

# ST. ELIZABETH'S CAMPUS

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## REUSE MASTER PLAN

*Public Meeting #2*

May 7, 2024

# MEETING FORMAT

## **Presentation**

- Project Recap and Overview
- Elected Officials Stakeholder and Public Meeting #1: Review and Key Takeaways
- Completed Activities (since our last meeting)
- Master Plan / Concepts
- Next Steps

## **Open House**

- Presentation Boards
- Interaction with Project Partners and Consultant Team

# PROJECT RECAP & OVERVIEW

# PROJECT PARTNERS



# CONSULTANT TEAM



# PROJECT OVERVIEW



# REVIEW: PROJECT INFORMATION

## Programming Analysis

- Review of Past Work and Studies
- Market Study

## Inventory and Analysis

- Structural and site review
- Environmental review
- Legal review
- Survey

### Preliminary Market Study:

- >200 residential units
- Mostly market-rate
- Mixed-use on Genesee Street
- Some new build townhouses
- Use public-private partnerships

### Site Review:

- Site History (Original Construction & Additions) & SHPO Coordination
- Transportation Network/Connectivity
- Land Use and Zoning
- Environmental Remediation
- Natural Features
- Utilities
- Conservation Easement

# Elected Officials Stakeholder & Public Meeting #1

## REVIEW & KEY TAKEAWAYS



# REVIEW: STAKEHOLDER AND PUBLIC MEETING I



## 11/16: ELECTED OFFICIALS STAKEHOLDER MEETING

- Reviewed project information including:
  - Team
  - Guiding Principles
  - Existing Conditions Inventory
  - Preliminary Design Direction
- Responded to questions from attending officials

## 11/16: PUBLIC MEETING #1

- Reviewed project information (see above)
- Held “Open House” with boards to:
  - Engage with community members
  - Answer questions
  - Gather feedback

# WHAT WE HEARD

- Residential development – townhomes, senior living, and market rate housing
  - Affordable senior living that mirrors successful local models
  - Encourage ownership where possible
  - Preserve existing homes on Ballantyne Brae
- Create community spaces and amenities
  - Restored Front Lawn and expanded greenspaces
  - Small amount of neighborhood serving retail
- Reduce the site's impact on the neighborhood and the city
  - Coordination with other local housing developments
  - Ensure positive impacts on local property values
  - Reduce impacts on local services (schools, police, fire, etc.)
  - Limited lighting, comply with Dark Sky lighting requirements
- Demolish high-impact buildings
  - Parking garage
  - Boiler building
- Consider demolition of campus with new construction



# COMPLETED ACTIVITIES (since our last public meeting)

- Agency Coordination – State Historic Preservation Office
- Boundary and Topographic Survey
- Preliminary Parking Garage Assessment
- Master Planning / Concept Development Options
- Preliminary Financial Analysis

# COMPLETED ACTIVITIES: SHPO CONSULTATION

## State Historic Preservation Office (SHPO) Evaluation of Eligibility completed

- Most key buildings eligible for listing on the National Register of Historic Places
  - Main Hospital Building
    - 1915-1957 construction
  - Marian Hall
  - School of Nursing (Regina Hall & Education Building)
  - Convent (later Medical Library)
  - Boiler House (later cogeneration and office building)
- Non-contributing buildings
  - Parking garage
  - Boiler building (near Genesee St.)
  - Maintenance Garage (near Genesee St.)



# COMPLETED ACTIVITIES: PARKING GARAGE ASSESMENT

## Preliminary structural evaluation of parking garage completed

- Partial demolition likely feasible
- Some rehabilitation necessary for balance of the garage
- Consolidates parking on the site and reduces demand for surface parking
- Allows opportunities for new construction / green space



# COMPLETED ACTIVITIES: MASTER PLANNING OPTIONS CREATED



# MASTER PLAN / CONCEPT DEVELOPMENT

## GUIDING PRINCIPLES

- Steering Committee, Stakeholder and Public Feedback
- Existing conditions / Inventory & Analysis
- Structural, site, environmental, legal review
- Market Study
- SHPO Evaluation of Eligibility
- Survey & Conservation Easement boundaries
- Financial Feasibility

# MASTER PLANNING



## SINGLE FAMILY HOUSES

COMPLETE DEMO / NEW BUILD

51 TOTAL HOUSING UNITS



## TOWNHOUSES

COMPLETE DEMO / NEW BUILD

107 TOTAL HOUSING UNITS



## RESIDENTIAL REUSE

HISTORIC ADAPTIVE REUSE

252 TOTAL HOUSING UNITS



## MULTIFAMILY NEW

COMPLETE DEMO / NEW BUILD

237 TOTAL HOUSING UNITS



An aerial photograph of a suburban neighborhood, showing a dense arrangement of single-family houses with gabled roofs and large trees. The houses are interspersed with green spaces and winding streets. The overall scene is a typical residential area.

