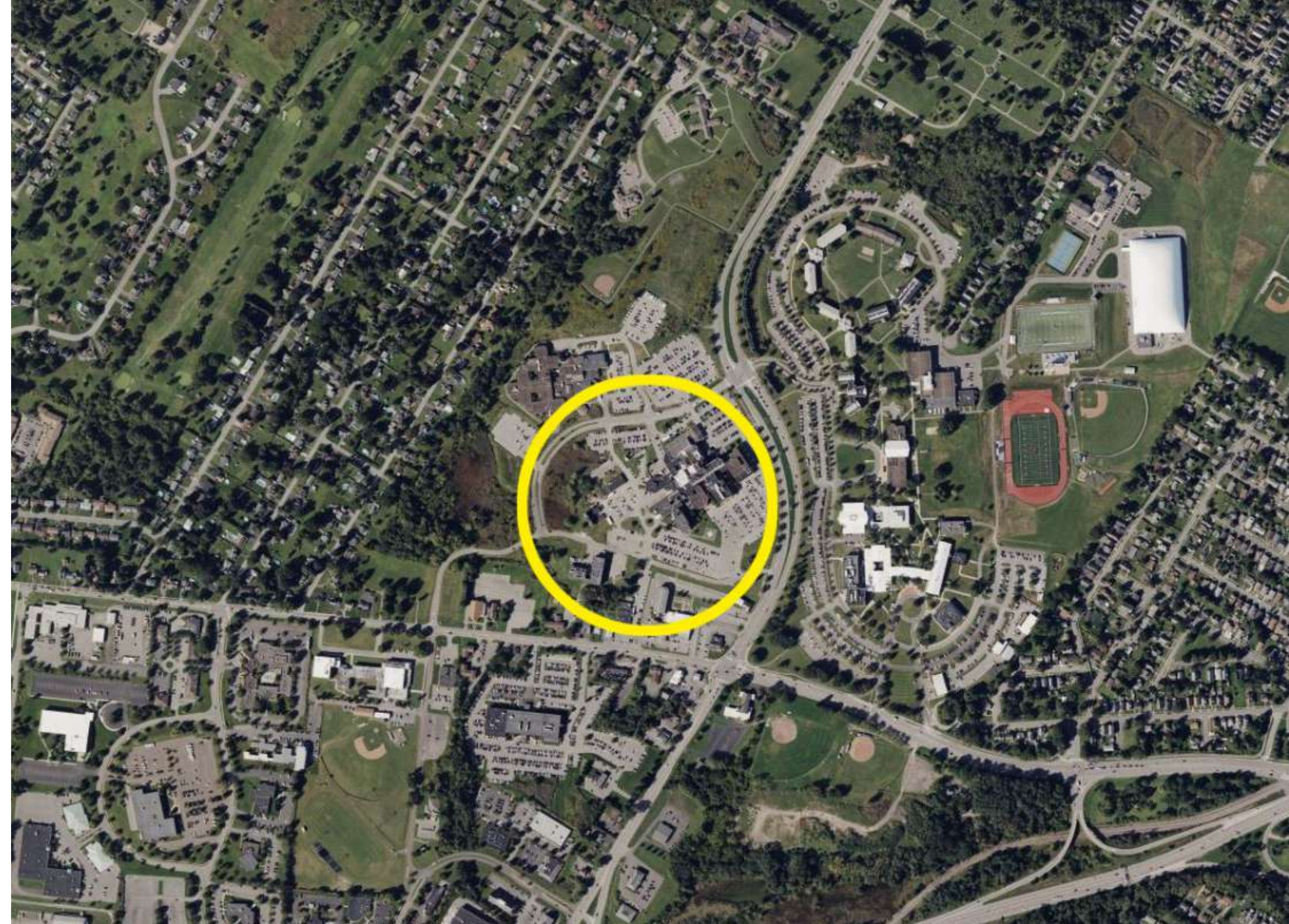


Community Workshop #2: Reimagine St. Luke's – *Planning for the Future*

Agenda

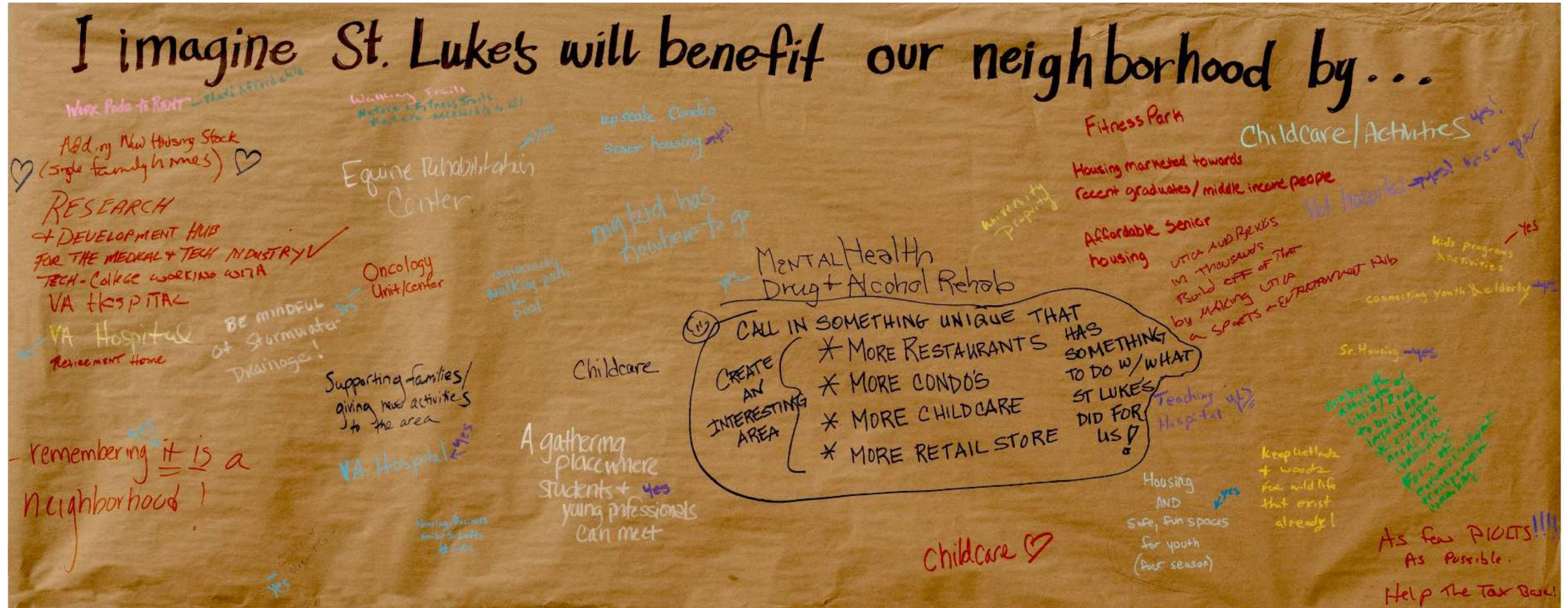
1. Engagement Round 1 Recap (10 mins)
2. Market Scan (10 mins)
3. Site Analysis & Planning Principles (15 mins)
4. Brainstorming Session (45 mins)



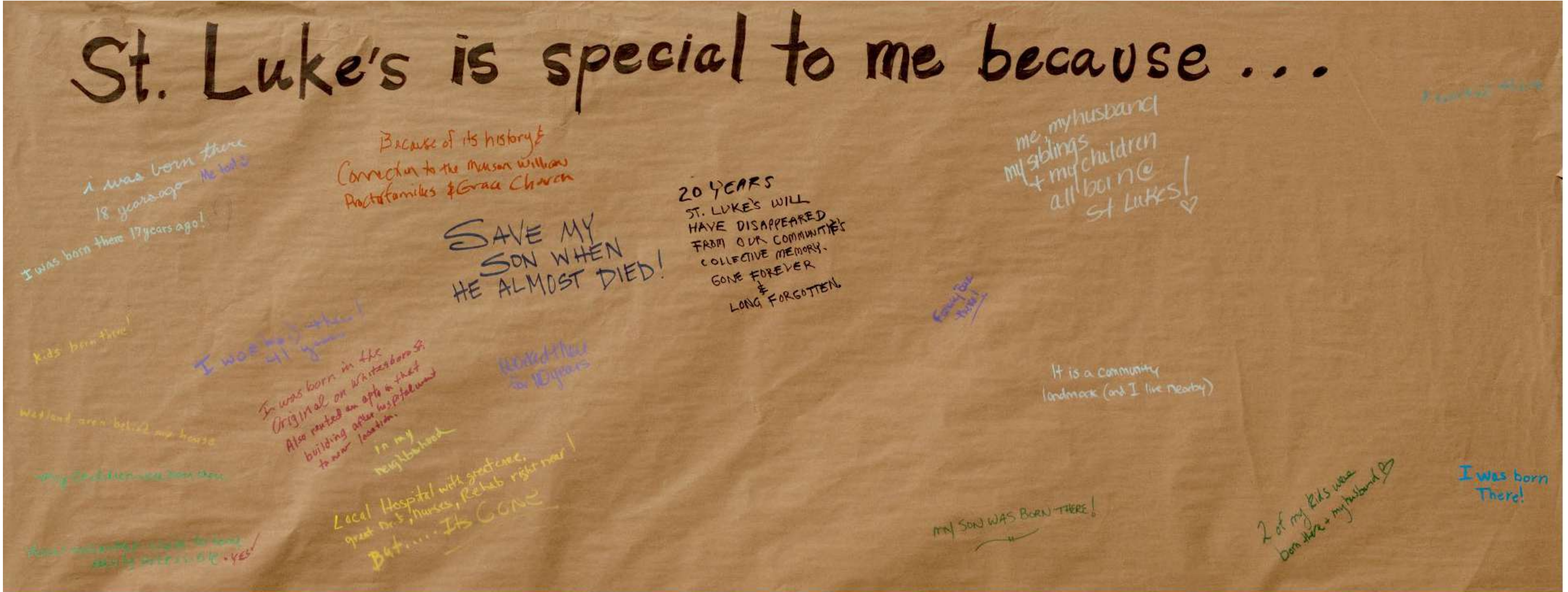
Last time we met - Community Workshop #1 - February 13, 2024



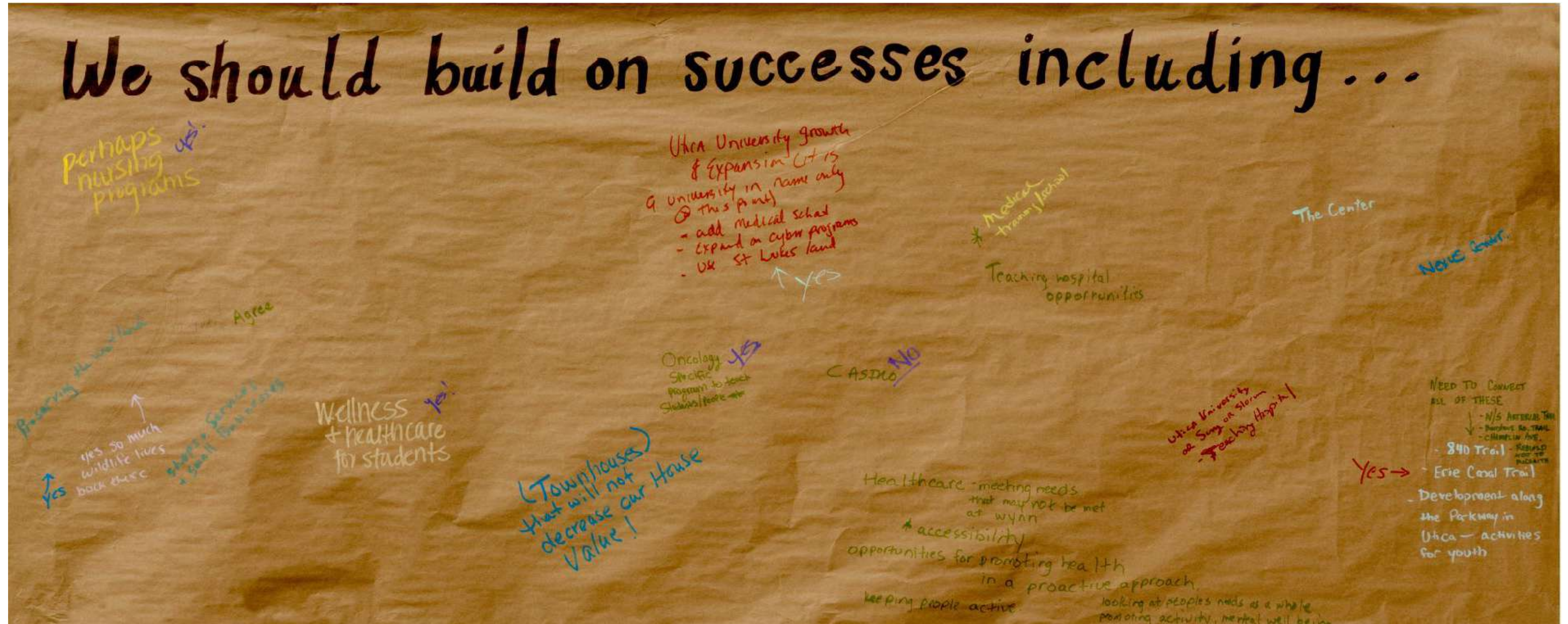
What Was Said at the Community Workshop #1



