

What You Said

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DESTINATION/TOWN CENTER

Make it an interesting destination with lots of things to do

- My mom lives in Tulsa, Oklahoma and she always talks about a place called “The Gathering Place.”[*Note: The Gathering Place is an outdoor/riverfront city park with a café, playground, skate park, pickleball, gardens, and more.*] (www.gatheringplace.org)
- Eateries are needed on Burrstone Rd or Champlin Ave.
- Market/Food Hall: I would love to see the site include a project like Salt City Market in Syracuse.
- How about using some of the building spaces for Art/Music/Drama studios, where lessons and classes could take place?
- Multi-Use Destination: The 53 acres could be used as a multi complex. The need for Oneida county for assisted living is huge since we have an aging population. Also, an urgent care open 24/7. Along with eateries, and stores, fitness, a big indoors playhouse for kids, and a walking trail. Plant trees and beautiful gardens. I can see the vision, can you?

- Multi-Use Destination: There are a few multi-use developments around the country that I have experienced that would fit nicely into the footprint of the St. Luke’s Campus. For example, Mid-town Crossing in Omaha, NE. This development is located near a college campus and a medical center. This development draws people day and night as it hosts a variety of uses such as housing, lodging, restaurants, shopping, grocery store, business offices, and a large outdoor park and entertainment space. This area has become the heart of the community. Other examples of this mixed-use style development is Aksarben in Omaha, NE and City Center in Newport News, VA.
- Connecting future workers and young minds: I see an opportunity for a collaboration between students who attend OHM BOCES for the trades. The young adults who are learning here at our technical center are likely to be the future workers on this project. I would love to have some sort of involvement where their ideas can be heard or shared.

COMMUNITY AGRICULTURE

- Community Agriculture in a mixed community: When I look at the map of available space, I see two spots where production agriculture could exist: both green spaces in the North and at the Southwest access road. Mixed communities, with the intent to make them walkable, can include production agriculture, especially non-animal agriculture such as fruit and vegetable production and other horticultural crops. A greenhouse on the paved spot above the St Luke’s Home would be great. Communities that exclude food production do a huge disservice to the residents. So many vehicle trips are for the sole purpose of obtaining FOOD. By including production agriculture within the community, huge numbers of vehicle miles can be eliminated. Fruit and vegetable farms can co-exist with residential neighborhoods; the Town of New Hartford has plenty of experience in that regard, specifically apple trees. With the correct guidance, Horticultural operations can make good neighbors and be a source of truly local food production as well as employment for community residents. Farmers can be much more productive if they are allowed to do their work AND do their sales activities on the farm.
- Great place for green space, community gardens, teach youth/students/adults about the land. This could be a learning center to build community gardens in the city. Builds knowledge, respect for everything living. I think working in the garden also builds pride and boosts self esteem. We may get folks working together for the greater good.

A PLACE FOR ALL SEASONS AND AGES

- The need in Oneida county for assisted living is huge since we have an aging population. Also, an urgent care open 24/7.
- Other types of development that Utica/New Harford could benefit from: A public indoor pool facility and more childcare facilities.

INCLUSIVITY & ACCESSIBILITY

- Special Needs Dental Clinic: Incorporate a special needs dental clinic similar to the teaching facility in Syracuse.

WALKABILITY VS TRAFFIC

- Pedestrian Focus: Regardless of the chosen use of the campus, pedestrian facilities (sidewalks, benches, shade shelters, lighting) should be located throughout to allow people to walk safely to and from the campus as well as circulate throughout the campus without needing to get in and out of their car.
- Traffic flow needs to be addressed with NYS, DOT, etc.

HISTORY AND CULTURE

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

- Veterans’ Hospital and/or Services: Help our veterans in the area. After all, they protected us now let’s protect them.
- Please consider utilizing St. Luke’s as a VA hospital - I come from a military family going back to World War II, so I have personal knowledge with the system. Currently my son, other family members and friends have no choice but to drive to Syracuse for care and when you’re in pain and not feeling well, that 45 minute to an hour plus drive can add so much unnecessary stress and pain. This area is a long deserving of elevated care for its many veterans and active service members and would be an asset not just for those in Utica and the immediate surrounding communities, but also would be easier access for those in the north country as well.
- Although it would be challenging, would like to see a nursing home for Oneida County veterans and retired firefighters.
- I live near St Luke’s hospital and have used this facility all my life. I feel that there are not enough medical facilities that it stays a hospital for the vets. I feel that they deserve this since they served our country. This would go perfectly with the nursing home next door. It is a quiet area too so we want to maintain that peaceful environment. A drug rehab or apts would be too busy for this area.



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HOUSING AND LIFESTYLE

Include a variety of housing

- Put Veterans first. Make this a place to house the Veterans.
- Homeless shelter.
- I think it would be nice to build a larger more beautiful place for our areas homeless to feel safe and secure when they fall on hard times so no one is turned away in need.
- Affordable Housing: I believe that if Housing is the final answer, this area already has TOO MANY apartments that are \$1500 and up. I even saw one that was \$2600! Make it AFFORDABLE. Like \$500 a month, but use all available resources to vet all applicants thoroughly. Perhaps more thoroughly than the current govt-run facilities. I guess if all else fails, you can sell it to Utica University...
- Isn't about time we took care of our ex-military fireman police officers? Turn it into a home for the brave.
- Talk to Tunnels for Towers about housing – they might build for wounded vets. One story houses, no Section 8 housing, family-owned houses like my neighborhood, Win/Washington/Fairway. Has the nickname of Bonaire. A green open area fenced in to appeal to families coming into the area for the new Chip FAB factory. Keep the power plant and use it to supply electricity to the new houses.
- That area is in NY Mills Fire District. The Chief needs to be on the Advisory Board. Putting apartments in the old hospital may be hard for the department to deal with.

