

ST. ELIZABETH'S CAMPUS

REUSE MASTER PLAN

Public Meeting
November 16, 2023

MEETING FORMAT

- **Presentation**
 - Overview, Site Analysis, Preliminary Findings and Design Direction
- **Open House**
 - Presentation Boards
 - Interaction with Project Partners and Consultant Team

PROJECT PARTNERS



CONSULTANT TEAM



r



PROJECT OVERVIEW



PROJECT GOALS & OBJECTIVES



- To envision, finance, and facilitate context-sensitive reuse and sustainable redevelopment of the 21-acre campus.
- The City's vision for reuse of the campus is a modern development that works for the residents, businesses, and posterity of South Utica.
- The College of Nursing is anticipated to continue to operate at its existing location, potentially under a lease agreement with the new owner/developer.

GUIDING PRINCIPLES



- Retain, enhance and adaptively reuse historic campus buildings.
- For the Genesee Street frontage, provide a mixture of uses consistent with the existing Genesee Street of South Utica.
- For the balance of the property, provide residential development with a mix of styles.
- Scale, style, and architecture reflective of the surrounding neighborhoods and commercial districts.
- Sustainable design, urban canopy, and preservation of natural areas.
- Provide for a context-sensitive, quality design and construction.

PROPOSED STRATEGY



Analyze physical and economic options



Garner public feedback on preliminary and final options for the site



Identify path forward to implement the plan

PROJECT SCOPE

Programming Analysis

- Understand Past Work/Studies
- Market Study

Pre-Renovation Study

- Structural/site review
- Environmental review
- Legal review

Master Planning

- Establish guiding principles and vision for the campus reuse
- Alternatives exploration for site design
- Site transects and elevations
- Birdseye site render illustrating contextual connectivity, existing structures, new buildings, site design, amenities, and quality of redevelopment

PROJECT SCOPE

Concept Planning/Design for New and Existing Buildings

- Design and recommendations for historic structures (and suggestions for possible modifications)
- Design alternatives for new buildings: aesthetics, scale, massing, materiality and ROM costs
- Test fit/conceptual interior layouts for recommended uses
- Conceptual elevations/Renders

Financial and Physical Feasibility Analysis

Neighborhood/Community Outreach

Implementation

- State Environmental Quality Review Act (SEQR) Coordinated Review, Scoping, GEIS, and Determination
- Zoning Analysis
- Report and Summary
- RFP Development

PUBLIC ENAGEMENT

Public Engagement Plan



Project Steering Committee

Government Official Stakeholder Group

- Stakeholder group of elected/government officials and Common Council members to review project details and provide feedback in advance of public meetings



Public Outreach Opportunities

- Two (2) public meetings (November 2023 and February 2024)
- Websites (hosted by the City of Utica and MVHS)

PUBLIC ENAGEMENT

Project Steering Committee

Bob Scholefield, MS, RN, Executive Vice President, Facilities and Real Estate, Mohawk Valley Health System

Robert M. Palmieri, Mayor, City of Utica

Brian Thomas, AICP, Commissioner, City of Utica Department of Urban and Economic Development

