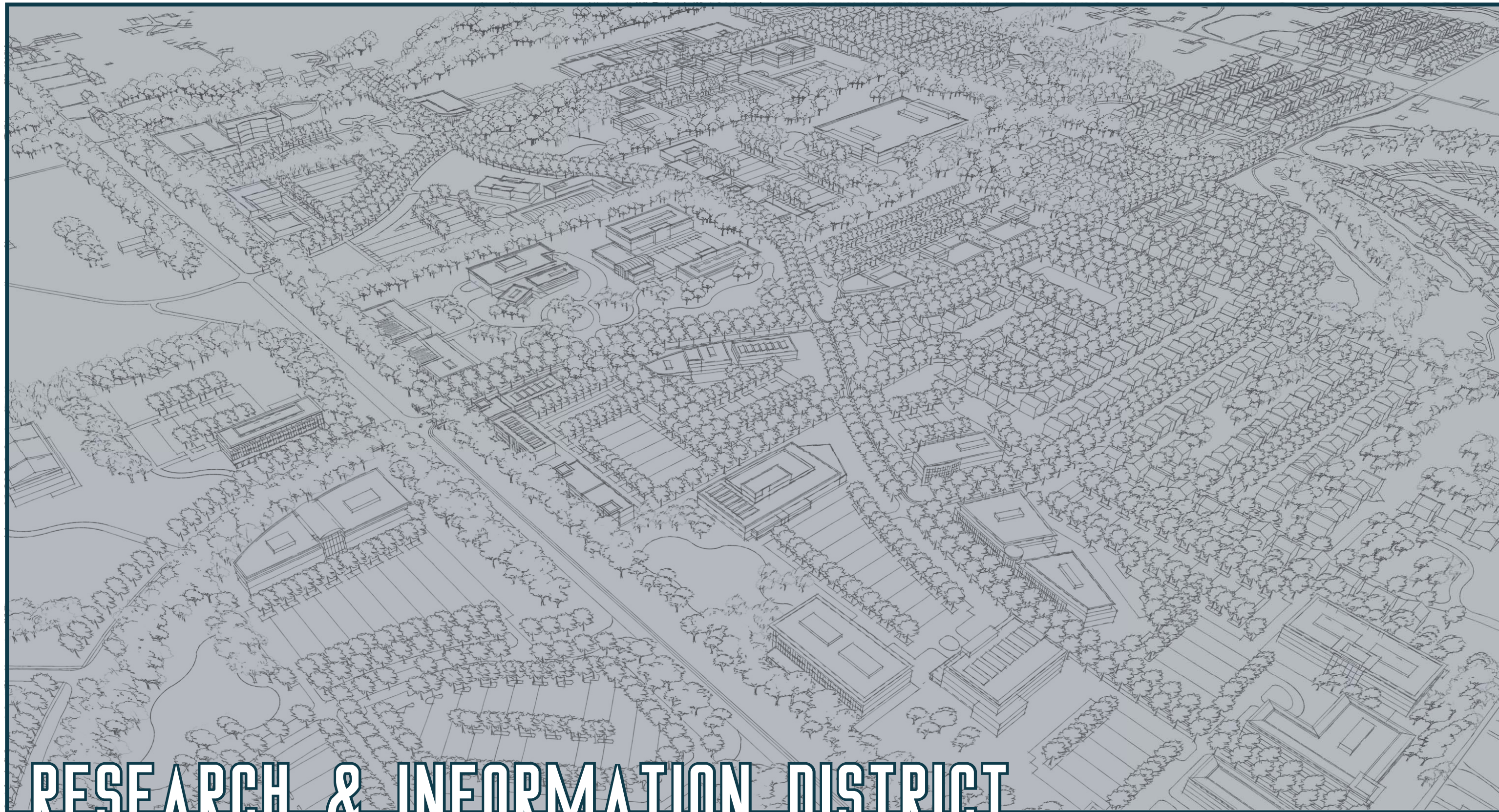




RESEARCH & INFORMATION DISTRICT

A focus area plan for:
VILLAGE OF NEW ALBANY

MSI

[Planning Premises]

The Research & Information District Focus Area Plan was developed to provide a vision for development in the newly formed district. Taking into account the unique planning requirements for research and technology-based users, the plan assumes an ideal development scenario that by no means is intended to direct development into this form. New Albany recognizes that user requirements for tenants will most likely involve substantial changes to the lot layouts and building placement.

This plan accomplishes the following towards the continuous planning effort in New Albany:

- Allows New Albany to estimate potential build-out scenarios for economic development analysis
- Contemplates future road alignments for access to development blocks
- Plans the road sections for transportation improvements and extension of the leisure trail system
- Coordinates potential access points to development blocks

[Index of Plans]