Include a variety of housing (continued)

- I sincerely appreciate many of the comments I have read, and I fully support continued assistance to those in need - like Veterans, Homeless, Low Income. PLEASE don't think I don't feel programs supporting those residents aren't important and needed. However, there doesn't appear to be any thought around housing for those outside those categories. NOT 1st time homeowners but able to purchase/rent affordable housing and getting ready to live on a fixed income so need to have set expenses. Any thought to affordable single-family ranch-style housing, (1,200-1,400 ft.) for purchase with low interest rates, maybe introduce a new 'retiree home purchase assistance program' The local housing inventory is extremely limited unless you also have \$100,000 to put into a home AFTER overpaying to begin with. I am nearing retirement (2 yrs.) and life's circumstances (sold home and moved back to care for mother) have brought me to where I need to find affordable housing for purchase or fixed rent - that allows dogs larger than 20 lbs.! Apartments continue to be renovated within City limits, which is great- what about those of us that will not live in the City? What is wrong with affordable townhomes outside City limits...NOT \$2,400.00 a month...again, fixed income/fixed rent. Retiree income doesn't increase so what is the reason our housing should continue to increase? I imagine there are many baby boomers out there with similar circumstances. Are there any discussions around supporting those that aren't 1st time homeowners, 20-somethings being attracted back to the area, homeless, veterans or low income.

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

- Bowling Center: I am part of a group of bowlers who have drawn up a petition which we are hoping can help show the extreme want for a Bowling Center in our County in this surrounding area. After the closure of Pin O Rama lanes basically because the owners of the property and building it's on decided to sell and the corporation that was renting closed it down. It was certainly not that it wasn't a booming business or anything like that. Bowling has been a very big sport in our area for many many years. We have 1200 signatures of people who bowl and love this sport. Closing of the Pin had affected our youth, many of whom bowl in a youth league, for HS and also eligible to earn scholarships doing so. There are adults who bowl in leagues competitively and also recreationally who enjoy this sport. Any age of people can bowl.. it's a lifelong sport! We are looking for any help and we think that maybe part of the hospital could be used for this. It could be 24 lanes to bowl on. As hockey is prevalent in this area bringing in tournaments etc. bowling can also do this!! Bowlers love tournaments and the NYS tournaments alone bring many bowlers from all the over the state to bowl and same for youth. We currently have two centers to choose from. Vista Lanes in Yorkville and King Pin in Rome. Vista is extremely overcrowded now and it's hard to get lanes for school matches, practices, tournaments etc. and King Pin can only accommodate so many too.

- Bowling Center: I would like to show my support for an idea for the property presented by people in the local bowling community who have been passing around and bringing attention to a petition for a new bowling alley, since Pin o Rama closed last year. Currently, there are over 1,200 signatures and every moment we get more. The area has a large bowling community to the point there used to be 6 centers in the area and now we are left with 2. The school teams, leagues, and the public have dealt with the negative consequences of not having enough bowling alleys in the area. School teams struggle to find space to practice and hold matches, along with some schools, like Notre Dame, who were forced to not have a bowling team this year because of the lack of alley space. There are people who have bowled in leagues for years who were forced to break up their teams and some even had to quit. The community is very passionate about adding a new alley and I think this is one possible idea for what to do with the area.
- I am joined with 3 other people in petitioning for a new Bowling center. We currently have over 1200 signatures and it's still climbing. The city is too big to have 2 small centers. Both Vista and King Pin are only 20 - 25 lanes. We really need it to help with the Youth. The schools have been hurt with the lack of a place to practice and hold their matches. Also, the bowlers have either had to quit or break up.



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Focus on wellness, fitness, indoor and outdoor sports and entertainment (continued)

- Baseball Stadium: Maybe St Luke's should be torn down and rebuilt into a new Baseball Stadium for Minor league Baseball.
- Sports/Entertainment Hub: St Luke's campus should absolutely be a sports and entertainment hub. Bowling alley because another one is needed in the area for leagues and school bowling, both high school and college. An indoor rec. center like Nexus, but for other indoor activities like basketball, etc.
- Recreation Center: I'd like to see the campus provide some type of YMCA/Daycare/Fitness & Activity (Raquetball, basketball, pool, rock climbing, etc.) center for families. Think of Clarks Gym in Cooperstown. I'm not aware of any places like that in Utica/New Harford area.
- Pickleball: With the sport of Pickleball becoming more popular, there are several outdoor court locations in the Utica/New Hartford area. My idea would be to make a members only outdoor court area with a large roof/dome to cover the entire court. This would provide protection from rain and sun and still allow outside play on days with inclement weather. There are many people sensitive to the sun (like myself) that would absolutely love to play outdoors more often, but can't due to burning very easily. Many people are concerned with getting too much sun exposure (UV A & UV B rays). I would be willing to pay a membership fee to play outside, under cover (I have talked to other players that would pay as well). The area could be gated or fenced in area with a swipe card system to enter the gate or get checked in by staff.



Reimagine St. Luke's
Planning for the Future