CLUJ INNOVATION PARK
CREATING VALUE TOGETHER

CLUJ INNOVATION PARK

COMUNITATE SUSTENABILA BREEAM

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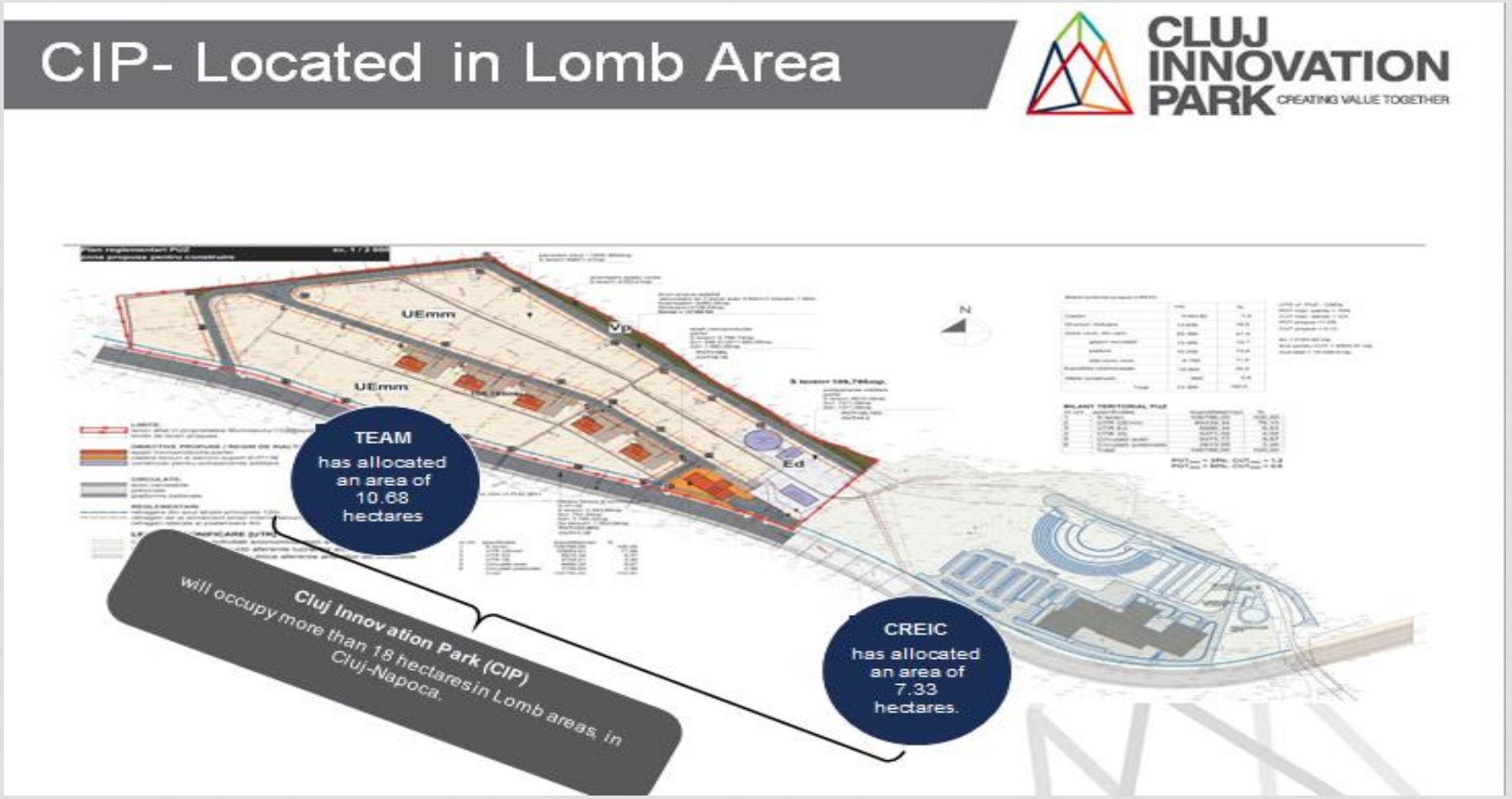
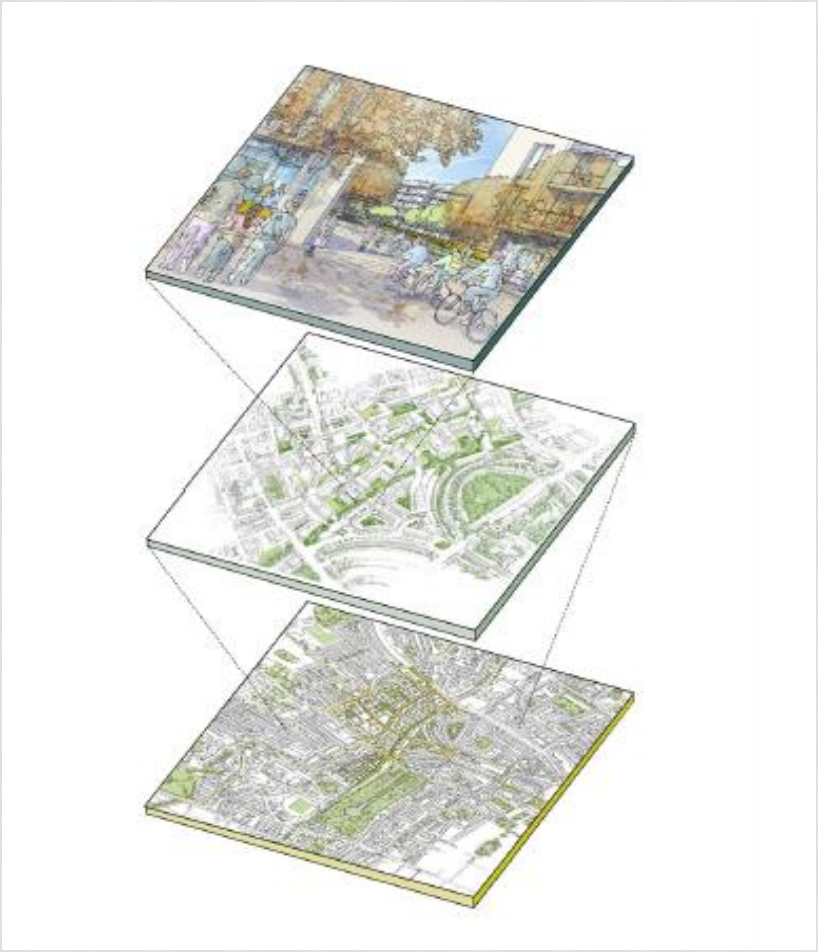
CLUJ INNOVATION PARK - amplasament