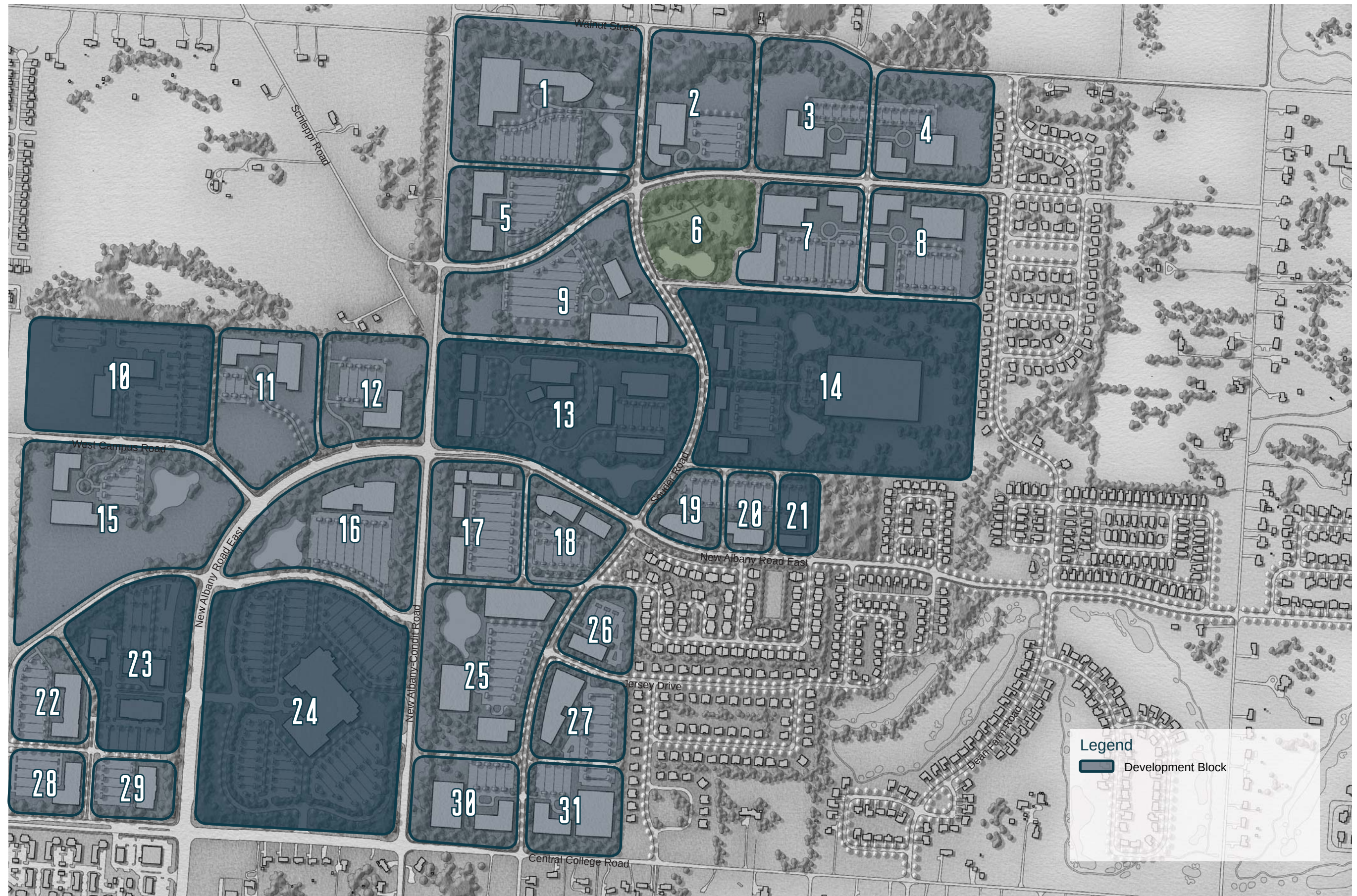
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- [3] Existing Conditions Ortho
- [4] Conceptual Development Plan
- [5] Development Block Plan
- [6] Development Block Details
- [7] Site Access Concept
- [8] Naturalized Landscape Concept
- [9] Street Tree Concepts
- [10] Street Typologies Concept
- [11-14] Street Sections
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- [16] Utility & Service Mapping Plan
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- [18] R&I Gateways Perspective



