

# What You Said

We have received 19 online vision surveys. Public responses are documented below.

## St. Luke's is special to me because...

- I live close.
- I was born there and worked there.
- I live near it. I had my babies all there. There was sickness and death for me there, but I feel like I am a part of it. Did not want it to close.
- It has connection to the Munson, Williams, and Proctor families, Grace Church, and early philanthropy in Utica.
- It's been around many years, and I've seen my family in that hospital for both good times and bad. I feel it's such a waste to not utilize this facility or at least parts of it in a manner other than medical or more housing etc.
- It's not, glad they replaced it with modern hospital in Utica. The area is special to me because I live in it and I would like to see it developed thoughtfully and at the same time provide desperate needs.
- I've lived near it my entire life.
- It was very easy to get to, lots of parking no congestion.
- The space currently occupied by the empty hospital is in a pivotal location in Oneida County.
- It's where I was born, and my kids were born.
- It is a public asset that is not generating tax dollars causing a higher burden on tax paying citizens. It is also a very large prime property location that could be tailored to a major economic impact in support of nanotech via supporting companies in that sector.
- I was born there and my grandfather was cared for in the rehab center.
- It is in my "backyard." Hoping it will not become yet another abandoned building in the greater Utica area.
- Because I live close to it.
- My kids were born there, ER was always there.
- It is where I went when I broke my arm.
- This question is rather unrelated as why this is a special place to me I don't think ought to be a factor. I do however feel that this is prime area for development and can be utilized to benefit the area and surrounding communities.

## I imagine St. Luke's will benefit our neighborhood by:

- Keeping it the same.
- Providing mixed use that benefits residents all around that campus.
- Another hospital being there to serve people.
- Adding new single family housing stock of varying qualities, given its proximity to city limits and the adjoining residential neighborhoods along and off Burrstone Road.
- I think a sporting complex similar to or based on the Nexus Center in Utica would be an excellent way to benefit all in the community.
- Being replaced.
- Create an environment for the area with jobs.
- No more apartments; people need new single-family homes. No stores or gas stations - something that will be beneficial to all.
- Being a mixed-use space. It would be nice to have affordable living, restaurants, businesses, walking/bike paths, and green space.
- Mixed residential use, including daycare and affordable housing for students and young families.
- Creating a community activity center. Good examples would be like the Clark gym in Cooperstown and YMCA in Oneida. It would be nice to have a place for kids to be active in a safe place like an activity center. Offering a summer program/camp for kids when parents have to work. A pool, gym, youth programs (STEM), bowling, rock climbing, racquetball, squash, pickleball, etc. The Utica/New Hartford area has nothing like this to offer. It should be a top priority to get the youth active and kept safe with an organized facility.
- Having the non-profit tax status removed and becoming a contributing property.
- Bringing a new life to the neighborhood by becoming an open air, close-quarters retail and park facility with green spaces, native plantings, playgrounds, dog park, and a densely packed, walkable "downtown" area feel. Something like a Disney Springs or Citywalk in Florida. Or for more realistic examples, Saratoga Springs, NY or Burlington, VT.

## I imagine St. Luke's will benefit our neighborhood by:

- Opportunity to add to the community tax base and provide additional housing, recreation and green space.
- Building a walking running biking trail system.
- Something to bring people to our area.
- Adding more to our tax roles.
- I've heard that this area needs more lodging. This could be a great hotel with indoor waterslide to attract families. My family have traveled to PA and Lake George for such hotels, when they could have taken advantage of a local hotel with the same attractions. When the area hosts events (college orientation/graduations, hockey games/tournaments, concerts, etc.) this would be a place where families with younger kids would enjoy staying that may not be interested in the event taking place. Being that we are Central NY and have rather long winters, this would be an indoor activity for those that do not do or like winter sports. The past few years the winters have not been great for outdoor winter sports. Take a look at what cruises offer for family fun, and NOT another casino!! There is still plenty of land for additional affordable housing units. The seniors in the area are looking for affordability and accessibility that doesn't require stairs but does offer security for them.



