

HIGHEST AND  
BEST USE<sup>®</sup>




Civil & Environmental Consultants, Inc.

A photograph of a modern, multi-story building with a mix of materials including wood, concrete, and large glass windows. The building is situated on a hillside with lush greenery and trees. The sky is blue with scattered white clouds.

# HIGHEST AND BEST USE

*opportunities and constraints  
strategically transformed*

A close-up photograph of a field of purple flowers, likely bee balm, with green foliage and tall grasses in the background.



# HIGHEST AND BEST USE®

## CEC REAL ESTATE MARKET GROUP

This diverse team of engineers, scientists, and professionals is our conduit to the latest thinking and advancements in the real estate market, providing clients with concise, timely information and regulatory updates to facilitate informed decision-making.



**ON THE COVER:** The LEED Platinum and four-star SITES™-certified Center for Sustainable Landscapes at Phipps Conservatory and Botanical Gardens in Pittsburgh, Pennsylvania.

## The highest and best use of real estate is achieved by using unbiased and informed analysis to balance a property's unique opportunities and constraints.

*Architects, developers, owners, and facility managers gain valuable efficiencies by working with one firm through a project's entire life cycle: from Pre-Development and Due Diligence through Design, Development, Construction, and Post-Construction Management.*

*Interdisciplinary teams with a full complement of evaluation, design, technical, and regulatory insight lead clients to value CEC as a trusted real estate advisor. This partnership allows for a more promising plan and, ultimately, an increase in market competitiveness, asset appreciation, and valued return on investment.*

*CEC is committed to respecting and enhancing environmental and economic resources in the communities we serve. In fulfilling client objectives, CEC's LEED®-accredited professionals pursue designs that deliver real and implementable high-performance and sustainable solutions, promoting healthy, safe, and functional environments in which we all want to live, work, and play.*

*Civil & Environmental Consultants, Inc. (CEC) provides comprehensive market-oriented consulting services that advance the strategic business objectives of our clients. CEC is recognized for its innovative design solutions and integrated expertise in air quality, civil engineering, ecological sciences, environmental engineering and sciences, survey/geospatial, waste management, and water resources.*

# THE CEC ADVANTAGE

## Comprehensive Due Diligence

There are myriad real estate issues that can make or break a project. CEC professionals understand the indicators and extent of these issues and routinely lead comprehensive due diligence efforts for acquisition and development.

## Diverse Market Experience

CEC has diverse experience in the evaluation, design, and construction of real estate projects for the retail, commercial, residential, industrial, education, health-care, hospitality, cultural, sports, entertainment, and recreational markets.

## Integrated Design

To achieve integrated, permittable, and constructable development plans, CEC brings a unique and complete array of survey, ecological, environmental, landscape architecture, water resources, geotechnical, and civil engineering services to each project.

## Proven Regulatory Strategies

CEC has a proven record of performance across the U.S. implementing permitting strategies to entitle real estate developments facing complex regulatory issues and municipal obstacles.

## Property Management Awareness

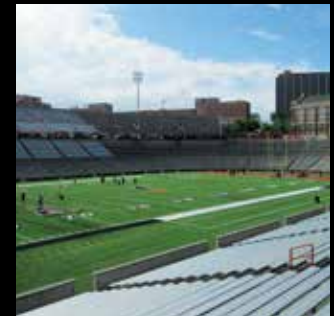
Awareness of the issues impacting the management and operation of real estate assets allows CEC to design practical solutions and regularly assist clients with operational efficiencies, regulatory permitting, and maintenance management.



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*TOP: Indiana University Health's inpatient hospice house in Bloomington provides quality palliative and respite care.*



*LEFT: The Village at Bale Kenyon, a residential multifamily development in Westerville, OH, will have 138 units.*

*RIGHT: The University of Cincinnati's Nippert Stadium underwent synthetic turf field infiltration testing.*

sports  
EDUCATION health care  
HOUSING

# CREATING PLACE & QUALITY OF LIFE

*Intuitive, affirming user experiences start with translating each environment's unique character into a responsive design that contributes to the successful development of our environment and communities.*

## Location, Location, Location

The due diligence experts at CEC understand how a property's relationship to other market amenities and demographics affects its success. Sites are designed with an eye toward ease of access, visibility, and critical mass. CEC also finds ways to repurpose properties to add density to an area and targets cost-conscious methods for improving infrastructure.

## Early Integration

CEC works with clients early in the process to determine user needs and develop well-planned properties for diverse uses. CEC also helps support and translate the owner's or architect's vision to create a sense of place. Our site planners and landscape architects plan for social interaction, active lifestyles, and connection to the natural environment, resulting in a sustainable, quality property that people want to engage with and invest in over time.

## Systematic Approach

A comprehensive, multi-disciplined approach helps link the varied layers of a community, such as transit and the movement of people and goods, utilities and storm-water management infrastructure, and amenities and entertainment. CEC professionals bring critical thinking to the table to balance these dynamic system components.



*TOP: In Gatlinburg, TN, the 250-acre Westgate Smoky Mountain Resort offers restaurants, retail, stables, and an indoor water park.*

*LEFT: Verona Street Art Park in Braddock, PA, includes a performance space and a unique foundation system for future installations.*

*RIGHT: The 20,000-seat CONSOL Energy Center in downtown Pittsburgh, PA, is an epicenter for athletic and headliner events.*

**RESORT**  
**CULTURAL** *entertainment*  
**recreation**

# RETURN ON INVESTMENT

*Whether a property is acquired and developed for short- or long-term use, the primary goals for many real estate projects are to invest capital wisely and see an increase in value.*

## Expert Guidance

CEC's professionals are keenly aware of the potential pitfalls and obstacles that lead to a lengthy permitting process and costly construction issues. Knowledge of regulations and municipal ordinances combined with comprehensive due diligence services enable CEC to identify site constraints and challenges up front, helping clients mitigate risk, stay on track with tight deadlines, and take occupancy sooner.

## Site Maximization

CEC starts with the client's objectives in mind and explores the most effective options for maximizing site layout and operational goals, enhancing under-utilized real estate assets and minimizing the costs associated with development. CEC site planners consider future phases of development and construction costs to realize the full potential of the overall project.

## User Focused

Sites are developed with an eye toward long-term use and tenant flexibility. CEC takes the time to be fully engaged and knowledgeable about the client's end goals and how a site should function. Property facilities and operations management can play a major role in determining what drives the site's layout, usage, and amenities.



*TOP: Westinghouse Electric Company's 1 million-sq.-ft. LEED-certified headquarters campus for its Nuclear Design Division in Cranberry Township, PA.*

*LEFT: Polaris Towne Center in Columbus, OH, is a 750,000-sq.-ft. inline retail center joined by the 1.5 million-sq.-ft. Polaris Fashion Place mall.*

*RIGHT: Mozzo on Virginia Avenue is an upscale mixed-use project with apartments and commercial space in a growing neighborhood of Indianapolis.*

*commercial office*  
**RETAIL** *industrial*  
**MIXED-USE**



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