Marques Phillips, Codes Commissioner, City of Utica Codes Department

John Furner, Director of Facilities, Mohawk Valley Health System

Vincent Gilroy Jr., Chairman, Utica Industrial Development Agency

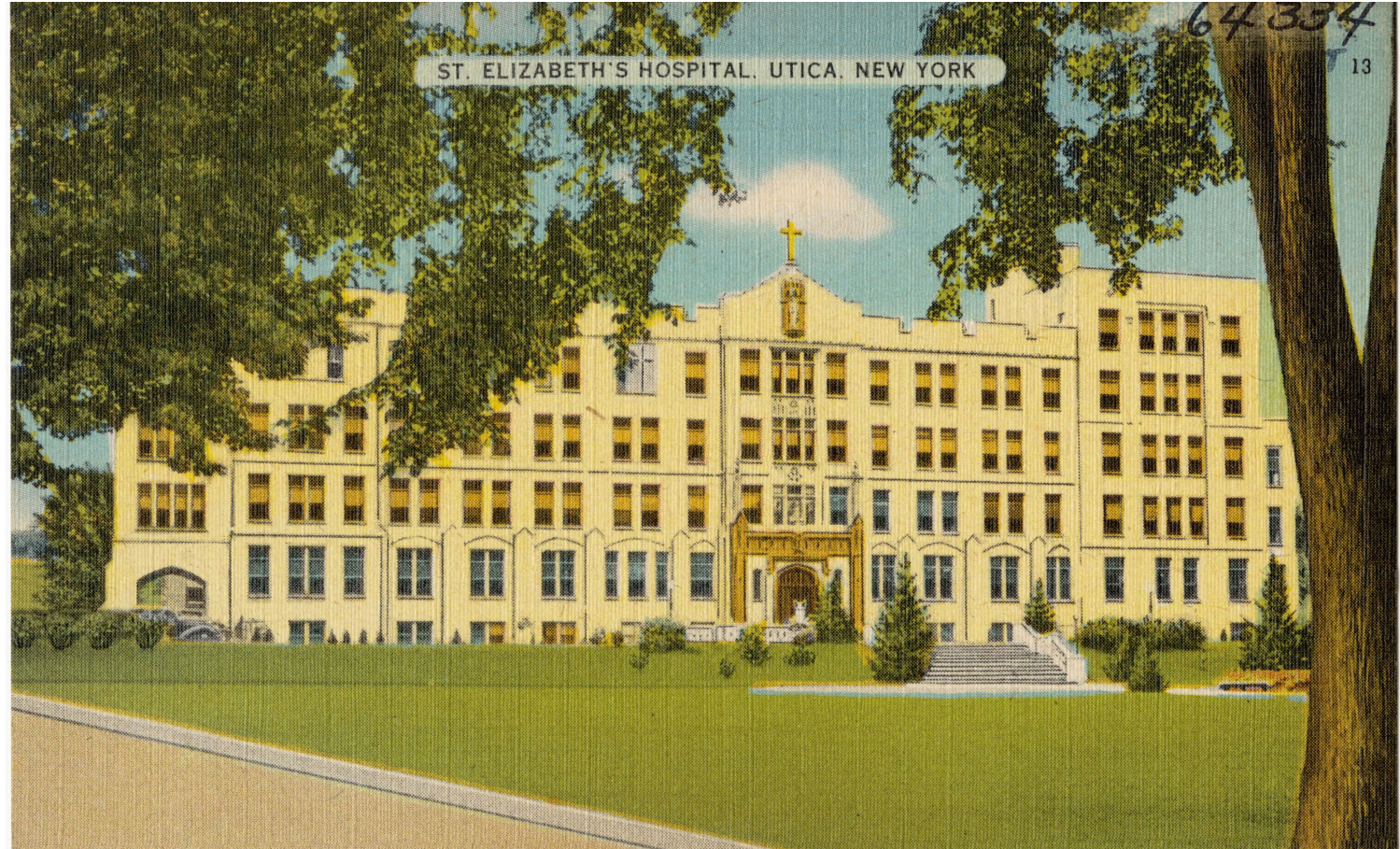
Jack N. Spaeth, Executive Director, Utica Industrial Development Agency

Steven J. DiMeo, President, Mohawk Valley EDGE

Chris Lawrence, Vice President of Planning and Development, Mohawk Valley EDGE

SITE HISTORY

- St. Elizabeth Hospital was constructed in 1915. Original hospital buildings are still standing with several additions.
- Marian Medical Center, originally called Marian Hall and used to house the nurses who worked on Campus, was constructed circa 1926.
- Several additions were constructed in the 1950s - 1970s, including the School of Nursing building at the northwestern corner of the property, a convent, and a parking garage.