CLUJ INNOVATION PARK – proiecte propuse prin Plan Integrat de Dezvoltare Urbana Cluj



Steps in Breeam Communities

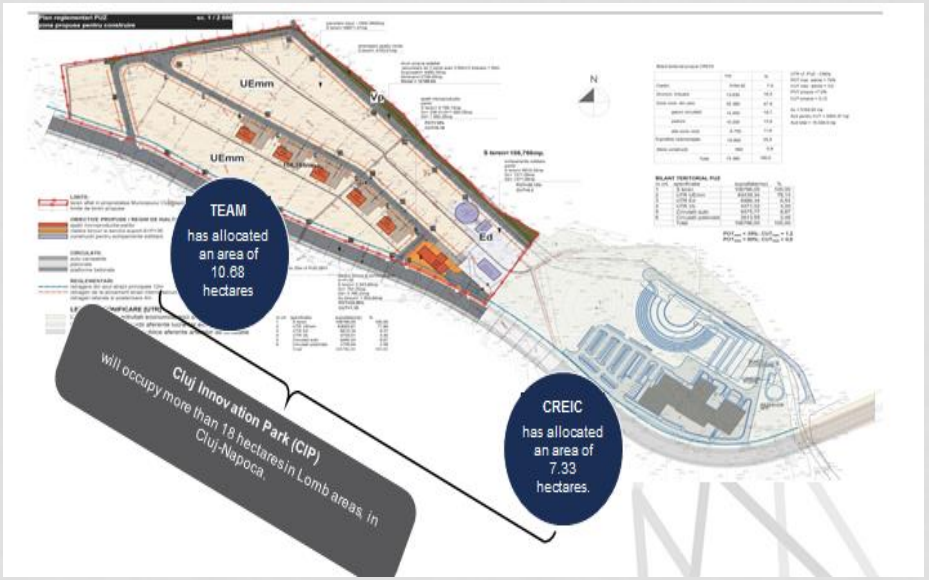


- **Step 1**: Establishing the Principles of Development
- **Step 2 :** Determining the layout of the Development
- **Step 3**: Designing the details

STEP 1: ESTABLISHING THE PRINCIPLES OF DEVELOPMENT

Step 1: Establishing the principle of development

- GO 01 - Consultation plan
- SE 01 - Economic impact
- SE 02 - Demographic needs and priorities
- SE 03 - Flood risk assessment
- SE 04 - Noise pollution
- RE 01 - Energy strategy
- RE 02 - Existing buildings and infrastructure
- RE 03 - Water strategy
- LE 01 - Ecology strategy
- LE 02 - Land use
- TM 01 - Transport assessment



Consultation Plan : CREIC & TEAM :

7,33 hectares – Regional Center of Excellence for Creative Industries
10 hectares – TEAM Technology Center , Evolution , entrepreneurship and microenterprise

STEP 1: Economic Impact, Demographic needs & priorities, Noise pollution, Existing Buildings