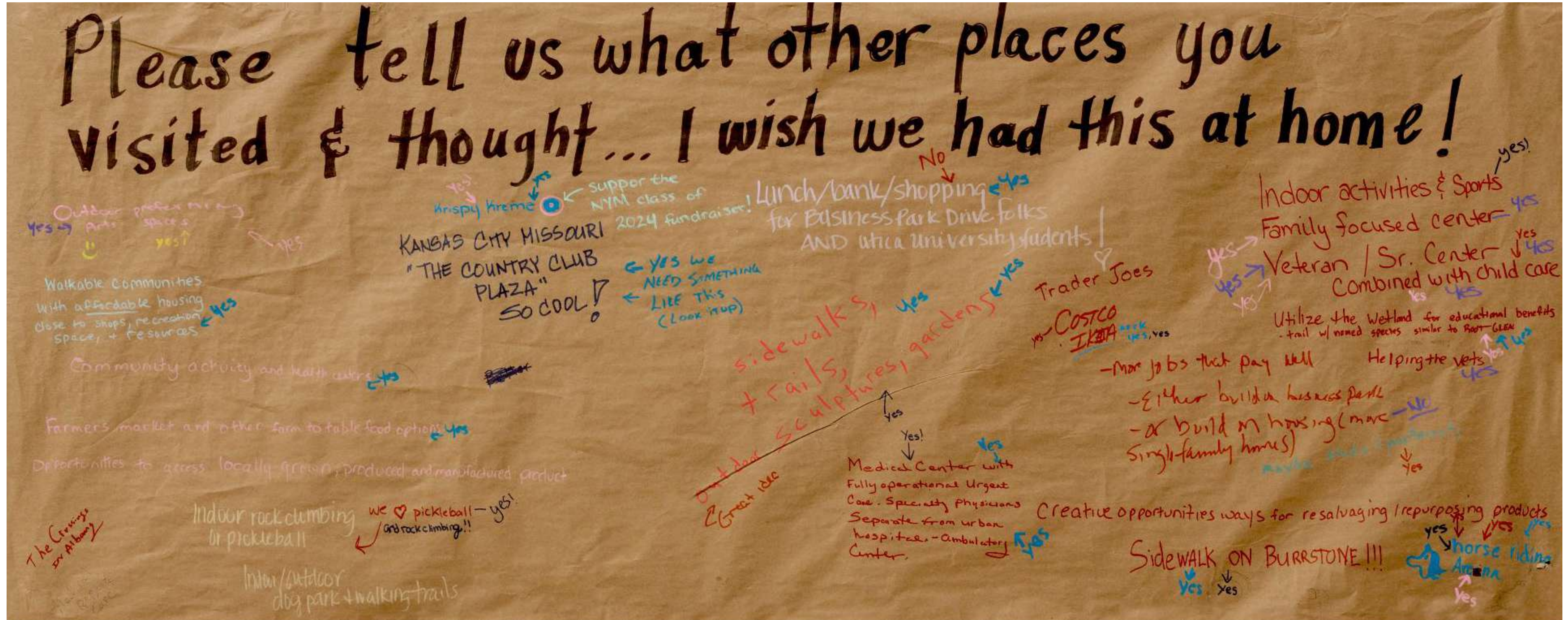
What Was Said at the Community Workshop #1



What Was Said at the Community Workshop #1



What Was Said at the Community Workshop #1



What We Heard at the Community Workshop #1

Based upon what was said during the **Public Vision Workshop #1**, the following **Draft Vision Statement** emerged. We would like your input to refine the Vision.

DRAFT COMMUNITY VISION

TRANSFORM ST. LUKE'S CAMPUS INTO **A NEW NEIGHBORHOOD WITH INTERESTING THINGS TO DO, A VARIETY OF PLACES TO LIVE, AND GREAT CONNECTIONS TO NATURE AND SURROUNDING COMMUNITIES**; ONE THAT CELEBRATES THE SITE'S HERITAGE OF PROMOTING WELLNESS, WHILE CREATING EXCITING OPPORTUNITIES FOR THE FUTURE.

DRAFT COMMUNITY GOALS

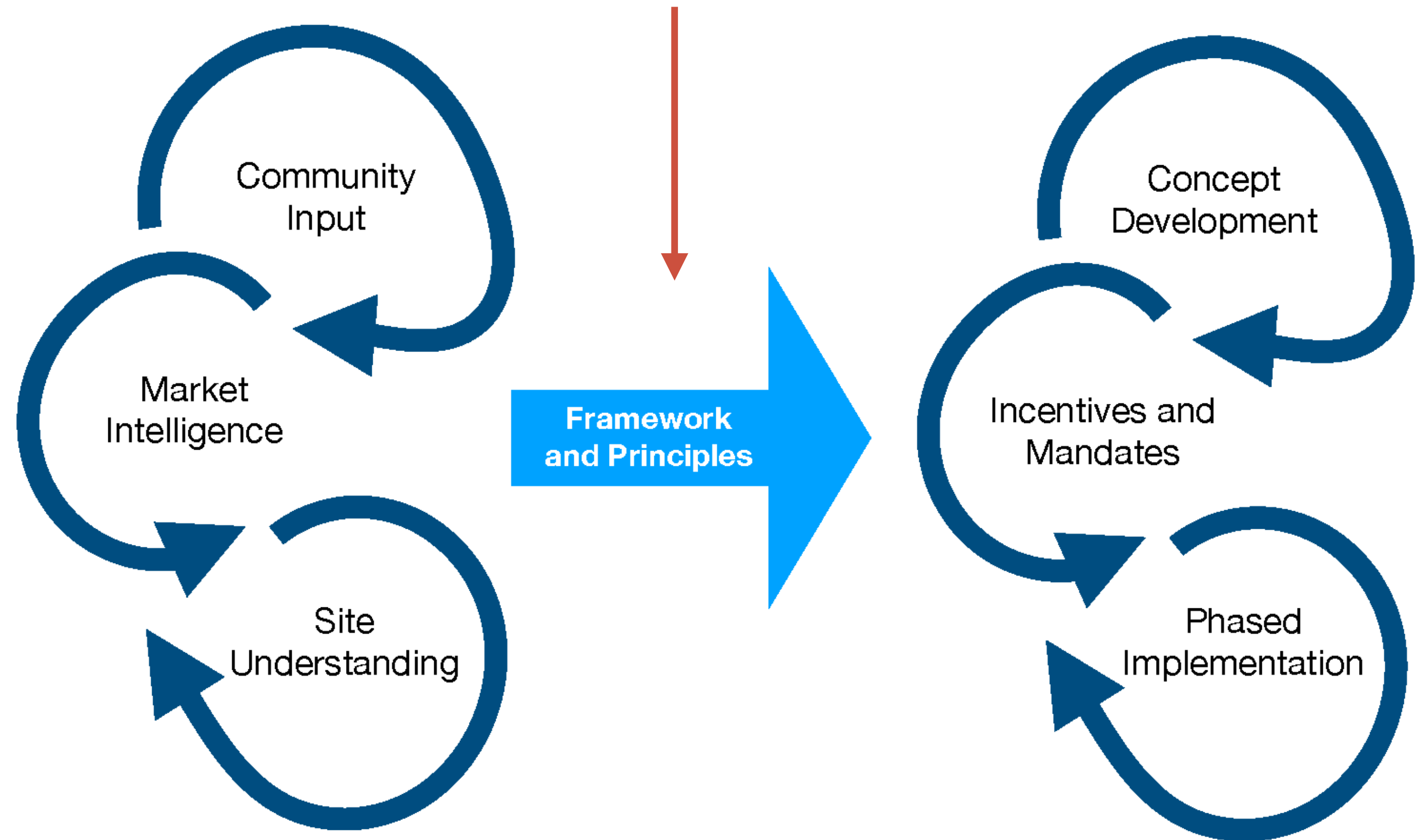
- Create a neighborhood
- Make it an interesting destination with lots of things to do
- Make it a gathering place for people of all ages
- Include a variety of housing
- Expand education and job-creation opportunities
- Create synergistic relationship with Utica University
- Focus on wellness, sports, fitness, indoor and outdoor sports and entertainment
- Provide kids and youth programs
- Celebrate and commemorate the legacy of St. Luke's Medical Center
- Respect natural landscape, ecology; including gardens, green infrastructure and trails

The Process

Today we are seeking advice on Planning Principles

- Collaborative approach
- Conducting creative analysis
- Working in tandem with economics
- Building consensus
- Establishing framework and principles
- Illustrate alternative concepts
- Incorporate input and evaluation

We are approaching a milestone



Facilities Study Update

- Phase 1 Environmental Site Assessments (ESAs) are complete except for the main hospital parcel.
- Abstract of Title and Boundary Survey are in progress.

St. Luke's Campus - Phase I ESAs

RE: Recognized Environmental Conditions (RECs)

1710 Burrstone Road

The assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property. Weston & Sampson did not identify any Recognized Environmental Conditions (RECs) for this Subject Property. However, the following significant data gap was identified:



- **The two pools on the Subject Property that were installed in approximately 1974 and filled sometime before 1997. The type of fill material and the source of the fill material is unknown.**

It is Weston & Sampson's opinion that this data gap represents a significant data gap because fill materials, especially from the timeframe of filling at the Subject Property, were often uncontrolled. Therefore, there is a potential for environmental media at the Subject Property to be impacted. Weston & Sampson recommends that better housekeeping practices are implemented in the mechanical room, as open containers of chemicals used for the HVAC system were observed during Site Reconnaissance near sumps that discharge to the public sewer system. Additionally, Weston & Sampson recommends that a GPR (ground-penetrating radar) survey and shallow soil sampling be conducted in the area of the former pools to identify fill contents.

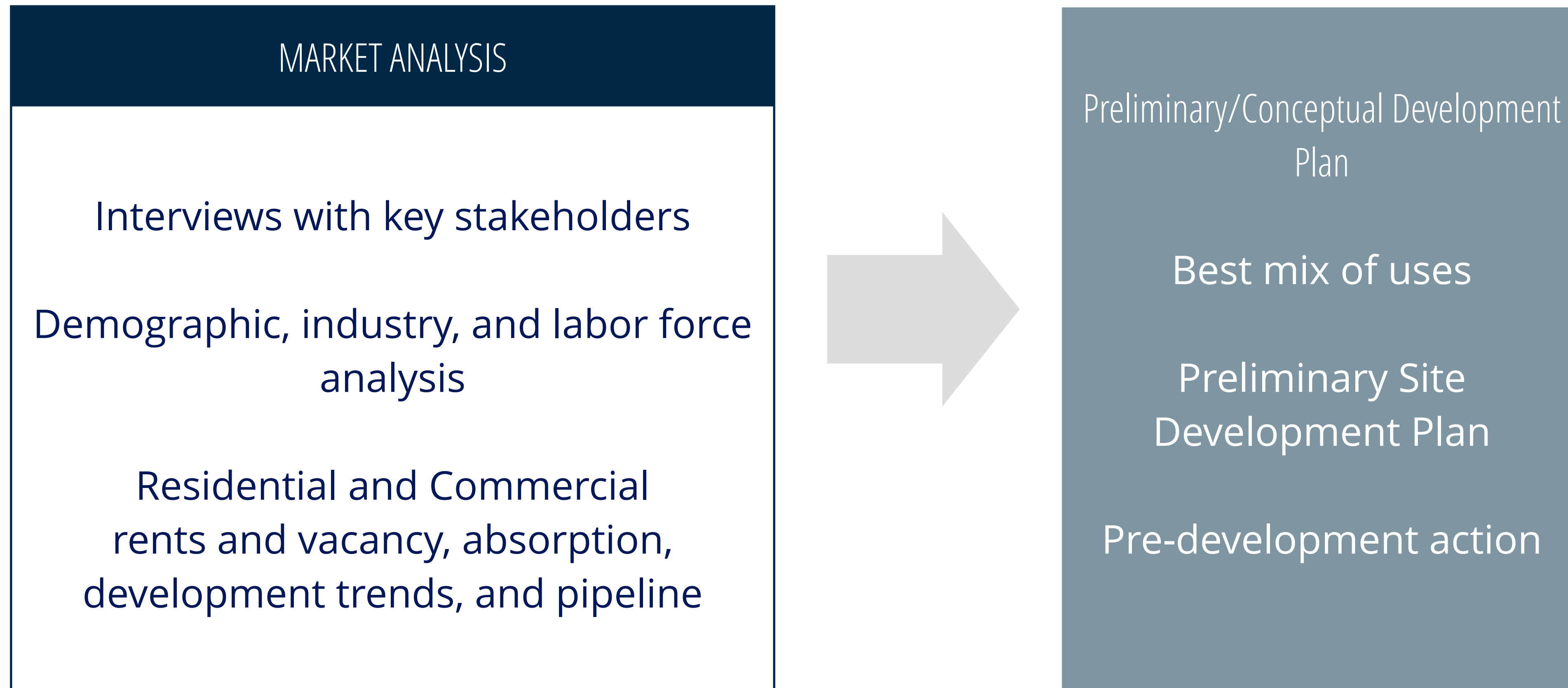
A summary of relevant environmental findings, along with Weston & Sampson's professional opinions, are provided below:

