

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF ALBANY

THE LANDMARKS SOCIETY OF GREATER UTICA,
JOSEPH BOTTINI, #NOHOSPITALDOWNTOWN, BRETT
B. TRUETT, JAMES BROCK, JR., FRANK MONTECALVO,
JOSEPH CERINI, AND O'BRIEN PLUMBING & HEATING
SUPPLY, a division of ROME PLUMBING AND HEATING
SUPPLY CO. INC.,

Petitioners-Plaintiffs

For a Judgment pursuant to Article 78 and Section 3001 of the
Civil Practice Laws and Rules,

against-

PLANNING BOARD OF THE CITY OF UTICA, NEW YORK
STATE OFFICE OF PARKS, RECREATION AND
HISTORIC PRESERVATION, ERIK KULLESEID, ACTING
COMMISSIONER, DORMITORY AUTHORITY OF THE
STATE OF NEW YORK AND MOHAWK VALLEY
HEALTH SYSTEM,

Respondents-Defendants.

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss:

Steven M. Eckler being duly sworn deposes and says:

1. I am employed by Ramboll (formerly O'Brien & Gere or "OBG") as a Technical Director. I have approximately 30 years of technical expertise in environmental impact review processes such as New York State's Environmental Quality Review ("SEQR") process, as well as in the acquisition of local, State and federal right-to-build permits (environmental and zoning) for large scale projects.

2. OBG was retained by MVHS in November 2017 to commence activities to support compliance with the New York State Environmental Quality Review Act ("SEQRA") and to

**AFFIDAVIT OF STEVEN M.
ECKLER**

Index No. 02797-19

Assigned Judge:
Hon. Michael Mackey, J.S.C.

oversee preparation of historic and archaeological assessments required by the NYS Office of Parks, Recreation & Historic Preservation (also known as the State Historic Preservation Office or SHPO) in connection with the development of an Integrated Health Campus (“IHC”) Project proposed to be constructed in Downtown Utica, New York. I served as the Project Manager for the IHC SEQR Project. As the Project Manager, my role was to oversee and coordinate the completion of the following services/tasks:

- a. Consultation with state and local agencies concerning the environmental review process and SHPO consultation.
- b. Coordination with the applicant and SEQR Lead Agency (City of Utica Planning Board) to support and document compliance with SEQRA procedural requirements.
- c. Preparation of Draft and Final Scoping Documents.
- d. Appearances at Public Hearings and Public Meetings.
- e. Preparation of Draft and Final Environmental Impact Statements (“DEIS” and “FEIS”) that were substantively consistent with the issues raised in the Final Scoping Document.
- f. Initiation of the consultation process with the New York State Office of Parks, Recreation and Historic Preservation (State Historic Preservation Office or “SHPO”) required by Section 14.07 of the New York State Historic Preservation Law.
- g. Assisting with involved and interested agency contacts.
- h. Assisting with notices and publications as needed.
- i. Coordination of subcontractor efforts by Panamerican Consultants, Inc., which provided project-related impact assessments on cultural impacts.
- j. Coordination of subcontractor efforts by C&S Companies, which provided project-related impact assessments on transportation.

3. I make this affidavit in response to claims by Petitioners that the SEQRA review was deficient, especially with regard to historic impacts, cumulative impacts and alternative sites.

4. The SEQRA record, which consists of thousands of pages, demonstrates that a hard look was taken of all potential environmental impacts raised in the Final Scoping Document and that those potential impacts were minimized or mitigated to the extent practicable, and then properly weighed and balanced with social and economic factors by the Lead Agency.

5. The statements in this Affidavit represent my recollections of activities and assessments pertaining to the compilation of the SEQRA record with respect to historic impacts, cumulative impacts, and alternative sites. Information provided herein is based on material and information available in the SEQRA public record submitted by the Respondent City of Utica Planning Board in its entirety.

The IHC Project

6. The IHC Project evaluated in the EIS includes a 670,000± square foot Hospital building; a Central Utility Plant (CUP); Parking facilities (including one municipal parking garage and multiple surface lots); Future medical office building (MOB) (by private developer); Campus grounds; Hospital helipad; and Pedestrian/utility bridge over Columbia Street.

7. The proposed 670,000± square foot (sf) hospital building consists of a two-story podium and a seven-story bed tower and will be constructed on parcels located west of Broadway and will extend through Cornelia Street onto parcels located east of State Street. See Figure 3 in the Final Environmental Impact Statement (“FEIS”).

8. Most services currently provided at the St. Luke’s and SEMC campuses will be transitioned to the MVHS IHC including 373± inpatient beds. MVHS plans to facilitate the adaptive reuse of the vacated space at its existing facilities.

