

Albany

New Providence, Bahamas

Location: New Providence, Bahamas
Type: Resort Village
Year Design: 2005
Status: Implemented without DPZ participation
Size: 500 acres
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Albany, located on New Providence Island, introduces a new resort model to the Bahamas, recalling the time when resorts were full-fledged towns rather than overgrown hotels. While the 500-acre site includes a beautiful beach, this new town will not be entirely dependent on its waterfront for value. Rather, the development uses urbanism to create an environment that is lively, liveable and walkable.



A new road reroutes highway traffic around the town, allowing Bay Road to become a pedestrian-friendly avenue from the town's main square to the western edge of the site. Moreover, the neighborhood streets are primarily oriented toward the water, bringing sea views into the heart of the resort. A system of pedestrian boardwalks also runs through portions of the site.



Albany is designed around an existing clubhouse, emulating the manner that villages once grew from outbuildings surrounding a farmhouse. The main square is lined with four- and five-story mixed-use buildings containing the greatest density and most activity. Next to the main square, an existing, unfinished harbor is upgraded to a full marina. The neighborhood to the north is centered around an equestrian facility. Here, larger lots form a series of "closes" that provide convenient access to the horse padding and stables. More informal spaces, such as playgrounds and playing fields of various sizes, are distributed throughout the site.

The plan and its associated urban and architectural regulations draw upon the tradition of Bahamian and Caribbean building types and urban patterns. These plan-specific codes ensure that the infrastructure sits as lightly on the site as possible and that the architecture is well-adapted to withstand flooding and hurricanes. Finally, the landscape design emphasizes the use of resilient native species and plants well-suited to local environment.