SITE HISTORY

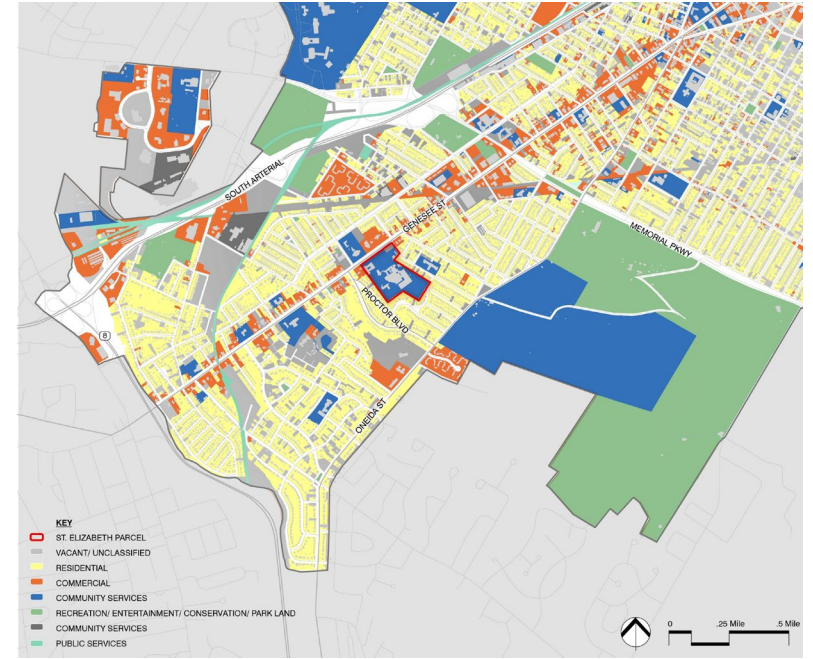
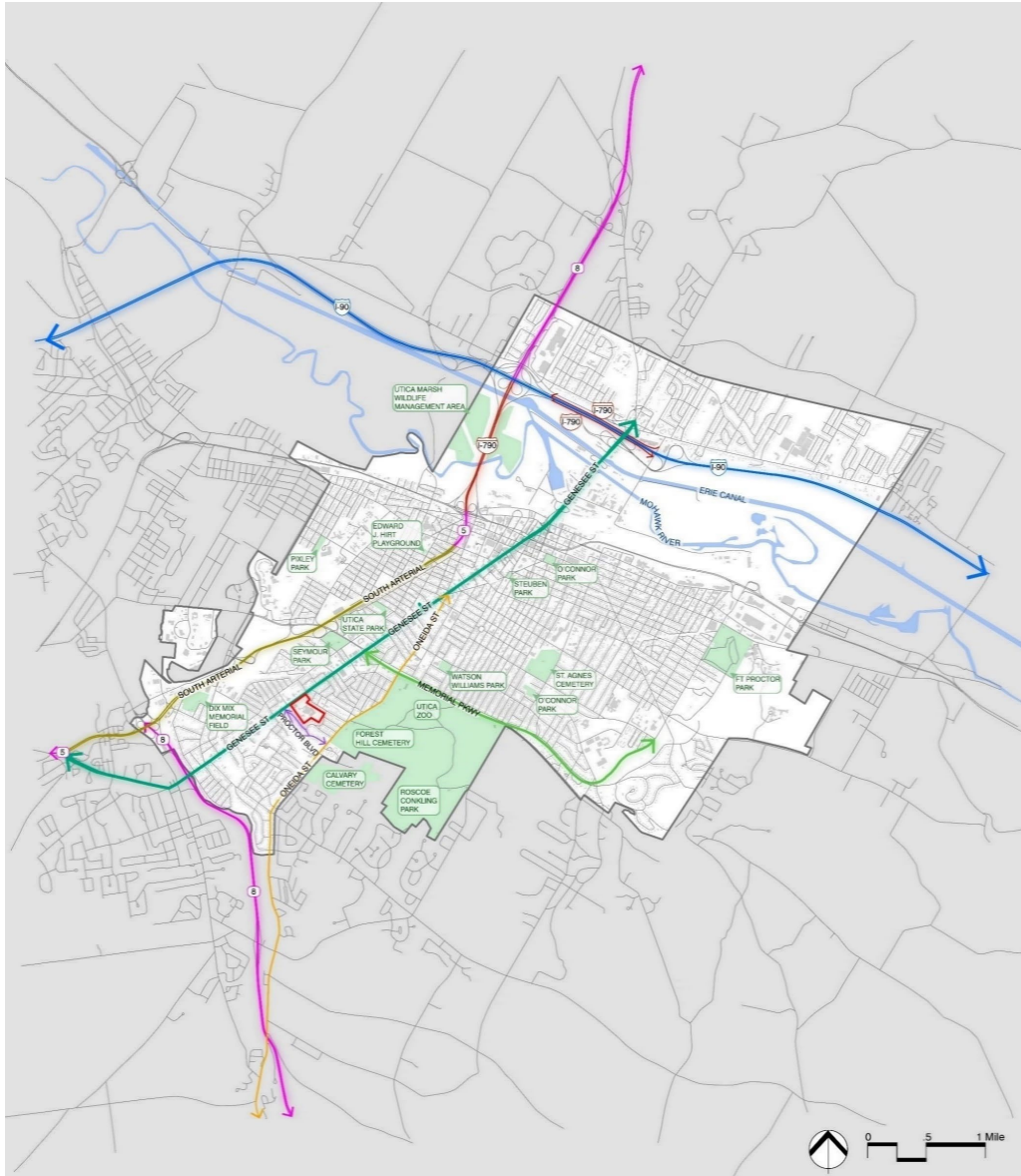
- In 1999, the original hospital building, Marian Hall, and the quadrangle (original front lawn) were listed as “Eligible” on the National Register of Historic Places.
- The eligibility of the Campus additions will be determined in consultation with the State Historic Preservation Office as part of the Campus Reuse Master Plan.
- The hospital officially closed in October 2023.



