

## **Utica Harbor Point**

### **PROJECT DESCRIPTION**

The Harbor Point Redevelopment Plan establishes a new vision for this neglected area in the city of Utica by revitalizing the harbor area to create an economically sustainable mixed-used development project that will become a major new destination within the Mohawk Valley.

The Harbor Point Redevelopment Plan outlines a framework of guidelines for new public- and private-sector construction, identifies areas for public activities and recreation spaces, enhances connections to Baggs Square east and west and downtown Utica, outlines required infrastructure improvements for development, promotes the reuse of industrially vacated properties and improves access to the Mohawk River, Erie Canal, and the Utica Marsh. The aim is to promote innovation in waterfront and urban planning in the Mohawk Valley, reflecting the present day concerns for a socially and environmentally responsible built environment, and an improved standard for living, working and recreating within Utica.

Working with the UHLDC, two alternative Harbor Redevelopment Master Plans were prepared. Although both options contain the same components, the internal configuration of certain elements are adjusted to reflect various circulation options. Due to their relative similarity, the following is a description of the component parts regardless of which option they apply to. The attached Master Plans illustrate the proposed improvements and the Harbor Point Redevelopment Component Area Map discusses the various areas of improvements.

#### **Overall:**

- Internal street configuration inclusive of sidewalks, bike lanes, street trees, period lighting
- Surface and structured parking
- Utilities (water, sanitary, stormwater, and telecommunications)
- Pedestrian walkways
- Repair of bulkhead walls

#### **Component Areas:**

##### **1. Water-Based Development**

- a. Area located on NYS Canal Corporation lands that immediately surrounding the harbor
- b. Area intended for water enhanced and water dependent mixed-uses such as:

- i. Harbor promenade with pedestrian amenities such as benches, period lighting, interpretive signage, trash receptacles.
- ii. Public Plazas and water features design to attract attention to the harbor
- iii. Marina
- iv. Marina services
- v. 1933 Building Re-Use as a year-round commercial destination with ethnic restaurants, local beer, wine and spirits, local crafts, outdoor seating, farm emporium, boating supplies
- vi. Restored 1918 Canal Building as a marina center and barge canal history (Redevelopment Concept A; building proposed to be moved or demolished in Concept B)
- vii. Performance/amphitheater
- viii. Two multi-story anchor mixed-use buildings (commercial, office, residential)

**2. Commercial-Based Development**

- a. Approximate 16 acre private redevelopment area with multi-story mixed-use buildings containing commercial uses on the ground floor with residential on the upper floors
- b. Greenspace, parks and plazas
- c. Pedestrian walkways with connections to the Harbor Promenade and the Erie Canal Trail
- d. Associated surface and structured parking

**3. Corridor Commercial Development**

- a. Private redevelopment area along the west side of North Genesee Street
- b. Proposed commercial buildings with retail and restaurants

**4. Corridor Commercial Development**

- a. Private redevelopment area along the west side of North Genesee Street adjacent to the John St. Bridge exit ramp
- b. Proposed commercial buildings with retail and restaurants
- c. Connections to downtown, Baggs Square East and West, and the train station via new pedestrian link on the John St. Bridge exit ramp

**5. Passive Recreation Development**

- a. Earthen berm forms with native plantings on the former Mohawk Valley Oil (MVO) site
- b. Trail loop linking to the Harbor Promenade and recreation area to the west
- c. In-water amphitheater with associated on-land seating
- d. Associated surface parking

**6. Marine-Based Development**

- a. Proposed commercial use associated with canal shipping and/or boating
- 7. Active Recreation Development**
  - a. Active recreation fields including baseball, softball, soccer
  - b. Re-purposed building as a multi-use recreational facility/ice arena
  - c. Associated parking
  - d. Pedestrian walkways with connections to Harbor Promenade, Utica Marsh, and the Erie Canal Trail

Utica Harbor is a historical landmark on the Erie Canal. It is a vestige of the great NYS Canal System during the "Barge Canal" industrial period and boasts a proud history. Through the implementation of the Harbor Point Redevelopment Project the Utica Harbor will both celebrate its past and assist in driving a new economic engine of private investments - commercial, retail, and mixed uses, food/restaurant establishments, and entertainment venues.

