The Nine Springs Green-Tech Village is a vision, a concept, a place, a model, a potential real project. This document communicates opportunities, employs sustainable design principles and technologies, aims to inspire the public, sets general performance standards, and provides sustainable, market-feasible options and implementation strategies for the development of a sustainable technology village in the City of Fitchburg.

Primary Principles

This realistic vision plan for the Nine Springs Green-Tech Village focuses on three primary principles:
- Creating a mixed-use village form focused on multi-modal transportation and building a corporate community
- To build on Fitchburg's strong biotech and high-tech base, creating a regional presence, generating high-quality employment and clean industry tax base
- Realizing new sustainable building forms, practices, materials, and creating a sustainable development model

village form

technology

sustainability

Introduction
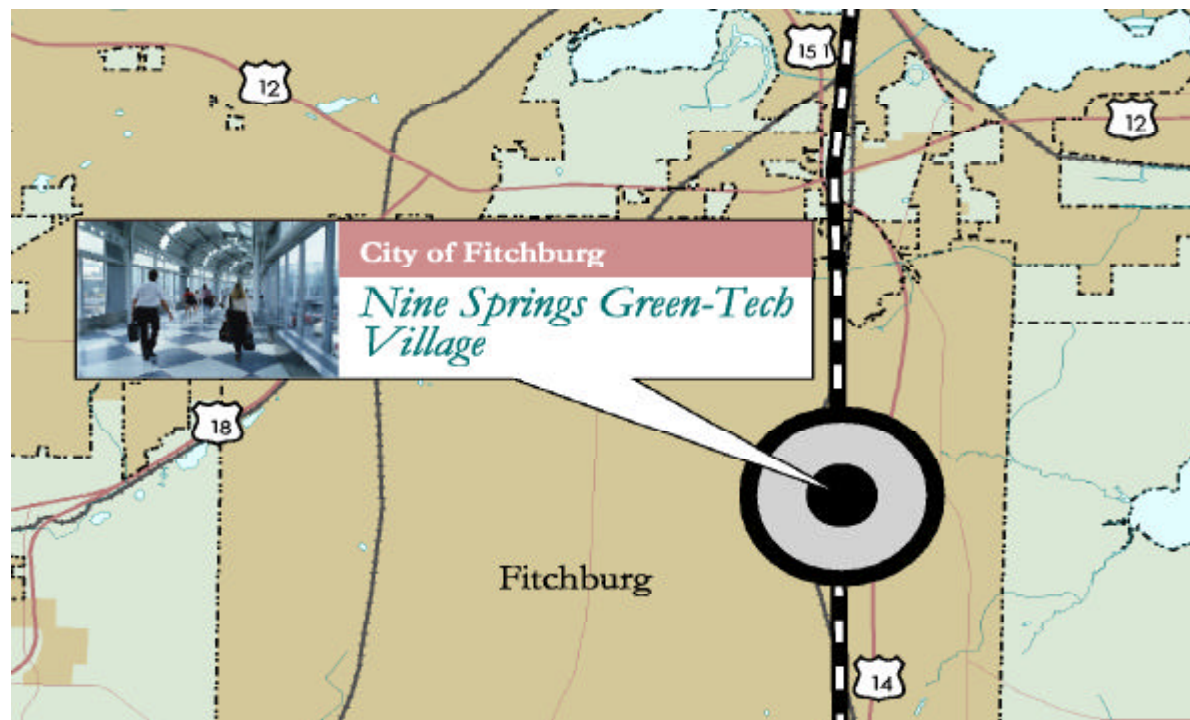
It is becoming increasingly recognized that, for social, economic, and environmental reasons, we must begin creating mixed-use urban work environments.

A new model is needed to replace the existing practice of building suburban office parks. These existing environments are costing businesses and communities valuable resources, creating less accessible and less flexible facilities, separating the vitality of employment centers from retail and residential uses, and limiting employees from enjoying the satisfaction and convenience of connection with their service, recreation, and social needs.

A new model of mixed-use urban work environments includes the integration of the employment centers with mixed-use neighborhoods. Under this model, workplaces are close to services (such as restaurants and day-care centers), institutional uses, recreational facilities, housing, and transit options.

What are the components that make up the Nine Springs Green-Tech Village?