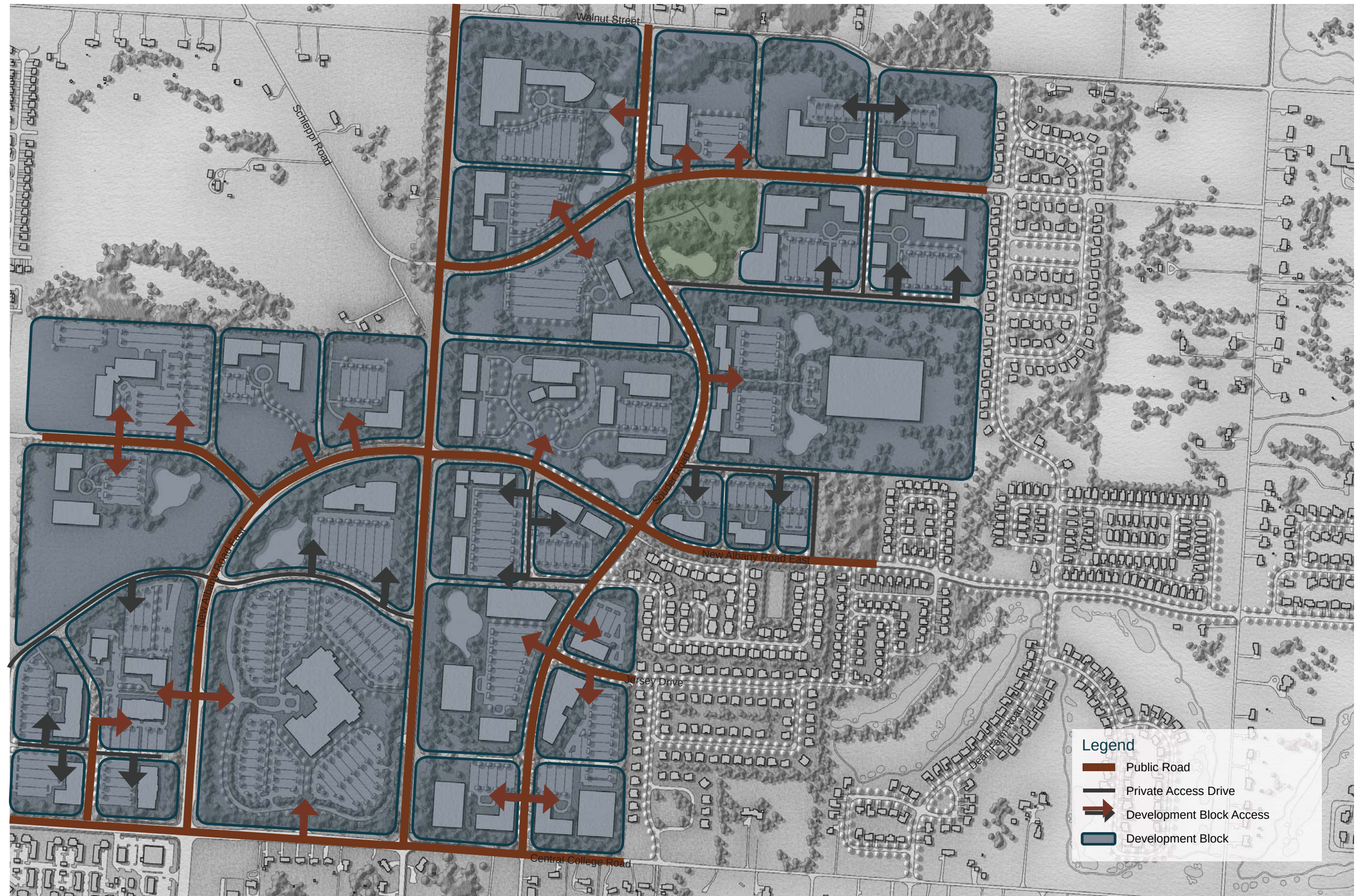


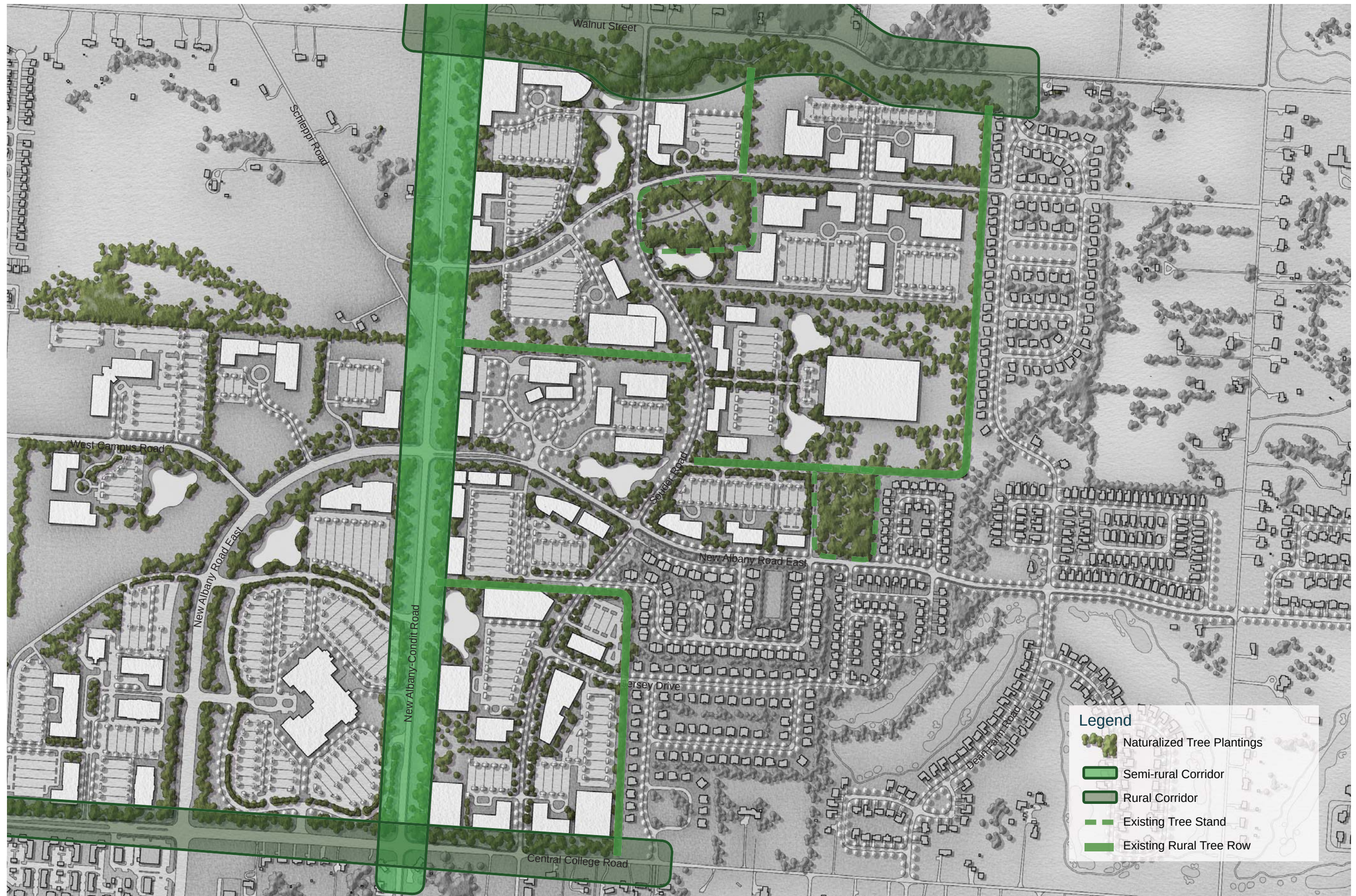




	Block Area (acres)	Building Area (square feet)	Parking	Parking Ratio (spaces per 1,000 s.f.)	Development Density (s.f. per acre)
Block 1	27.96	314,000	545	1.73	11,230
Block 2	14.51	150,000	255	1.70	10,338
Block 3	15.77	178,000	165	0.92	11,287
Block 4	13.03	178,000	165	0.92	13,661
Block 5	12.02	136,000	370	2.72	11,314
Block 6	10.80	-	-	-	-
Block 7	14.50	300,000	460	1.53	20,690
Block 8	14.13	236,000	375	1.58	16,702
Block 9	23.54	284,000	535	1.88	12,065
Block 10	22.59	70,000	1,095	15.64	3,099
Block 11	15.89	154,000	125	0.81	9,692
Block 12	11.75	80,000	280	3.50	6,809
Block 13	31.74	438,000	275	0.63	13,800
Block 14	46.22	426,000	690	1.62	9,217
Block 15	30.92	156,000	260	1.66	5,045
Block 16	18.96	152,000	620	4.07	8,017
Block 17	11.88	142,000	550	3.87	11,953
Block 18	8.53	100,000	300	3.00	11,723
Block 19	5.07	60,000	161	2.68	11,834
Block 20	4.75	50,000	162	3.24	10,526
Block 21	5.04	15,000	162	10.8	2,976
Block 22	9.52	116,000	340	2.93	12,185
Block 23	19.2	171,000	650	3.80	8,906
Block 24	51.72	186,000	2,115	11.37	3,596
Block 25	20.00	360,000	400	1.11	18,000
Block 26	4.72	48,000	175	3.64	10,169
Block 27	7.76	138,000	220	1.59	17,784
Block 28	6.40	72,000	300	4.16	11,250
Block 29	5.93	68,000	225	3.30	11,467
Block 30	10.07	190,000	170	0.89	18,868
Block 31	9.13	212,000	330	1.55	23,220
Total/Average:	504.05 acres	5,180,000.00 square feet	12,475 spaces	3.0 spaces per 1,000 s.f.	11,207 s.f. per acre