Reimagine St. Luke's  
Planning for the Future

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## I imagine St. Luke's will benefit our neighborhood by:

- ... offering an opportunity to those that served for our benefit, and most people only have a passing thought about. I'm strongly suggesting a Nursing home for Volunteer Fire Personnel and Veterans of Oneida County. These are people that give of themselves and are offered very little or nothing for their service and are taken for granted by most people. Right now, the closest Home for Fire personnel is in Hudson N.Y., a 150-mile ride from Utica and the nearest VA home is in Oxford N.Y., 50 miles from Utica. I don't know why I'm wasting my time with this, because I would bet the final plans for St. Luke's, are almost already in place by the decision makers. These periodic gatherings are being held to pacify the Taxpayers in the area. Along with a Nursing home, I'm sure other ideas of commercial properties and such could still be incorporated in some way, to the property. It could be a unique set up for a multiple array of ideas. I want to expand on Why, I would like to see this happen, especially for Fire personnel. First and foremost, their pay is ZERO dollars for responding to countless alarms throughout the year. In the case of our fire dept., it's over 1100 alarms to be answered on a yearly basis. The fire members are getting out of bed in the middle of the night, walking away from the evening dinners, leaving family gathering on holidays, and so many other sceneries. All to take care of the communities issues that need their support. Plus the many hours that need to be dedicated to take the states required training courses. Once again, putting home and family aside. A survey was done recently by FASNY and it showed that 78% of Vol. Fire Dept.'s in N.Y.S. are undermanned and, in a hypothetical situation, if all these Dept.'s 85,000 members decided to pack it in, the state would have to hire 33,000 paid fire personnel to replace them. Plus it was estimated that it would cost the state approx. 14.5 BILLION Dollars to take over all the building , trucks and equipment. Give some thought how much it would cost Oneida county alone! To make it even more ridiculous, the state gives active members a whopping \$200.00 give back at tax time. For some members, that's about 1 penny an hour. My point is take care of those that take care of you. The pat on the back and a thanks for your service for Fire personnel and Veterans, is getting old. What people are now taking for granted, will, and I say will. bite them in the A - - someday!!! Thanks for reading and I'm aware I'm wasting my time. But a weak shot, is better than no shot. Regardless of how the project works out I'm sure it will be a great accomplishment. There are some real good people on the committee that I respect.

## We should build on our successes including...

- The Wynn Hospital
- Nexus Center
- Complete resurgence of downtown Utica.
- St. Luke's was a great hospital. It helped a lot of people.
- Along with the building of the new hospital in Utica, and the significant sacrifice of taxable land from the city for the common good of the region, the county should facilitate annexation of the former St. Luke's property to the city of Utica, such that the new development comes to the tax base of the city of Utica and helps to offset the loss that city residents took for the common good.
- Use of different parts of the building or adjacent to it making it a recreational area. There is plenty of parking too which is great.
- Proven successes in other areas: greening up with native planting, taking into consideration how development negatively impacts flooding in surrounding areas (St. Luke's was built on high water table farmland; basements get flooded all the time). Looking at overview of the property, there are no trees whatsoever.
- Beautiful park also would be great.
- The new hospital should have been put here. No problem with space no problem with parking and plenty of room for expansion. This was strictly a political decision that was made to quickly. This needed to be put to a vote.
- Art in the community. Great food.
- It's more like avoiding past mistakes, like the rejection by the New Hartford Town Board of housing on the property of Sangertown Square.
- Investing in local youth programs.
- What do we measure success by? There have been tax incentives and grants awarded to companies that have failed or underperformed. This asset should not be in the healthcare field. It needs to become a taxable asset.
- Bagg's Square, 840 Trail, Canal Trail, 5S corridor, wheels to heels (Rome, NY), St. E's development plans.
- 840 multi use trail, Utica Parkway Center, Griffiss reuse development (business park, sculpture trail, townhome development).
- No low-income rents. No illegal immigrants.

