tower north of Frisco's Main Street. Kimley-Horn landscape architects, planners, 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.



DEL WEBB AT TRINITY FALLS

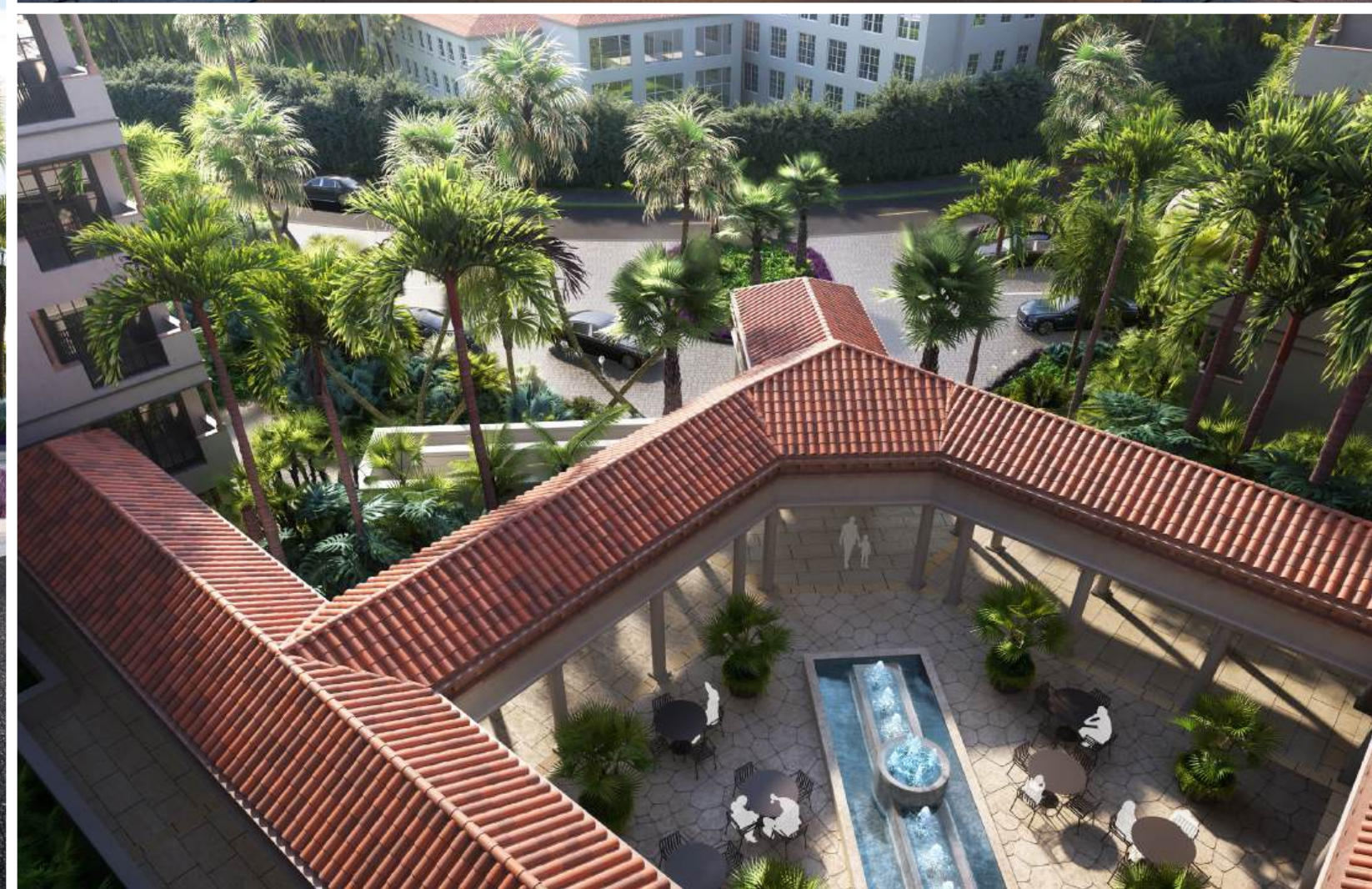
MCKINNEY, TX

This peaceful community offers a setting that allows one to experience all the facets of its surrounding landscape. Through the preservation of the existing habitat, residents enjoy the bubbling creek, rolling hills, and groves of mature trees. As you enter the community, you are greeted with natural materials that are integrated throughout the site, creating a sense of immersion with the surrounding environment. Kimley-Horn's landscape architecture team enhanced this experience by designing spaces that reflect the land's character while promoting sustainability and visual harmony.

