

**OVERALL DEVELOPMENT GOALS:**

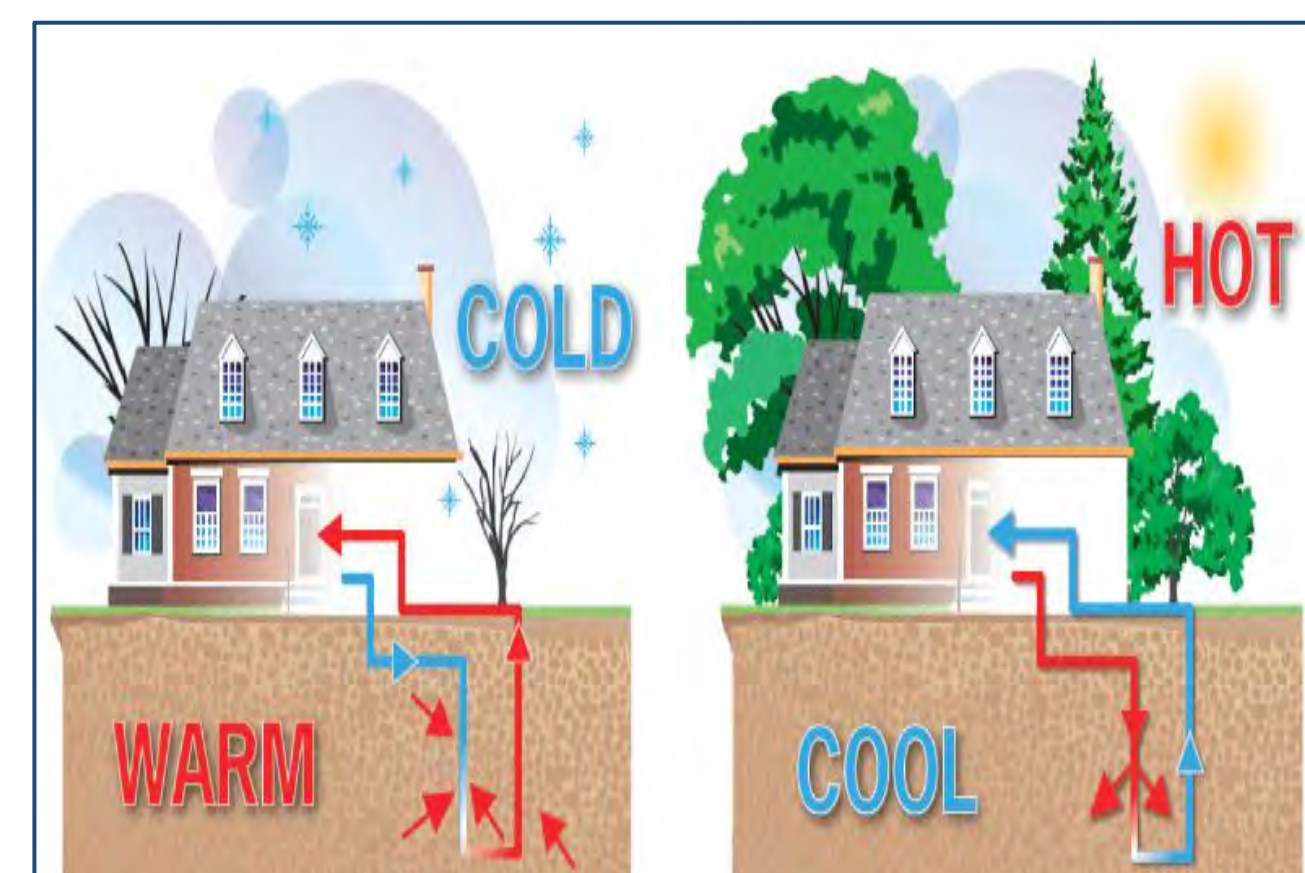
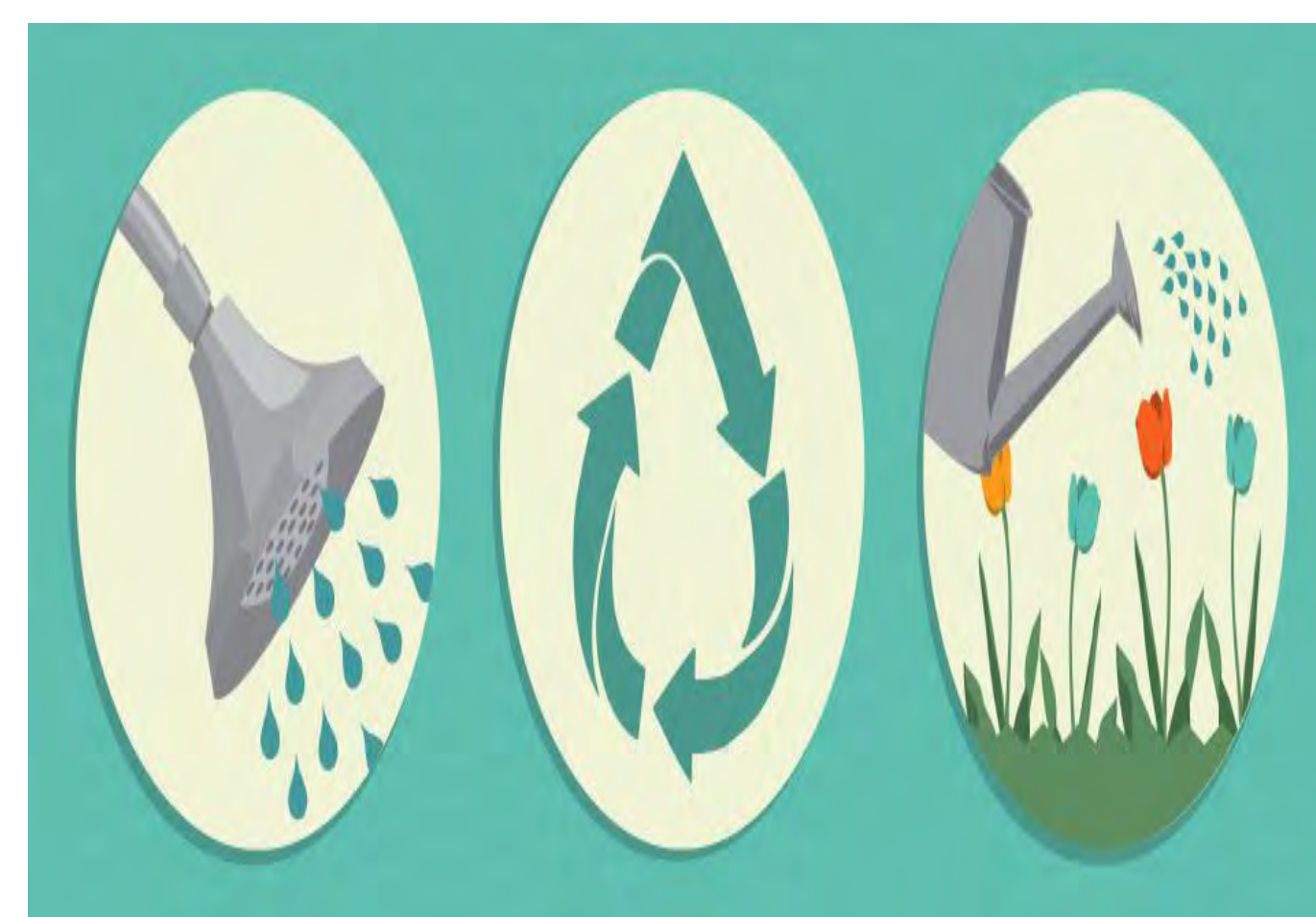
- Our main objective is to provide sustainable living and entertainment for every age.
- Our living center and residential housing is most unique and environmentally friendly because of it's affordable and diverse housing option, green roof, geothermal heating and cooling, and many more amenities.
- Additionally, our restaurant and nightlife entertainment provide a space for everyone!
- The restaurant is also equipped with a green roof, as well as organic foods for our local farmers markets, not to mention the constant use of greywater to sustain necessary water resources.
- Enjoying nightlife entertainment is made easy with our multi-party transit systems on complete streets, social activities for all ages, comfortable temperatures that come from geothermal heating and cooling, on top of cool breezes from the beautiful waterfront.

