

## PLANNING APPROACH

- **Site Organizers**

- Adjacent University & Residential Uses
- Local & Regional Circulation Systems
- Community Linkages
- Street Frontages
- Western Avenue Retail District
- Washington Avenue Hotel & Medical District
- Pedestrian & Bicycle Pathways

- **Key Development Principles**

- Global Destination
- Team of Experts
- Cohesive Planning & Implementation Strategy
- State-of-the-Art Facilities
- Multi-Use & Mixed-Use Design

## SUSTAINABLE DESIGN

- **Storm Water Management**
- **Adaptive Reuse**
- **Alternative Energy Source**
  - Solar
  - Geothermal
- **Transit System**
- **Green Spaces**
  - Indigenous Landscape
- **Integrated Energy-Related Design Approach**
  - Daylight Harvesting
  - Solar Orientation
  - Natural Ventilation
  - High Efficiency Equipment
  - Thermal Efficiency
  - Gray Water Reuse

## **SITE ATTRIBUTES & AMENITIES**

- **Existing**

- Highway Access (Most Accessible Address in Albany Region)
- Green Space
- City Utilities and Municipal Services
- University Facilities / Recreation / Library
- Nanotechnology
- Regional Recreation
- Airport & Rail Access
- Downtown Access via Bus

- **New**

- Pathways to Community: Pedestrian, Bike, Jog
- Convenience Retail
- Sustainable Design
- Live / Work / Play Environment
- Other Community Benefits

- **Potential**

- Skating Rink
- Water Feature
- Bandstand
- Passive & Active Recreation

## **INNOVATION COMMUNITY PROGRAM**

- **Primary Use**

- Research Focused Academic
  1. Nanotech
  2. Cancer Genomics
  3. IT College Of Computing and Information
  4. Other Research Focused Colleges
- Research / Office
  1. Established Corporate
  2. Private Start-Up / Scale-Up / Production
  3. Training Support Facility
- Government
- Residential
- Neighborhood Retail
- Daycare

- **Secondary Uses**

- Lifestyle Center
- Campus Housing (Private Partnership)
- Fitness Center
- Hospitality
- Active Adult Living
- Other Market-driven Support Facilities