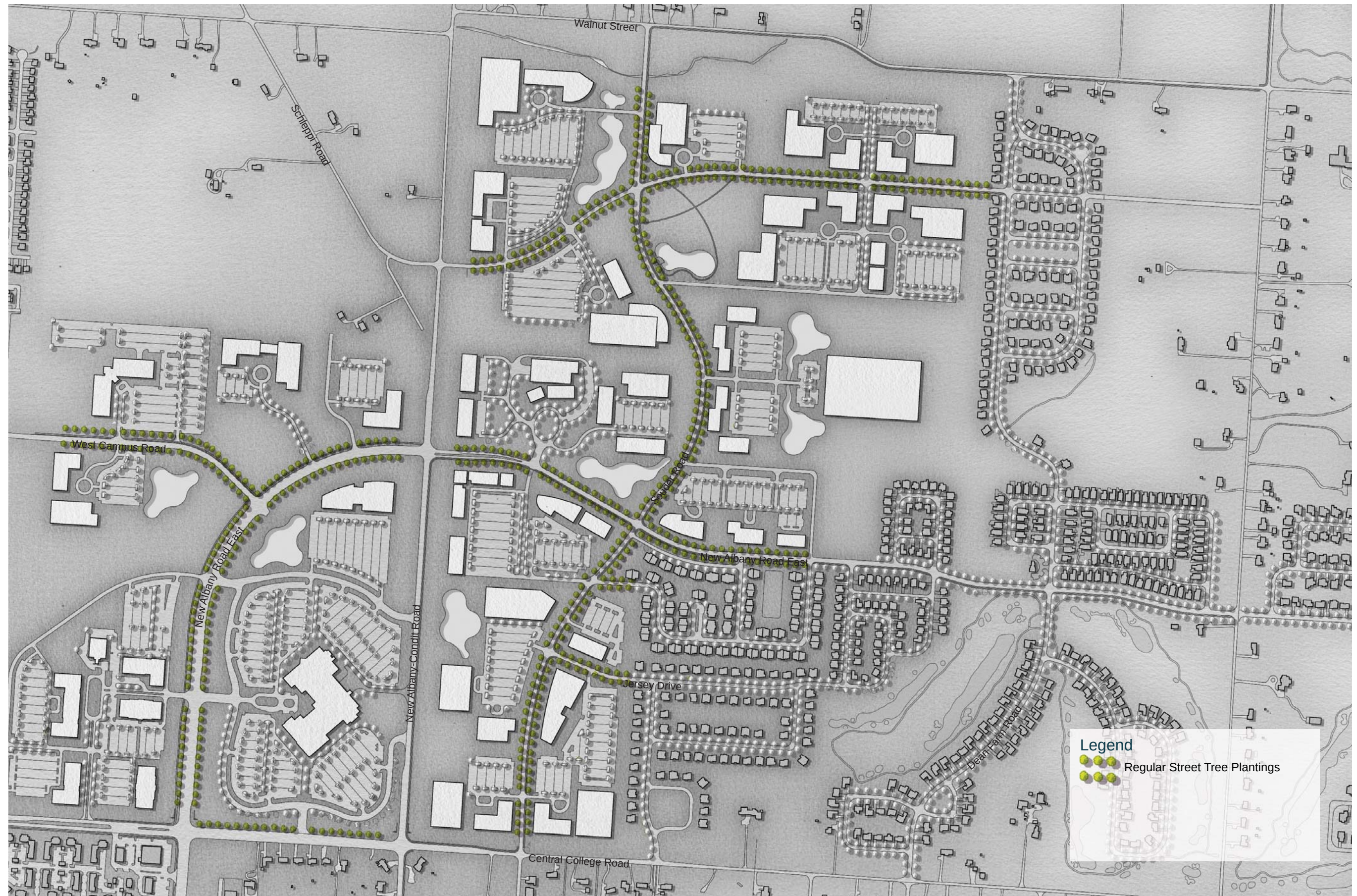


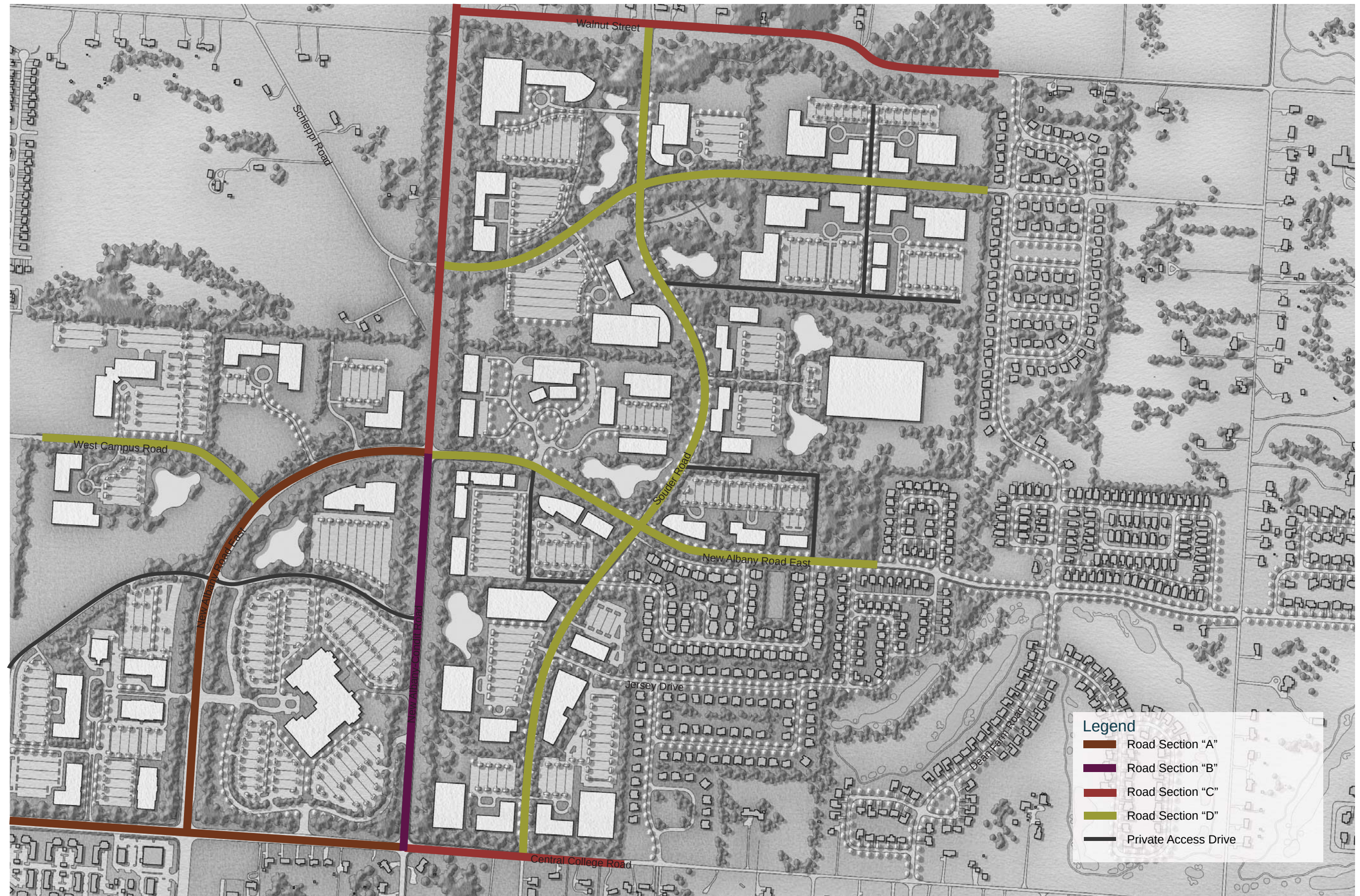


Legend

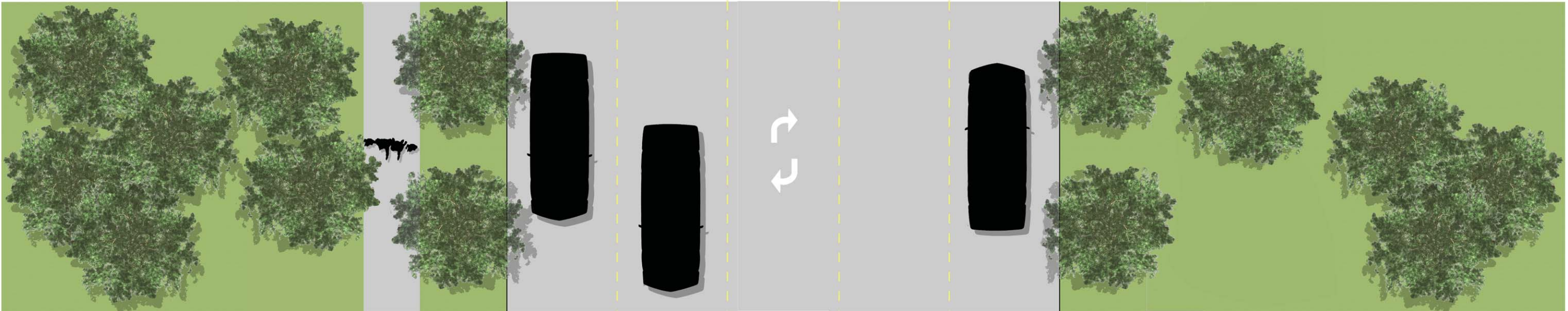
- Naturalized Tree Plantings
- Semi-rural Corridor
- Rural Corridor
- Existing Tree Stand
- Existing Rural Tree Row