## We should build on our successes including...

- Our County Executive said we need more hotels A hotel with a large conference center in one end. The other end has a water park in it for families. With Utica Club Trolleys going to the Zoo, Utica Brewery, Arts Area, Braggs Square, Farmers Market, Utica hotels, details on points of interests can be worked. The Utica Trolley is a staple to us old timers People remember things like that Then Utica needs places to shops take a look at Ashville what they did to their downtown. Oneida has a great shopping store it's where Herb Philips was. Utica need places like that. People come to a place they like to shop different shops.
- It would be nice to have a housing development. Also a community pool where people can go swim laps.
- Focusing on the colleges in the area that need hotels for families to stay when attending college events, be it moving in their students, orientation, parent weekend, graduation or sporting events. This hotel would also fulfill the need for more lodging in the area and attract more people to the area.



**Reimagine St. Luke's**  
*Planning for the Future*

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## Tell us about places you visited and thought “I wish we had that at home.”

- Chiik-fil-A, Wegmans, Tully's
- Riverwalk in San Diego, CA
- An example would be The Spot restaurant in Ohio. It's a drive-in restaurant. Waitresses come out to your car and get your order. You eat right in your car. Loved it. Brought back old times when life was slower and people were happy!
- More and better paying jobs. This area still has large numbers of underemployed people. There are not sufficient choices in jobs and the opportunities to actually attain prosperity are highly limited locally. If the former St Luke's property does not evolve to new single-family homes, then an alternative would be to create a specialized business park that is connected to key programs at Utica University: Cybersecurity, Health Sciences, Construction Management, and seek to attract firms from within these sectors. Adding retail here is not advisable. There's already enough of it all over New Hartford and face to face retail is on the decline. Adding more parks is not necessary. Adding trails is advisable only if they might connect to the existing array of trails (canal, Rayhill, etc.). This region is still deficient in good paying jobs relative to other areas and "I wish we had that at home."
- I am very interested in a bowling facility in this area!! There is a dire need for it with the recent closing of the one and only bowling center in Utica. I've been to the CAC building in Sherry, NY and they have 20 lanes there and it's awesome to see that it's so successful they're just for one example. I've gone to tournaments throughout the state and there are so many great bowling centers that the communities they ate in can take advantage of. There is also arcades in some of them and it's just a great sport both competitively and recreationally!! Youth bowling would benefit so much if we had a center again. It's a lifelong sport for all ages and it's year round.
- Places in Utica and other places that have lots of trees and native foliage, water features that absorb heavy rainfall (ponds), large areas without automobiles- places where people can walk or bike (NOT gas engines). This can be done even with private or apartment housing or even commercial development.
- A VA hospital would be nice for our veterans so they wouldn't need to go to Syracuse for medical care.
- Upstate Hospital. Albany medical.

