

# DELRAY MARKETPLACE

PALM BEACH COUNTY, FLORIDA

Traditional marketplace development provides a concentrated commercial area for shopping, entertainment, service, business and cultural opportunities and can be key to the success of any community. Delray Marketplace embraces that purpose and proposes a mix of commercial, civic and institutional uses and exemplifies design standards which create a pedestrian-oriented development. Urban Design Kilday Studios designed the site plan incorporating these unique combinations and facilitated the governmental approval process which included the land use amendment, rezoning and final site plan approval application for the project.

Delray Marketplace encompasses 87.9 acres located at the intersection of Atlantic Avenue and Lyons Road, a designated location within the Agriculture Reserve Tier of Palm Beach County. By being situated in the Agriculture Reserve, Delray Marketplace dedicates 60% of its project area to the preservation of the agriculture by providing a compact, commercial development. The 32-acre development area consists of 320,000 sq. ft. of retail and 86 multi-family units which are vertically integrated units above the retail shops and three-story townhomes. Accessed by two main streets, Delray Marketplace hosts a range of architectural features which create an attractive and varied streetscape. Building frontages are set near the street and sidewalk with entrances and windows placed strategically to create an efficient pedestrian circulation.

Additionally, the physical richness of the Delray Marketplace is defined by a rural parkway which contains both pedestrian and equestrian pathways, gathering areas and lush native landscaping. UDKS's involvement will continue through to

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construction phase to ensure that all the key elements of the design are perfectly suited to give the resident, the shopper and the pedestrian a pleasurable experience.

**Client:** Ascot Development

**Site Area:** 87.9 acres

**Development Area:** 32 acres

**Architect:** The Scott Partnership

Architectural perspective provided by Architect