Typology A



185' Semi Rural Setback

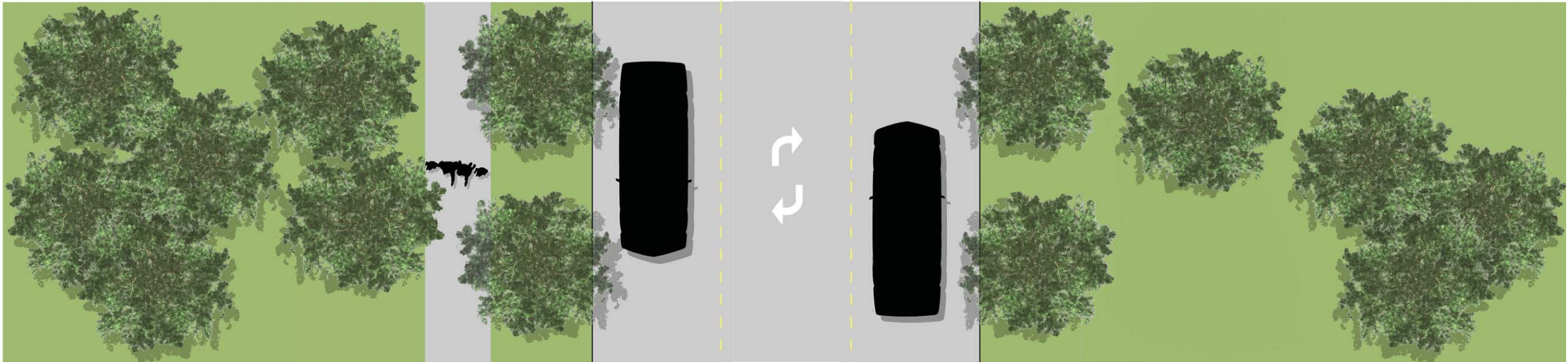
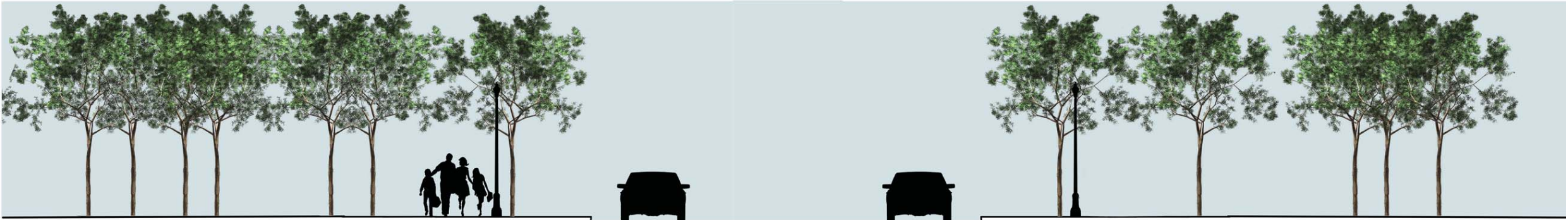
8'
Leisure
Trail

5 Moving Traffic Lanes

185' Semi Rural Setback



Typology B



185' Semi Rural Setback

8'
Leisure
Trail

3-5 Moving Traffic Lanes

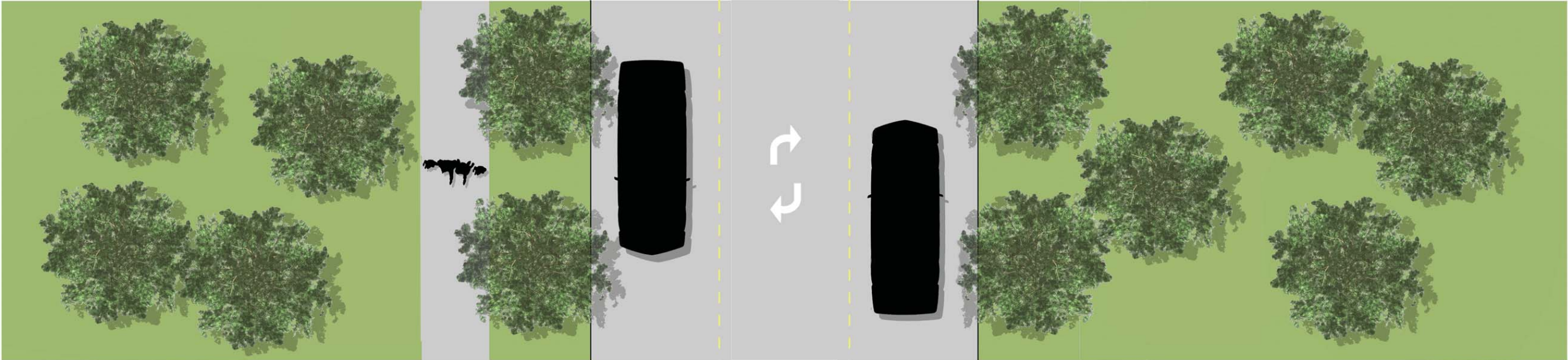
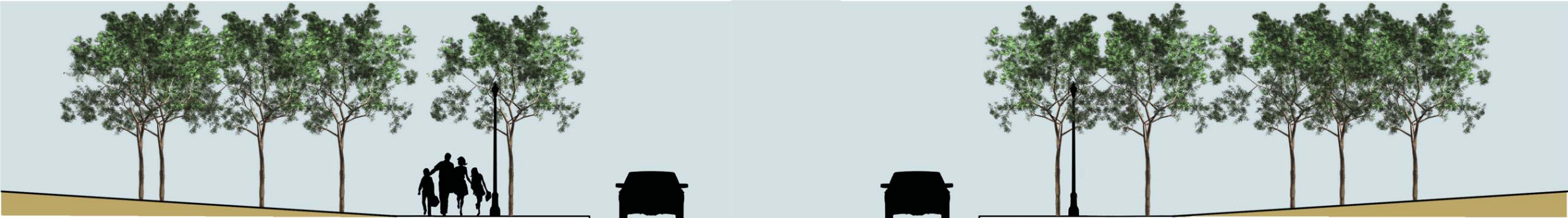
185' Semi Rural Setback



