



SKYMARK

Ridgefield Park, NJ

CLIENT: SKYMARK
DMR ARCHITECTS

SIZE: 55 ACRES

SERVICES: MASTER PLANNING
ARCHITECTURE
LANDSCAPE

STATUS: ONGOING

Located at the intersection of the New Jersey Turnpike (Interstate 95) and Route 46, this former paper mill site offers unparalleled regional access and visibility in the very desirable Bergen County retail trade area. The development program calls for approximately one million square feet of retail, between 800 and 1,000 residential units, as well as a full service conference hotel with a world class spa facility.

Taking advantage of these assets, as well as waterfront opportunity, the master plan transforms the property into two districts: 1) the regional retail center, and 2) a mixed use village center. The regional retail center, located on the eastern half of the site, targets a combination of large format retailers, junior anchors, and pad/inline retailers. The western half of the site calls for the development of a mixed-use live, work, play, and shopping district that is focused along a Main Street with connections to both the regional retail area, as well as Overpeck Creek to the west.

The mixed use district is designed based upon the layering and mixing of uses. The district encourages street life and self-policing of the area, as residences overlook public streets and parks. Standards are set for landscaping, exterior materials, building scale and parking.