9. From a facilities perspective, the consolidation of two aging facilities (100 and 60 years) will provide an opportunity for a more energy-efficient environment, with a state-of-the-art IHC that meets and exceeds current day best practices and building codes and promotes energy and water conservation and other sustainable measures.

10. Parking facilities proposed for construction as part of the IHC Project and analyzed in the FEIS will consist of a three-story, municipally-owned parking garage (1,550± spaces) and multiple surface parking lots (780± spaces), for a total of approximately 2,330 spaces.

11. As set forth in the FEIS, the number of dedicated spaces are summarized below:

- Hospital (1,455± total spaces)
 - 1,050 spaces (parking garage)
 - 405± spaces (parking lots)
- Medical Office Building (MOB) (375± total spaces)
 - 375± spaces (parking lots)
- City-dedicated spaces (500 spaces)
 - 500 spaces (parking garage)

12. The parking garage will provide approximately 1,550± parking spaces and the parking lots will allow for an additional 780± parking spaces. Proposed surface parking space needs have been reduced from 1,100± spaces (DEIS) to 780± spaces. The reduction includes the elimination of a proposed surface parking lot originally proposed at the site of the existing Police Maintenance Facility at the request of the City of Utica. These parking facilities will be available for use by patients, visitors, staff, and volunteers, with the garage spaces being available for hospital-related parking, as well as to the community for non-hospital related events.

13. A future MOB is proposed. It is anticipated that the MOB would be owned, developed,

built and operated by a private developer. The proposed location of the MOB is south of Columbia Street and west of Cornelia Street.

14. The campus will be designed as an urban park with enhanced lighting, trees, pedestrian walkways and seating areas. A pedestrian walkway will replace a portion of Lafayette Street. This walkway will extend from the main entrance to the west, terminating at State Street. An additional segment of the walkway will provide access to the Emergency Department (ED) entrance. Outdoor areas will include gardens and other design considerations to create a healing, walkable environment.

15. Page 11 of the FEIS contains figures showing the existing conditions and the proposed built out conditions.

16. According to the City of Utica's Master Plan, the City's urban landscape is characterized by vacant or significantly underutilized industrial buildings and many of its neighborhoods are either deteriorating or continuing to decline. Figure 6 through Figure 14 in the FEIS show that many of the buildings/properties within the IHC Project footprint are representative of these blighted conditions.

17. As currently proposed, the IHC Project would require the following public street closures or changes in designation:

- Lafayette Street from State Street to Broadway will be abandoned by the City
- Cornelia Street from Columbia Street to Oriskany Street will be abandoned by the City
- Carton Avenue, Sayre Alley, and Pine Street will be abandoned by the City
- The former Lafayette Street from Broadway to Cornelia Street will become the main entrance to the IHC

- The former Cornelia Street from Lafayette Street to Oriskany Street will become the entrance to the new public parking garage and an alternate hospital entrance/exit

18. The main entrance to the hospital will be located south of Lafayette Street, proximal to Cornelia Street. In addition to the main entrance, ED walk-in and ED ambulance entrances will be located on the western portion of the hospital. Vehicular and pedestrian entries will be marked by canopy systems that provide adequate coverage for public drop off, ED walk-in and loading activities. Ambulance traffic will be provided with a large drive-thru canopy adjoined to the podium.

19. A service entrance will be located on the eastern portion of the hospital building, which will be accessible via Columbia Street.

20. The downtown IHC is located adjacent to NYS Route 5S (Oriskany Street), with interchange access to the North-South Arterial Highway (NYS Routes 5, 8 & 12). The New York State Department of Transportation (NYSDOT) is currently coordinating the Route 5S Safety Project, which incorporates intersection and safety improvements from Cornelia Street to Broad Street, including miscellaneous work on the side streets. Work is scheduled to be completed in 2020.

21. Based on a preliminary assessment of existing utilities and Project needs, modifications to the existing infrastructure in the Project area are anticipated. Sanitary sewer, storm sewer, and water utilities will be replaced and relocated, as needed, to remove them from the footprint of the hospital campus. Upgrades to those utilities, owned by the City of Utica and the Mohawk Valley Water Authority, will be undertaken and funded by MVHS as part of the overall IHC Project.

22. Electric and natural gas infrastructure will also be replaced and re-routed in support of the Project. Those upgrades will also be funded by MVHS.