- Shopping where the parking is on the periphery that is walkable and you don't need to drive to individual stores. Green areas with outside seating.
- Petaluma, California, is home to a wide range of income groups and offers a variety of housing types.
- The Clark gym in Cooperstown.
- I wish we had clean streets, properties and parking lots. There are laws on the books that go unenforced letting business like Price Chopper in south Utica become a deplorable garbage dump! Community pride is lacking. Shed light on the big offenders first publicly. We can't grow with top quality newcomers if visitors come here and see trash all over the place. There are so many areas in our region that look just filthy and the business owners are neglecting to allocate resources to cleaning it up. It doesn't take much to take the step. My opinion is not that of a grumbling old person saying these streets are crap. Potholes are part of life. Litter is preventable and doesn't require public funds to fix.
- Disney Springs, Citywalk - Orlando, Central-West-End in St. Louis Missouri, Armory Square - Syracuse, Bagg's Square - Utica, Saranac Lake, NY, Inlet NY, etc. Quaint, walkable, densely packed city center vibes. This plot of land could be that and so much more if the right developer came in. We could have a destination center that people from across the state and country are starving for!
- Lake County Florida has a lot of well-developed parks that provide walking trails and conservation areas as well as pickleball courts and playing fields. PEAR park, Leesburg, FL, is one example.
- My kids stay at indoor water parks in different states for the parks in the hotel and visit local sites in the city they are staying for vacation Been to cities with hotels for work conferences with large conference rooms for training, vender work shops and displays. SF Trolley New Orleans Trolley. Philadelphia Duck Walking tours in Charleston on the street reading history. You could tie the hospital site into all off a plan to grow Utica tourism Just thinking about things as I just got to Leesburg Va.
- In Paris they had awesome walkways along the river.
- I like 'main street' vendors that are different in such cities as New Hope, PA. We don't need more chain stores, we need to encourage more small businesses in a safe environment.



# What You Said

## Public responses submitted in the online VISION SURVEY organized by categories:

### DESTINATION/TOWN CENTER

#### Make it an interesting destination with lots of things to do

- Providing mixed uses that benefit residents all around the campus.
- Being a mixed-use space. It would be nice to have affordable living, restaurants, businesses, walking/bike paths, and green space.
- Mixed residential use, including daycare and affordable housing for students and young families.
- Bringing a new life to the neighborhood by becoming an open air, close-quarters retail and park facility with green spaces, native plantings, playgrounds, dog park, and a densely packed, walkable "downtown" area feel.
- Our County Executive said we need more hotels A hotel with a large conference center in one end. The other end has a water park in it for families. With Utica Club Trolleys going to the Zoo, Utica Brewery, Arts Area, Braggs Square, Farmers Market, Utica hotels, details on points of interests can be worked. The Utica Trolley is a staple to us old timers People remember things like that Then Utica needs places to shops take a look at Ashville what they did to their downtown. Oneida has a great shopping store it's where Herb Philips was. Utica need places like that. People come to a place they like to shop different shops.

### DESTINATION/TOWN CENTER

- I like 'main street' vendors that are different in such cities as New Hope, PA. We don't need more chain stores, we need to encourage more small businesses in a safe environment.
- Focusing on the colleges in the area that need hotels for families to stay when attending college events, be it moving in their students, orientation, parent weekend, graduation or sporting events. This hotel would also fulfill the need for more lodging in the area and attract more people to the area.
- Been to cities with hotels for work conferences with large conference rooms for training, vender work shops and displays. SF Trolley New Orleans Trolley. Philadelphia Duck Walking tours in Charleston on the street reading history. You could tie the hospital site into all off a plan to grow Utica tourism Just thinking about things as I just got to Leesburg Va.

### HISTORY AND CULTURE

#### Celebrate and commemorate the legacy of St. Luke's Medical Center

- Best bet is to make it a vets hospital. Another hospital there to serve our precious vets. They need and deserve it.
- A VA hospital would be nice for our veterans so they wouldn't need to go to Syracuse for medical care.

### HISTORY AND CULTURE

- I'm strongly suggesting a Nursing home for Volunteer Fire Personnel and Veterans of Oneida County. These are people that give of themselves and are offered very little or nothing for their service and are taken for granted by most people. Right now, the closest Home for Fire personnel is in Hudson N.Y., a 150-mile ride from Utica and the nearest VA home is in Oxford N.Y., 50 miles from Utica.

### LANDSCAPE AND ECOSYSTEMS

#### Respect landscape, ecology; including gardens, green infrastructure and trails

- Proven successes in other areas such as greening up with native planting, taking into consideration how development negatively impacts flooding in surrounding areas (St Luke's was built on high water table farmland and our basements in the area get flooded all the time). Looking at an overview of the property, there are no trees whatsoever.
- Places in Utica and other places that have lots of trees and native foliage, water features that absorb heavy rainfall (ponds), large areas without automobiles- places where people can walk or bike (NOT gas engines). This can be done even with private or apartment housing or even commercial development.
- Beautiful park also would be great.
- Provide additional green space.
- In Paris they had awesome walkways along the river.