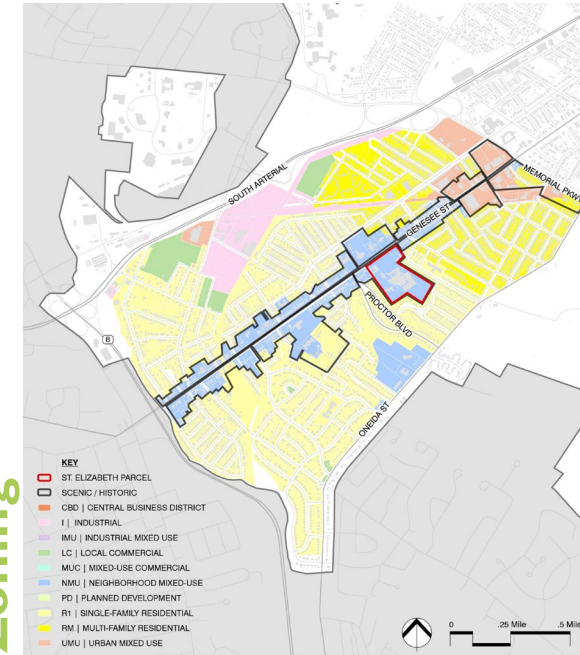
EXISTING CONDITIONS INVENTORY

City Context

NYS I-90, Arterials and Major Destinations



Land Use



Zoning

EXISTING CONDITIONS INVENTORY

Cultural Resources



- ① **Name: St. Elizabeth Hospital**
Construction Year: 1915
Building Eligibility: Eligible
Eligibility Year: 1999
Eligibility Reason: St. Elizabeth's Hospital's streetward facade retains its original architectural style and proportions, with only minor alterations, rendering it eligible for preservation.
- ② **Name: Marian Hall**
Construction Year: 1926
Building Eligibility: Eligible
Eligibility Year: 1999
Eligibility Reason: Highly intact example of early twentieth-century institutional architecture as applied to private hospitals.
- ③ **Name: Quadrangle**
Construction Year: 1926
Building Eligibility: Eligible
Eligibility Year: 1999
Eligibility Reason: As a unit, the residence, the hospital, and the front lawn are eligible to be listed on the "National Register of Historic Places."
- ④ **Name: Regina Hall / School of Nursing**
Construction Year: 1960s
Building Eligibility: Potentially Eligible
- ⑤ **Name: Parking Garage**
Construction Year: 1960s
Building Eligibility: Likely Not Eligible
- ⑥ **Name: Medical Library / Former Convent**
Construction Year: 1960s
Building Eligibility: Potentially Eligible
- ⑦ **Name: Cogeneration + Office Building (former boiler)**
Construction Year: 1915 + 1970
Building Eligibility: Potentially Eligible
- ⑧ **Name: Existing Boiler Building**
Construction Year: 2000s
Building Eligibility: Not Eligible
- ⑨ **Name: Maintenance Garage**
Construction Year: 2000s
Building Eligibility: Not Eligible

*Note: Building eligibility was determined in 1999; eligibility may change based on current conditions.