- The earliest identified development of the Subject Property was for as a diner sometime prior to 1964. At least one building was present on the Subject Property in 1958. In approximately 1974, the Subject Property was developed as a hotel (Ramada Inn). The existing building on the Subject Property was either demolished or expanded for the construction of the hotel sometime prior to 1974. Aerial photos of the Subject Property since 1981 depict a large building with a courtyard and parking spaces along the perimeter, as well as two pools in the rear of the building.
- By 1989, the Subject Property was used as dormitories for Utica College of Syracuse University (currently known as Utica University) and by 1997, the two pools on the Subject Property were filled and covered with vegetation. In 2005, the Subject Property was listed as Mohawk Valley Network Inc. in the city directory. Currently, a portion of the Subject Property is still used as dormitories for Utica University, whereas another portion is used as office spaces for Mohawk Valley Health System employees. The overall building layout remains similar to its use as the Ramada Inn.
- The surrounding area was developed for St. Luke's Hospital and related buildings (human resources office and dental clinic), Utica University, and various retail businesses in 1958. A nearby property with former or current uses that are considered high-risk is the gasoline



Market Analysis and Methodology

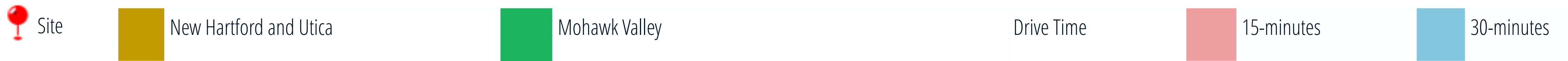
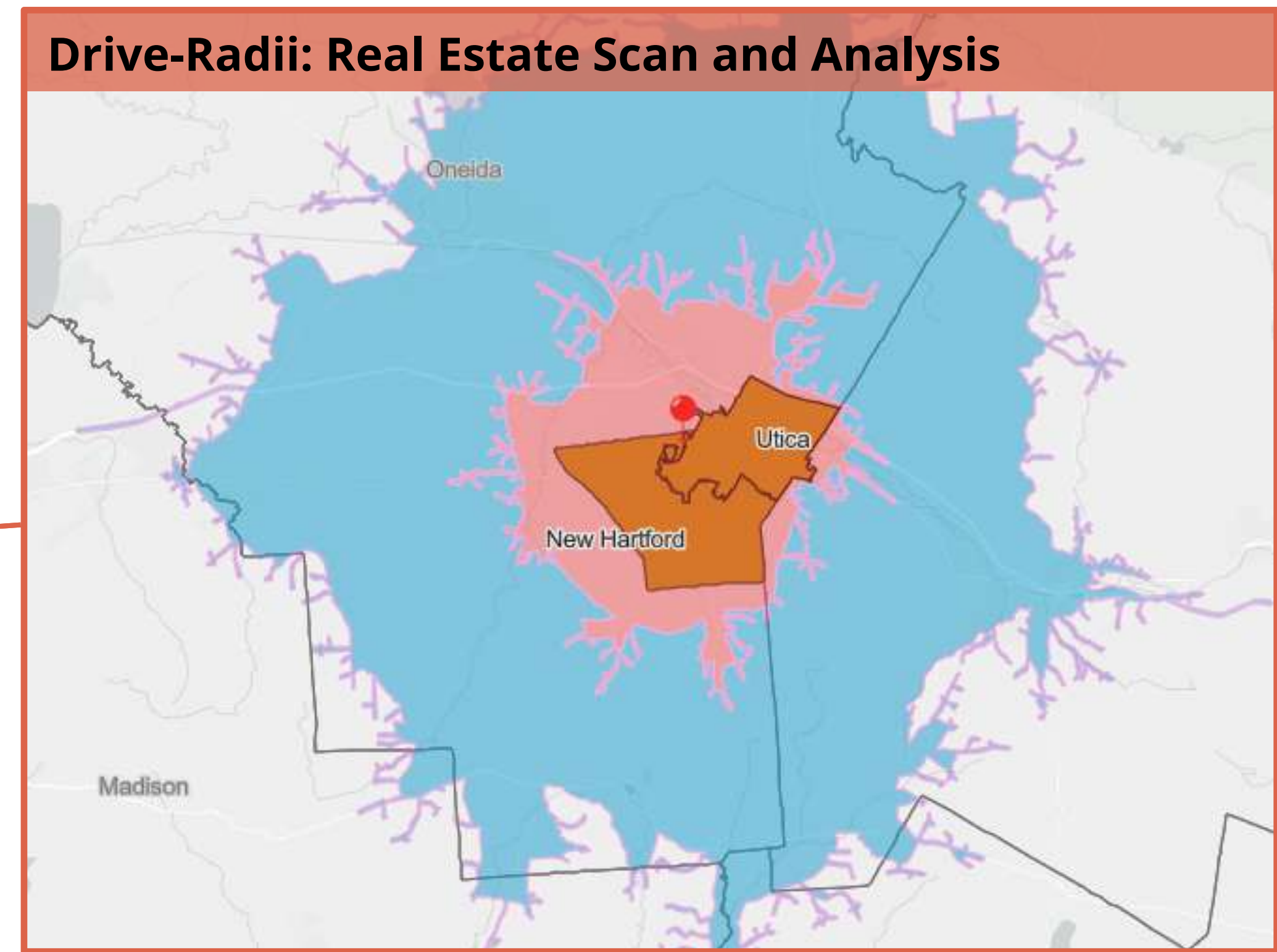
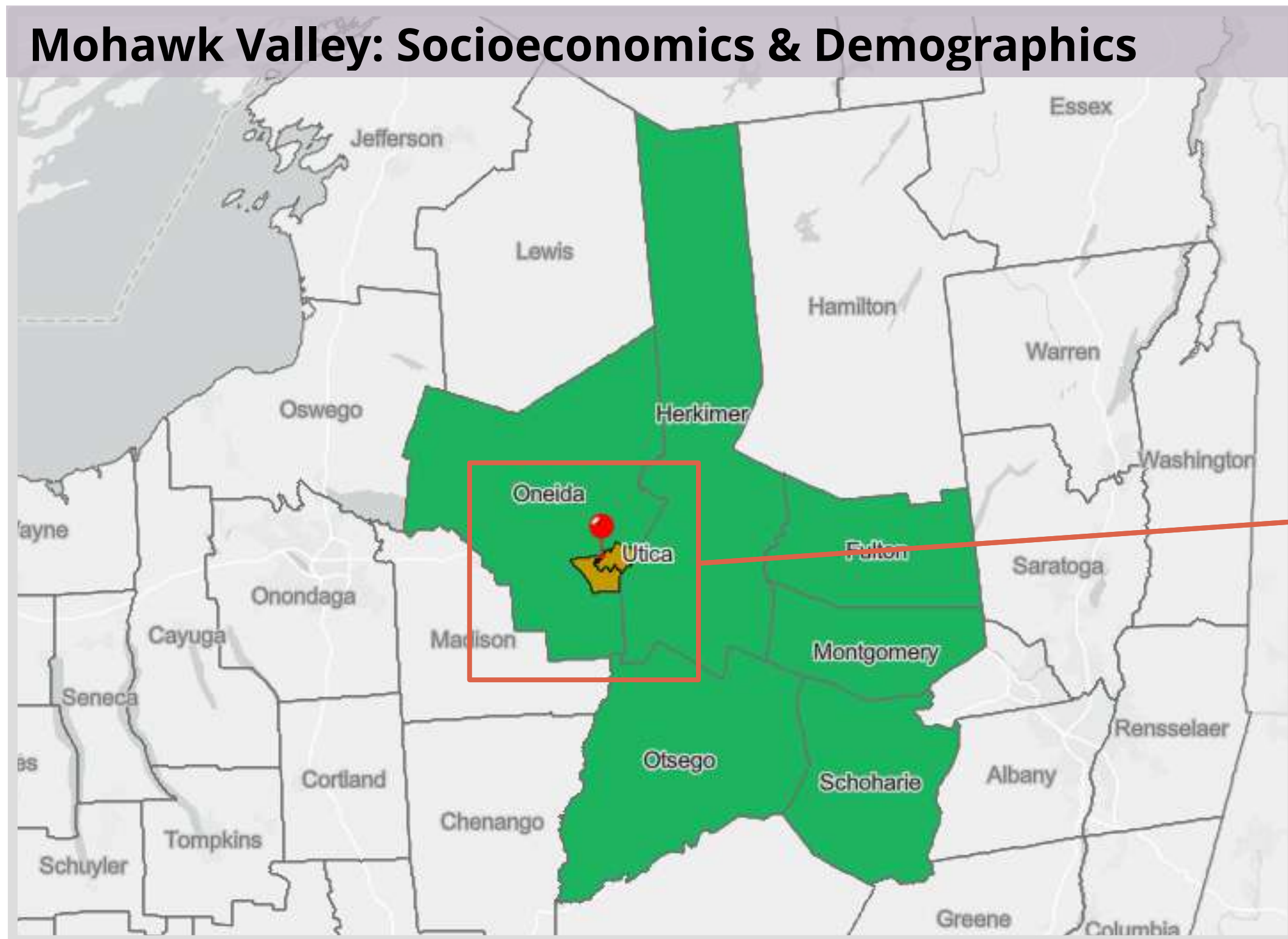
The market analysis will inform the preliminary conceptual development plan and ultimate redevelopment strategy for the St. Luke's campus.



Source: U.S Census Bureau - American Community Survey, CoStar, Lightcast

Study Areas

This study examines relevant demographic trends in these locations and in the Mohawk Valley region including Oneida, Herkimer, Otsego, Fulton, Montgomery, and Schoharie counties – as well as real estate market trends within a **15 and 30-minute drive of the site.**



Takeaways: Socioeconomics and Demographics

1

Oneida County's population remained constant, and number of households grew by 2,500 (2017-2022) – particularly in New Hartford and Utica, even though Mohawk Valley's population declined over past 10 years.

2

Growth, over the past 10 years, has been concentrated among **householders ages 65+** in the County and Region. The County also saw growth among **young householders living alone, younger married couples, and male-headed family households.**

3

Population with at least a bachelor's degree grew in Oneida County and the Mohawk Valley since 2012. Over the same period, **median income increased** regionally, particularly in New Hartford and Utica.

4

Oneida County **added over 1,600 manufacturing jobs** since 2013. Growth is mainly machinery, primary metal, and computer and electrical manufacturing.

Source: U.S Census Bureau - American Community Survey, CoStar, Lightcast

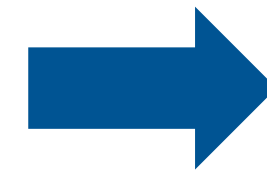
Takeaways: Real Estate - Residential

Demand for housing exists among growing young and older populations

Mohawk Valley **multifamily market added over 2,000 units in past 10 years** as rents grew steadily, particularly locally.

Recent development falls into three main typologies, reflecting the different types of residential demand in the market. Most of **new development is rental**, with **some ownership options planned**.

Some **higher-density residential in walkable planned developments**, like Marcy Tech Barn, is planned, integrating retail amenities **accessible to employment anchors and office space**.



