

---

# Harriman Research and Technology Park

## TABLE OF CONTENTS

### EXECUTIVE SUMMARY

### SECTION 1 MISSION, VISION, GOALS & OBJECTIVES, PARTNERS, AND IMPORTANT RELATIONSHIPS

- 1.1 Mission and Vision ..... 1.1
- 1.2 Project Goals and Objectives ..... 1.1
  - 1.2.1 Market Development..... 1.1
  - 1.2.2 Master Plan ..... 1.2
  - 1.2.3 Buildings, Facilities and Infrastructure ..... 1.2
  - 1.2.4 Neighborhood-Related ..... 1.3
  - 1.2.5 Citywide ..... 1.3
  - 1.2.6 Implementation ..... 1.3
- 1.3 Primary Stakeholders and Important Relationships ..... 1.4

### SECTION 2 MARKET ASSESSMENT, OPERATING, AND FINANCE PLAN

- 2.1 Market Assessment Summary..... 2.1
- 2.2 Demographic Trends..... 2.7
- 2.3 Real Estate Market Conditions ..... 2.20
- 2.4 Regional Resources and Competencies ..... 2.36
- 2.5 SWOT Analysis ..... 2.45
- 2.6 Comparable Research Park Best Practices ..... 2.55
- 2.7 Demand Analysis and Market Assessment ..... 2.62
- 2.8 Phase 1 Program and Absorption Projection ..... 2.72
- 2.9 Phase 1 Financial Analysis ..... 2.74
- 2.10 Long-Term Vision for Harriman Campus ..... 2.77

### SECTION 3 MASTER DEVELOPMENT PLAN

- 3.1 Existing Conditions..... 3.1
  - 3.1.1 Approved Land Uses ..... 3.1
  - 3.1.2 Community Context ..... 3.3
  - 3.1.3 Economic Development Initiatives ..... 3.3
  - 3.1.4 Open Space and Landscape Vegetation ..... 3.4
  - 3.1.5 Physical Features ..... 3.5
  - 3.1.6 Existing Storm Drainage System ..... 3.5
  - 3.1.7 Site Improvements ..... 3.6
  - 3.1.8 Lighting and Wayfinding ..... 3.6
- 3.2 Existing Buildings..... 3.7
  - 3.2.1 Architecture ..... 3.7

	General	
	History	
	Configuration	
	Overall Physical Condition	
	Architectural Assets and Limitations	
	Public Benefit	
3.2.2	Mechanical, Electrical & Plumbing Systems (MEP Systems) .....	3.9
	Mechanical Systems	
	Electrical Systems	
	Plumbing Systems	
	Fire Protection Systems	
	MEP Constraints for Future Building Reuse	
3.2.3	Retained Value of Buildings .....	3.12
3.2.4	Renovation Challenges.....	3.13
3.2.5	Adaptive Reuse Potential.....	3.14
3.2.6	Demolition .....	3.14
3.2.7	Asbestos .....	3.15
3.2.8	Available Development Sites.....	3.21
3.3	Utility and Infrastructure Plan .....	3.22
3.3.1	Facilities and Power Plant.....	3.22
	The Central Utility Plan (CUP)	
	The Chilled Water System	
	Steam System	
	Plant Operations & Maintenance	
	The Electrical Substation	
3.3.2	Existing Conditions: Utility Infrastructure.....	3.26
	Chilled Water & Steam Distribution System	
	Steam & Condensate Return System	
	The Chilled Water System	
	Gas	
	Water	
	Electrical Power and Telecom/Signal Distribution	
3.3.3	Utility Master Plan.....	3.30
3.4	Zoning Study .....	3.34
3.4.1	Applicability with Existing Zoning.....	3.34
	3.4.1.1 Compliance with Existing Zoning .....	3.34
3.4.2	Alternative Zoning Strategies.....	3.35
3.5	Traffic and Transportation .....	3.36
3.5.1	Vehicular Circulation .....	3.36
3.5.2	Adjacent Transportation Systems .....	3.38
3.5.3	Pedestrian/Bicycle Circulation .....	3.39
3.6	Alternative Site Plans .....	3.41
3.6.1	The Unified Campus (Scheme 1).....	3.41
3.6.2	The Combined Campus (Scheme 2).....	3.42