EXISTING CONDITIONS INVENTORY & ANALYSIS

Additional Observations

- **Natural Features:** No significant natural resources on or adjacent to the campus. A dense tree canopy along the perimeter of the campus provides a natural buffer to adjacent residential neighborhoods.
- **Survey:** The most recent survey was completed in 1975. Updated survey fieldwork was completed in early November.
- **Phase I ESA:** Conducted in 2020, did not identify any recognized environmental conditions. Noted asbestos and lead paint may be present in on-site buildings given their age.
- **Asbestos Surveys:** Surveys conducted between 1994 – 2014. Some asbestos identified consistent with the age of buildings. Surveys are not all-encompassing. Future supplemental surveys may be warranted.
- **Utilities:** Former boiler building converted to co-generation building and office space. A new boiler was constructed in the early 2000s. Phase I indicates utilities run through an underground tunnel between the co-generation building and the hospital. Reconfiguration of utilities is likely to support redevelopment projects.
- Additional analysis of building conditions conducted after the hospital is vacated.



MARKET STUDY

Data Sources:

- U.S. Census Bureau
- ESRI
- Lightcast
- CoStar

Interviews:

- Lahinch
- Lewis Development
- Redburn
- Bonacio
- Pike

Demographic Fundamentals				
Population				
	2010	2023	Change	% Change
City of Utica	62,235	64,914	2,679	4.13%
Oneida County	234,878	230,053	-4,825	-2.10%
Projected Population				
	2023	2028	Change	% Change
City of Utica	64,914	64,465	-1,240	-0.28%
Oneida County	230,053	226,890	-12,900	-0.21%
Households				
	2010	2023	Change	% Change
City of Utica	24,903	25,942	1,039	4.01%
Oneida County	93,028	93,857	829	0.88%
Median Household Income				
	2023	2028	Change	% Change
City of Utica	\$43,317	\$46,821	\$3,504	7.48%
Oneida County	\$60,344	\$66,630	\$6,286	9.43%
Median Home Value				
	2023	2028	Change	% Change
City of Utica	\$127,520	\$145,118	\$17,598	12.13%
Oneida County	\$181,216	\$195,314	\$14,098	7.22%
Median Age				
	2023	2028	Change	% Change
City of Utica	36.5	37.4	0.9	2.41%
Oneida County	42.4	43.0	0.6	1.40%

