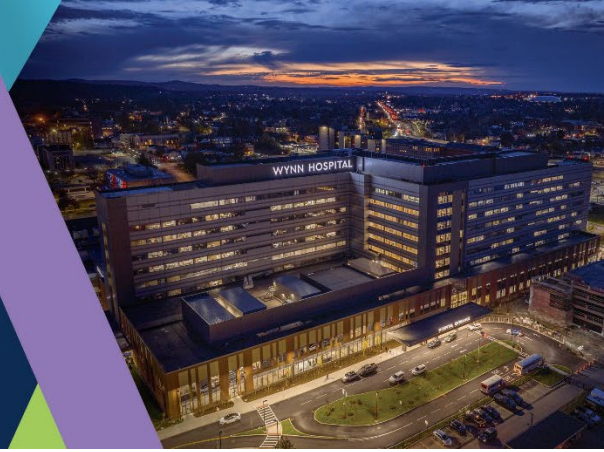


# Just the Facts

MVHS & WYNN HOSPITAL

There's so much happening in healthcare in our region – at times it's hard to stay updated! That's why Just the Facts is being reinvigorated. This weekly publication, published on Tuesdays, will provide you with the latest information about MVHS and the Wynn Hospital!



## TOPIC FOR TUESDAY, NOVEMBER 5, 2024:

### ***Reimagining St. Luke's and St. Elizabeth Hospitals***

Since the announcement of the Wynn Hospital project, MVHS has been committed to finding a use for its facilities that would be vacated once the new hospital was complete. Now that Wynn Hospital has been opened for a year, it's exciting to see all the different options for the St. Elizabeth and St. Luke's campuses. This redevelopment will help our community grow and thrive for generations to come!

#### **St. Luke's Campus**

On November 1, 2024, the conceptual plan for the redevelopment of the 54-acre St. Luke's campus was revealed to the public. Community members were in attendance to learn more about the project and participate in a design workshop where they consider and explore different ideas for the structure and layout of the St. Luke's Campus.

Prior to the development of the conceptual plan, information about what people would like to see on the campus was gathered through input from a local advisory group, three public workshops and online surveys. A Facilities Study for the former hospital site, also commissioned by Oneida County, Mohawk Valley EDGE, MVHS and the Town of New Hartford, was headed by Weston & Sampson. It kicked off in November 2023 and ran concurrently with the Master Plan study, helping to inform the Master Plan by looking at the present physical conditions and determining what portions of St. Luke's held potential to be reused and which portions were not suitable for reuse.

The Reimagine St. Luke's conceptual plan consists of the following:

- The MVHS Rehabilitation and Nursing Center (RNC) will remain at the northwest edge of the property.
- The MVHS corporate office and old human resources buildings will remain. The old human resource building may become a community center. The MVHS glass energy building will be kept and may be turned into a brewery and restaurant.

- Across from Utica University, students would be able to use a gateway, with a redesigned crosswalk that would lead to retail space, a 90-room hotel, 126 apartment units and 15 townhouses.
- Along the northernmost area of Champlin Avenue would sit a neighborhood with 30 one-or-two story, single-family cottages.
- Another residential neighborhood would sit on Champlin Avenue south of the gateway with 52 townhouses and 160 apartments.
- The existing wetlands would be preserved, with natural walkways and a trail that links to the Utica Business Park.
- A park with a room for events, recreation courts and access to the wetlands trails and other pathways would sit in the center of the site.



The next steps including creating a developer package to garner interest in the project, develop funding strategies, working with the Town of New Hartford Planning Board, obtaining any necessary zoning amendments and completing the Plan Development District (PDD) application.

For more details on the entire project, visit <https://www.reimaginestlukes.com/>.



## St. Elizabeth Campus

After holding public meetings asking for the community's input and working with an advisory group, four potential options for the reuse of the 21-acre St. Elizabeth campus property were revealed to the public in May of this year. The St. Elizabeth College of Nursing (SECON) building will remain in all four options. Below are the four options presented for the campus. The first three require full demolition of the buildings on the campus (except SECON) and the fourth incorporates a reuse plan for the buildings:

- Single-family houses – This option would develop 33 single-family houses and 18 townhouses, for a total of 51 housing units.
- Townhouses – 107 townhouses would be built around the former hospital's footprint and on Genesee Street.
- Multi-family buildings – This option would provide a multi-family building that would contain 200 housing units, a courtyard space and a mixed-use building along Genesee Street containing retail space and 37 apartment units.
- Historic adaptive reuse – This option would not include full demolition, but would instead provide a way to reuse the existing space. The renovation would provide multiple forms of housing:
  - 126 housing units in the hospital building
  - 18 units in the convent building
  - 12 units in the Marian Medical Building
  - New construction of 48 apartments, townhomes and a mixed-use building with more apartments and retail space.



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

The City of Utica and MVHS selected a development group lead by Buffalo-based law firm Rupp Pfalzgraf to lead the development of a reuse plan for the St. Elizabeth Medical Center campus. The development team consists of five companies that collectively provide expertise in areas such as architecture, transportation, engineering, planning, community engagement and market feasibility.

Currently, the site is going through a State Environmental Quality Review (SEQR) to examine the environmental, social and economic impacts the project will have on the city of Utica. Once that is complete, a Request for Proposal (RFP) will be sent out, seeking developers interested in taking on the project.

For more information on the St. Elizabeth reuse project, visit:

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