

NAMED "BEST NEIGHBORHOOD IN FORT WORTH" 2018 BY FORT WORTH MAGAZINE



## Walsh Master Planned Community

### BACKGROUND

Walsh Ranch is a 7,200-acre, mixed-use master planned community that spans Tarrant and Parker counties within the city of Fort Worth, Texas. The community is being built in a cooperative effort that involves the Walsh Family, whom live in the area and own the ranch land, and the developer – Republic Property Group. The first phase of the community, Quail Valley, is 1,700 acres and will consist of nearly 3,000 single-family residential lots, including a large amenity complex and three elementary schools. The development is expected to eventually be home to nearly 50,000 residents.

As the Development Engineer, Huitt-Zollars was responsible for all aspects of engineering to make Quail Valley a reality. This includes providing complete utility design; arterial and collector roadway design; on- and off-site water and wastewater mains; existing and proposed systems capacity analysis; drainage and storm water detention design; floodplain reclamation studies; water rights and TCEQ dam permitting; irrigation design; and landscape architecture.

### CHALLENGES

The Walsh master planned community is not a small, ordinary subdivision. It is an extremely creative and unique project. Much of the land throughout the Dallas-Fort Worth Metroplex consists of rolling plains and grand prairies. The land plan for the development was shaped to the existing site topography, thus creating a very non-rectilinear layout. The home lots within each block are extremely diverse, each varying in

size and shape. Curving streets and open space areas are prevalent throughout the neighborhood.

Huitt-Zollars was challenged not only with the uniqueness of the land plan and the significant variation in the terrain across the site, but also with staying true to the development vision— to create a community encouraging of time spent outdoors— and seamlessly integrating natural elements into the infrastructure design.

### ADVANCEDDESIGN SOLUTION

Due to our local knowledge and national expertise in master planned communities, Huitt-Zollars was contacted by Republic Property Group to join in the pursuit of this project.

Huitt-Zollars' approach was to respect the existing landscape and topography as much as possible. Low-impact design methods were utilized to conserve the natural terrain. The design team strived to retain the rolling hill feel of the land, embracing the native drainage ways and landscape throughout the design, and mitigating run-off drainage without disturbing the natural drainage.

Walsh is the first development in the county to offer two-gigabit Internet speed in each home as the minimum connectivity standard. Plus, residents and businesses will have the option to connect to a 10-gb service. Huitt-Zollars worked closely with Republic Property Group to ensure that the entire infrastructure design process would support the innovative and advanced fiber internet technology being utilized throughout the new development.

### disciplines + services

land development engineer  
civil engineering

### client

republic property group

### location

fort worth, texas

"We worked hand-in-hand with the planners to design a community that in the next 50 years is still relevant and vibrant."

- Kim Cole, Project Manager, Huitt-Zollars

