

Just the Facts

WYNN HOSPITAL

Each week, "Just the Facts" provides information about a key aspect of the Wynn Hospital being built by Mohawk Valley Health System (MVHS). It is designed to keep our medical staff, employees and volunteers updated and to share with family, friends and neighbors so we keep our community informed about how we're transforming healthcare in our region.



TOPIC FOR TUESDAY, NOVEMBER 21, 2023:

St. Elizabeth Reuse Master Plan Meeting

Last week, MVHS, the City of Utica and Rupp Pfalzgraf, the firm selected to lead the development of a reuse plan for the St. Elizabeth Medical Center Campus, held a public meeting to provide the community a chance to voice what they'd like to see happen with the campus. More than 100 people attended the meeting. The next public meeting will be held in February 2024.

Below are some highlights from the meeting. Click [here](#) or visit mvhealthsystem.org for the full presentation.

PROJECT GOALS, OBJECTIVES and GUIDING PRINCIPLES

- 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.
- 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.

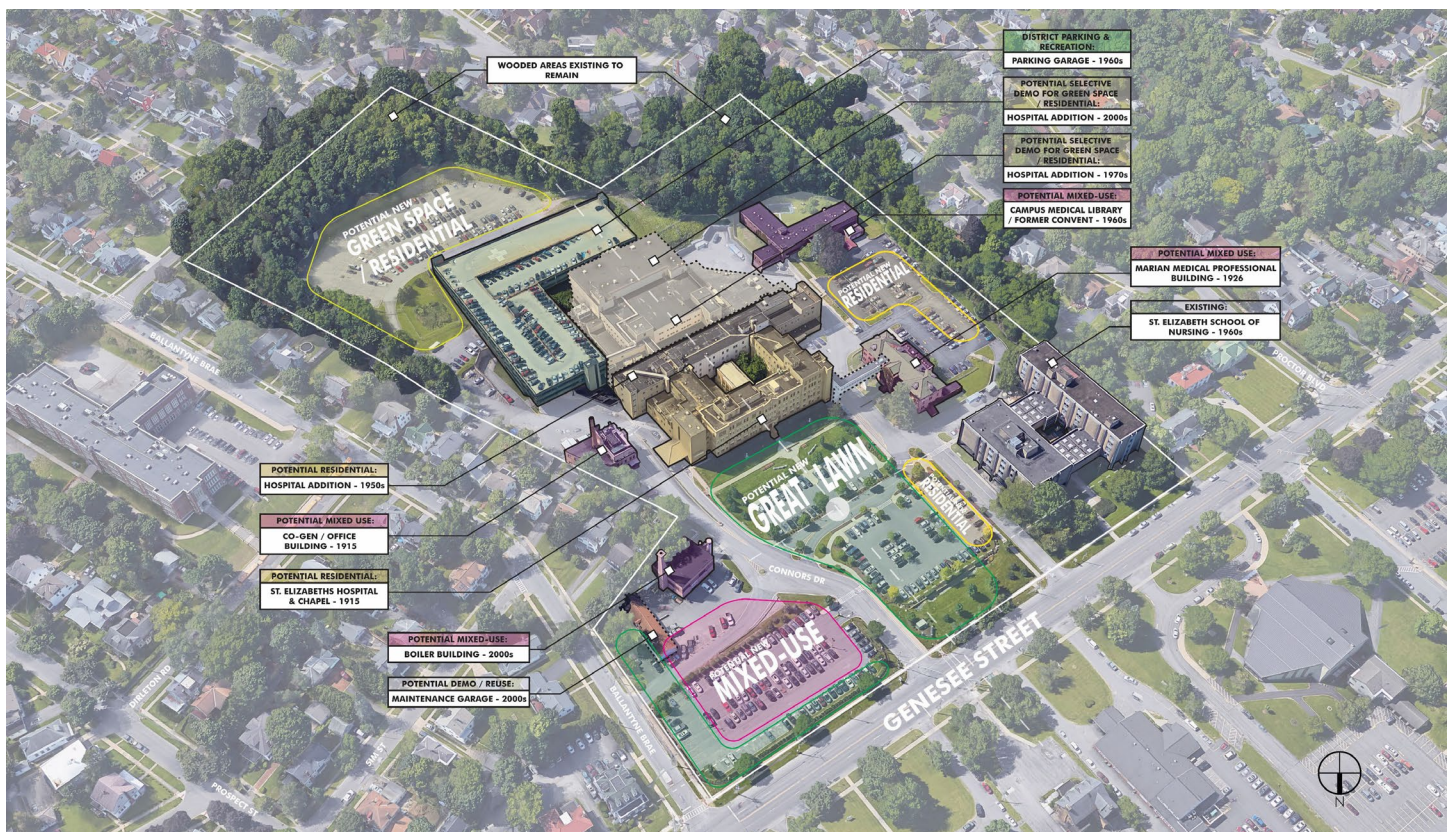
PRELIMINARY FINDINGS

- 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 could be supported on the campus.
- 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 College 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.

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
- **Major Findings – Various real estate markets**
 - Office improving but still very challenging
 - Industrial pricing is good
 - Retail pricing is way below new-build requirement
 - Hospitality is good, but not at the site
 - Institutional use possible
 - Residential will drive redevelopment

PRELIMINIARY DESIGN



SCHEDULE

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