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## Union Carbide Headquarters Master Plan

**Danbury, CT**

### PROJECT NAME

Union Carbide Headquarters Master Plan

### PROJECT OWNER

Union Carbide Corporation

### SERVICES PROVIDED

- Site analysis: slope analysis, wetlands, historic sites, setbacks, soils, wildlife habitat and other factors to locate favorable building sites within the 127 acre property
- Site planning and land use analysis
- Coordination with traffic, real estate and financial analysis partners
- Coordination with engineers undertaking utility analysis
- Development Plan design
- Design of road and building options
- Grading of entire site
- Development site plan renderings
- Coordination with model and rendering consultants
- Coordination with cost estimators
- View corridors analysis from the existing Headquarters building
- Site Plan development for subdivision of Union Carbide Headquarters property

### PROJECT DESCRIPTION

Carroll Gordon was the Project Landscape Architect in the production of the Master Plan for the 127 acre Union Carbide Headquarters property. After the tragic incident in Bhopal, India, Union Carbide was looking into ways to produce cash as part of the claims settlement. The lush Danbury Headquarters campus was always intended to stay one single property, but circumstances dictated that some way to generate cash from the property was necessary.

The Master Plan demonstrated the maximum responsible development that could possibly occur on that piece of property within a reasonable projection of time. Excessively steep slopes, rock outcroppings, wetlands, flood prone areas and historic Indian sites as well as sensitive wildlife habitat were mapped by Carroll and excluded from high priority development areas. The actual minimum land required by current zoning was researched and the site was subdivided to cut out the existing Headquarters building into its own lot. Office buildings, and other development as recommended by the real estate partners, were sited in accordance with the constraints and opportunities analysis as well as all current zoning requirements. A road and utility system was designed and the entire site was rough graded by Carroll. A Master Plan Total Build-out Plan was translated into a model and site renderings, as well as the Master Plan book itself.

As an immediate result of the Master Plan, the remainder of the site was sold. As a matter of fact, the building was also sold to a developer and leased back to Union Carbide Corporation. Union Carbide generated significant money from the outcome.