Implications For St. Luke's

- Pipeline and absorption indicate **appetite for continued residential development** in the region to support growing industries.
- New housing should support growing population segments, and provide **rental apartments** and **for-sale townhomes**.
- First phase development should be substantial enough to **create a sense of place**.

Source: U.S Census Bureau - American Community Survey, CoStar, Lightcast

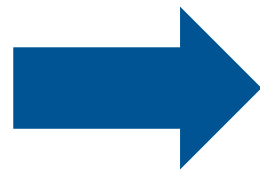
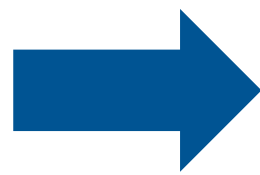
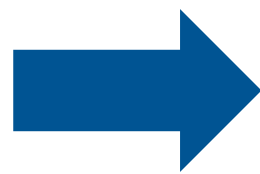
Takeaways: Real Estate - Commercial

Housing development creates a customer base for **neighborhood-serving retail**. **Community facilities** can supplement residential and retail, and support surrounding communities.

Nearby retail development has been slow over past 10 years, limited to small additions to existing retail centers and recent **ground floor retail in** downtown Utica.

Office development near the St. Luke's campus has been limited, with **no major office projects in the pipeline**.

Now home to Wolfspeed's \$1.2 billion public-private partnership, the Marcy Nanocenter at SUNY Polytechnic Institute includes three more projects in the pipeline, including **two more industrial parcels and a mixed-use residential project**.



Implications For St. Luke's

- Initial retail should fulfill, on-and-off-site, **uncaptured demand for convenience goods and non-destination F&B**.
- **Community facilities** such as daycares, and open spaces can support and attract local and surrounding communities.
- **New office development will likely require an anchor tenant in place in order to be viable**.
- Industrial/Flex continue to see growth in the region and will keep supporting jobs, but **not suited for an onsite location**.

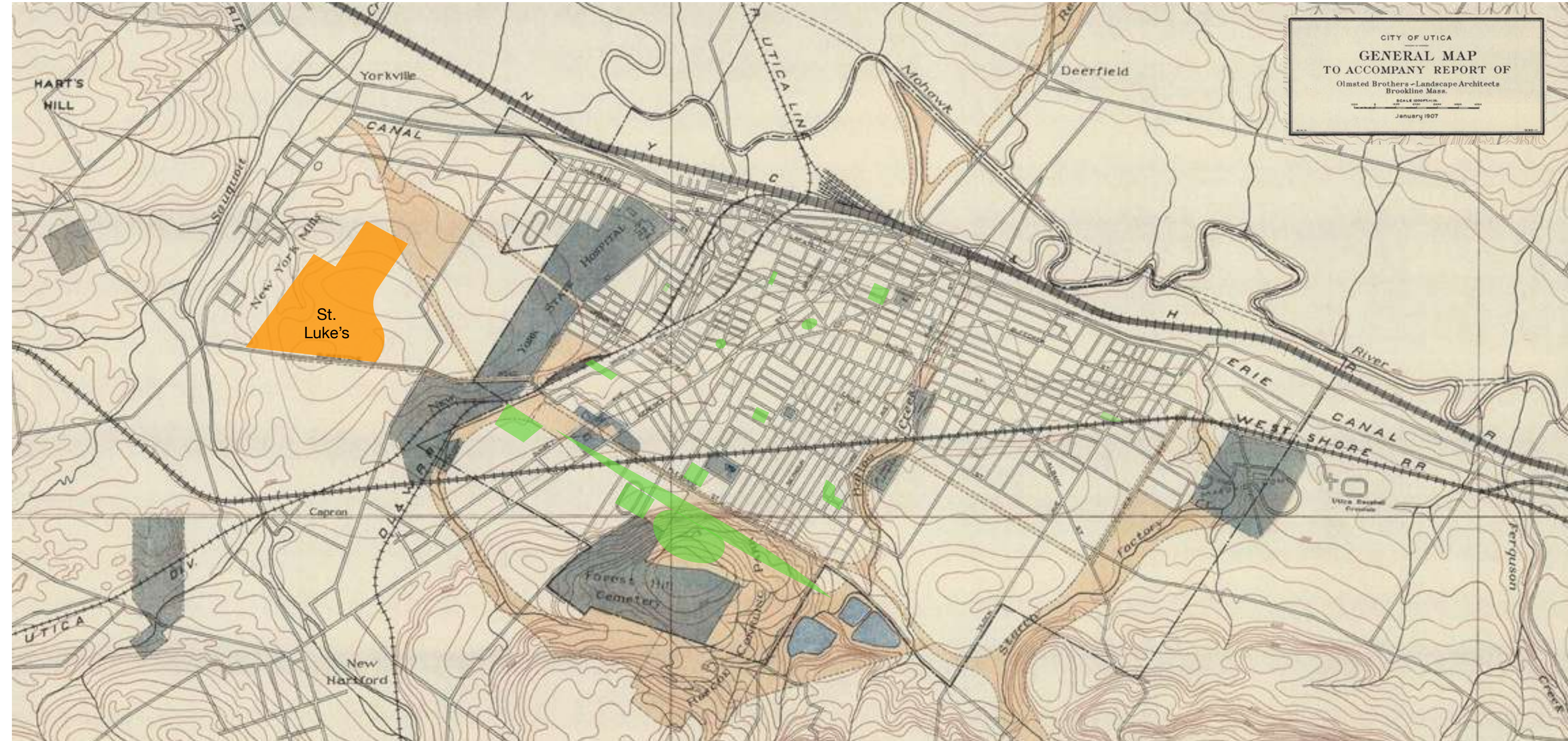
Source: U.S Census Bureau - American Community Survey, CoStar, Lightcast

Site Analysis and Place Understanding

Place Understanding is holistically considering all factors including the regional influences and landscape

Analysis includes both **Quantitative and Qualitative** review of the following topics:

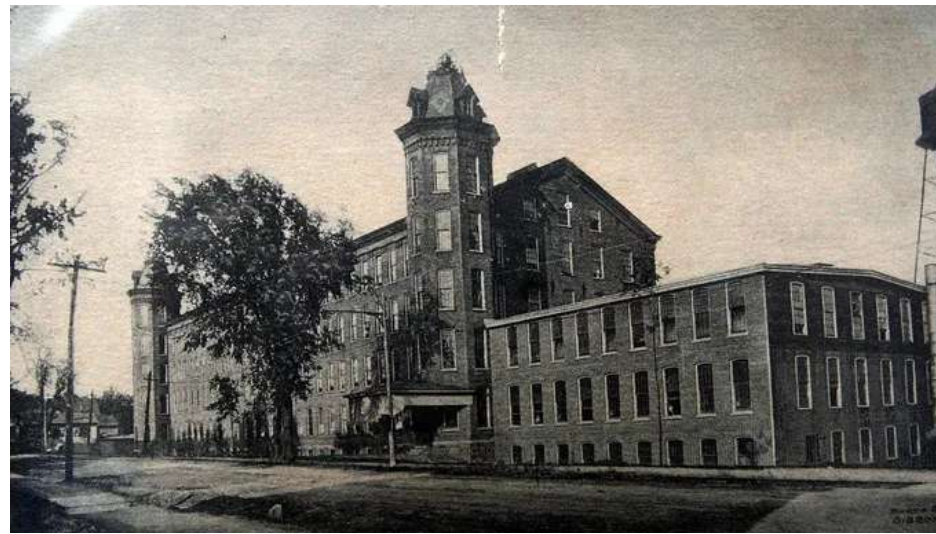
- History and Historical Data
- Past Studies
- Current Studies
- Planned Projects
- Transportation Studies
- Circulation and Access
- Pedestrian Realm
- Land Uses
- Regional Landscape
- Open Space System
- Natural Features
- Topography
- Surrounding Neighborhoods
- Adjacent Properties
- Built Environment



Site Analysis and Place Understanding

We looked at the magnificent architectural history, and the current development trend