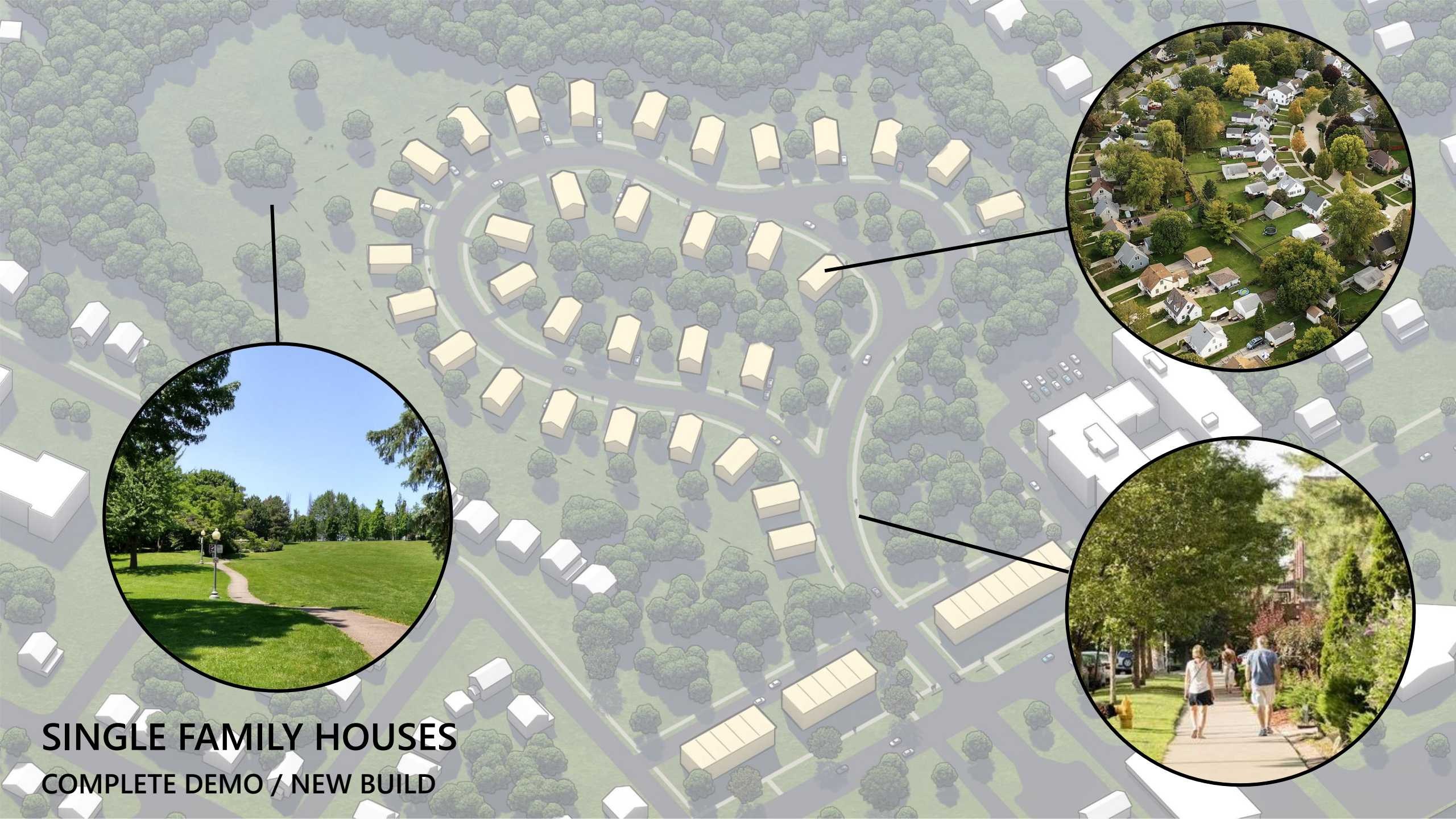
# **SINGLE FAMILY HOUSES**

**COMPLETE DEMO / NEW BUILD**



RESIDENTIAL

SINGLE FAMILY HOUSES  
COMPLETE DEMO / NEW BUILD



**SINGLE FAMILY HOUSES**  
**COMPLETE DEMO / NEW BUILD**



# SINGLE FAMILY HOUSES

## COMPLETE DEMO / NEW BUILD

### UNIT COUNT

NEW BUILD SINGLE FAMILY HOUSES: 33 UNITS

NEW BUILD TOWNHOUSES: 18 UNITS

51 TOTAL HOUSING UNITS

### FINANCIAL INFORMATION

DEMOLITION: \$20.9 MILLION \*NOT INCLUDING SITE WORK

