

THE SCRIPPS RESEARCH INSTITUTE AT THE PALM BEACH COUNTY BIOTECHNOLOGY RESEARCH PARK

PALM BEACH COUNTY, FLORIDA

In 2003, The Scripps Research Institute (TSRI) based in La Jolla, California, announced plans to open a major science center in Palm Beach County, focusing on biomedical research, technology and drug design. Then Governor Jeb Bush and TSRI worked together to establish the framework for a new biotechnology cluster in Florida. Numerous geographic areas were considered and ultimately, TSRI chose +1,900 acres in Palm Beach County for their new east coast home. Palm Beach County hired Urban Design Kilday Studios to design the master plan for the cluster, and to prepare and process the multitude of planning and zoning applications required to gain entitlements and allow for the facility to be constructed.

Due to the projected size of the biotech cluster, which was expected to include over 600 acres of industrial land and 10.5 million square feet allocated for science & technology and research & development use, 430,000 square feet of commercial and office space for support services and 2,000 residential units, Large Scale Land Use Amendment and Development of Regional Impact approvals were needed. The site also needed to be rezoned to allow for the development program. Over the next year, UDKS worked on an expedited time line to prepare and process the applications, as well as design a master plan for the overall site and design guidelines for each of the development parcels.

Master planning for the site needed to address many issues including compatibility with the adjacent natural areas and low density residential development, airport buffer zones associated with North County Airport, and integration into the Comprehensive Everglades Restoration Program (CERP) for water management. In addition to creating a viable economic cluster, the master plan also desired to create a sustainable community, one that provides opportunities for livability, employment, recreation and continued learning. Uses such as workforce housing, parks and natural areas, opportunities for education, and neighborhood serving commercial were incorporated into the design. A strong focus was made to provide for alternative forms of transportation. An extensive "pedway" system was incorporated into the project, making use of open space and the natural area, the project's lakes and roadways, and connecting all of the major elements of the project.

Ultimately, TSRI and Palm Beach County decided to relocate the campus further east on to the Briger

Property and the Palm Beach County Biotechnology Research Park was never developed. UDKS continues to provide planning services to Palm Beach County on the Briger property, pursuing approvals for the second phase of TSRI and a similar development program to create sustainable community where residents can live, work and play.

Client: Palm Beach County

Site Area: 1,900 acres