Source: Esri; MRB Group

MARKET STUDY

Positive divergence from County trends

City's housing market well into transition

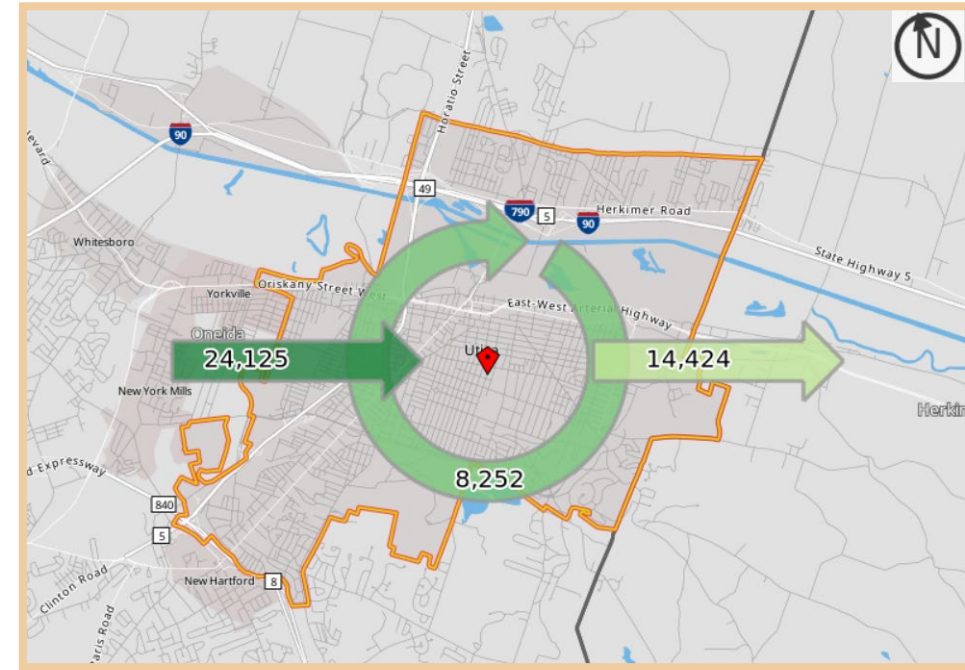
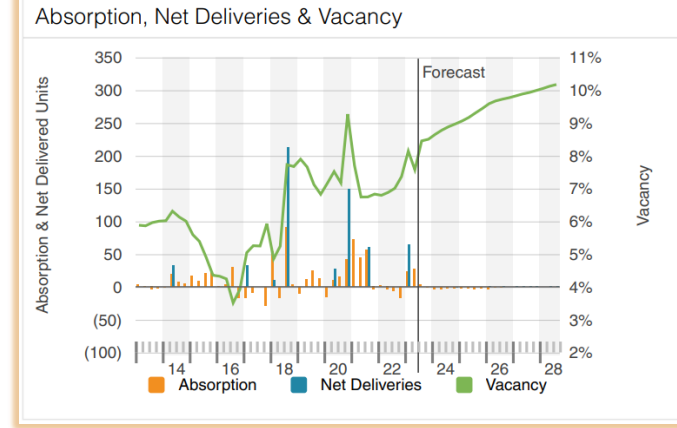
City can absorb many market-rate units

Unlimited demand for affordable units

New highs for price points being met

Generally positive view from developers

INVENTORY UNITS 4,714 +1.4% Prior Period 4,650	UNDER CONSTRUCTION UNITS 0 -100.0% Prior Period 64	12 MO ABSORPTION UNITS 34 +75.8% Prior Period 19	VACANCY RATE 7.5% +0.6% Prior Period 6.9%	MARKET RENT/UNIT \$977 +4.0% Prior Period \$939	MARKET SALE PRICE/UNIT \$105K +9.1% Prior Period \$116K	MARKET CAP RATE 9.1% +0.9% Prior Period 8.2%
---	---	---	--	--	--	---



MARKET STUDY

Major Findings

Office improving but still very challenging

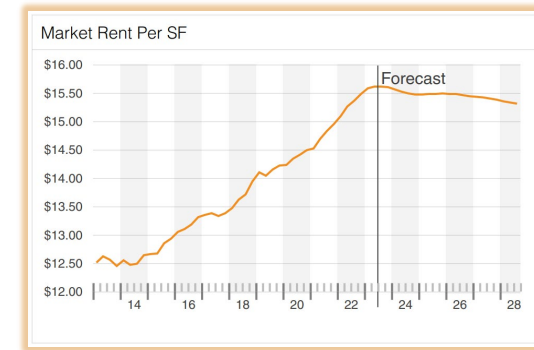
Industrial pricing is good

Retail pricing is way below new-build req

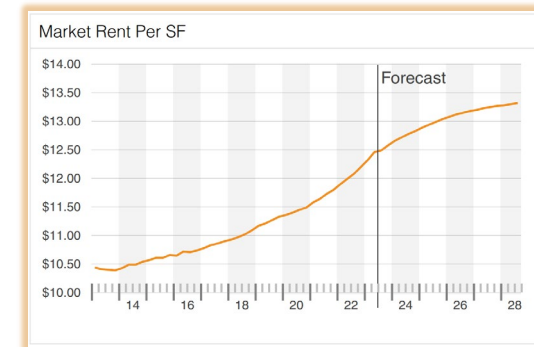
Hospitality is good, but not at the site

Institutional use possible

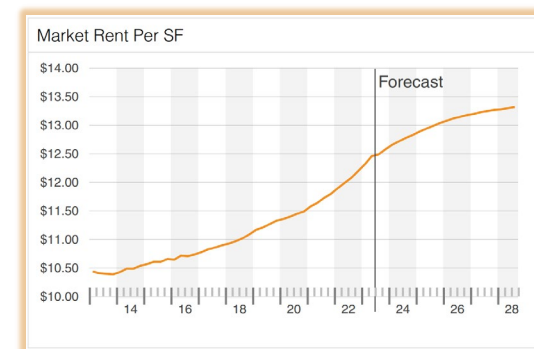
Residential will drive redevelopment



OFFICE



INDUSTRIAL



RETAIL

MARKET STUDY

Where do we need to go to make this redevelopment move?