Historic Buildings



New Development Trend



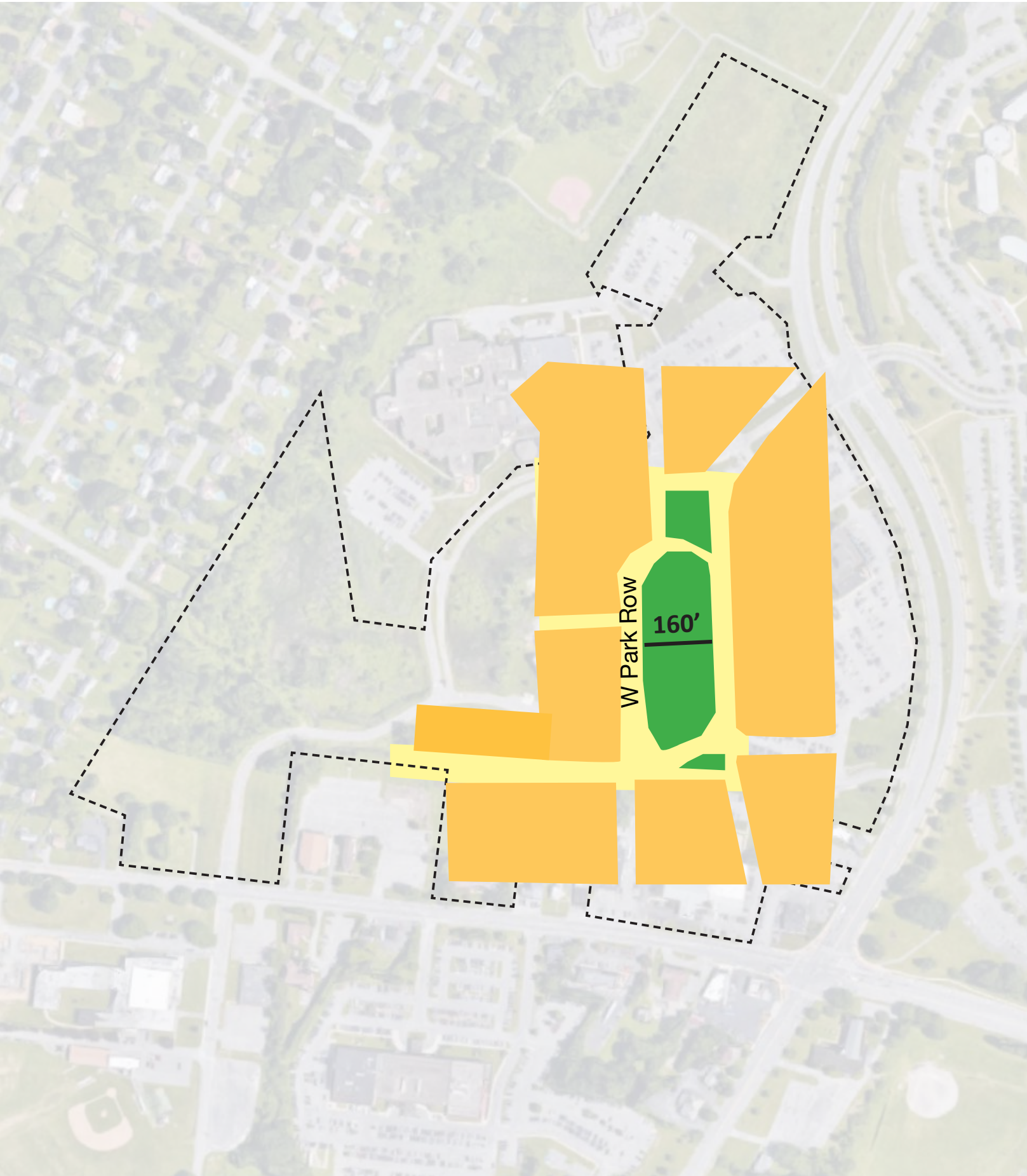
Site Analysis and Place Understanding

The Villages

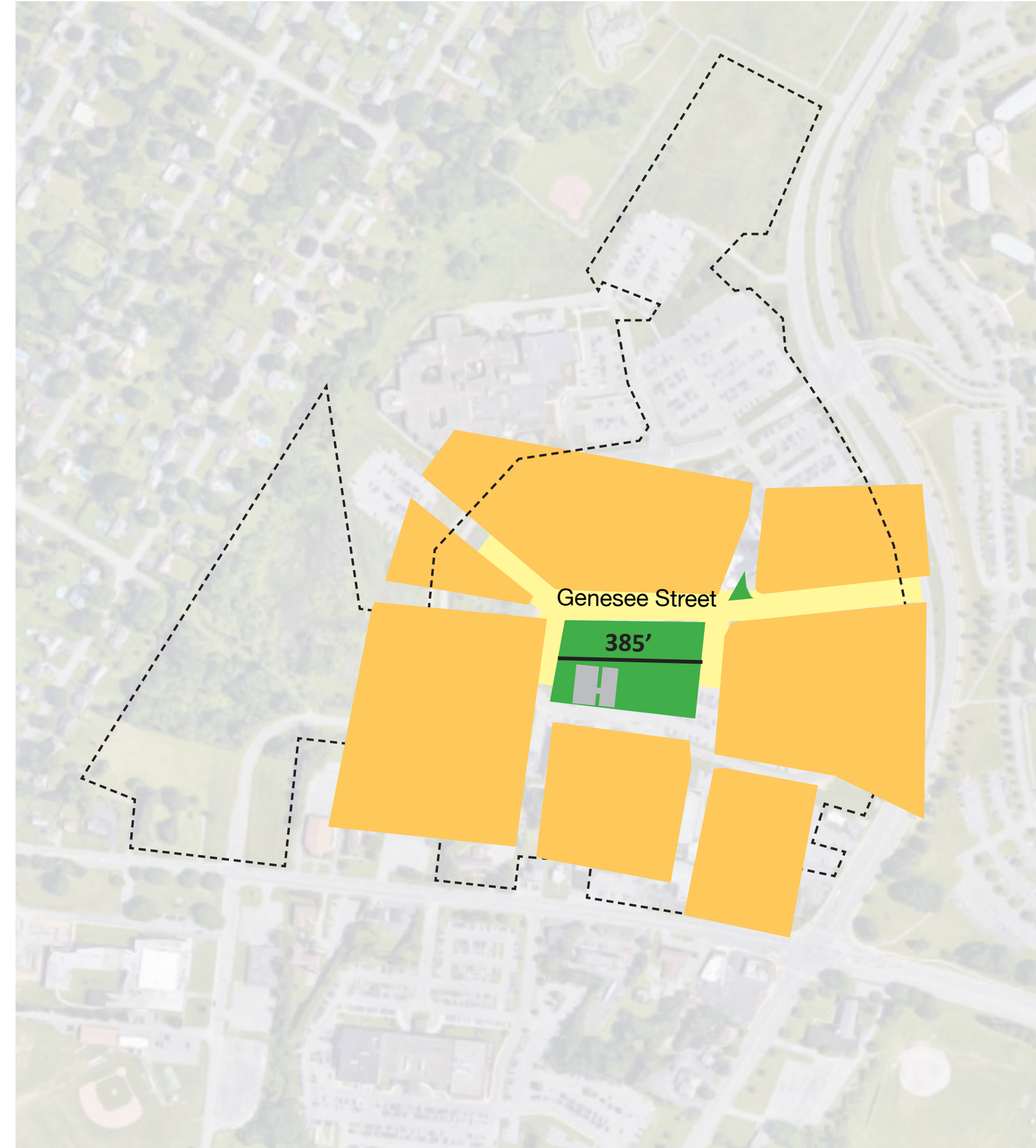


Site Analysis and Place Understanding

Scale comparison of the Villages of Clinton, New Hartford, and Whitesboro over the site area



Village of Clinton



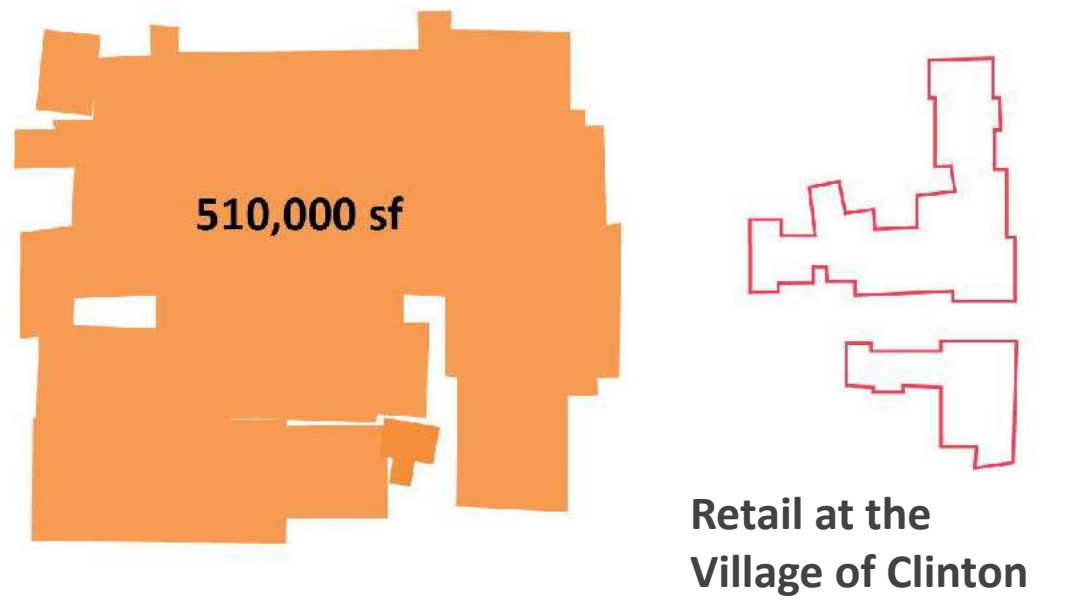
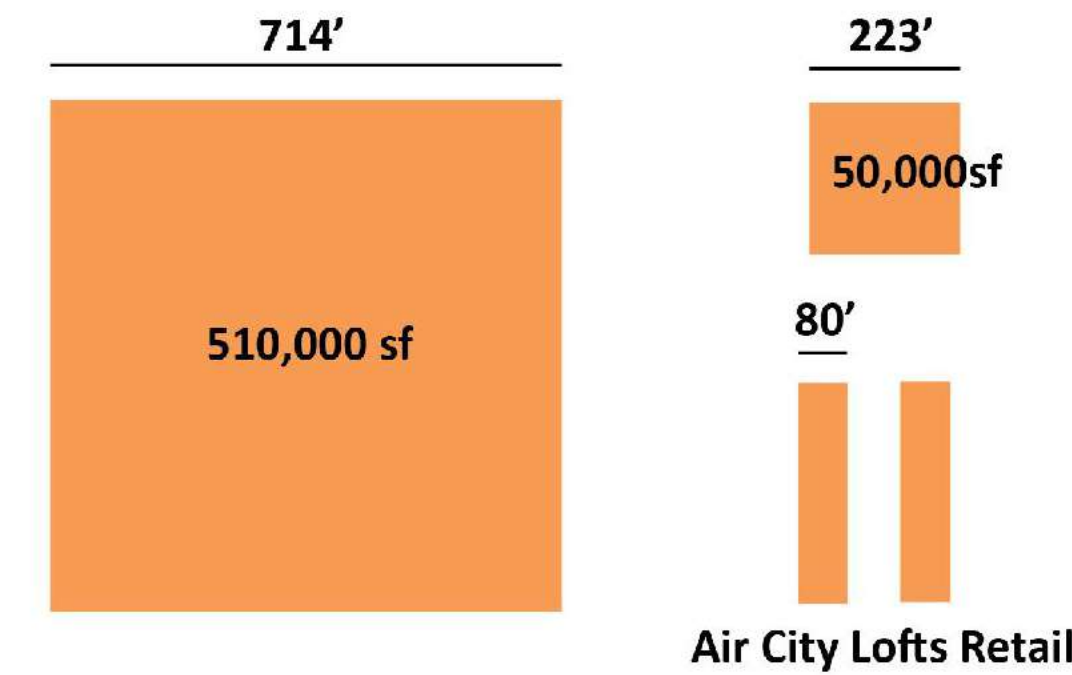
Village of New Hartford



Village of Whitesboro

Site Analysis and Place Understanding

Residents' lifestyle and daily experiences



Transportation, Land Use, and Open Space

Wide Roads



Burrstone Road



Champlin Avenue

Transportation, Land Use, and Open Space

The necessity to improve walkability, connectivity, and the quality of public realm



