

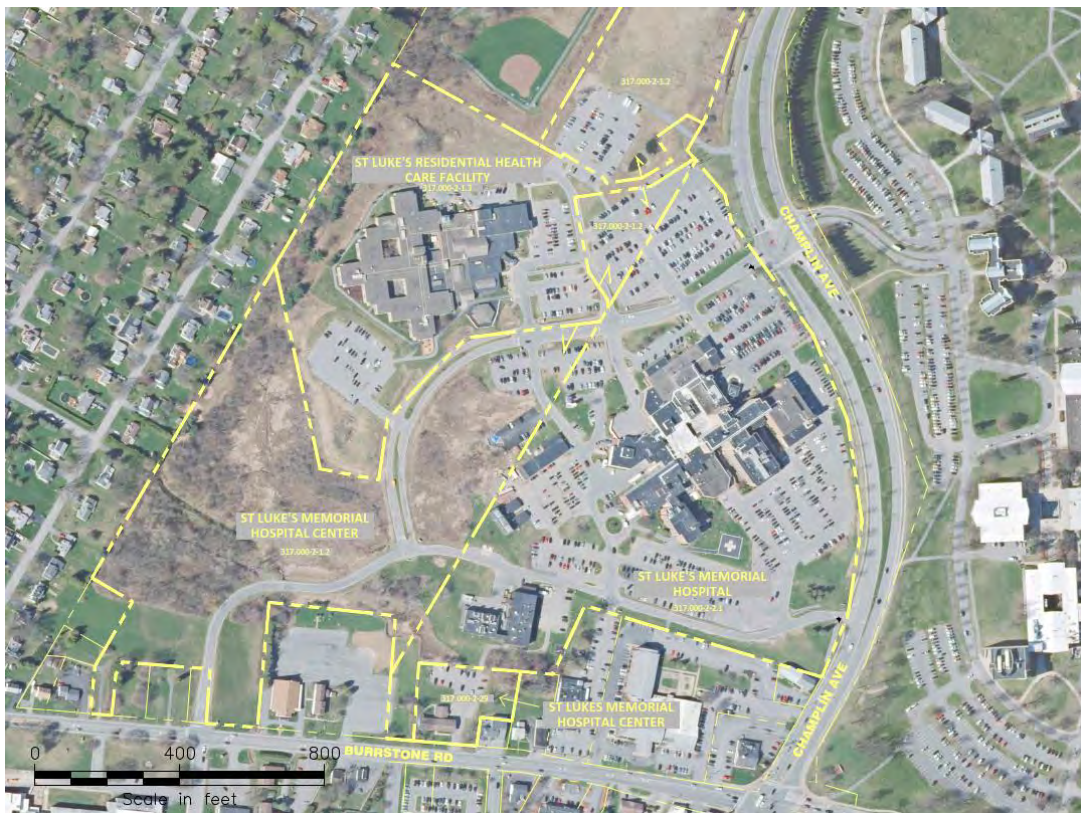
St. Elizabeth Campus

The St. Elizabeth Campus is located on Genesee Street in Utica, NY. The site consists of two (2) parcels totaling approximately 17 acres and features a multi-story medical facility, parking garage, and surface parking lots. The hospital building is comprised of five (5) major additions dating as far back as the 1950s and most recently as 2008. The site is located 1 mile south of Utica College and 2 miles from the center of Utica. The potential uses for the site are those allowed within the Planned Development District and Neighborhood Commercial District. Given the close proximity to dense single-family neighborhoods, the campus location offers a greater possibility for a mix of uses that could include limited small retail/office space, along with filling the need for housing options supportive to the surrounding area. The road frontage along Genesee Street would be appropriate for retail or professional offices and the remainder of the property could be developed as a variety of multi-family housing, which makes the site an attractive opportunity for redevelopment.



St. Luke's Campus

The St. Luke's Campus is located on Champlin Avenue in New Hartford, NY. The site consists of two (2) parcels totaling approximately 62 acres and features an extensive, multi-story, multi-wing, medical facility with surrounding parking lots. The facility dates back to 1957. The site is located across the road from Utica College, about 1.5 miles from downtown New Hartford, and 2 miles from the center of Utica. The potential uses for the site are those allowed within the Institutional District, and offers a variety of redevelopment options to potential future owners that would be supportive of the surrounding land uses in the area. Housing options for Utica College and SUNY Polytechnic Institute as well as the related mixed-use development of retail or restaurant space have the potential to create an opportunity for a successful redevelopment project within the campus.



Faxton Campus

The Faxton Campus is located on Sunset Avenue in Utica, NY. The site consists of thirty-two (32) parcels totaling approximately 7 acres and features a multi-story medical facility and surface parking lots. The site is located just under 1.0 miles east of Utica College and about 1.5 miles southwest of downtown Utica. The potential uses for the site are those allowed within the Planned Development District and Low-Density District as listed in the report. However, given the existing split zoning and size of the existing parcels, together with the known existing use of the facility as currently operated by MVHS, redevelopment options for this property would be limited for any future owner.