- **Economic Impact:**
- - 3200 sqm Class A offices
- 408 sqm Media Producers (CREIC)
- 946 sqm Film Producers (CREIC)
- 966 sqm Creative Industries (CREIC)
- 1538 sqm Manufacturing & Services in TEAM
- 68000 sqm Constructions in TEAM
- No existing Buildings at the present, according to Master Plan

STEP 1: Energy Strategy

- **Energy Strategy :**
- **Mixed alternative energy farm** : **photovoltaics & wind farm – of about 2,5 MWh**
- **Wind turbine** - Thanks to smart sensor technology- starts up when the wind speed reaches **a mere 3.5 m/s.**
- **Photovoltaics** are fitted to a swivel axis inclined at up to 20° and are continuously aligned with the current position of the sun by means of a rotation angle of +/- 45°.

STEP 1: Water Strategy, Land Use Impact

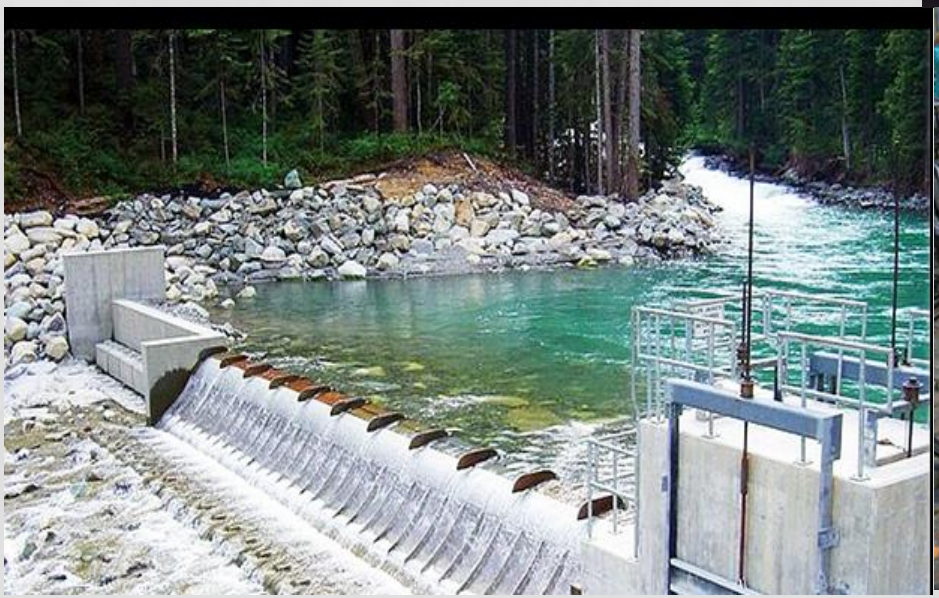
- **Water Strategy :**
- Collecting the rain waters and use them for irrigation and toilets
- Treatment of the grey and balck water are reuse them for irrigation & toilets
- Using the appropriate landscape and vegetation for the entire region, so the the plants won't need supplementary water

Land Use Impact:

Low pollution buy using green, sustainable energy, a well planned water strategy, energy efficient and energy saving equipment, smart mettering & monitoring of energy and water systems

Planting local plants , that don't need additional water and thrive for local conditions

STEP 1: Ecology Strategy



STEP 2:
DETERMINING THE LAYOUT OF THE DEVELOPMENT

Step 2: Determining the layout of the development

- GO 02 - Consultation and engagement
- GO 03 - Design review
- SE 05 - Housing provision
- SE 06 - Delivery of services, facilities and amenities
- SE 07 - Public realm
- SE 08 - Microclimate
- SE 09 - Utilities
- SE 10 - Adapting to climate change
- SE 11 - Green infrastructure
- SE 12 - Local parking
- SE 13 - Flood risk management
- LE 03 - Water pollution
- LE 04 - Enhancement of ecological value
- LE 05 - Landscape
- TM 02 - Safe and appealing streets
- TM 03 - Cycling network
- TM 04 - Access to public transport

STEP 3:
DESIGNING THE DETAILS

Step 3: Designing the details

GO 04 - Community management of facilities

SE 14 - Local vernacular

SE 15 - Inclusive design

SE 16 - Light pollution

SE 17 - Training and skills

RE 04 - Sustainable buildings

RE 05 - Low impact materials

RE 06 - Resource efficiency

RE 07 - Transport carbon emissions

LE 06 - Rainwater harvesting

TM 05 - Cycling facilities

TM 06 - Public transport facilities

DESIGNING THE DETAILS: HEALTH & COMMUNITY

The Benefits: Health & Community

DESIGNING THE DETAILS: THE ECONOMY

The Benefits: The Economy

DESIGNING THE DETAILS: THE ENVIRONMENT

The Benefits: The Environment