NEW BUILD: \$25.2 MILLION

TOTAL DEMO + CONST COST: \$46.1 MILLION

PER UNIT COST: \$905,000

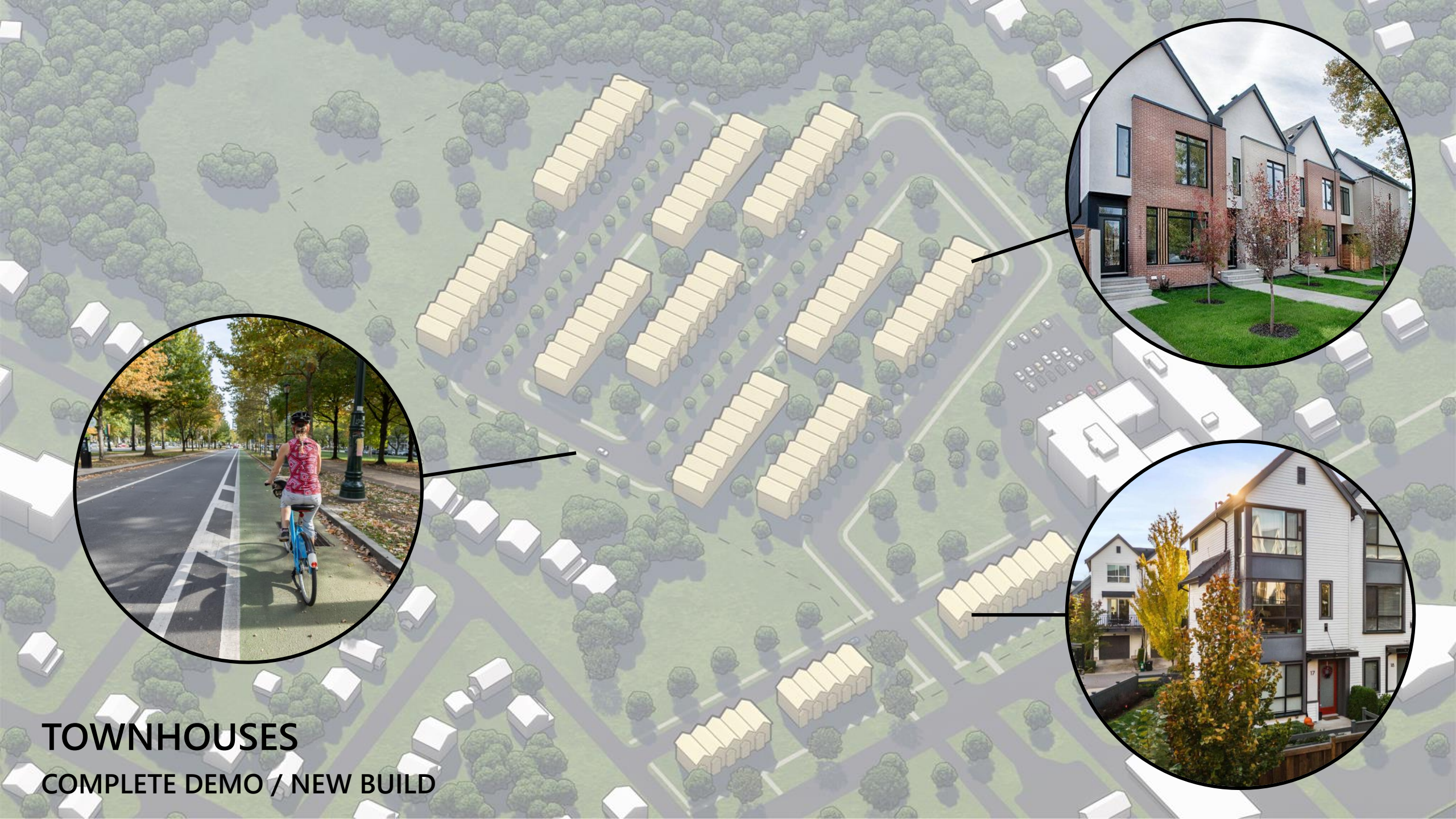


**TOWNHOUSES**  
**COMPLETE DEMO / NEW BUILD**



TOWNHOUSES

TOWNHOUSES  
COMPLETE DEMO / NEW BUILD



**TOWNHOUSES**  
**COMPLETE DEMO / NEW BUILD**



# TOWNHOUSES

## COMPLETE DEMO / NEW BUILD

### UNIT COUNT

NEW BUILD TOWNHOUSES: 107 UNITS

107 TOTAL HOUSING UNITS

### FINANCIAL INFORMATION

DEMOLITION: \$20.9 MILLION \*NOT INCLUDING SITE WORK

