

# Shopping Centers

This terminology is often used to depict any commercial development that has more than one tenant. At PS&S we understand that there are many types of development and each has their own challenges to be successful. From Stripsore centers to regional shopping malls, PS&S understands the requirements associated with how a project is brought to market, having worked with numerous retail developers we understand the requirements related to development and just as importantly the need to be flexible with the designs to accommodate different tenants which can change even after the initial designs are complete.



## Why PS&S...

- 1 Single Source Support** - PS&S offers total project development services including Environmental Assessments, Land Planning, Permitting, Full Architectural, and Building Services Engineering.
- 2 Flexibility** - Working with numerous retail developers, we understand the need to provide designs that allow modifications on the fly, as tenants change and opportunities arise that can generate more profitable centers.
- 3 Depth of Experience** - Having supported the development of retail establishments ranging from stand-alone restaurants to some of the largest malls in the region, PS&S can work through regulatory constraints and follow through to grand openings.

## Services Offered

- Pre-Purchase Phase I Environmental Audits
- Building & Zoning Code Review
- Site Development Masterplanning
- Site Surveys
- Geotechnical Investigations
- On & Off-Site Utility Analysis
- Regulatory Approvals
- Architecture Design
- MEPF Designs
- Structural Designs
- Construction Documents & Bidding Services
- Full Construction Administration through to occupancy
- 3D Computer Models and Renderings
- Building information Modeling (BIM)

## Representative Clients

Simon Properties                      Darden Restaurants  
Kimco Realty                              Kravco Company  
Krame Development                      Rouse Company  
Mack-Cali Realty Corporation



For more information on Shopping Centers, please contact:

**Bruce Hawkins, at [bhawkins@psands.com](mailto:bhawkins@psands.com) or 732-584-0413**

# REPRESENTATIVE EXPERIENCE

## WOODBURY COMMON - Woodbury, NY



Woodbury Common has continually been growing and expanding since its opening in 1985.

The proposed design for the expansion had to connect to the adjacent State Roadway and included new overhead sign bridges on both Route 32 and at the Route 17/Route 6/New York State Thruway interchange. The project would impact existing on-site wetlands, create new on-site and off-site wetlands and, pursuant to the New York State Environmental Quality Review Act (SEQRA), require an extensive Environmental Impact Statement.

PS&S obtained authorization from the U.S. Army Corps of Engineers for the impacts to the on-site wetlands and the mitigation plan to create new wetlands. PS&S worked with New York State's Department of Transportation on the required utility connections and access improvements located within the New York State Thruway right-of-way. PS&S worked with utility companies to secure significant utility infrastructure design.

## BRIDGEWATER PROMENADE - Camden, NJ



Krame Development, in a joint venture with Kimco Realty, acquired an undeveloped tract formerly held by American Cyanamid with the goal of developing a "big box" retail center. PS&S was asked to master-plan the development and provided civil engineering and geotechnical investigations and monitoring of the construction of 625,000 square feet of retail space and a 75,000-sf hotel on a portion of a 147-acre tract located adjacent to Interstate 287 in Bridgewater Township, Somerset County, New Jersey.

## HILLSBOROUGH PROMENADE - Hillsborough, NJ

Located in Hillsborough, NJ which at the time of the project was a quiet town without a nearby shopping center. The site was previously a flat piece of farmland located right off busy roads and provided the perfect opportunity to bring retail stores to the residents of the growing town.

Roadways were designed on top of the detention basins to provide adequate stormwater runoff and flat ground for PSE&G to maintain their high-tension power lines above. Significant off-site roadway improvements were required due to the higher flow of traffic to the new retail space that the previous farm did not incur. To keep the site community-centric sidewalks were provided and a large pond was maintained with a gazebo to maintain some of the locations farm roots.

## CLARK COMMONS - Clark, NJ



Krane Development purchased a closed corporate facility with an excellent location near the NJ Parkway with the intentions to revitalize it. The goal was to redevelop the location into a shopping center for the community.

Stormwater management for this location was difficult since the water table was higher than average. Wetlands were present on the site that required NJDEP permitting. The location was already heavily trafficked and required the addition of the shopping centers own traffic light.

## iPark - Edgewater, NJ



PS&S has been working with National Resources for over eight years on the development and approvals for this mixed-use community along the Hudson River in Edgewater, NJ. These services include civil engineering, land planning, landscape architecture, interior design, structural, MEP engineering and environmental permitting for the development of the former Unilever campus. The redevelopment at completion is anticipated to include 12 buildings including residential, retail, municipal offices, and parking structures as well as continuous public access along the Hudson waterfront. This project allowed the opportunity to continue to transform the Hudson River waterfront as a public asset.

## Kennedy Health Alliance- Camden, NJ



In an effort to make healthcare services more centrally located and convenient for their patients, Kennedy Health Alliance acquired property in the center of Woodbury, NJ. Formerly a retail pharmacy property, the space needed to be optimized for three medical practices: Primary Care, Gastroenterology, and Vascular Surgery.

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