



Multifamily Communities

Delivering Successful Multifamily Communities

At HR Green, we combine technical expertise, responsive service, and a practical understanding of the multifamily market to help clients bring successful communities to life. Our engineers, planners, and landscape architects function as one integrated team, supporting projects from early feasibility through final design and construction.

We start with a comprehensive understanding of the site: its opportunities, constraints, and development potential. Through careful due diligence, concept-level planning, and data-driven analysis, we help clients make informed, strategic decisions before significant investments are made. Early collaboration reduces uncertainty, strengthens project feasibility, and sets the stage for an efficient entitlement and design process.

Clients Served

- Allied Orion Group
- Belpointe
- Divine Lakewood
- Gilbane Development Co.
- HG Management
- Hoy Architects
- Karlin Real Estate
- Manifold Real Estate
- Sarasota Housing Authority
- SteeleHarbour Capital Partners
- Trammel Crow Company

Precision Engineering, Proven Success

From zoning and entitlements to site design, stormwater strategy, grading, utilities, permitting, and amenity planning, we focus on optimizing density, enhancing the resident experience, and accelerating time to market. We navigate the complexities of multifamily development, including floodplain and wetland constraints, infrastructure capacity, and varying municipal requirements, with clarity and confidence.

Clear communication and proactive risk management guide every phase of our work. **By applying innovative design solutions, we help clients manage costs, minimize delays, and deliver resilient, community-focused developments built for long-term success.**



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HRGreen®

Building Communities. Improving Lives.

Multifamily Community Services

▶ Site Selection Support + Due Diligence

We help developers evaluate prospective sites early by assessing zoning, utility availability, roadway access, floodplain limitations, and environmental considerations. Targeted feasibility studies and high level conceptual layouts provide clear insight into project risk, cost, and yield—supporting informed decision making before significant capital is committed.

▶ Feasibility Studies

Our team prepares conceptual site plans and density studies to evaluate building footprints, parking ratios, circulation, and open space requirements. These early studies help you understand how many units a site may reasonably support and how design choices affect financial performance and provide the best yield.

▶ Entitlements, Zoning + Approvals

HR Green works closely with local planners, reviewing agencies, and your land use counsel or planning partners to navigate rezonings, conditional use approvals, site plan approvals, and platting. We prepare the technical documents and exhibits required to advance projects through public hearings and administrative reviews.

▶ Site Design

We deliver comprehensive civil site design for grading, drainage, utilities, internal roadways, fire access, and connections to public infrastructure. Our approach emphasizes efficient layouts, constructible details, and close coordination with architectural, structural, and MEP teams to support a seamless transition from design through construction.



▶ Stormwater Management + Floodplain Solutions

For multifamily projects, stormwater and floodplain requirements often drive site feasibility. Our specialists design detention ponds, underground systems, and low impact solutions that meet local standards while supporting building placement, parking, and amenities. In flood prone areas, we coordinate pad elevations, compensatory storage, and floodplain modifications with regulatory agencies.

▶ Utility Planning, Coordination + Infrastructure Extensions

We evaluate existing water, wastewater, and dry utility systems serving the site, identify required upgrades or extensions, and design backbone infrastructure to support the development. Our team coordinates with municipalities and utility providers to confirm capacity, connection points, and timing.

▶ Survey + Geospatial Services

Boundary, topographic, and construction staking services are coordinated as part of our integrated project delivery approach, so you have a single point of contact for site information.

▶ Amenities, Open Space + Landscape Architecture Coordination

Our landscape architects collaborate with our engineering team to align grading, drainage, utilities, with their design for pools, courtyards, dog parks, walking paths, and gathering areas so amenities function as well as they look.

▶ Permitting + Agency Coordination

Our team prepares and submits civil-related permit packages, responds to review comments, and coordinates with local, regional, and state agencies. We focus on clear communication and timely responses to help keep entitlement, engineering review, and permitting moving forward.

Let's talk about your next multifamily project.

Connect with HR Green to explore how early planning, integrated design, and local expertise can help move your project forward with confidence.

Scan the QR Code or follow the link below for your local contacts, project information, or industry insights.

▶www.hrgreen.com/multifamily

HRGreen®