Typology C



Typology D



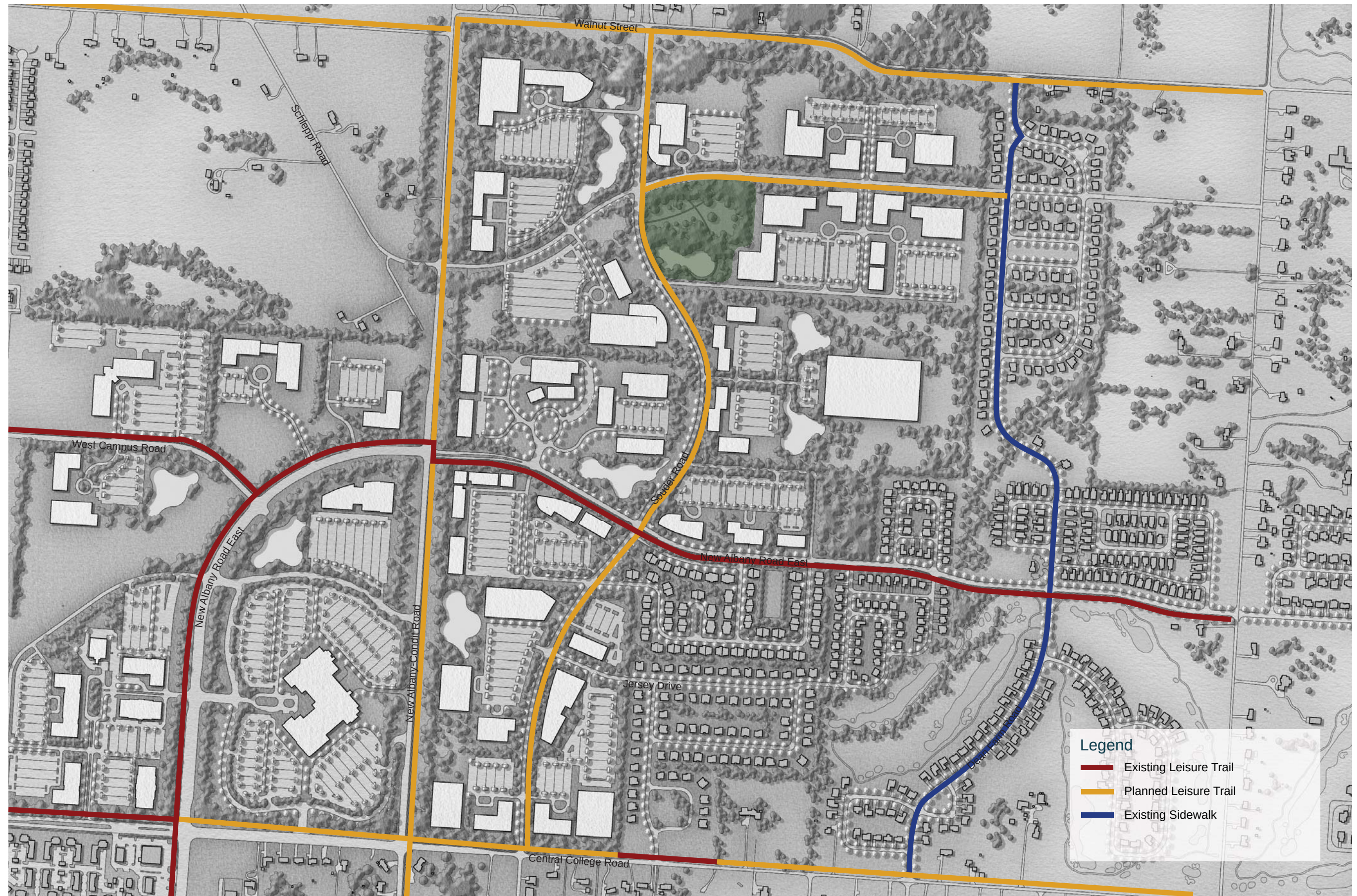
Building/Parking- Setback & Graded Screening

