



Atlantic Crossing will close the gap in the pedestrian connection from Delray's vibrant, walkable downtown past the Intracoastal Waterway and on toward the beach. A north/south street through the middle of the project will draw pedestrians into what is expected to become a destination development.

The richly detailed pedestrian way paralleling Atlantic Avenue will expand economic opportunities for additional retail and restaurants with outdoor seating, adding vitality while providing additional visual connectivity to Veteran's Park, a significant community asset.

Parking is either underground or in a six-tier parking structure, wrapped by residential. Apartments occupy the northwest quadrant, while condominiums are situated on the northeast quadrant, taking full advantage of views of the park and beach.

SILVER ON THE BOARDS

ATLANTIC CROSSING AT DELRAY BEACH

Delray Beach, Fla.

ENTRANT: KEPHART Community Planning Architecture (architect)

BUILDER: Urban 5

DEVELOPER: Edwards Cos.

LAND PLANNER:
Covelli Design Associates

SIZE: 916 sf (average apartment);
1,200 sf (average condo)

DENSITY: 30 units/acre



This affordable multifamily development is built on approximately four acres in a formerly blighted area designated by the city as a key element in its neighborhood improvement initiative. The developers assembled nine contiguous parcels occupied by dilapidated apartments, which were acquired and razed with funding provided by the city.

Nine three-story buildings include 6,490 square feet of street-level retail space and 1,460 square feet of office and community-room space. The residential component includes 84 apartments, 14 of which are designated for people with mental disabilities funded by California's Mental Health Services Act. With monthly rents about 40 percent below market-rate rents for comparable units, Parkview serves households with incomes between 30 and 60 percent of area median income.

SILVER URBAN INFILL

PARKVIEW

San Marcos, Calif.

ENTRANT/DEVELOPER:

C&C Development

BUILDER:

C&C Construction Services

ARCHITECT:

Foundation for Form

PHOTOGRAPHER:

Applied Photography

SIZE: 830 sf

HARD COST (EXCLUDING

LAND): \$145.49/sf

SALES PRICE:

\$493 to \$1,035/month

COMPLETION: July 2014

NO. OF UNITS: 84

DENSITY: 20 units/acre