Transportation, Land Use, and Open Space

Opportunity to feature natural landscape on site

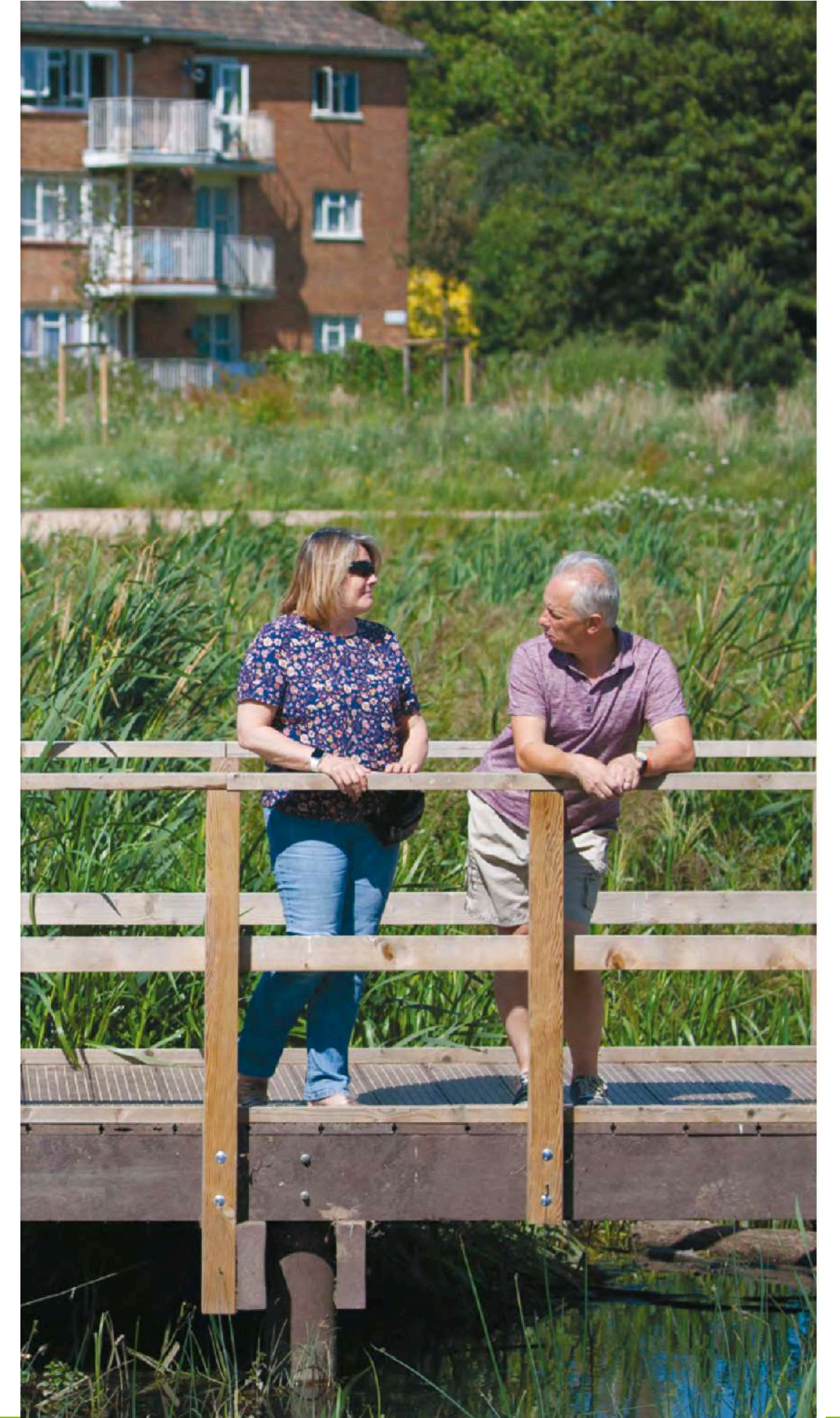


Reimagine St. Luke's Planning for the Future
www.regimaginestlukes.com

Community Workshop #2 | April 30, 2024
FWD | A + U River Street HR&A Langan

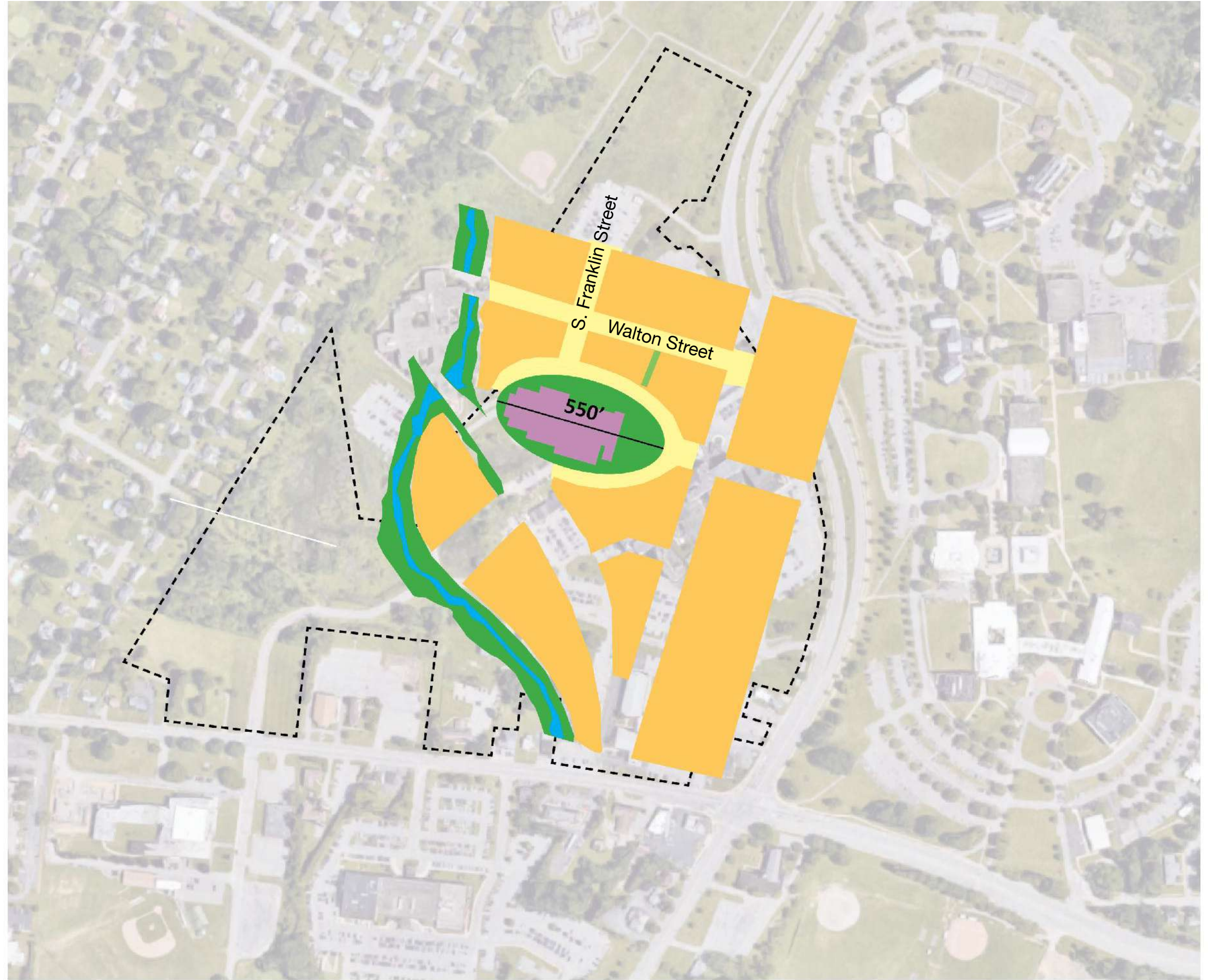
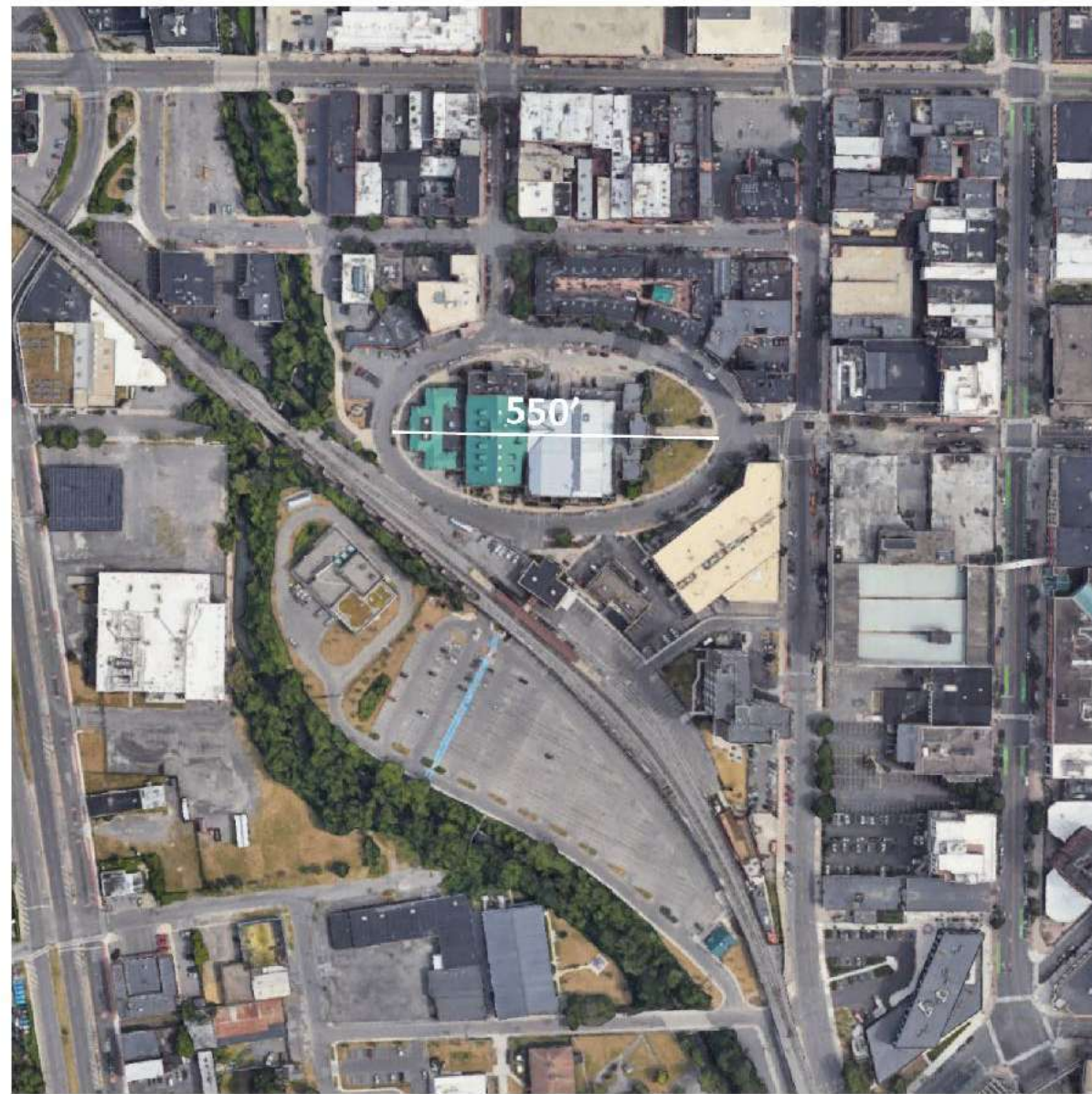
Open Spaces and Public Realm

What we heard from you - a Destination/Town Center



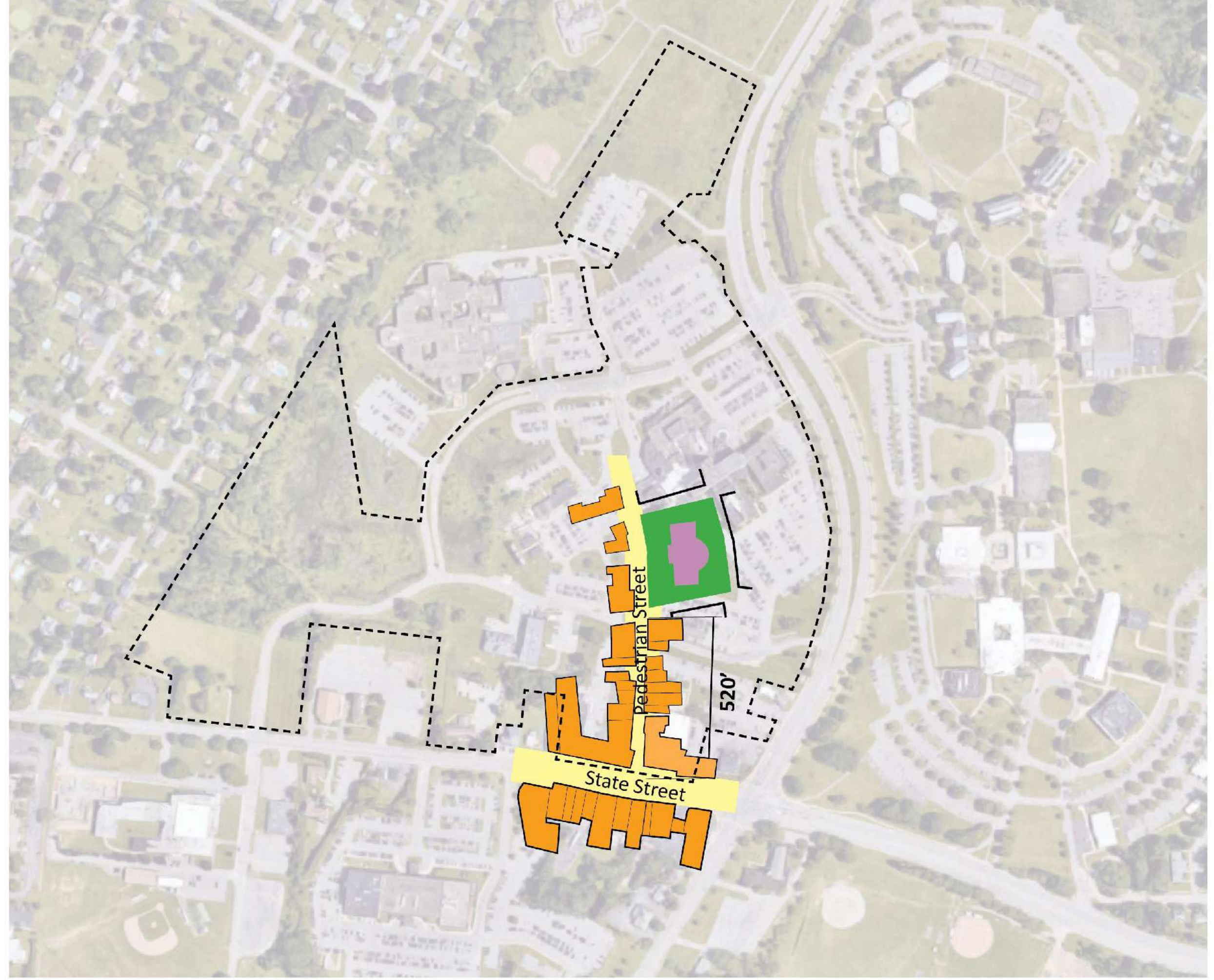
Scale Comparison

Armory Square, Syracuse, NY



Scale Comparison

Jay Street Marketplace, Schenectady, NY



0 300'

