



Cooper Carry to create New Urbanist village in Colonie: 45-acre mixed-use development includes retail, hotel and spa

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Taking a vested interest in the growth of their community, local developers New Loudon Rd. Associates, LLC has awarded Cooper Carry the design contract for a proposed mixed-use development. Participating in a design competition against four other firms, Cooper Carry's commitment to smart growth and addressing community needs aligned with the vision of the Schenectady, N.Y.-based developers, and the firm was selected to provide master planning and architectural design services for the project. The firm's design proposal for the project responded to the developer's desire to create a town center destination for both residents of the development and the greater community, while honoring the historical background of the area. The developers cited another Cooper Carry project, the award-winning, mixed-use development, Bethesda Row in Bethesda, Md. as a major inspiration for the project. They are intent on incorporating similar, new Urbanist design strategies encouraging smart growth into the project. The vision for the 45-acre mixed-use town center draws on a combination of historical references of regional character and key components of the New Urbanist movement such as regional planning for open space and appropriate architecture and planning. The area's rich history greatly influenced the design scheme for the project. The Watervliet Shaker Historic District, America's First Shaker Settlement is located in the town and serves as a prime example of the region's historical vernacular.

"Cooper Carry believes in the unifying power and value of the public realm," said Ben Wauford, principal of Cooper Carry's New York office. "Great developments need to create an environment that makes life better and stands the test of time." This development will be one of the first implementations of recently revised planning codes. Adopted in January, the updated codes and comprehensive plan support the creation of new community centers, which are developments that promote design innovation that otherwise could not be achieved through application of standard zoning and planning codes. These changes also allow for the implementation of New Urbanist strategies and development of a program that furthers the desires of planned growth in the town. Flexible land use and creative planning and design schemes enhance the pedestrian-friendly program for the site and seek to create an engaging public realm in which to live, work and play. The master plan for the development will integrate a mix of retail space and residential units, a 45-65 key boutique hotel and spa, and office space sited around public space. Honoring previous community opposition to big-box retailers, the retail component will be a mix of boutique national chains and local retailers, entertainment, dining and amenity spaces. Residential design will provide multifamily units sited in a variety of building types. Hoffman's Mini Golf and Driving Range, a family entertainment venue that recently underwent a major renovation by New Loudon Rd. Associates, LLC is currently located on the site. Hoffman's Mini Golf and Driving Range entertainment complex has been a favorite destination for locals and tourists since for decades and remains a community

gathering place to this day. The site is located on Rte. 9, which historically served as the major north-south route through the region originally settled by the Dutch in the late 1700s. The project is being developed to decrease automobile dependence. Its location provides convenient public access to the Albany International Airport, Downtown Albany, government agencies, and multiple educational institutions.

Cooper Carry's planning and design schemes address the community's needs for more integration of residential, retail and public space while creating a walkable environment that encourages connectivity between people and their community. Cooper Carry is an award-winning, full-service design firm offering master planning, urban design, architecture, landscape architecture, interior architecture and graphic design services.

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