FISHER ISLAND CONDOMINIUMS

FISHER ISLAND, FL

Kimley-Horn provided comprehensive landscape architecture and structural engineering services for the luxury condominiums located on Fisher Island, south of Miami. The scope includes schematic design, design development, construction documents, and permitting assistance. Key deliverables span illustrative plans, planting and irrigation layouts, hardscape designs, and tree disposition plans, with each phase contributing to the project's visual coherence, regulatory compliance, and construction readiness. Notable features include revised front-of-building landscaping with new parking, cobblestone pavers, and a landscaped entry island.



FIELDS DEVELOPMENT

FRISCO, TX

Kimley-Horn is providing landscape architecture, planning, 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.



COLLINSBROOK FARM

FRISCO, TX

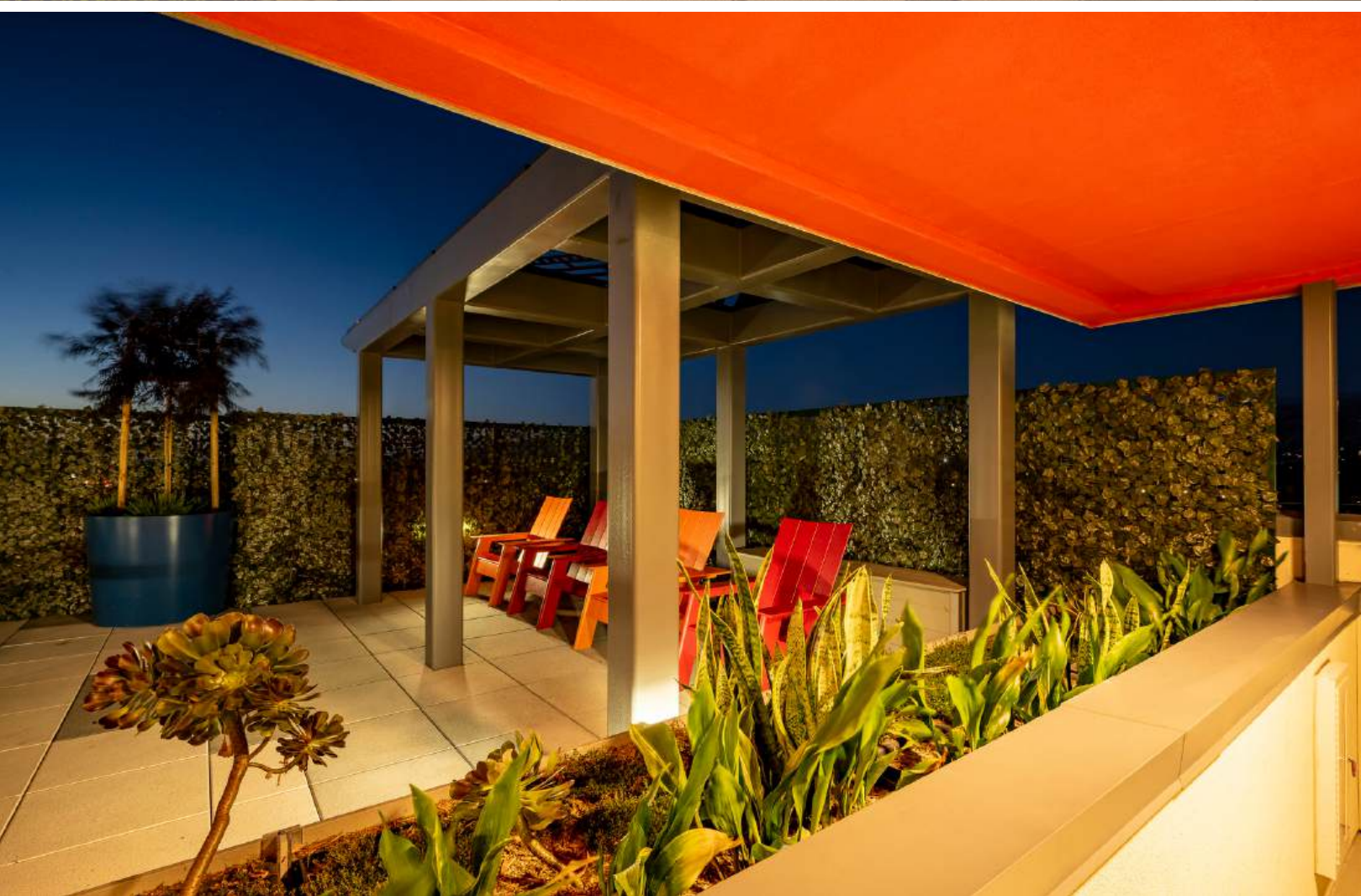
Kimley-Horn is providing landscape architecture services for Collinsbrook Farm, a 250-acre master planned community. At its core, the development features an amenity center that includes a large pool with wet chaise lounges, a beach entry with interactive bubblers, and an amenity lawn for weekend events 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.



