



QUALIFICATIONS

We help North Texas developers move complex sites forward with confidence. Our senior-led team combines proven site civil expertise, early risk identification, and responsive local coordination to reduce uncertainty, protect schedules, and deliver buildable solutions from due diligence through construction.



FIRM OVERVIEW

Formed in 1971, Greenway Engineering, Inc. is a multidisciplinary consulting engineering firm, serving public- and private-sector clients for more than 50 years. Greenway's extensive experience with mixed-use developments and structured parking facilities is complemented by a thorough understanding of local planning, zoning, building, and environmental regulations.

Our team's long-standing relationships with municipal staff, reviewing agencies, and utility providers facilitate efficient coordination and proactive issue resolution. This local expertise and collaborative approach help streamline projects from concept through construction, delivering practical, constructible solutions that support project schedules and budgets.



Civil Engineering



Surveying



Permitting



GIS



Land Planning



Landscape Architecture



Environmental



BIM Modeling

RETAIL



Kincora



Wards Plaza



Fairfax Corner

RESIDENTIAL



South Alex



Dulles Station



Scout on the Circle



The Mill at Occoquan

OFFICE



Quantum Park



Northern Virginia Children's Science Center

SELF-STORAGE



JSF East Gate Self-Storage



Amin Storage Development



Village at Leesburg Self-Storage

INDUSTRIAL



Corporate HQ



Wellington Data Center Campus



Hunter's Ridge / Powerhouse 95



ABX-1 Beaumeade Data Center

CORPORATE HQ

- 2,500-acre manufacturing campus
- West Support Facilities
- Six independent stormwater management ponds
- Primary power and fire-water systems
- Major roadway and intersection improvements
- Design contract awarded February 2022
- Substantially completed March 2025
- Estimated construction cost exceeding \$100 million

Solutions Provided

- Delivered comprehensive land development services for the West Support Facilities
- Engineered six stormwater management ponds compliant with local, state, and federal drainage regulations
- Executed extensive excavation and grading
- Installed advanced underground utilities
- Delivered primary power and fire-water systems
- Coordinated integration of an LCRA electrical vault
- Delivered roadway and intersection improvements, including SH-130 upgrades
- Met all financial goals on an aggressive schedule