Multifamily and Townhouse Housing Prototypes

Opportunity to introduce a variety of housing models



Apartment Buildings



Loft-style Apartment Buildings



Cottages and Clustered Single Family Homes



Townhouses



Duplex Townhouses



Flats



Low-rise Apartment Buildings



High-rise Apartment Buildings

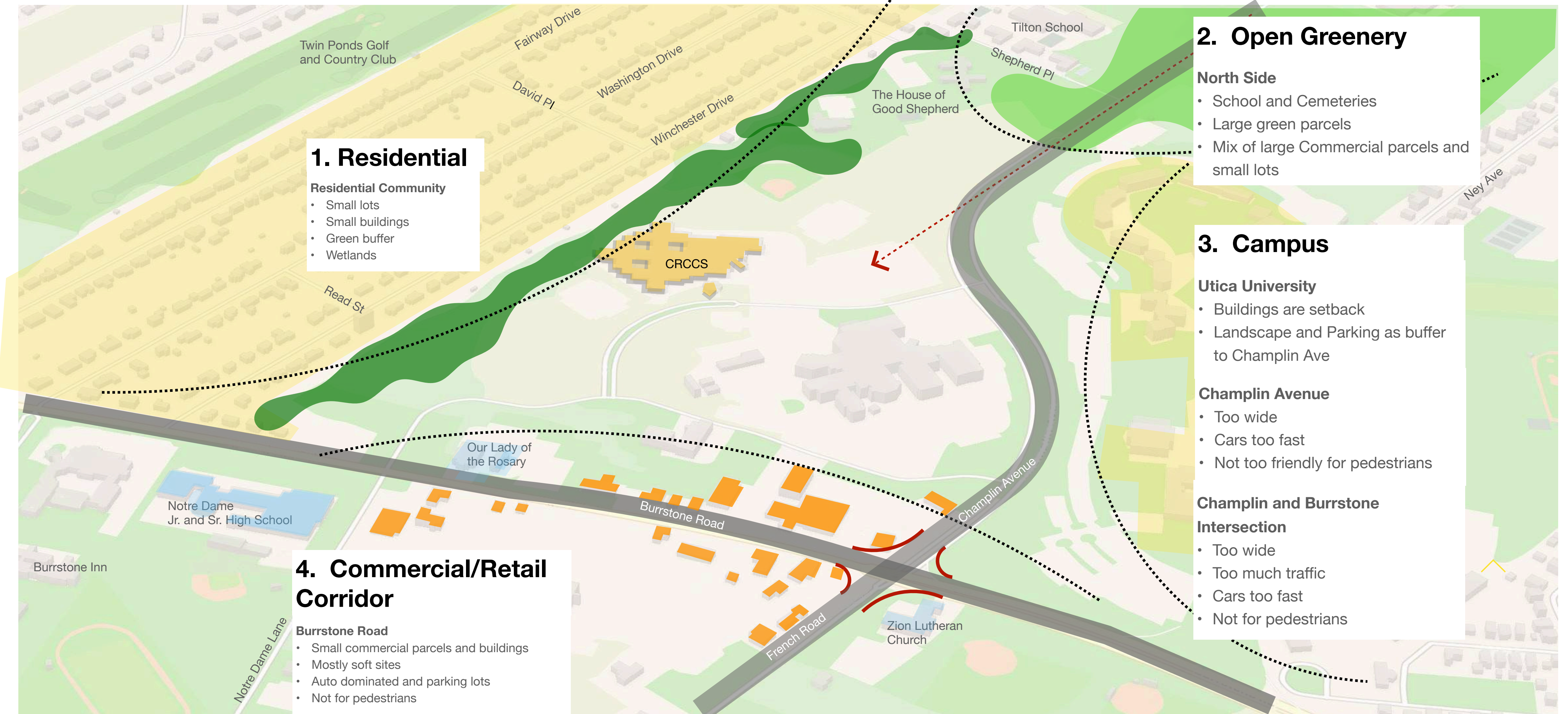


Reimagine St. Luke's *Planning for the Future*
www.regimaginestlukes.com

Community Workshop #2 | April 30, 2024
FWD | A + U River Street HR&A Langan

The Site: Four Different Edge Conditions

What is a place that would cohere these influences naturally and logically?



1. Residential
Residential Community
 • Small lots
 • Small buildings
 • Green buffer
 • Wetlands

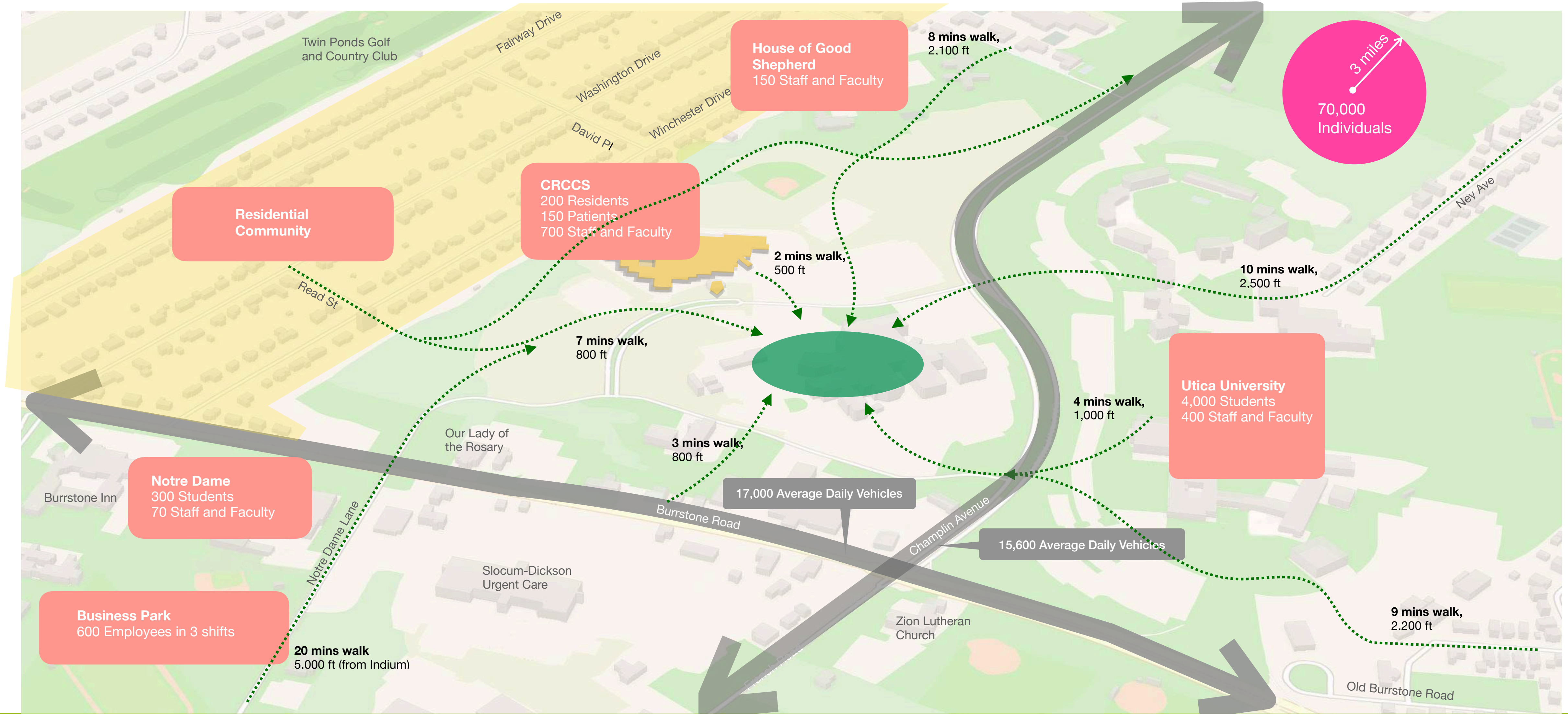
2. Open Greenery
North Side
 • School and Cemeteries
 • Large green parcels
 • Mix of large Commercial parcels and small lots

3. Campus
Utica University
 • Buildings are setback
 • Landscape and Parking as buffer to Champlin Ave
Champlin Avenue
 • Too wide
 • Cars too fast
 • Not too friendly for pedestrians
Champlin and Burrstone Intersection
 • Too wide
 • Too much traffic
 • Cars too fast
 • Not for pedestrians

4. Commercial/Retail Corridor
Burrstone Road
 • Small commercial parcels and buildings
 • Mostly soft sites
 • Auto dominated and parking lots
 • Not for pedestrians

The Site: Population within Walking Distance

What community activity is at the center?

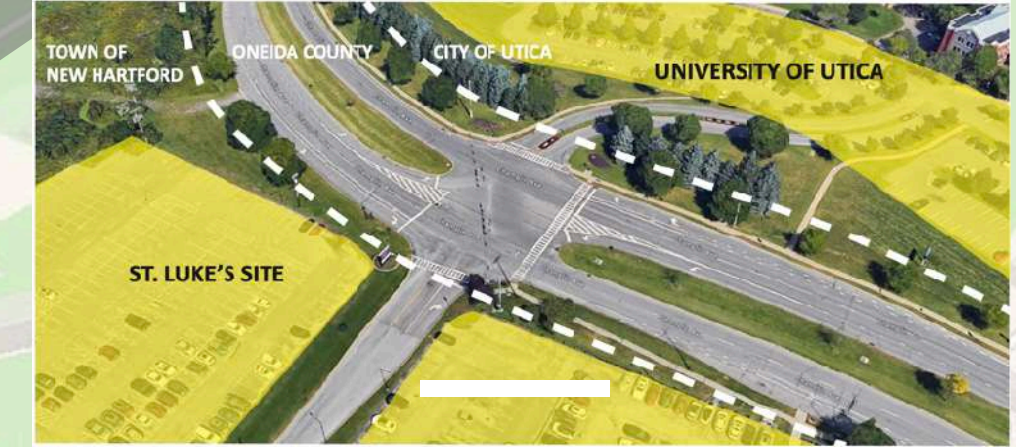


The Site: Burrstone Road and Champlin Avenue

What makes a welcoming front door?

How critical are Champlin and Burrstone to the redevelopment?

- The first impression of the destination or the neighborhood are the arrival roads
- The sense of place for the new neighborhood established by the arrival roads
- Site access is primarily dependent on Champlin Ave. and Burrstone Road



From Champlin Avenue

- 2 entry points served the healthcare campus
- Not enough to serve a well-connected neighborhood

Internal Roads (Neighborhood Streets)

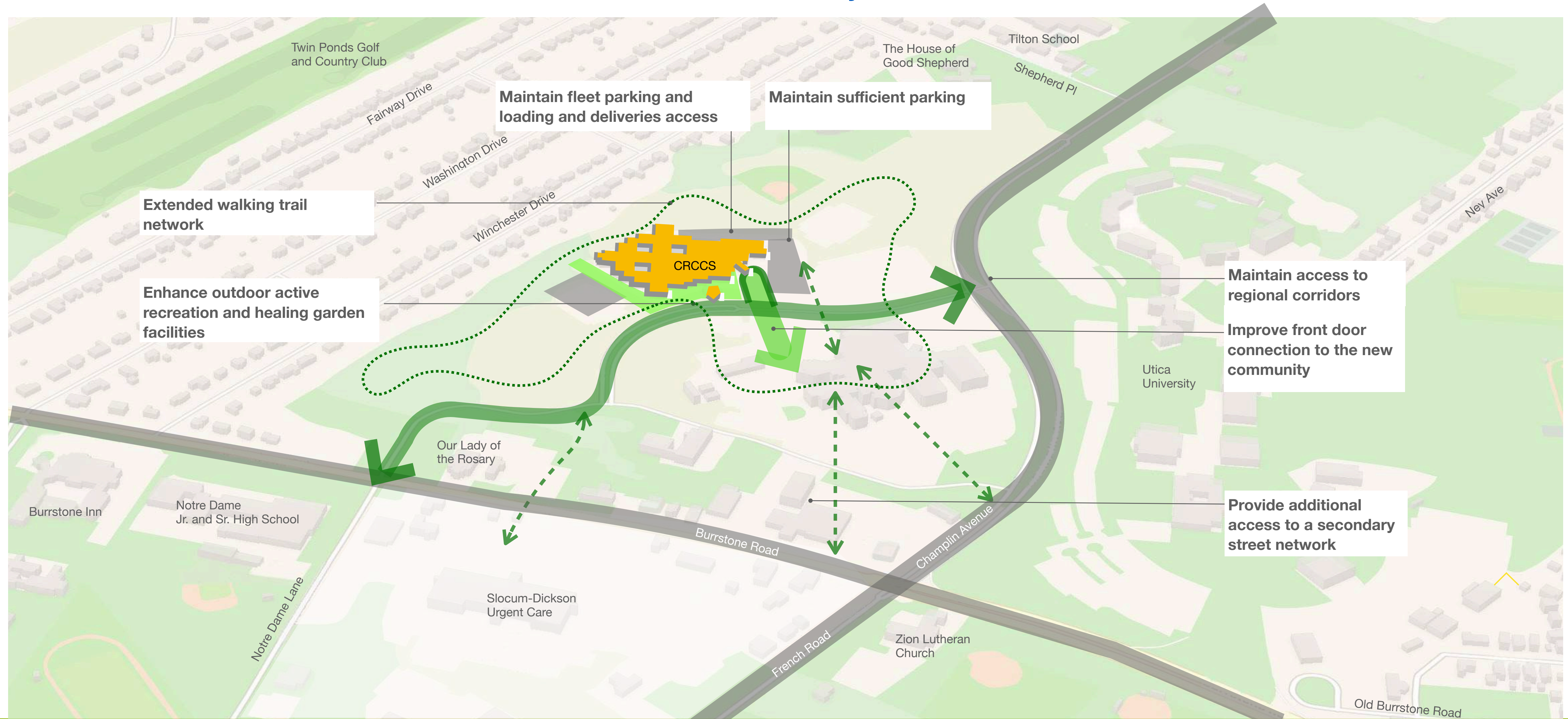
- Needs organization structure to establish a sub-districts
- Needs hierarch to establish a sense of order
- Needs to provide building frontage and addresses

Burrstone Road

- Each parcel with individual parking lots
- 27 curb cuts in 1,400 ft
- Dominated by through traffic and cars

The Site: CRCCS to Stay

What would enable connections between CRCCS and the new community?



