

SCRIPPS / BRIGER PHASE II

PALM BEACH GARDENS, FLORIDA

When Florida Governor Jeb Bush announced in 2003 that The Scripps Research Institute, the world's largest independent, non-profit biomedical research facility will be opening a new campus in South Florida, a planning process began to create a "biotech cluster" which would help diversify the area's economy.

The six years of public charrettes, coordination and negotiations with state, regional and local planners and governing agencies has resulted in the creation of the hub for this cluster and the home of the new Scripps Florida campus. The Scripps Florida Phase II/Briger Tract Development of Regional Impact will be a Biotech Village which will bring more than 8,600 new, high-quality jobs to the Palm Beach Gardens area.

Representing landowners Palm Beach County and the Lester Family Investments, Urban Design Studio has created a master plan which allows for 4 million square feet of biotech research and accessory uses, 2,700 homes and 500,000 square feet of retail space. The project is located on 681 acres south of Donald Ross Road and east and west of Interstate 95. With the master plan, UDS also created Design Guidelines which will guide the project's development over the next 20 years. The Design Guidelines require the creation of a mixed use, walkable village centered around a bioscience research campus.

UDS piloted the project through the maze of state, regional and local approval processes including an innovative funding of transportation improvements that will result in \$4 million going to the local government for a future trolley or mass transit system.

Client: Palm Beach County, FL and Lester Family Investments
Site Area: 681 acres



TOWN CENTER
SCRIPPS FLORIDA PHASE II/ BRIGER TRACT DRI
PALM BEACH GARDENS, FLORIDA

CONCEPTUAL RETAIL DESIGN
AERIAL VIEW LOOKING NORTHWEST



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CONCEPTUAL MASTER PLAN - DETAIL