23. The planned improvements to the water, storm sewer and sanitary sewer infrastructure will replace the existing, antiquated arrangement with new infrastructure that is better designed and constructed to more efficiently serve development at the Project Site. The planned infrastructure improvements will result in a positive impact to the environment, because newly constructed infrastructure will result in less potable water loss due to leaks, less infiltration of ground water into sanitary sewers, and less exfiltration of sewage that can find its way into storm sewers, and ultimately the Mohawk River. The improved infrastructure will also be better able to serve surrounding and future development.

The SEQRA Process

24. On February 2, 2018, based on its receipt of an application from MVHS requesting certain, discretionary financial assistance, and in its role as a potential involved agency, the Oneida County Local Development Corporation (OCLDC) classified the proposed action as a Type I action and initiated a 30-day lead agency coordination process with other identified potential involved agencies to coordinate the designation of a Lead Agency. A copy of the OCLDC letter is included in the DEIS as Appendix C.

25. As a potential Involved Agency (see DEIS Section 1.2.2), the City of Utica Planning Board, by resolution dated February 22, 2018, declared its intent to act as SEQR Lead Agency for the proposed review of the project.

26. The intent of the City Planning Board was relayed to the OCLDC in a letter dated February 23, 2018 from the City of Utica's Department of Urban & Economic Development, which provides staff support to the Planning Board. Copies of the resolution and correspondence are included in DEIS Appendix C.

27. A determination of significance is the critical step in the SEQR process in which the Lead

Agency decides whether an environmental impact statement must be prepared for an action. The two key considerations in determining significance are “magnitude” (i.e., severity) and “importance” (i.e., in relation to its setting) of impacts.

28. Pursuant to New York State Environmental Conservation Law Article 8 (State Environmental Quality Review Act, “SEQRA”), Part 617 of Chapter 6 of the New York Code of Rules and Regulations, on May 7, 2018, the City of Utica Planning Board, as Lead Agency in a coordinated review process, issued a “Notice of Determination of Significance” (Positive Declaration) indicating its intent to require the preparation of an Environmental Impact Statement to assess potential significant environmental impacts from the project. In accordance with SEQRA, the DEIS is required to address specific adverse environmental impacts, which can be reasonably anticipated. Copies of the resolution and Positive Declaration are included in DEIS Appendix C.

Scoping

29. Scoping is a process that identifies potential environmental impacts of an action or actions which should be addressed in a DEIS. The purpose of scoping is to narrow issues to be addressed in the DEIS to facilitate the preparation of a concise, accurate and complete DEIS that is adequate for public review. The scoping process is intended to:

- Create consensus among involved agencies
- Provide additional opportunities for public participation by seeking input from the public regarding the content of the DEIS
- Minimize the inclusion and review of unnecessary issues.

30. On May 17, 2018, the City Planning Board issued a Draft Scoping Document (R. 240-270), prepared by MVHS, initiating a 30-day review period to solicit written public and agency review comments.

31. At this time, scoping was an optional step as it had not yet been mandated by the SEQRA regulations. Nevertheless, MVHS and the Planning Board proceeded with scoping to involve the public in the determination of which issues would be covered by the DEIS.

32. In accordance with SEQRA implementing regulations (6 NYCRR § 617.8), the Draft Scoping Document contained the following information:

- A brief description of the proposed action (Section 1.3)
- The potentially significant adverse impacts identified in the “Positive Declaration” and as a result of consultation with the other involved agencies and the public, including an identification of those aspects of the environmental setting that may be impacted (Section 1.4)
- The extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information (Section 1.4)
- An initial identification of mitigation measures to avoid or minimize adverse environmental impacts (Section 1.4)
- The reasonable alternatives to be considered (Section 1.9)
- An identification of the information/data that should be included in an appendix rather than the body of the DEIS (Section 1.10)

33. As Lead Agency, the City Planning Board made available a copy of the Draft Scoping Document via filing and public notice, in addition to posting it on the Project’s website.

34. The Draft Scoping Document was also made available to all involved agencies and to any individual or interested agency that had expressed an interest in writing to the Lead Agency.

Involved agencies were requested to provide written comments reflecting their concerns, jurisdictions and informational needs sufficient to ensure that the EIS will be adequate to support their SEQRA Findings.

35. With respect to historic and cumulative impacts, as well as alternatives, scoping of these issues were coordinated closely with agencies with significant approval authority including SHPO, New York State Department of Transportation (“NYSDOT”), and the City of Utica.

36. The scoping process also included opportunities for public participation. Written comments were accepted by the Lead Agency (via City of Utica, Department of Urban & Economic Development) from May 18, 2018 to June 20, 2018. In addition, the City Planning Board scheduled a public scoping meeting, which was held on June 7, 2018 at the New York State Office Building in Utica, NY. Oral comments received at the public scoping meeting were recorded (R. 278-367).

