



Creating A Sense Of Place

Design For Living



Highlands at Warwick

*Warwick Township
Lancaster County*

Land Development Services For

Creative Communities



Working From *E*xperience

RGS Associates Offers Expertise In:

- Site analysis and feasibility studies
- Master Planning
- Subdivision and land development design
- Sewer and water facilities design
- Storm water management design
- Roadway and parking design
- Landscape planting design
- Erosion and sedimentation control design
- Park and recreation design
- Construction observation and cost opinions
- 3-Dimensional modeling



*In addition,
we work with a network
of qualified professionals for:*

- Transportation studies
- Boundary and topographic studies
- Archaeological analysis
- Wetland delineation and mitigation
- Hydrogeological analysis
- Endangered species issues
- Resident focus group facilitation
- Site program development
- Environmental engineering
- Phase I and II environmental site assessments

Newport Square

*Warwick Township/Lititz Borough
Lancaster County*

Creating A

Sense Of Place



■ People are now demanding a *Sense of Place* where they live, work, and play. That is to say that they want to experience places of visual interest with character and aesthetics in their day-to-day lives. This demand is starting to take shape in the new communities that are being developed. A prime example is the Neo-traditional development that is occurring throughout the country. This trend exemplifies the need to create something special, something that creates a *Sense of Place*.

■ Our clients want to respond to this desire for a *Sense of Place*. It is, simply, good business to respond to this market demand. However, there are often regulatory limitations to doing so. There can also be some risk in providing a *Sense of Place* if not approached appropriately. People want to experience something special but can be more conservative in the actual choices that they make.

■ We work with our clients to provide this *Sense of Place* in a way that works. We are looking for every opportunity to introduce creativity into our projects. We pull from Neo-traditional influences, but we also look to other approaches, such as cluster design, or other appropriate solutions. We look at practical design applications that pull from the design approach that we are using, but only to the extent that is appropriate for any specific situation. We don't have a "canned" approach that we try to apply at every given opportunity. Each project is begun with a fresh approach in order to reach a creative and functional design.

■ We have many examples where we have utilized creative approaches that were very successful for our clients. At the *Highlands at Warwick*, we utilized a Neo-traditional approach in such a way that had the aesthetics and place benefits of Neo-traditional design, yet largely functioned and mar-

keted as a conventional rental community. This design was a powerful approach that allowed 173 units to be rented in 18 months.

■ We are using a similar approach at *Newport Square*, where we are combining Neo-traditional design with conventional functions for very effective results. We created a quarter mile of village streetscape. However, we also combined the Neo-traditional approach with other creative approaches, such as sustainable design. We worked with the municipality to provide a riparian buffer along an adjoining stream, and we helped them to implement their regional bike trail system through our site. We also worked with local agencies to provide affordable housing. It is our desire to use all appropriate approaches that are available to design great communities.

■ At *Jacob's Creek* in East Hempfield, we used a cluster development approach to create a community of homes surrounded by natural woodland and open fields which contained a walking trail that winds throughout the community. By creatively utilizing existing storm water management facilities, we were able to avoid creating a defined detention basin, allowing more of the open space to remain usable. Our combined expertise in planning, land planning, landscape architecture, and site engineering allows us to achieve creative approaches not only in site design, but also in site engineering and project approach.

■ We look for every opportunity to introduce creative approaches into our projects—not just in design, but also in our approach and in our strategy for the project. We feel that we could lead your projects in highly creative, yet practical and effective ways. Let us help you create a *Sense of Place* in your next project!

Attention To Service

Design For Living



Commitment To Quality



Jacob's Creek

*East Hempfield Township
Lancaster County*

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