### WALKABILITY VS TRAFFIC

- Shopping where the parking is on the periphery that is walkable, and you don't need to drive to individual stores. Green areas with outside seating

### A PLACE FOR ALL SEASONS AND AGES

#### Provide kids' and youth programs

- Creating a community activity center. Good examples would be like the Clark gym in Cooperstown and YMCA in Oneida. It would be nice to have a place for kids to be active in a safe place like an activity center. Offering a summer program/camp for kids when parents have to work. A pool, gym, youth programs (STEM), bowling, rock climbing, raqueteball, squash, pickleball, etc. The Utica/New Hartford area has nothing like this to offer. It's a top priority to get the youth active and kept safe with an organized facility.
- Investing in local youth programs.

### CONNECTING COMMUNITIES

#### Create synergistic relationship with Utica University

- If the former St Luke's property does not evolve to new single-family homes, then an alternative would be to create a specialized business park that is connected to key programs at Utica University: Cybersecurity, Health Sciences, Construction Management, and seek to attract firms from within these sectors.

### REVENUE GENERATION

#### Expand education and job-creation opportunities

- More and better paying jobs. This area still has large numbers of underemployed people. There are not sufficient choices in jobs and the opportunities to actually attain prosperity are highly limited locally.
- Along with the building of the new hospital in Utica, and the significant sacrifice of taxable land from the city for the common good of the region, the county should facilitate annexation of the former St. Luke's property to the city of Utica, such that the new development comes to the tax base of the city of Utica and helps to offset the loss that city residents took for the common good.
- Create an environment for the area with jobs.
- Add to community tax base.



# What You Said

## Public responses submitted in the online VISION SURVEY organized by categories:

### HOUSING AND LIFESTYLE

#### Include a variety of housing

- Adding new single family housing stock of varying qualities, given its proximity to city limits and the adjoining residential neighborhoods along and off Burrstone Road.
- People need new single-family homes.
- Mixed residential use, including daycare and affordable housing for students and young families.
- Provide additional housing, recreation and green space.
- There is still plenty of land for additional affordable housing units. The seniors in the area are looking for affordability and accessibility that doesn't require stairs but does offer security for them.
- It would be nice to have a housing development.

#### Focus on wellness, fitness, indoor and outdoor sports and entertainment

- I think a sporting complex similar to or based off the Nexus Center in Utica would be an excellent way to benefit all in the community.
- Creating a community activity center. Good examples would be like the Clark gym in Cooperstown and YMCA in Oneida. It would be nice to have a place for kids to be active in a safe place like an activity center. Offering a summer program/camp for kids when parents have to work. A pool, gym, youth programs (STEM), bowling, rock climbing, raqueteball, squash, pickleball, etc. The Utica/New Hartford area has nothing like this to offer. It should be a top priority to get the youth active and kept safe with an organized facility.

### HOUSING AND LIFESTYLE cont'd

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- Building a walking, running, biking, trail system.
- A community pool where people can go swim laps.
- I've heard that this area needs more lodging. This could be a great hotel with indoor waterslide to attract families. My family have traveled to PA and Lake George for such hotels, when they could have taken advantage of a local hotel with the same attractions. When the area hosts events (college orientation/graduations, hockey games/tournaments, concerts, etc.) this would be a place where families with younger kids would enjoy staying that may not be interested in the event taking place. Being that we are Central NY and have rather long winters, this would be an indoor activity for those that do not do or like winter sports. The past few years the winters have not been great for outdoor winter sports. Take a look at what cruises offer for family fun, and NOT another casino!!
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