Campus-wide plan with *at least* 200 residential units, mostly market-rate, mostly 1-bedroom.

In-commuters, empty-nesters and young professionals.

Mixed-use, new build on Genesee Street, first floor commercial/tuck-under parking, 2nd and 3rd residential units either rentals or condos.

TBD – 3-bd townhouses in interior of property.

Public-Private-Partnership:

- City helps shepherd GEIS
- MVHS delivers “clean” site for nominal
- Lengthy IDA tax abatement
- State and federal historic tax credits
- Significant state incentive (e.g. RestoreNY)

LEGAL REVIEW AND CONSIDERATIONS

Critical for any redevelopment project is permissibility and flexibility for redevelopment

Permissibility

- To the extent zoning uses and programming can be vetted in advance, it removes a degree of risk for a future developer.
- Existing Neighborhood Mixed-Use (NMU) permits the following:
 - Full-spectrum of residential uses; and
 - Supportive uses (small retail, restaurants, day-care, educational, medical/health) are permitted as well.
- The intended Generic Environmental Impact (GEIS) process under State Environmental Quality Review Act (SEQRA) will help flesh out and settle feasibility and shorten the future review process.



LEGAL REVIEW AND CONSIDERATIONS

Flexibility

- Here, the existing Neighborhood Mixed-Use (NMU) zoning does provide a fair amount of flexibility.
- Further, the availability of Planned Development Districts provides further flexibility if programming requires it.