NEW BUILD: \$53.0 MILLION

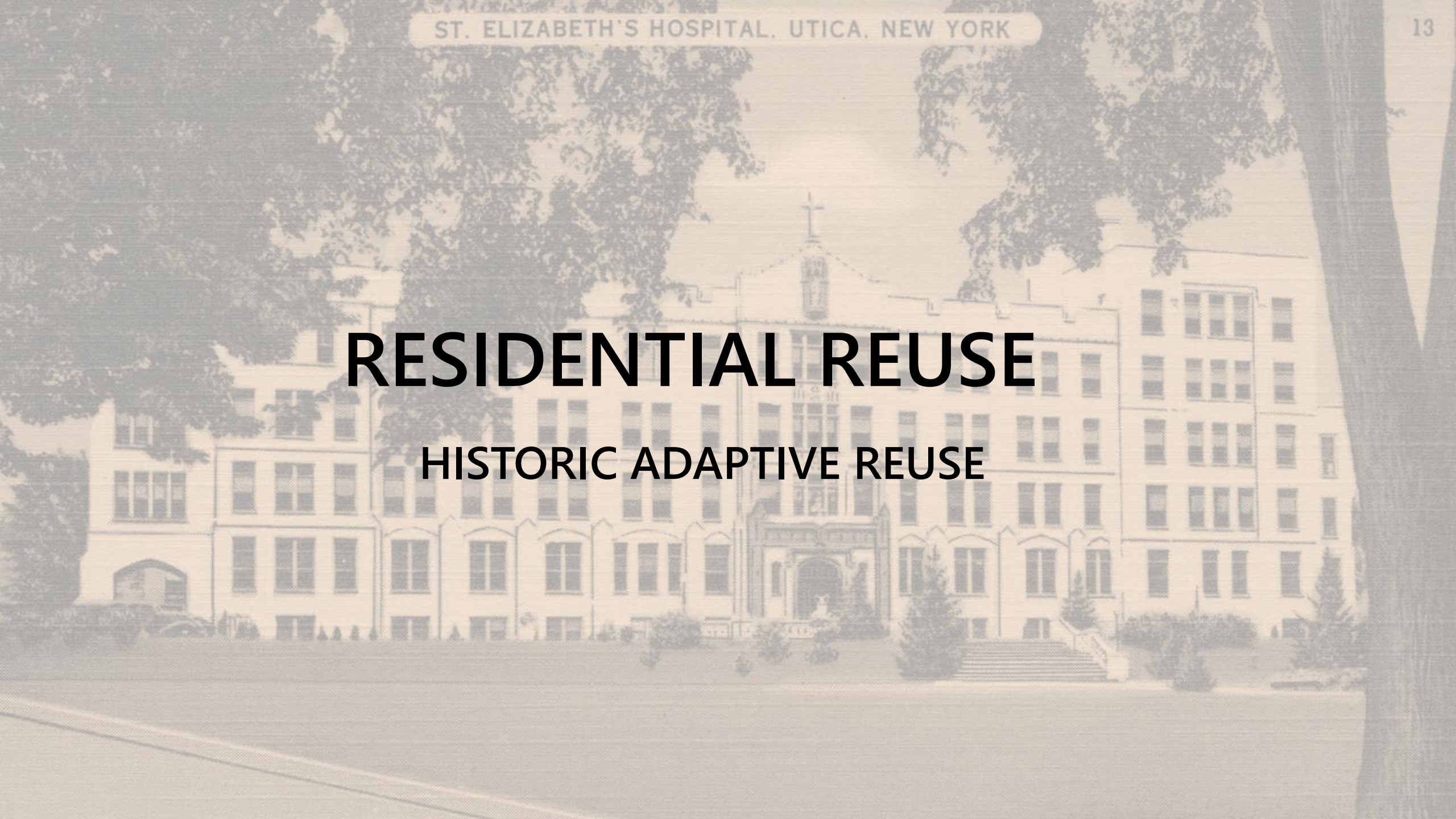
TOTAL DEMO + CONST COST: \$73.9 MILLION

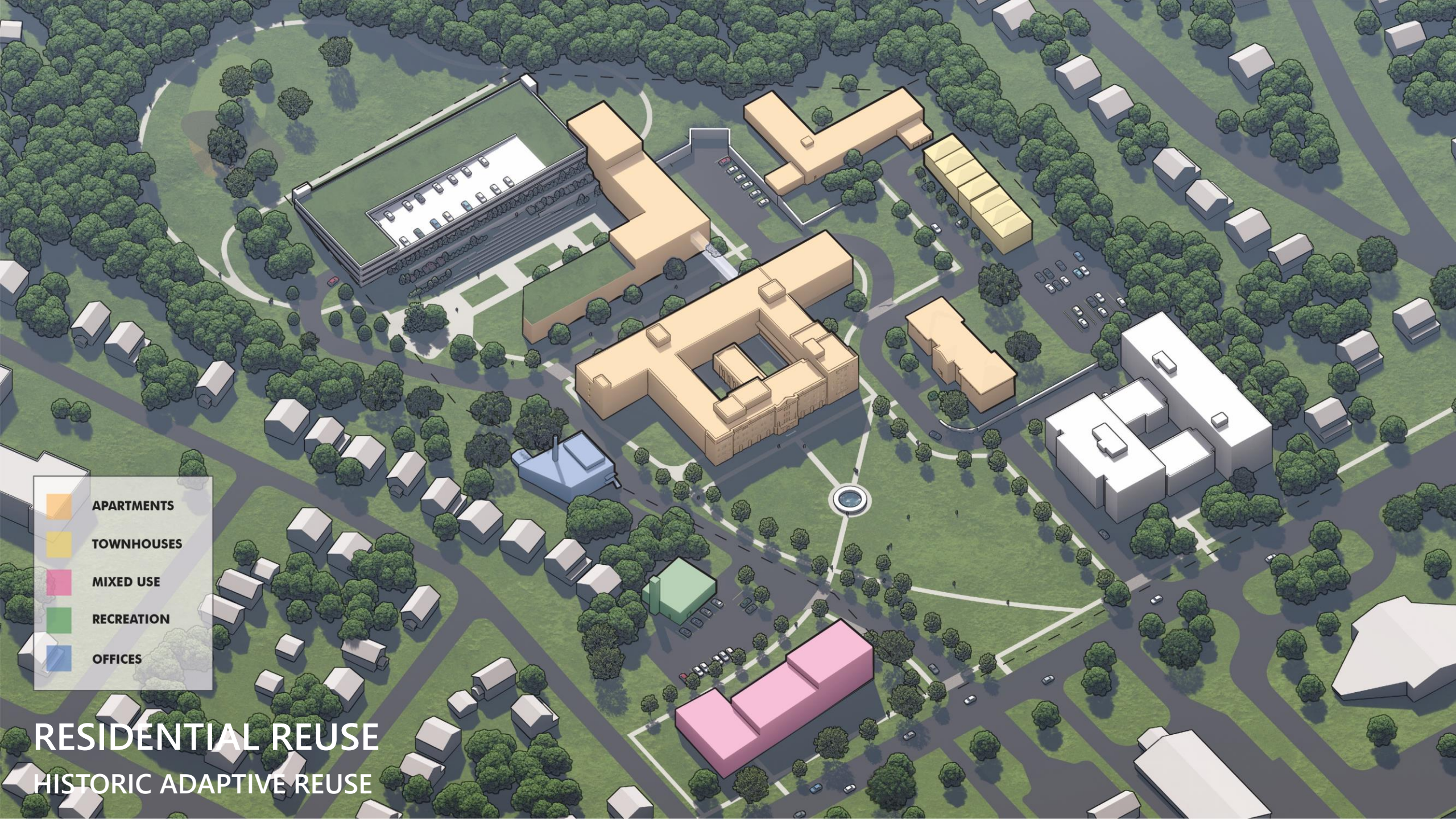
PER UNIT COST: \$690,000



# RESIDENTIAL REUSE

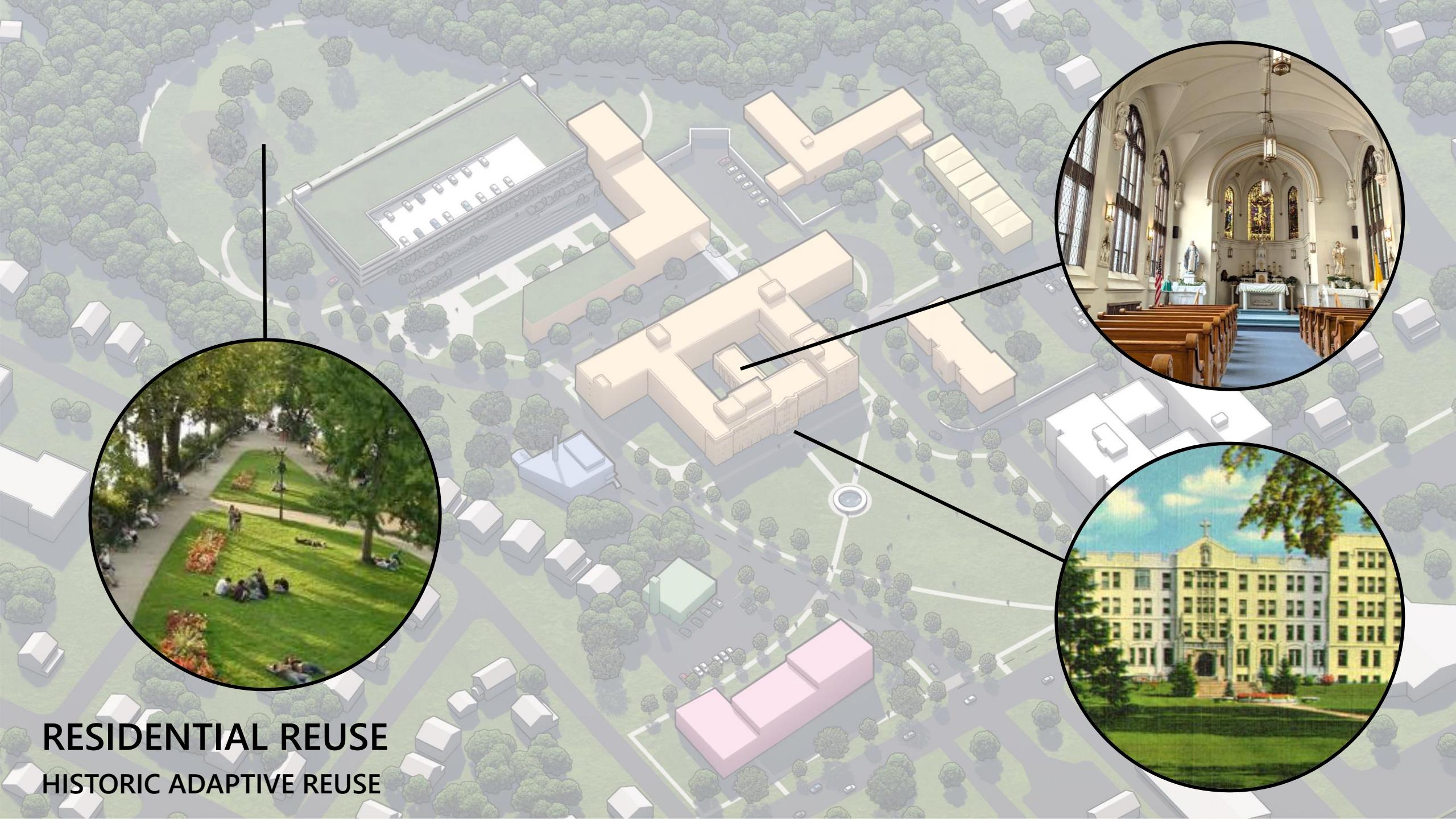
HISTORIC ADAPTIVE REUSE



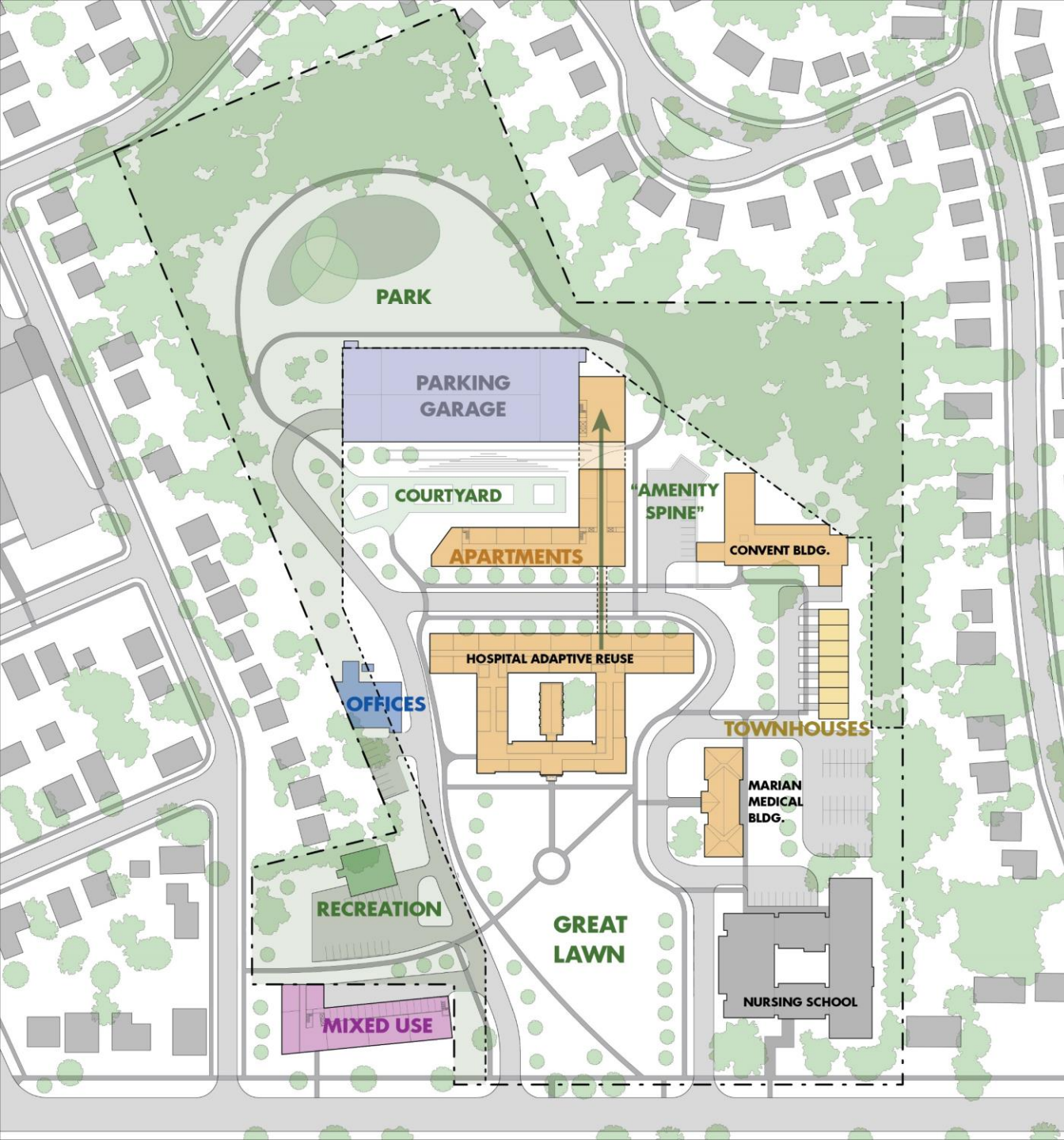


- APARTMENTS
- TOWNHOUSES
- MIXED USE
- RECREATION
- OFFICES

