



LAND PLANNING SERVICES

WHY ATWELL?

- Local expertise, national reach
- Industry knowledge
- Dedicated experts and teams
- Full-service resources
- Aggressive, passionate professionals
- Nimble, flexible structure

CAPABILITIES

- Site Planning
- Ordinance Review & Project Entitlement Strategies
- Purchase Agreement (PA) Negotiation
- Comprehensive Land Use Planning & Analysis & Amendments
- Area Land Planning
- Property Due Diligence Investigations
- Site Investigation Reports (SIR)
- Natural Features/Site Analysis
- Feasibility Studies & Analysis
- Conceptual Land Planning & Design
- Yield Planning/Calculation
- Economic Viability Analysis
- ProForma Development & Analysis
- Site Design & Use Planning
- Charrette Services
- Graphic Design/Renderings
- Land Policy/Ordinance Creation Research and/or Analysis
- Entitlements

PLANS THAT PENCIL

Atwell's approach to achieving project development goals relies on a collaborative, creative and constructive planning process. Land planning professionals thoughtfully develop strategy to approach site or project objectives, accomplish maximum property yields and create value for future project phases. Through this process, we pursue consensus between developers, communities and key stakeholders, reducing friction and obstacles during project permitting and entitlement activities.

SOLUTIONS THAT SURPASS

Industrial Redevelopment Innovation

Atwell helped the purchaser of a former industrial property and testing facility bring it back to life. Our land development teams worked with the client and the municipality to transform the 330-acre brownfield into a dynamic, mixed-use project attractive to homebuilders, retail tenants and other developers. The plan both accommodated the community's concerns and maximized the property's potential.

The outcome featured more than 700 single-family and multi-family units on 175 acres, with office, retail, recreation and historic preservation uses on the remaining acreage. The resulting incremental land value was estimated in excess of \$20 million, a boon to the community at large.

Country Club Concept Planning

A country club in the midwestern United States was looking ahead to future expansion and hired Atwell to provide some conceptual and preliminary space planning consulting.

Atwell delivered services that supported the client's growth initiatives and engaged key stakeholders. Atwell also supported ongoing renovations with services that included a master planning design incorporating hillside erosion control, as well as ADA compliance consulting and landscape architecture for a new pool complex.