3.6.3	The Innovation Campus (Scheme 3)	3.45
3.7	The Recommended Master Plan: The Innovation Community	3.46
3.8	Phase 1 Site Plans	3.50
3.9	Architectural and Design Standards	3.53
3.9.1	Covenants, Conditions and Restrictions	3.53
3.9.2	Design Guidelines	3.54
3.10	Public Consultation	3.56
3.11	Albany Pine Bush Preserve	3.57

SECTION 4 IMPLEMENTATION STRATEGY

4.1	Implementation Strategy	4.1
4.1.1	Ownership and Legal Structure	4.1
4.1.2	Development Oversight and Coordination	4.3
4.1.3	Design and Construction	4.3
4.2	Development Strategy	4.4
4.2.1	Privatization Strategy	4.4
4.2.2	Parcelization Strategy	4.6
4.2.3	Disposition Strategy	4.7
4.3	Regulatory Process	4.8
4.3.1	State Environmental Quality Review Act	4.8
4.3.2	Zoning	4.9
4.3.3	Planned Unit Development	4.9
4.4	Economic Incentives	4.10
4.4.1	Grants	4.10
4.4.2	PILOT	4.10
4.4.3	Empire Zone	4.11
4.4.4	LEED® Certification	4.11
4.4.5	Tax Increment Financing	4.13
4.4.6	Transportation Study	4.14

---

## **Appendices**

Appendix A: Research Park Master List

Appendix B: Research Park Case Studies

Appendix C: Existing Building Inventory

- > Buildings 1 & 1A
- > Building 2
- > Building 3
- > Building 4
- > Building 5
- > Building 7
- > Building 7a
- > Building 8
- > Building 8a
- > Building 9
- > Building 12
- > Building 17
- > Building 18
- > Building 21
- > Buildings 22, 24, 30
- > Existing Building Matrix
- > Vacancy by Component: Building Area
- > Vacancy by Component: Parking
- > Vacancy by Component: Population

Appendix D: Grants

Appendix E: Empire Zone Tax Credits

Appendix F: Green Building Eligibility and Credit Components

Appendix G: Public Outreach Plan & Public Comments

- > Harriman Master Plan Outreach Plan
- > Public Comments/Questions from Various Public Meetings regarding the Harriman Campus Development
- > Media Articles, Letters and Emails with Public Comments

Appendix H: Maps & Drawings

- > Drawing 1: Existing Land Use Map
- > Drawing 2: Community Context Map
- > Drawing 3: Economic Development Initiatives Map
- > Drawing 4: Open Space Analysis Map
- > Drawing 5: Physical Features Map
- > Drawing 6: Existing Storm System Map
- > Drawing 7: Existing Site Utilities
- > Drawing 8: Existing Steam & Chilled Water Piping System

- 
- > Drawing 9: Existing Gas Piping System
  - > Drawing 10: Existing Water Piping System
  - > Drawing 11: Existing Electrical Power Distribution System
  - > Drawing 12: Existing Telecom Distribution System
  - > Drawing 13: Existing Storm Piping System
  - > Drawing 14: Existing Sanitary Piping System
  - > Drawing 15: Master Plan Final Buildout: Existing Site Utilities Superimposed on the Master Plan
  - > Drawing 16: Existing Zoning Map Citywide
  - > Drawing 17: Existing Zoning Map Site Level
  - > Drawing 18: Vehicular Circulation Map
  - > Drawing 19: Pedestrian/Bike Routes Map
  - > Drawing 20: Scheme 1: The Unified Campus Conceptual Master Plan
  - > Drawing 21: Scheme 2: The Combined Campus Conceptual Master Plan
  - > Drawing 22: Scheme 3: The Innovation Campus Conceptual Master Plan
  - > Drawing 23: The Recommended Master Plan: The Innovation Community
  - > Drawing 24: Phase 1A Concept Plan
  - > Drawing 25: Phase 1A Concept Plan - Site Context
  - > Drawing 26: Phase 1B Concept Plan
  - > Drawing 27: Phase 1B Concept Plan - Site Context
  - > Drawing 28: Parcelization Plan
  - > Drawing 29: University at Albany/Harriman Campus/Albany Nanotech

**Maps & Drawings In the Main Report:**

- > Drawing 7: Existing Site Utilities
- > Drawing 23: The Recommended Master Plan: The Innovation Community
- > Drawing 24: Phase 1A Concept Plan
- > Drawing 25: Phase 1A Concept Plan - Site Context
- > Drawing 26: Phase 1B Concept Plan
- > Drawing 27: Phase 1B Concept Plan - Site Context