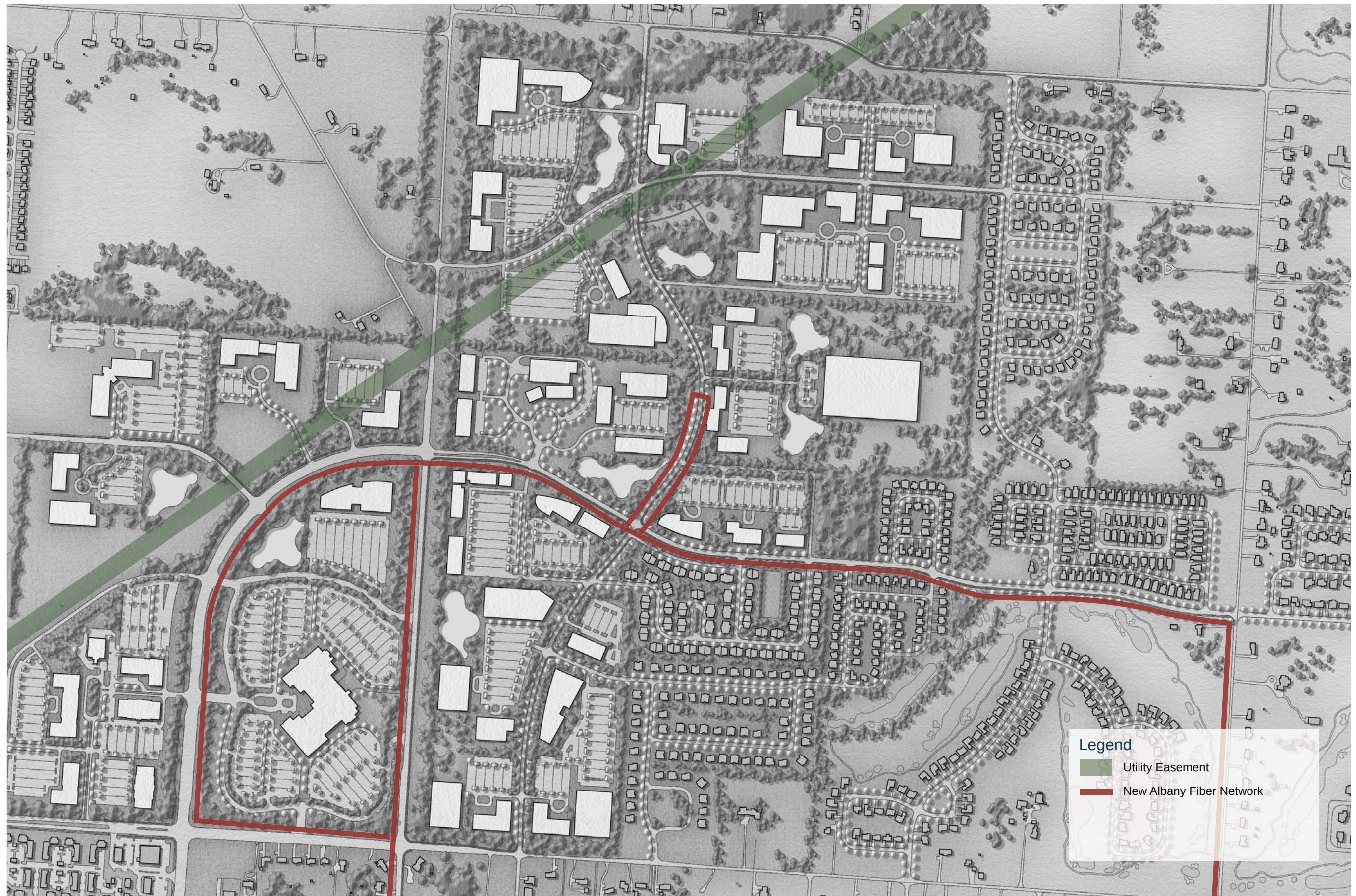
8'
Leisure
Trail

3 Moving Traffic Lanes

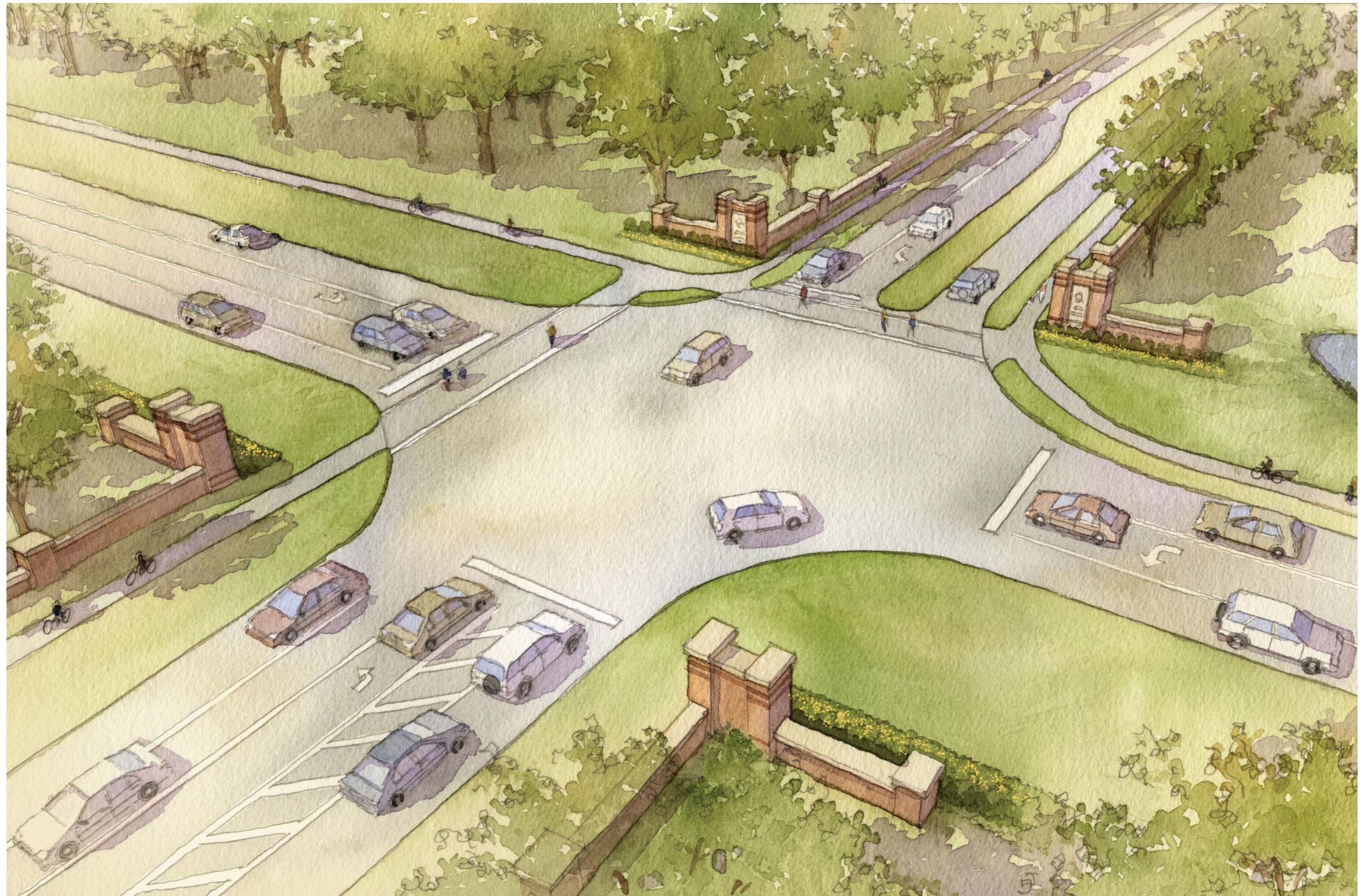
Building/Parking Setback & Graded Screening













Legend