**STAKEHOLDER:**

- Vendors at the local farmers market, who own their own farming business.
- Instead of providing money to our project, we would attempt to make a meal where we promote their local business at our club/restaurant, in exchange for reduced prices on BULK orders of food.
- Advertisements would be places on menus, within the club, and as posters on the shuttles.

**SERVICES AND ACCOMMODATIONS:**

- Business is able to made cheaper through, affordable geothermal heating and cooling, green roof use, as well as resource reuse (gray water).
- The restaurant/club aspect of our business aims to support local businesses by purchasing food from small farming businesses for the meals served at the entertainment club, where all age groups are catered to by late night festivities, or casual dining prior to.
- Within our residence, housing is available for multiple stages of life, and diverse incomes.
- To ensure safe and eco friendly departure from the club, electronically powered shuttles provide transportation to and from our location. Additionally, all plastics used in the club or residencies will be transported to a recycling plant in West Nyack for proper reuse.



**COMPLETE STREETS:**

- Not only will shuttles to and from the club be provided, transportation to and from the residence building to bus or train stations needed for work or educational purposes is provided
- Recreational use of the shuttle is allowed during hours of transportation to and from the club.
- Additionally, Nyack itself is an up to date town. With well paved streets, stop lights/signs and sidewalks, and additional bus services.

**LOCATION AND HISTORY:**

- Site is located off of Gedney St. & main street, directly to the left of of Nyack Boat Club of Nyack New York.
- Was a former superfund site, and is currently the last large open waterfront property in Nyack, making it perfect for a focusing in on sustainable development.
- This site was previously home to “Nyack gaslight and fuel”, and then a company by the name of Con Edison, where coal and oil was treated.
- After being declared a superfund site, \$12 to \$23.7 million was spent in order for Orange and Rockland to clean the area.
- Since then, Helmer Construction has owned the site in the hopes of developing on the waterfront.



**CLIMATE AND WATER SMART INITIATIVE:**

**Gray water use (rainwater):**

- Can be used for washing dishes, patio furniture, watering the green roof and maintaining plant life.
- Not only is gray water very effective towards decreasing energy bills, it helps to slow stormwater and runoff, and allows for natural infiltration.
- It also happens to be one of the cheapest sustainability methods.

**Geothermal cooling and heating:**

- Geothermal heating and cooling is an Eco-Friendly Operation, because it is simply one of the most environmentally-friendly ways to heat and cool our residences and entertainment club.
- Geothermal energy is all about moving heat rather than creating it, the equipment can operate at 300 to 500 percent efficiency