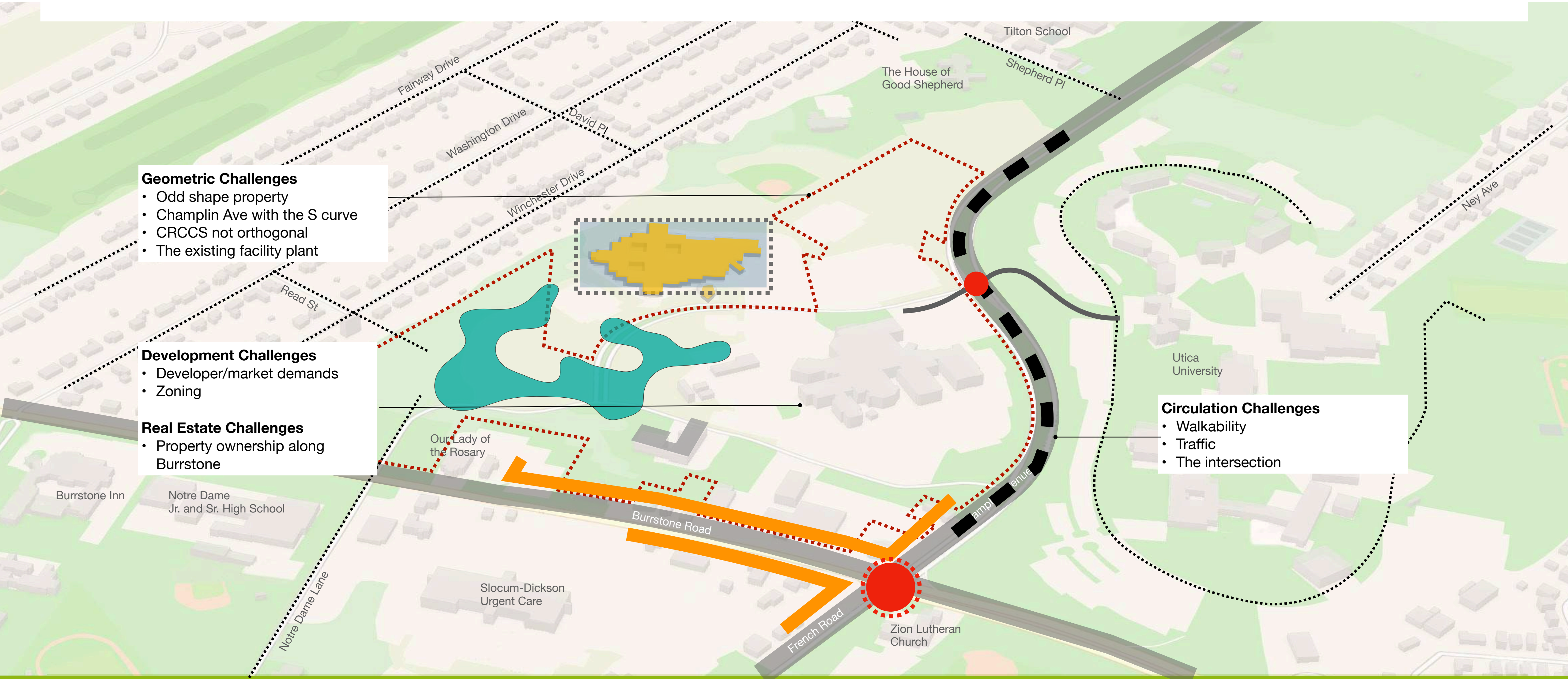
The Site: Natural Features

How to turn the natural features into community assets?



The Site: Difficult Geometry

What is a street and block pattern that can unify these different geometries?



Geometric Challenges

- Odd shape property
- Champlin Ave with the S curve
- CRCCS not orthogonal
- The existing facility plant

Development Challenges

- Developer/market demands
- Zoning

Real Estate Challenges

- Property ownership along Burrstone

Circulation Challenges

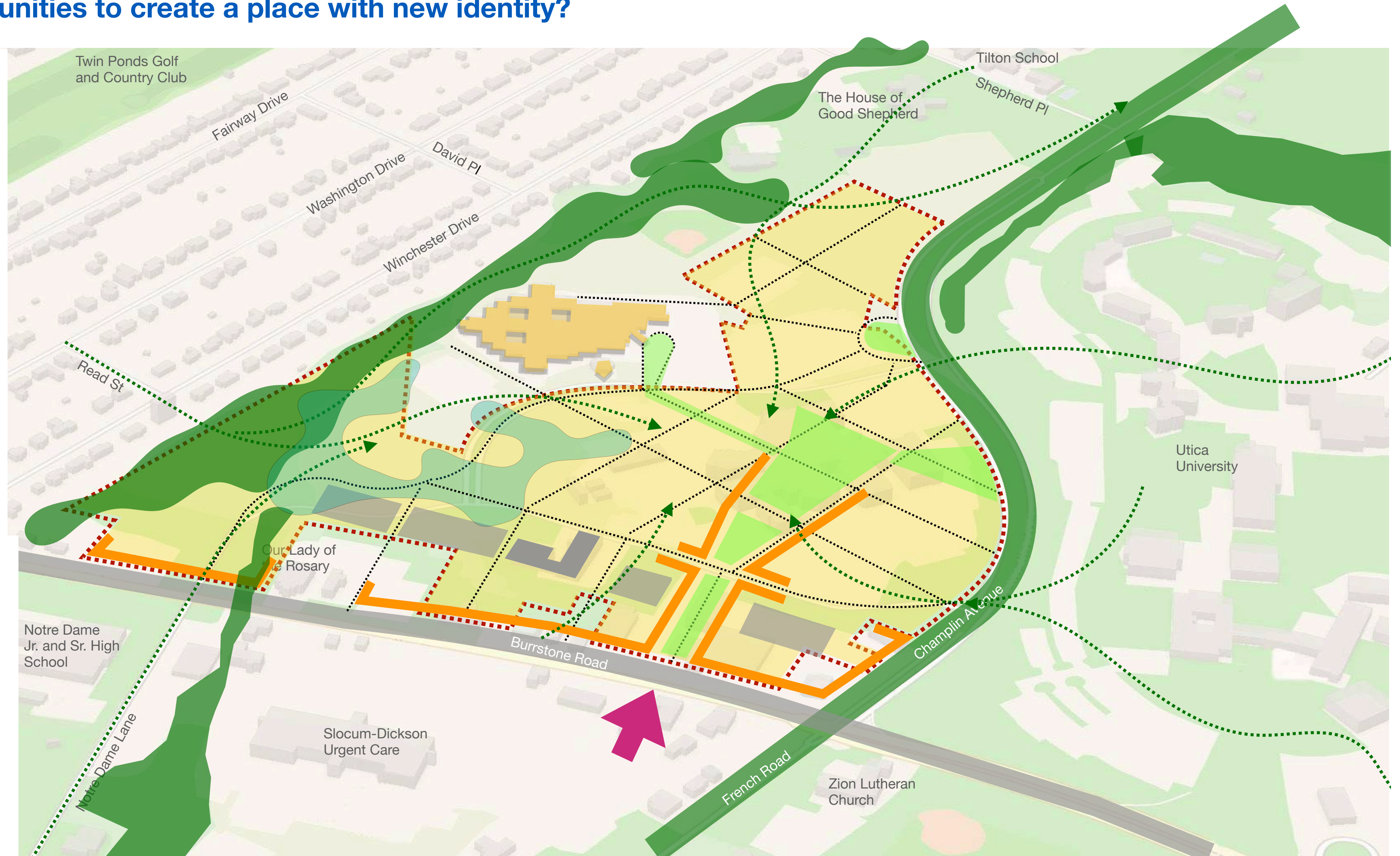
- Walkability
- Traffic
- The intersection



The Site: Opportunities

How to capitalize on the opportunities to create a place with new identity?

- Plan for a primarily vacant land
- Connect to existing surrounding natural/ecological
- Improve circulation/traffic
- Improve pedestrian circulation
- Plan for a street and block grid
- Create good access and connectivity
- Take advantage of visibility
- Improve perception of frontage along Burrstone
- Organize shared parking for retail
- Make a destination



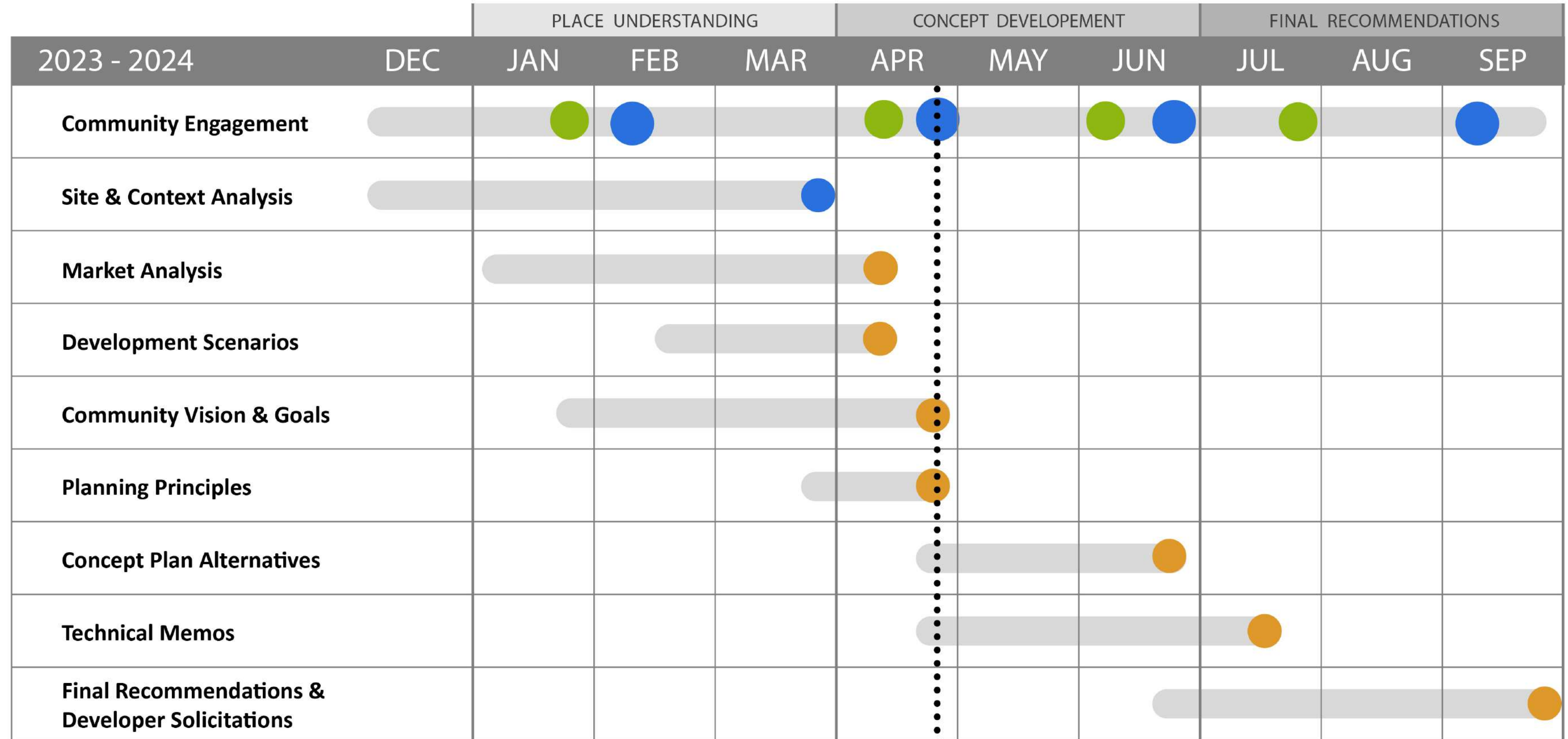
Project Timeline and Milestones

9 months time

3 phases of work

Each phase is built upon the last

Each phase is informed by you



- Public Meetings ●
- Advisory Group Meetings ●
- Key Deliverables ●

We Are Here

Next Steps

1. **Workshop Summary will be posted on project website**
2. **Consultant team will begin to work on Site Concepts**
3. **Community Workshop #3 at the end of June**

Brainstorming Session

Please proceed to the cafeteria for snacks and more discussion.

We invite you to imagine the place that St. Luke's can become and participate in a Visual Survey.

Your input will help generate a vision for the redevelopment of St. Luke's campus.