QUETZAL GARDEN APARTMENTS

SAN JOSE, CA

Quetzal Gardens is an affordable housing project in San Jose that was inspired by the famous, brightly-colored Quetzal bird native to the jungles of Guatemala. Our landscape architecture team's work on Quetzal Gardens includes direct street engagement, a third-floor courtyard, and a sixth-floor outdoor deck. All plants, hardscape materials, and textures were carefully chosen to reflect the Quetzal's vibrant character and pay homage to San Jose's Little Portugal Urban Village Plan. The mixed-use development features engaging, pedestrian-oriented exterior public spaces, and a rooftop deck with a recreation area, sun deck, and edible garden to encourage community interaction for residents of all ages.





BAINBRIDGE MARKET COMMONS

FREDRICK, MD

Kimley-Horn provided landscape architecture services for Market Commons, a multifamily residential complex in Fredrick, MD. Our services included designing the clubhouse pool, playground area, dog park, open space amenities, and monument signage. As part of an overall master planned community, we collaborated with multiple owners and consultant teams to create a cohesive project, enhancing user experience and maintaining the property's competitive edge in the residential market.



SKYHOUSE DENVER

DENVER, CO

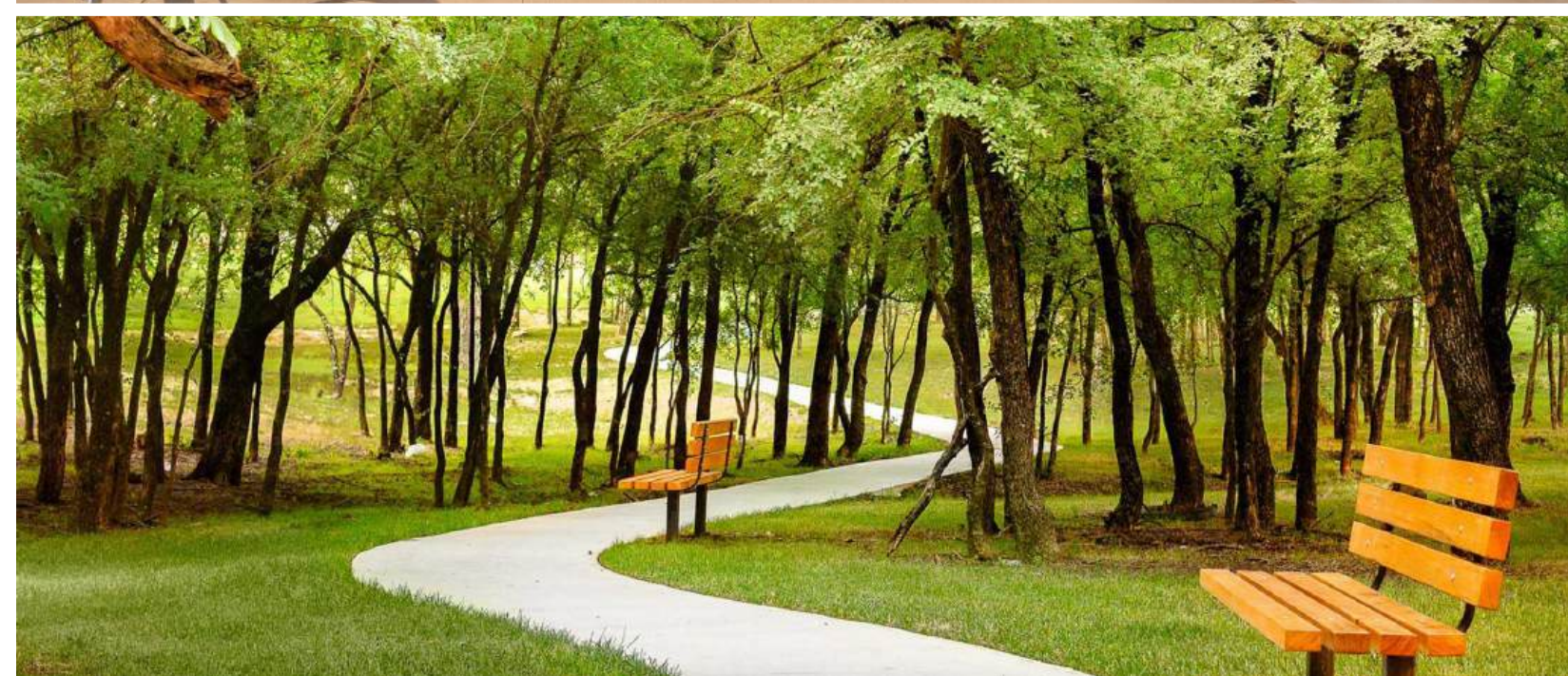
Kimley-Horn delivered comprehensive landscape architecture services for a new 26-story, 354-unit residential apartment building in one of Denver's fastest-growing districts. The 25th-floor amenity deck and pool feature raised planter pots, a dog park, and green screen enhancements for the alleyway. Our team also provided streetscape design, expertly coordinating with multiple agencies to meet the diverse requirements of several stakeholders. These efforts ensure a vibrant and functional urban space.



WILDRIDGE

OAK POINT, TX

Located on the quiet, peaceful peninsula of Lake Lewisville, Wildridge surrounds you with the natural beauty of an old oak hammock and Texas wildflowers that decorate the open space. Once the project became feasible and stakeholders were identified, Kimley-Horn landscape architects led an initial design charrette, laying the groundwork for the project's life through budget review, schedule creation, and identification of community, City staff, and developer needs. In this initial design charrette, a significant effort was made to establish a vision and plan for the trails, open spaces, which include active and passive parks, amenity centers, and connections to public CORPS property adjacent to the lake, to maximize interconnectivity. This network of public and private amenities encompasses all 400 acres of the project and integrates residential living. Recognizing that buy-in from all invested parties is a crucial component to the project's long-term success, the Kimley-Horn team created numerous opportunities throughout the process for stakeholder input. In the process, a set of mutually-agreed-upon guiding principles was created for the project. We also worked closely with the client, the City, and the installation and maintenance contractor to form a bond that created a seamless process from design through delivery and long-term care. Through careful planning that followed these guiding principles and coordination between all parties, we were able to satisfy all stakeholders and anticipate challenges in both design and construction, thereby saving the City time and budget.



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