

## UNINCORPORATED PALM BEACH COUNTY, FL

Costco Wholesale Corporation, based in Seattle, WA retained Urban Design Kilday Studios to provide planning, site planning and landscape architectural services for a new 150,000 sf retail store located off of Congress Avenue in Boca Raton, Florida. Using their vast experience in Palm Beach County, UDKS was able to guide the team through a complex governmental approval process that included numerous meetings with local officials and government staff. It ultimately resulted in an aesthetically pleasing project in both architecture and landscape design while remaining environmentally sensitive to existing natural conditions and the surrounding neighborhoods.

The 27-acre site included two environmentally sensitive areas that were preserved and incorporated into the final site design. The site was also adjacent to a large state- owned and protected natural area. The environmentally sensitive site design increased the project's water retention area, resulting in a direct benefit to the state-owned natural area.

In addition to the 150,000 sf Costco store, the site was also approved for a 5,800 sf financial use. Adequate parking was provided to meet the needs for both of the approved uses. Pedestrian walkways were strategically placed to safely and quickly move customers from their parked vehicles into the store

and enhanced landscaping in the parking areas creates a shaded, pleasant environment.

Screening of the large commercial tenant was critical to the adjacent residential neighbors and resulted in a 45' wide landscape buffer which included a lushly planted 5' high meandering berm, tiers of shrubs, canopy trees and palms. Several large oak trees were incorporated into the design while other oaks were relocated to create focal points and a beautiful entry. The use of existing native vegetation allowed for an immediate and significant visual landscape screen for the concerned neighbors.

UDKS prepared, submitted and processed the necessary rezoning and concurrency applications and provided representation for Costco during the technical reviews and public hearings. The project was approved by the Palm Beach County Board of County Commissioners in June 2001. Construction of the project was completed in November 2002 and is a successful and aesthetically pleasing retail business in the Boca Raton, FL community.

**Client:** Costco Wholesale Corporation

**Site Area:** 27 acres

**Building Area:** 150,000 sf