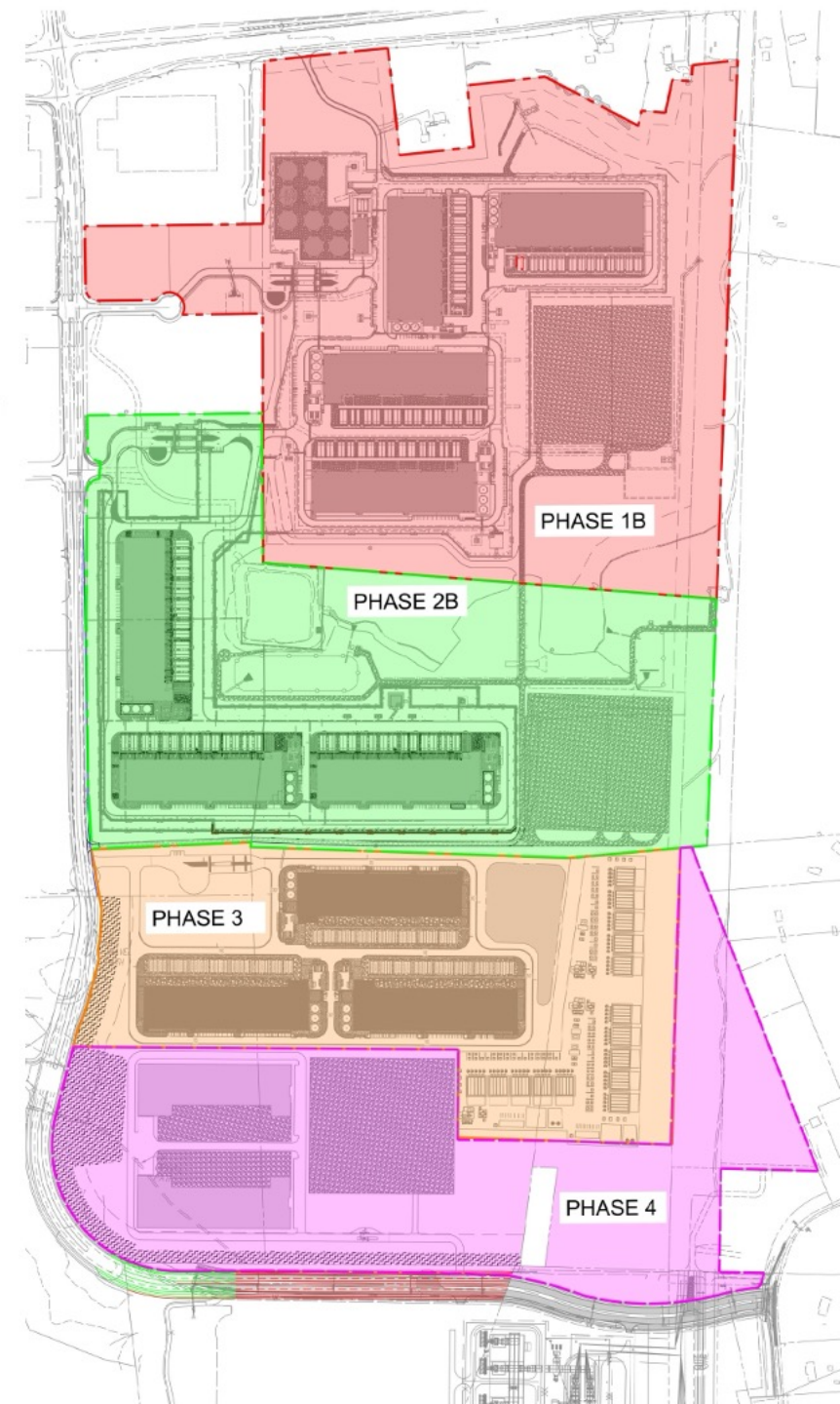


CONFIDENTIAL DATA CENTER CAMPUS

- 227-acre, multi-phase industrial data center campus
- Twelve data center buildings totaling 1.5+ million SF, auxiliary water building, two Dominion substations, behind the meter natural gas station
- Estimated \$2.5+ billion construction investment
- Master-planned development integrating data center, utility, proffered roadway, stormwater, and environmental improvements
- Design Award: December 2022 | First Phase Approval: April 2024 | Substantial Completion of first 2 Buildings

Solutions Provided

- Comprehensive site planning, grading, excavation, stormwater management, BMP design, and utility infrastructure
- Complex site phasing to navigate around wetland impact permits and power delivery
- Implementing behind the meter natural gas system to enable early power availability
- Designed extensive underground utilities, heavy power infrastructure, and fiber networks supporting the data center campus
- BIM 3D Modeling
- Delivered responsive, cost-effective engineering solutions within a fast-paced, concurrent design and construction schedule



KINCORA

- 424-acre mixed-use development
- 4 million square feet of office space
- 500,000 square feet of retail
- 1,400 condominiums and apartments
- Fire station
- Multiple museum sites
- Four-lane divided highway and internal roadway system
- Comprehensive site infrastructure

Solutions Provided

- Prepared construction plans and profiles
- Prepared stormwater management (SWM) plans
- Designed and oversaw construction administration of highway and internal roadway system
- Coordinated dry utility design and integration
- Processed Site Plans and zoning plans
- Coordinated layout and development of multiple museum sites



PINSTACK

- 56,000-square-foot, two-story entertainment venue
- Located within the Kincora development in Loudoun County, Virginia
- First PINSTACK location in Virginia and first outside of Texas
- State-of-the-art bowling and lane-side dining
- Full-service restaurant and bar
- Arcade with 125+ games and attractions
- Laser tag and indoor high ropes course with zip line
- Rock climbing wall and bumper cars
- Private event spaces, patio, and open-air balcony

Solutions Provided

- Prepared site plan
- Provided site development/civil engineering support
- Provided construction administration services
- Coordinated site development within the larger Kincora community





QUANTUM PARK

- Customs and Border Protection relocation facility
- 130-acre secure site development
- 445,000 square feet of Class-A office space
- \$179 million development
- Over 50,000 SF of specialty spaces including wet lab, radio lab, emergency operations center, secure facilities, and IT spaces
- 100% backed up by standby power generation and mission-critical HVAC systems
- High level of security with physical security countermeasures and state-of-the-art electronic security systems

Solutions Provided

- Designed and oversaw construction administration of secure site design
- Coordinated design and dedication of Prentice Drive
- Upgraded telecommunication and power systems throughout the site
- Designed multiple secure entryways
- Designed 50,000 cubic foot underground stormwater management facility
- Implemented multiple Low Impact Development (LID) techniques including bioretention facilities
- Designed and oversaw construction administration of power and telecommunications duct banks
- Coordinated integration with existing campus infrastructure and secure facilities

NORTH TEXAS SITE-READINESS CHECKLIST

- ☐ Project Definition and Decision Criteria
- ☐ Property, Title, and Survey
- ☐ Jurisdiction, Zoning, Platting, and Approvals
- ☐ Existing Conditions and Site Constraints
- ☐ Access, Transportation, and Circulation
- ☐ Grading, Drainage, and Stormwater
- ☐ Water, Wastewater, Power, and Communications
- ☐ Fire, Building, and Public-Safety Coordination
- ☐ Off-Site Dependencies and Stakeholder Commitments
- ☐ Schedule, Cost, and Readiness Decision

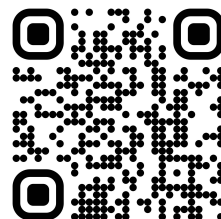


CONNECT WITH US

Our team delivers the same experienced, detail-driven engineering in Dallas that our clients have come to count on. Schedule a market introduction meeting to get to know us, or send us a site you're evaluating for a feasibility review. Either way, we'll come ready to talk about your goals and how we can help.

Greenway Engineering

Winchester, VA | Ashburn, VA
Martinsburg, WV | Dallas, TX



GreenwayEng.com

(540) 336-8505

Info@greenwayeng.com