- · Variety of housing types
- · Open space
- · Neighborhood center
- · Food/restaurant/entertainment
- · Circulation network – streets, sidewalks, parking, paths, etc.
- · Health services
- · Gardens
- · Residential
- · Preservation of wetlands & open space
- · Access to open-space network
- · Density of development
- · Quality of work life & environments

- · High-tech employment center
- · Education
- · Retail services
- · Energy network
- · Utilities
- · Communications and fiber optics
- · Transit center
- · Technology business sites
- · Parkway
- · Two interchange connections to Highway 14

Corporate Lifestyle Parks, *Urban Land*, March 2001

"Corporate campus design has taken on a new twist. No longer is the ideal corporate site isolated far from a city's central business district, restaurants, and shops, surrounded by parking lots and unusable green space. New corporate and office park designs reflect and support new work trends, providing amenities that lessen constraints on employees and foster a productive working environment.

The new corporate lifestyle parks are similar to mixed-use developments. Providing food, services, and outdoor amenities to employees is a notion that originated in traditional corporate parks; however, the use of new urbanist principles in the planning and development of such amenities is an innovative approach to an old concept. New urbanist town centers with main-street retail, access to mass transportation, civic spaces or nature trails, and housing are gaining popularity."
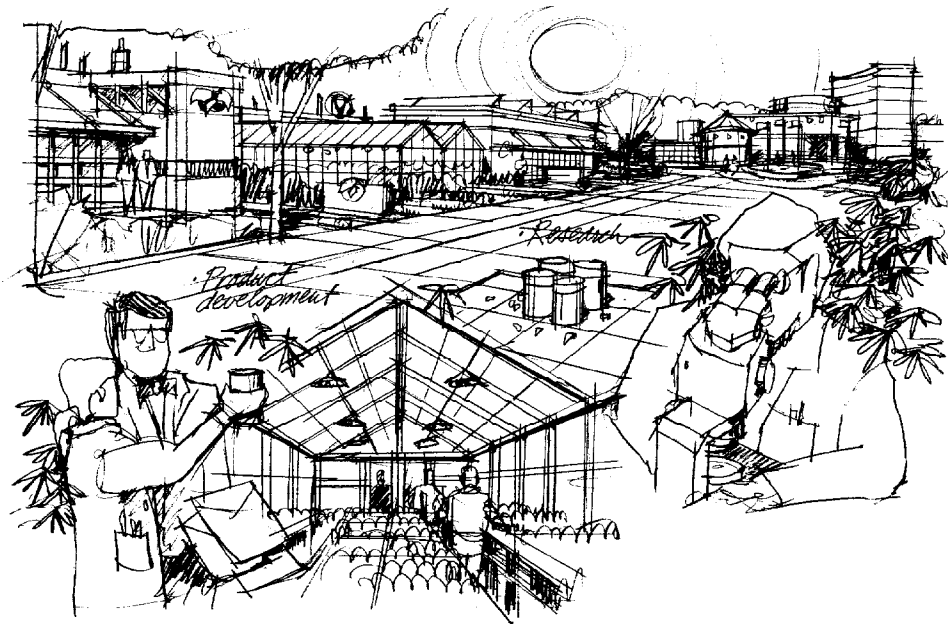
Building Corporate Community, *Urban Land*, January 2001

"The idea that biotech and high-tech companies thrive in faceless, warehouse-like environments is outdated. The quality of the work space has become increasingly important, partially in recognition of the fact that creativity and intellectual capital are today's most valuable corporate assets, not the traditional fixed assets of property and industrial machinery.

Internet, e-commerce, and biotech companies should function like self-contained communities, but they lack the physical settings to achieve this. It seems ironic that the typical surburban high-tech office park is filled with highly educated, well-traveled people stranded out on the interstate, with no place to walk, relax, or meet outdoors. While they might not need expensive "corporate nameplate" campuses or "signature" buildings, high-tech companies need to grow and mature in settings that encourage community, and it takes more than the latest cable technology for high-speed Internet access to effect this.

High-tech employees often work long hours, so long that the offices become like home, yet their supposedly domestic settings are often tilt-up, spec-built, windowless structures with unappealing outdoor spaces. They often lack even basic services like a sandwich shop within walking distance. To preserve both their mental and physical health, workers who look at screens all day need places to connect with nature. In today's era of laptop computers, cell phones, and other portable technologies, functional outdoor spaces can increasingly double as meeting places, especially in regions with relatively mild climates like the Bay Area, the Pacific Northwest, the Front Range, the Sunbelt, and Silicon Valley. Having functional outdoor space may not only increase a company's profits, workplace efficiency, and creativity, but also attract the best workers in a full-employment economy."

Integrated mixed-use work environments

Walk-to services

Usable open space

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