

Who Was There?

Anthony J. Picente, Jr. - County Executive, Oneida County
Caitlin McCann - VP Marketing and Communications, MVHS
Paul Miscione - Supervisor, Town of New Hartford
Planning Consultant Team

Advisory Committee Members:

Amy Bowerman – Vice President of Post-Acute/Rehab Services, MVHS
Laura Cohen – Vice President, Mohawk Valley EDGE
Dana Crisino – Deputy Commissioner, Oneida County Department of Planning
Geno DeCondo – Executive Director, Upstate Caring Partners
James Genovese – Commissioner, Oneida County Department of Planning
Shaun Kaleta – Director of Economic Development, Oneida County
John Latini – Councilperson, Town of New Hartford
Christopher Lawrence – Vice President, Mohawk Valley EDGE
Christopher Newton - Legislator, Oneida County
Dr. Todd Pfannestiel – President, Utica University
Kari Puleo – Executive Director, Greater Utica Chamber of Commerce
Karen Stanislaus – Mary, Mother of Our Savior Parish, representing Father Jason Hage
Mark Turnbull – President, New Hartford Chamber of Commerce

What We Did

The meeting was held on April 10, 2024 at 6:00 pm at Utica University

Agenda:

- Engagement Round 1 Recap
- Market Scan Summary
- Site Analysis & Planning Principles
- Brainstorming Session

The following questions were introduced to prompt discussion:

Is the vision statement on target?

What would you name this place?

Do you agree with the examples we shared?

Based on your experience of Burrstone Road and Champlin Avenue and what you just heard, what are your thoughts?

What types of parks and squares would best benefit the site and the development?

Many of the examples are mid-to-high-density development; is this your vision for St. Luke's?

What Was Said

During brainstorming, the group provided the following feedback on what they had heard:

- Name and branding should celebrate the heritage of the site and its history of healing.
- Forget St. Luke's, time for something new.
- St. Luke's Meadow? Focus on landscape.
- Community vision is on point.
- What can be expanded upon that is already there?
- Tap into the University students as a workforce.
- Blend the site with the University campus.
- Not another Consumer Square!
- Prefer a mix of different scale and types of retail.
- Lots of green space – we have room on the site for a beautiful system of trails.
- Burrstone Road egress is a difficult issue to deal with. Champlin Ave has more opportunity, the frontage is more visible, we can have more influence there.
- Don't want to have big parking areas.
- Find ways to have traffic flow within the site that aren't big seas of parking.
- Hide the parking, make it more aesthetically pleasing.
- Need walkability between the University and the site.
- Connect from business park to the site, make it nice and walkable.
- Nature should activate the space. It should not just be an acre of space, with a swing set.
- Gotta have reasons for people to be there, and the open space should be the reasons to be there. It's good for retail and people who live there.
- Not just a center square, explore many options for a variety of outdoor spaces and functions.
- A hotel would be great benefit for the University, especially when parents come to visit.
- Density is possible, there are other examples nearby, the University is one example.
- Don't want the density clustered, the right density depends on placement within the parcel.
- Armory Square has condos above retail. Something like that could benefit the University.
- Office space tied to anchor retail would be more attractive to develop.
- Community gathering space is needed.
- Love the idea of the wetlands as a place to go for a walk.
- The site could support both rental and owner-occupied housing
- The University doesn't want undergrads in units on the site, they should stay on campus. Would like to see housing for new hires, older and international students.
- Need townhouses and space for dogs.
- Service providers and physician residents for CRCCS need housing, and somewhere to go.
- Transitionary housing is needed, (first 1-3 years after arrival, a 'docking place' after graduation).

How best to bring the presentation to the Community Workshop #2?

- This presentation is good, keep it general.
- The hard concrete examples are useful, helps people understand the space and scale.
- Don't show examples with something sitting on top of CRCCS, make it clear that they will remain there for the community.
- Scale back on the market analysis, focus on younger generation.
- Show how do you serve two generations.

What We Heard

Based on the feedback from the meeting, the consultant team identified the following Planning Principles to guide the next steps:

Character

- Branding should embrace St. Luke's history, while pointing to a new future.
- Expand on what is already there.
- Plan for two generations, old and young.
- The place should embody the community vision.

Open Spaces

- Lots of green space.
- A beautiful system of trails.
- Nature as the activating force.
- Open space as the main destination.
- Include a variety of outdoor spaces and functions.
- Community gathering space is essential.
- Preserve wetland function and ecology, while making it into an amenity / interpretive feature.
- Connect wetlands to trail system.
- Include places for dogs.

Land Use

- Blend the site with the University.
- No big-box retail.
- No huge parking lots.
- Hide parking to the extent possible.
- A hotel to serve the University and CRCCS.
- Provide a variety of densities and heights.
- Office space tied to anchor retail.
- Community gathering space with destination amenities and retail.

Housing

- Provide both rental and owner-occupied housing options.
- Include townhouses with protected areas for dogs.
- Student/staff housing for new hires, older and international students.
- Housing for service providers and physician residents for CRCCS.
- Transitional housing for graduates entering the workforce, and new people relocating.

Circulation

- Create a pedestrian connection between the site and the University campus, and the business park.
- Beautify the Champlin Avenue frontage.
- Make the circulation flow throughout the site with parking incorporated.
- Connect site to CRCCS via open space system / expanded walking trail.