37. Petitioners attended the public scoping meeting with several of them presenting both oral and written comments.

38. On July 19, 2018, a Final Scoping Document was issued by the City Planning Board, as SEQRA Lead Agency, which incorporated substantive comments received during the public and agency comment period. The Final Scoping Document (R. 386-969) also identified those prominent issues that were raised during scoping and determined by the Lead Agency to be not relevant or not environmentally significant or that have been adequately addressed in prior environmental review (Section 1.11).

39. All relevant issues should have been raised before the issuance of a final written scope. Any agency or person raising issues after that time must provide to the Lead Agency and Project Sponsor a written statement that identifies: the nature of the information; the importance and

relevance of the information to a potential significant impact; the reason(s) why the information was not identified during scoping and why it should be included at this stage of the review.

40. The Project Sponsor may incorporate information submitted after the issuance of a final written scope into the DEIS at its discretion. Any substantive information not incorporated into the DEIS must be considered as public comment on the DEIS.

41. Information on the project and scoping process, including Draft and Final Scoping Documents, received written comments, the public scoping hearing transcript, and a summary of comments on the Draft Scoping Document, were made available on the project's SEQRA website (<http://www.cityofutica.com/departments/urban-and-economic-development/planning/mvhs-seqra/index>). The project website is also accessible from the City of Utica's home page (<http://www.cityofutica.com/>).

42. The content of the DEIS is based on issues identified in the Final Scoping Document, including issues identified by Petitioners related to historic impacts, cumulative impacts, and alternative sites.

43. Specifically, Petitioners James Brock and Joseph Cerini spoke at the scoping hearing (scoping hearing transcript page 41 and page 57). In addition, written comments were received from Frank Montecalvo, Joseph Bottini, Brett Truett, Joseph Cerini, and James Brock and Brett Truett on behalf of #NOHOSPITALDOWNTOWN.

44. Accordingly, there is no basis for Petitioners' assertions that the review of environmental impacts took place in secret with no opportunity for public input or that they were shut out of the review process. To the contrary, their comments, along with other public and agency comments, established the impacts that would be assessed in the DEIS.

Scoping of Historic Impacts

45. OBG's initial project-related contact with SHPO occurred in September 2016. In correspondence dated September 23, 2016 (Mr. Steven M. Eckler, OBG to Ms. Laurie Klenkel, SHPO, Historic Sites Restoration Coordinator), OBG identified the area of potential effect (“APE”) associated with the downtown site as part of its initial due diligence efforts. As stated in the correspondence, the objectives of OBG's inquiry were to:

- Initiate the required consultation process with SHPO and obtain a Project Review (“PR”) number
- Provide preliminary project information to SHPO and initiate a review with the goal of identifying SHPO's additional information requirements as needed to comply with the State Historic Preservation Act (“SHPA”) and SEQRA. The preliminary information consisted of:
 - An aerial photograph map illustrating the APE and surrounding area, as well as data points representing known historic and cultural resource sites collected via SHPO's online Cultural Resource Information System (“CRIS”)
 - Tabular summary of properties within the APE based on data compiled from City tax rolls, Oneida County Real Property Geographic Information System (“GIS”), and CRIS.

46. In correspondence dated October 6, 2016, SHPO responded by designating a PR number for the review (16PR06600) and recommending that a Phase IA Archaeological Survey be conducted for the area within the APE.

47. On February 23, 2018, the City of Utica disseminated a SEQR Lead Agency Coordination

package to involved State and local agencies to commence a coordinated review of the project. SHPO was included in the list of Involved Agencies, which received the initial and subsequent SEQR process notifications.

48. Between April and May 2018, Panamerican completed the following two SHPO-requested evaluations, which were submitted to SHPO via CRIS:

- Phase 1A Archaeological Investigation (April 2018)
- Phase 1A Architectural Inventory (May 2018)

49. Based on SHPO's review of the Phase 1A Archaeological Investigation Report (April 2018), SHPO provided follow-up correspondence (dated June 18, 2018) to OBG, which identified SHPO's information needs as it related to the Project's potential impact on archaeological resources. Specifically, SHPO requested the following:

- Phase II site examination of 442 Lafayette Street (USN 06540.001655/NYSM 12153)
- Phase 1B subsurface testing of the following properties:
 - 318-333 Oriskany Street
 - 402 Oriskany Street
 - 514-524 Lafayette Street
 - 506 Columbia Street
 - 509 Lafayette Street (depending upon degree of disturbance related to recent arterial construction)
 - 401-402 State Street
 - 437 Lafayette Street
 - 458 Columbia Street

