

# Who Was There?

## Advisory Committee Members:

- Amy Bowerman** – Vice President of Post-Acute/Rehab Service, MVHS  
**Laura Cohen** - Vice President, Mohawk Valley EDGE  
**Derek Crossman** – Deputy Regional Director, Empire State Development  
**Joshua Dahlin** - Oneida County Department of Planning  
**Geno DeCondo** - Executive Director, Upstate Caring Partners  
**James Genovese** - Commissioner, Oneida County Department of Planning  
**Fr. Jason Hage** – Pastor, Mary Mother of Our Savior Parish  
**Shaun Kaleta** - Director of Economic Development, Oneida County  
**Liz Gilroy Kearns** – Chair, Nortre Dame Schools  
**Christopher Lawrence** - Vice President, Mohawk Valley EDGE  
**Allison Madmoune** - MV Regional Director, Empire State Development  
**Caitlin McCann** - VP Marketing and Communications, MVHS  
**Brian McKee** – CEO, House of the Good Shepherd  
**Christian Mercurio** - Vice President, Mohawk Valley EDGE  
**Christopher Newton** - Oneida County Legislator  
**Dr. Todd Pfannestiel** - President, Utica University  
**Dawn Roller** – Associate Vice President of HR, Indium Corporation  
**Ann Rushlo** - Executive Director, Mohawk Valley Association of Realtors  
**Ernie Talerico** – Mayor, Village of New York Mills

## Planning Consultant Team

# What We Did

The meeting was held on October 29, 2024, at 6:00 pm at MVHS CRCCS

## Agenda:

- How did we get here:
  - Vision and Goals
  - Visual Preferences Survey
  - Facilities Assessment
- Recommended Concept Plan
- Next Steps
- Group Workshop

## The Engagement Activity included:

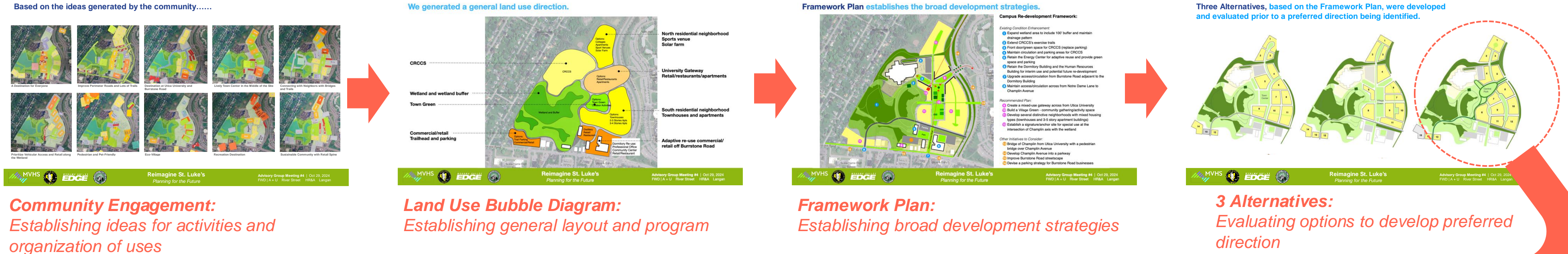
- *Summary of the work to date*
- *Presentation of the final recommended plan*
- *Explanation of next steps*
- *Questions and discussion*



# What Was Said and Done

## Final Recommended Concept Plan was presented along with the process of how it was developed

### How We Got Here:



### Recommended Concept Plan

#### Community Vision

- Make a destination for everyone
- Create synergy with Utica University
- Provide a variety of housing types
- Connect to nature
- Offer lots of things to do
- Focus on wellness, fitness, sports, and outdoors
- Provide kids and youth programs
- Respect local ecology and landscape
- Celebrate St. Luke's legacy

#### What the plan offers:

- University Gateway with retail and restaurants
- A public realm/open space system
- Walkable neighborhood
- Outdoor performance
- Opportunities for sport programs
- Trail network
- Opportunities for Community/ Youth Center
- Adaptive Re-use of Energy Center
- Connections to Business Park
- Low and mid-density housing
- 1-4 story buildings
- Hotel



#### Cottages Neighborhood

- 1 30 single family houses or attached houses

#### University Gateway

- 2 126 Apartment units
- 3 90 Key hotel
- 4 15 Townhouses

#### South Neighborhood

- 5 160 Apartment units & 52 Townhouses

#### Burrstone Gateway

- 6 81,500 sf Commercial/retail/ community spaces

#### West End (off the map)

- 7 7,000 sf Commercial building
- 8 32 Apartment units



# What Was Said and Done

## Next Steps

### 1. Planning & Zoning

- Work with Town of New Hartford Planning Board.
- PDD (Plan Development District) Application.
- NYS DOS Smart Growth Planning & Zoning.

### 2. Site Readiness

- Phase II Environmental Site Assessment.
- Rationalize Infrastructure.
- ESD Strategic Planning & Feasibility Study.
- Congressional Directed Spending Request.