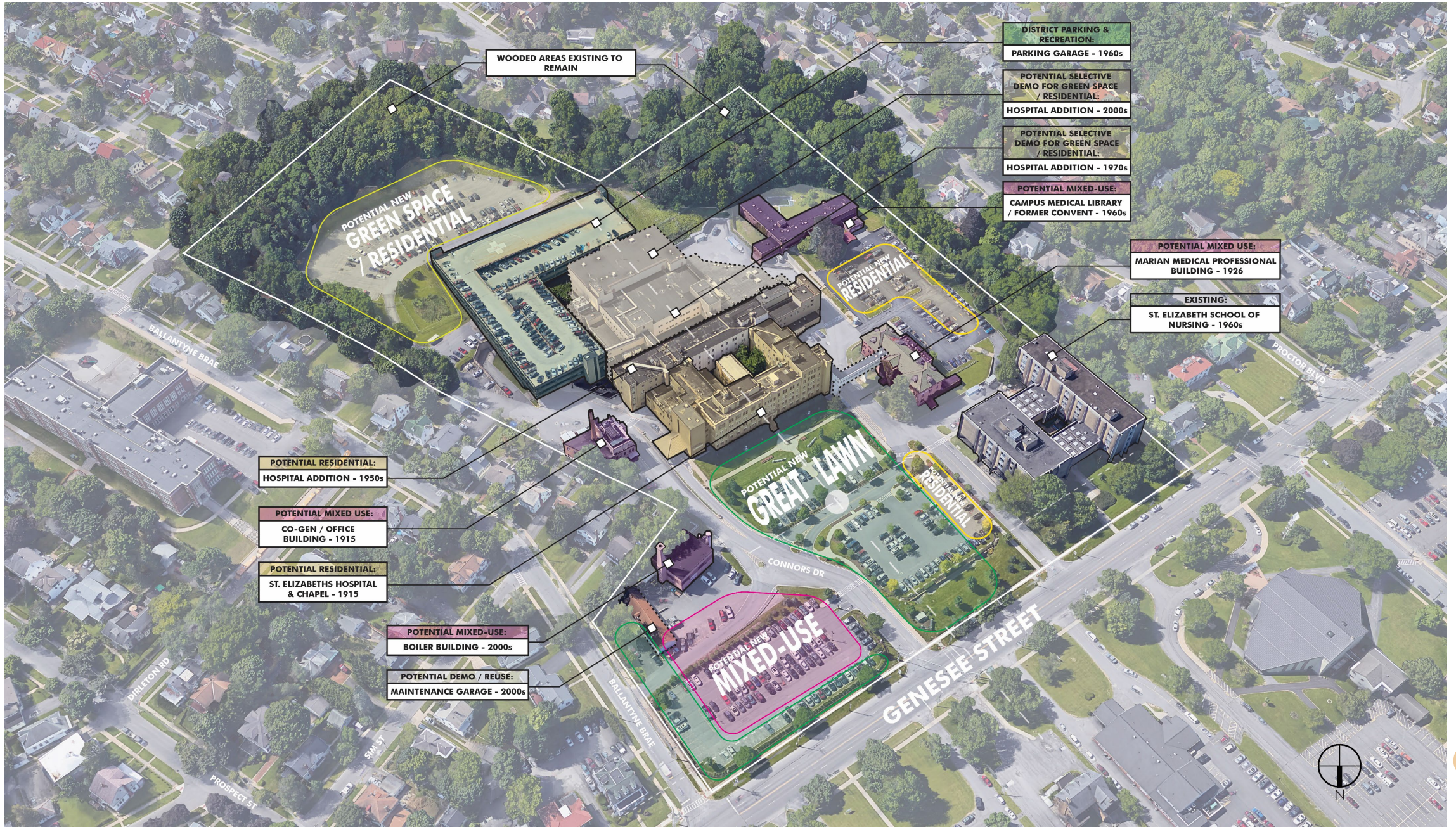
PRELIMINARY FINDINGS

- Site and On-Site Buildings / Structures are well-maintained and in good condition
- Site utilities are robust but will need some upgrades and re-work to support future use
- Most buildings/structures are ideal candidates for adaptive reuse rather than demolition
- Main Hospital, Marian Hall, and Quadrangle were previously determined by the New York State Historic Preservation Office to be “eligible” for listing on the National Register of Historic Places
- Market Study determined that an adaptive reuse and targeted infill approach with a minimum of 200 residential units should could be supported on the campus

PRELIMINARY FINDINGS

- Environmental site assessment determined no significant environmental concerns
- The parking garage is well maintained and an asset to allow for the elimination of most surface parking for new construction and green space
- Opportunity for the School of Nursing to remain on site and support future use
- Mixed-use infill opportunity along Genesee Street with neighborhood commercial (e.g., food and beverage) uses and upper-floor residential

PRELIMINARY DESIGN DIRECTION



SCHEDULE

Scope of Work Tasks		2023										2024								
		July	August	September	October	November	December	January	February	March										
1	Client/Team Coordination & Progress Meetings																			
2	Programming Analysis																			
3	Pre-Renovation Study																			
4	Master Planning																			
5	Concept Planning/Design																			
6	Feasibility Analysis																			
7	Community Outreach																			
8	Implementation																			

- Team Meetings
- Stakeholder Meetings and Public Meetings
- Project Steering Committee Meetings
- Milestones/Deliverables
- Team Work Tasks
- Patient Move to New Hospital

NEXT STEPS

- **Finalize Inventory and Analysis**
- **Continue legal review**
- **Master Planning and Concept Development**
- **Public Review**
- **Implementation**

NEIGHBORHOOD AND COMMUNITY INVOLVEMENT

City of Utica Project Website:

www.cityofutica.com/departments/urban-and-economic-development/planning/St-Elizabeths-Re-Use-Master-Plan/index

MVHS Project Website:

<https://www.mvhealthsystem.org/press/mvhs-and-city-of-utica-select-developer-for-st-elizabeth-reuse/>

**Next Public Meeting:
Anticipated February 2024**

Key Contacts:

Brian Thomas, AICP - Commissioner
City of Utica, New York
Department of Urban & Economic Development
1 Kennedy Plaza
Utica, New York 13502
(315) 792-0181 phone
(315) 797-6607 fax
bthomas@cityofutica.com

Robert C. Scholefield MS RN
Executive Vice President/ Facilities and Real Estate
Mohawk Valley Health System
2209 Genesee Street
Utica, New York 13501
(315) 801-8598 fax
bscholef@mvhealthsystem.org

City of Utica Project
Website

