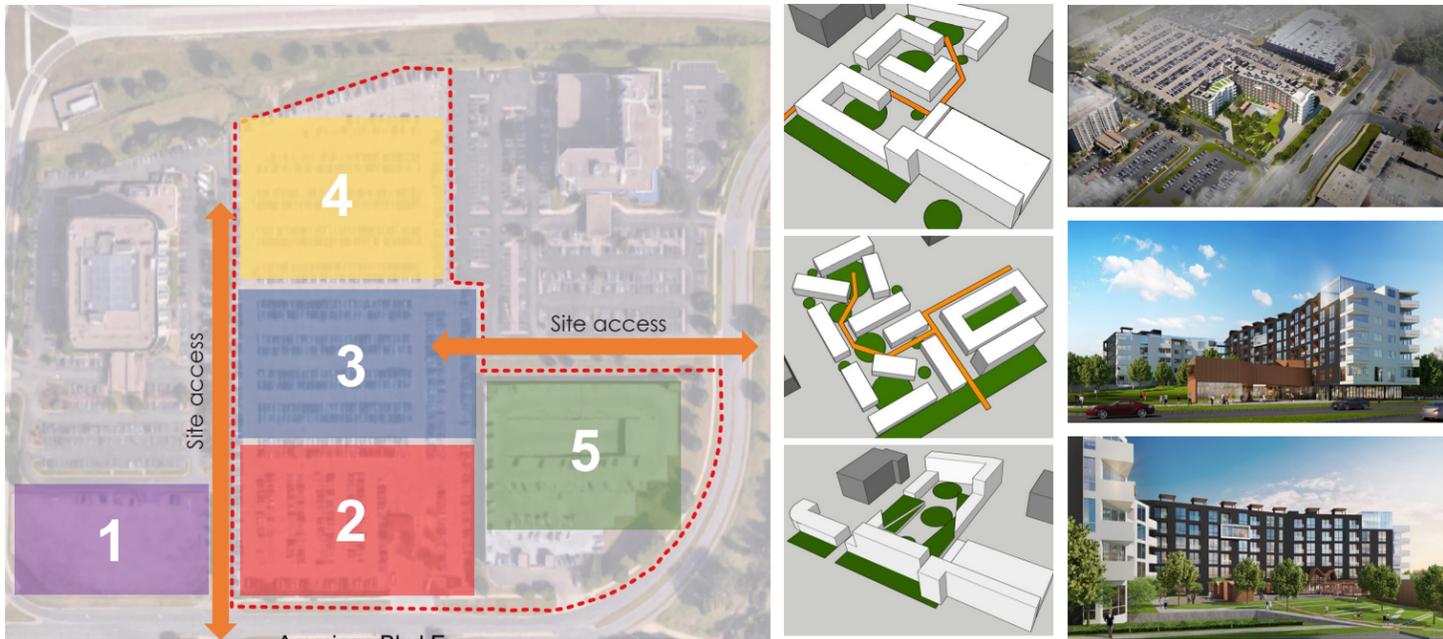


PRE-DEVELOPMENT SERVICES



BKV Group conducts corridor studies to gather detailed information to source potential off-market sites and identify specific opportunities in the path of development.

PRE-DEVELOPMENT SERVICES

BKV Group's Pre-Development Services address the critical first phase of real estate development. This planning and evaluation phase results in a comprehensive viability package focused on a site's potential, by intensely investigating the following:

PLANNING

Identification of potential development or redevelopment sites

ZONING

Assistance with site assemblage, density assessment, and urban design corridor analysis

INCENTIVES

Area brokerage and broker relationship-building

PERMITTING PROCESSES

Support during project entitlement, permit approval, and construction contractor selection



BKV GROUP'S PRE-DEVELOPMENT SERVICES ENGAGE AND CONNECT PROJECT PARTNERS AND COMMUNITY LEADERS

EXPANDED OFFERINGS

BKV Group focuses on pre-development to add depth and efficiency for our development clients. The firm's staff works side-by-side with property owners, real estate brokers and developers to study zoning density, perceived need, and other factors along transit corridors and paths of development. BKV Group then graphically illustrates a site's potential, enhancing the developer's ability to visualize options that may not have been considered.

SITE FEASIBILITY

To determine the value potential or feasibility of a particular site or sites, BKV Group can perform a constraints analysis, looking at zoning, building massing, vehicle access, utility locations, topography, wetlands/detention requirements, due-diligence, and community-connectivity metrics. That data is used to explore site utilization options and develop basic proformas, which can be ranked according to aesthetics, risk potential, functionality, constructibility, sustainability, and financial feasibility.

COMMUNITY SUPPORT

BKV Group's Pre-Development Services engage and connect project partners and community leaders including real estate, financing, neighborhood groups, and public entities. We can help communicate the importance of a project and build support in the community with data, sketches, charts, and presentations to convey its local, regional, and global benefits. This work helps facilitate the approvals, zoning changes and/or public funding required to make the project a reality.

5

PRACTICE
SITES

41

YEARS OF
OPERATION

200+

EMPLOYEES

BKV GROUP IS A HOLISTIC DESIGN FIRM PROVIDING ARCHITECTURE, ENGINEERING, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE AND CONSTRUCTION ADMINISTRATION.



ENRICHING LIVES AND STRENGTHENING COMMUNITIES

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