



Ten years in planning, Camana Bay marries traditional Caymanian architecture with modern technology to create a pedestrian-friendly, sustainable community where people can truly 'Live, Work, Play and Grow'. It was designed according to the principles of 'New Urbanism', an architectural movement in the United States that has grown in response to urban sprawl and aims to reduce reliance on cars and foster a sense of community.

To encourage community gatherings, The Paseo, the central street in Camana Bay, leads to The Crescent, a grassy waterfront plaza that could accommodate up to 3,000 people. And, parking is contained on the outskirts of the Town Centre to encourage people to walk.

The traditional values of education and family are at the heart of this mixed-use community, which is modeled after an old European town square. The combination of shops, restaurants, entertainment, office space, school, and residences was intentionally designed within a compact space that is easily walkable along cool, shady streets.

Awnings are placed along The Paseo, and trees provide additional shade. Buildings have deep overhangs to create shaded spaces, and louvers and sunshades screen windows from direct solar heating. For further cooling, fans are situated throughout the pedestrian areas.

The layout of the entire community is oriented to capture the prevailing breezes from the North Sound. A model town was built and put through a wind tunnel in Toronto to ensure airflow was maximized. Breezeways were cut through the waterfront façade to allow the air to reach the courtyards beyond.

After maximising the use of passive cooling techniques, the design team selected a Chilled Water System to provide mechanical air conditioning. This energy-efficient system has economic and environmental benefits and negates the need for individual air-conditioning units on buildings, which can be noisy and unsightly. The central chilled water plant (the white building that can be seen from West Bay Road), when at full capacity, will service one million square feet of built space. Combining multiple units into one chiller plant provides economy of scale.

A 'chiller' consists of an 'evaporator' unit that provides ▶



Camana Bay embraces green design

Before the invention of mechanical air conditioning, buildings were naturally 'green' and were designed to work with nature. Deep overhangs provided shade from the sun's glare. Prevailing winds were captured to cool walkways and interiors.