**RESIDENTIAL REUSE**  
**HISTORIC ADAPTIVE REUSE**



**RESIDENTIAL REUSE**  
**HISTORIC ADAPTIVE REUSE**



# RESIDENTIAL REUSE

## HISTORIC ADAPTIVE REUSE

### UNIT COUNT

NEW BUILD APARTMENTS: 48 UNITS

CONVENT BUILDING: 18 UNITS

NEW BUILD TOWNHOUSES: 7 UNITS

HOSPITAL ADAPTIVE REUSE: 126 UNITS

MARIAN MEDICAL BUILDING: 12 UNITS

NEW BUILD MIXED USE: (3) RETAIL AND (41) APARTMENTS

252 TOTAL HOUSING UNITS

### FINANCIAL INFORMATION

DEMOLITION: \$11.9 MILLION \*NOT INCLUDING SITE WORK

ADAPTIVE REUSE + NEW BUILD: \$97.7 MILLION

TOTAL DEMO + CONST COST: \$109.6 MILLION

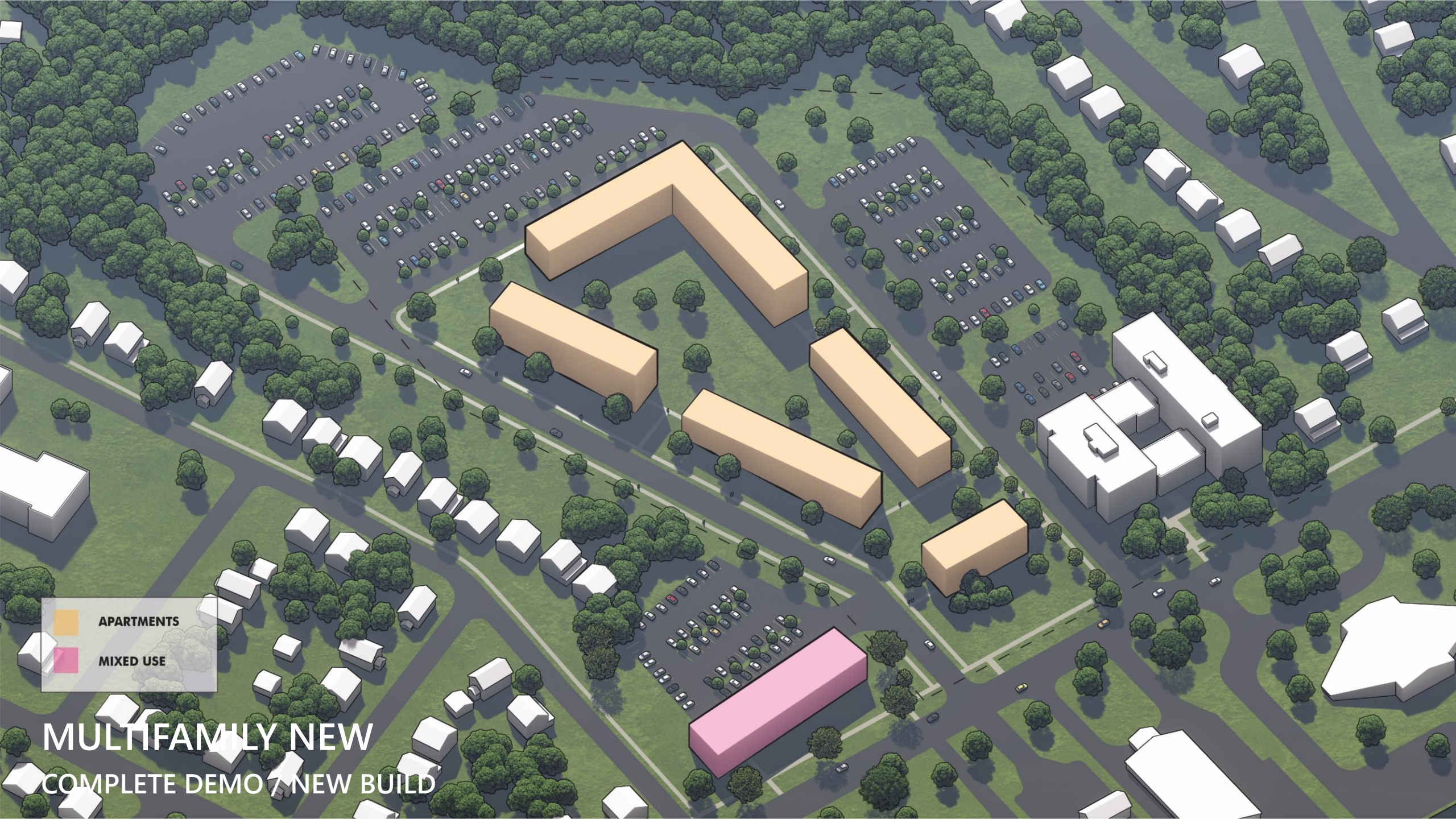
PER UNIT COST: \$435,000

PER REUSE UNIT COST, NET OF HTCS: \$351,000



**MULTIFAMILY NEW**

**COMPLETE DEMO / NEW BUILD**

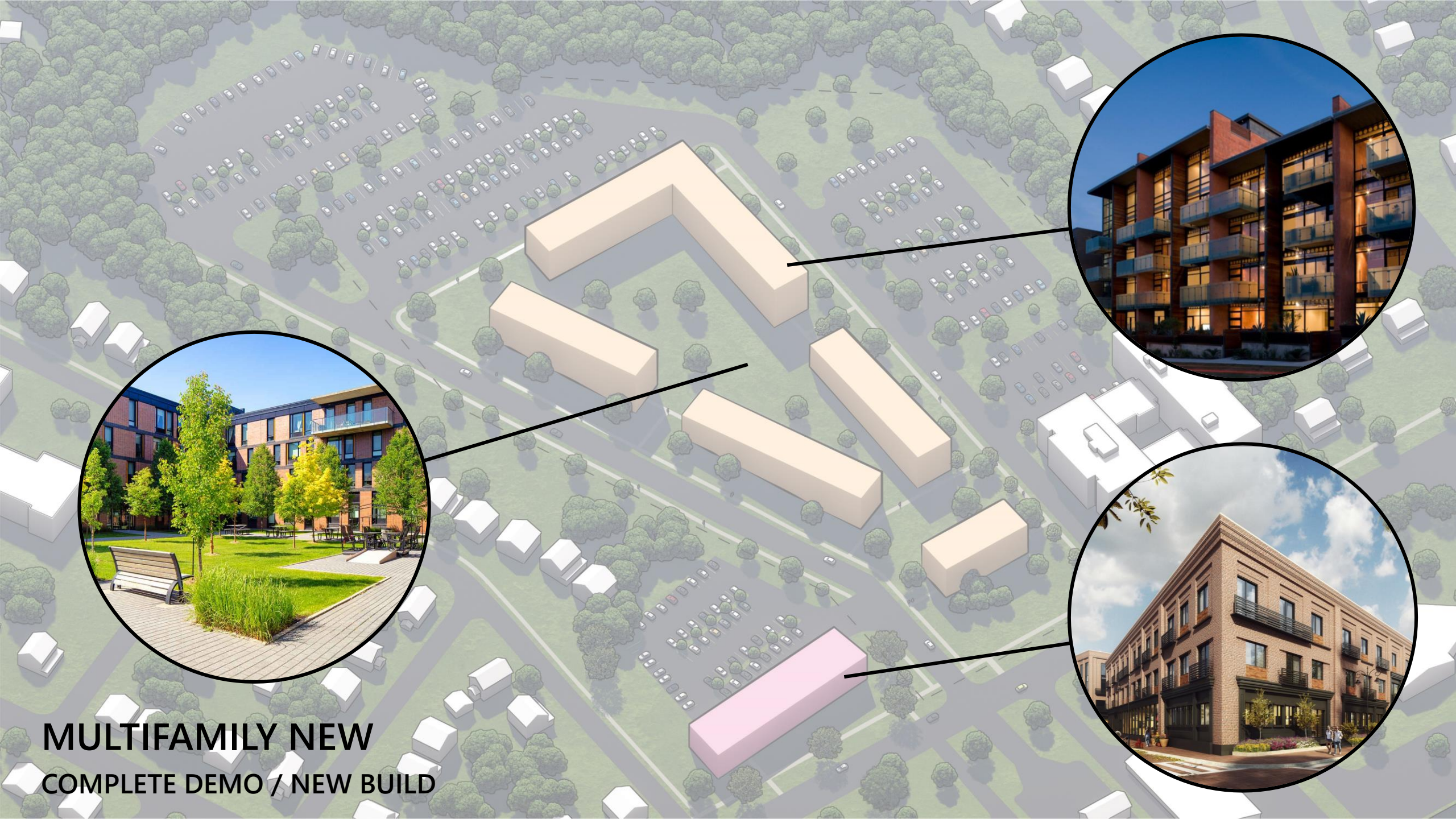


APARTMENTS

MIXED USE

MULTIFAMILY NEW

COMPLETE DEMO / NEW BUILD



**MULTIFAMILY NEW**  
**COMPLETE DEMO / NEW BUILD**



# MULTIFAMILY NEW COMPLETE DEMO / NEW BUILD

## UNIT COUNT

NEW BUILD MULTIFAMILY BUILDINGS: 200 UNITS

NEW BUILD MIXED USE: (3) RETAIL AND (37) APARTMENTS

237 TOTAL HOUSING UNITS

## FINANCIAL INFORMATION

DEMOLITION: \$20.9 MILLION \*NOT INCLUDING SITE WORK

NEW BUILD: \$82.6 MILLION

TOTAL DEMO + CONST COST: \$103.4 MILLION

PER UNIT COST: \$436,000



# NEXT STEPS

- Finalize Master Plan Concepts
- Complete Financial Feasibility Analysis
- Commence and complete State Environmental Quality Review Act (SEQRA) process
- RFP Development

# NEIGHBORHOOD AND COMMUNITY INVOLVEMENT

## City of Utica Project Website

### City of Utica Project Website:

[www.cityofutica.com/departments/urban-and-economic-development/planning/  
St-Elizabeths-Re-Use-Master-Plan/index](http://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/](https://www.mvhealthsystem.org/press/mvhs-and-city-of-utica-select-developer-for-st-elizabeth-reuse/)

### Key Contacts:

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Thank you!