### 3. Developer Engagement

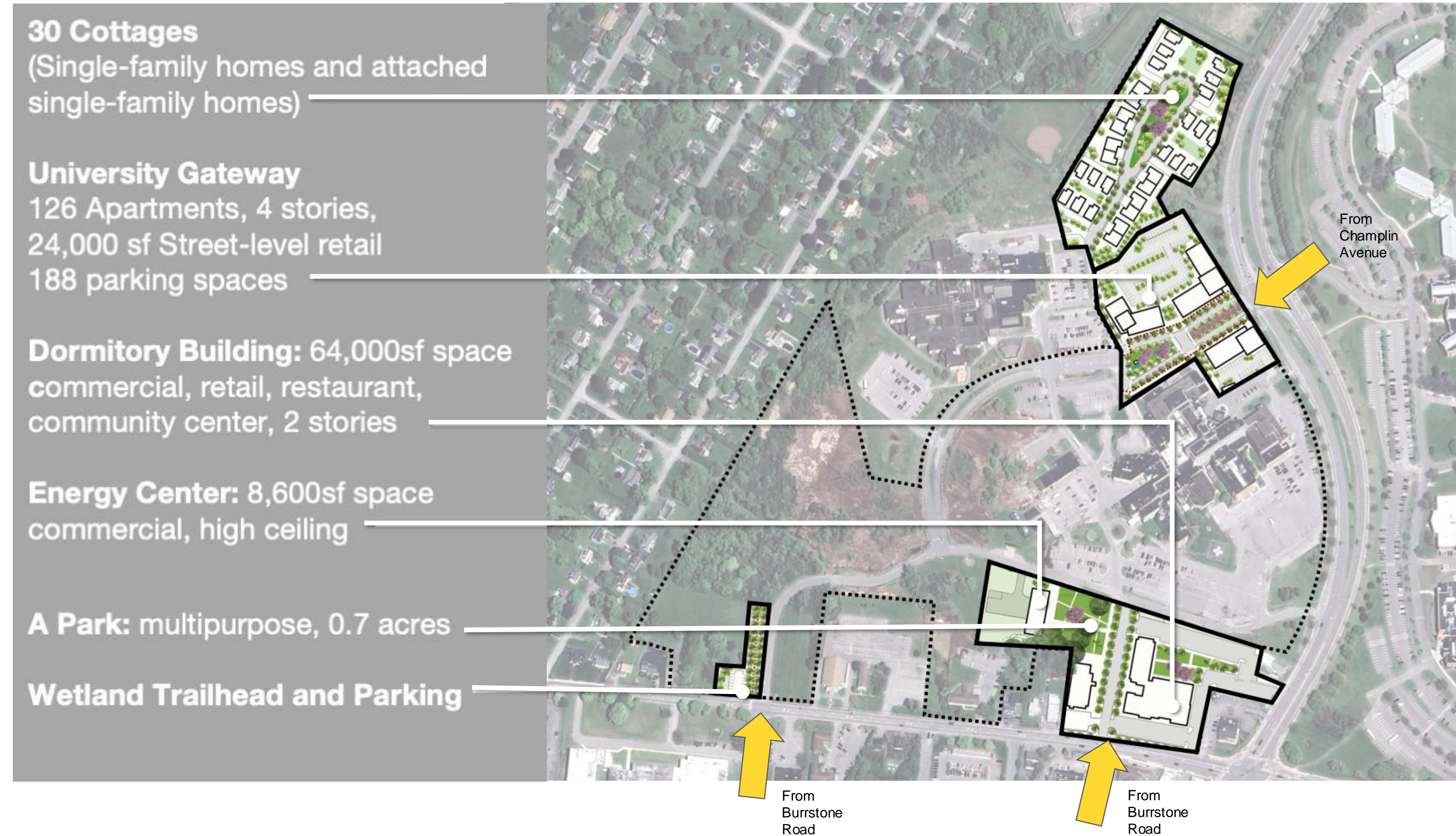
- Consultant team will prepare Developer Sounding package to assist conversations with potential developers.
- Attain developer initial reaction to Recommended Concept Plan.

### 4. Continue Community Engagement

- EDGE will take over project website and continue to monitor and manage online communication and engagement.
- Oneida County to maintain Advisory Group structure and function.
- Community Workshops to be held for future steps.

## Potential Phase One

The Recommended Concept Plan is designed to allow for a first phase of construction to happen while the hospital site is still standing. This flexibility allows development to occur without being dependent on the schedule for the hospital demolition.



# What We Heard

## Enthusiasm and approval for the Recommended Concept Plan



### QUESTIONS & COMMENTS FROM THE ADVISORY GROUP:

#### Mix Of Uses

- Agreement and enthusiasm over the mix of uses with outdoor activities, retail and walkable individual neighborhoods.
- Happy to see how all the different ideas from the community were unified into one plan.

#### Open Spaces

- CRCCS representative expressed enthusiasm for the large central park which will serve their residents well: “Love the park. Patients and staff will love it. And the pavilion will have activities to look at.”
- Agreement that the plan should accommodate variety of mobility types including bikes to serve people of all ages and abilities (especially in the large park spaces).
- Open spaces and parks will provide reasons for people to meet and form communities. It will be a place of healing for young adults who grew up during Covid.

#### Phasing

- Could the proposed Potential Phase 1 of development stand alone?
- What would it cost?
- What would the hospital demolition cost?
- Important to establish a good connection to the University at the start of the project.

#### Parking

- Concern new development will impinge on CRCCS’s parking.
- Where will overflow parking be accommodated when there are outdoor events and performances in the public spaces?
- Concerns were expressed about where snow would be stored when it was plowed off the streets.

### RESPONSES FROM PLANNING TEAM:

- One of the primary goals of the development is to accommodate whatever CRCCS needs and continue to working with CRCCS to meet their parking needs as the design advances.
- The Framework Plan is what fundamentally will guide the development. It allows for flexibility in how the final design decisions will be made. The Recommended Concept Plan is an illustration of how the Framework Plan can be achieved.
- Community engagement will continue to drive the project.