- 460-464 State Street
- 450-454 State Street

50. Based on SHPO's review of the Phase 1A Architectural Inventory Report (May 2018), SHPO provided follow-up correspondence (dated July 17, 2018) to OBG, which identified SHPO's information needs as it related to the project's potential impact on historical building resources. Specifically, SHPO identified that additional assessments would be required for the following properties:

- 301 Columbia Street
- 326-334 Columbia Street
- 336 Columbia Street
- 401 Columbia Street
- 460-464 Columbia Street
- 300 Lafayette Street
- 333 Lafayette Street
- 437 Lafayette Street
- 440, 442, 444 Lafayette Street
- 509 Lafayette Street

51. OBG submitted a response to SHPO (Mr. Steven M. Eckler to Mr. John A. Bonafide, SHPO) dated August 16, 2018. In the correspondence, OBG indicated that, while the Project Sponsor, MVHS, was working with its community partners to acquire parcels through negotiations with existing property owners, some of the properties requiring additional investigation were not currently under MVHS control and might require the use of eminent domain.

52. In the letter, OBG indicated that it was assessing potential project-related impacts on

cultural resources and evaluating potential project changes and/or mitigation to minimize or eliminate those impacts as part of the SEQRA process.

53. Also in the letter, OBG sought clarification relative to the potential use of a Letter of Resolution (“LOR”), which would provide a road-map relative to compliance with SEQRA and SHPA, given the current lack of property control of all affected properties. As indicated in the correspondence, it was OBG's understanding that the Project Team would continue to coordinate with SHPO to advance a LOR process (the document was referred to as a Programmatic Agreement in the Final Scoping Document).

54. The additional assessments requested by SHPO were not required to assess impacts to historic and archeological resources as part of the SEQRA process. The DEIS, the Archeological Inventory and the Architectural Inventory were sufficient for the Planning Board to identify the potential impacts and take a hard look at those impacts.

55. The Final Scoping Document (R. 400) accounted for the prior and ongoing consultation with SHPO including the identification of SHPO's information needs. In relation to historic building impacts, the Final Scoping Document identified the following potential project-related impacts on the following resources:

- Parcels listed or eligible for listing on the State or National Registers of Historic Places
- Parcels located in the Upper Genesee Street Historic District

56. The Final Scoping Document indicated that the project may result in the “destruction or alteration of all or part of the site or property.”

57. In terms of requisite information, which would be relied upon for the impact evaluation in the DEIS/FEIS, the Final Scoping Document identified the following sources:

- SHPO's online Cultural Resource Information System (“CRIS”), which is available at: <https://cris.parks.ny.gov/Login.aspx?ReturnUrl=%2f>
- Historic Structure & Building Inventory Survey (to be provided by Panamerican)
- Phase 1A Cultural Resource Survey (to be provided by Panamerican)
- Architectural renderings (to be provided by Project Sponsor)
- SHPO consultation

58. The following potential mitigation measures were identified in the Final Scoping Document:

- Approval, in consultation with SHPO, of a Programmatic Agreement (also referred to as a “LOR”) or the minimization and mitigation of potential adverse effects on historic or archaeological resources
- Adherence to conditions identified in the Programmatic Agreement

Scoping of Cumulative Impacts.

59. As defined in the NYSDEC's SEQRA Handbook, cumulative impacts occur when multiple actions affect the same resource(s). These are impacts on the environment that result from the “incremental or increased impact of an action(s) when the impacts of that action are added to other past, present and reasonably foreseeable future actions. Cumulative impacts can result from a single action or a number of individually minor but collectively significant actions taking place over a period of time.” (http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf)

60. In relation to “Cumulative Impacts”, the Final Scoping Document (R. 410) stated that the DEIS would summarize the potential cumulative impacts of the proposed project in conjunction with other proposed and existing projects in the area.

61. The Final Scoping Document indicated that cumulative impacts must be assessed when

actions are proposed, or can be foreseen as likely, to take place simultaneously or sequentially in a way that the combined impacts may be significant. As with direct impacts, assessment of cumulative impacts should be limited to consideration of reasonably foreseeable impacts, not speculative ones.

62. In support of this effort, OBG made a reasonable effort to identify potential “foreseeable future actions.” Based on consultation with the City's Department of Urban & Economic Development, the following projects were identified as potentially occurring within or proximal to the project area and within a similar timeframe as the proposed IHC project:

- Expansion of the Utica Memorial Auditorium, including the proposed NEXUS Center (“NEXUS”). NEXUS will be an approximately 170,000 sf tournament-based recreation play facility, utilized for ice hockey, box lacrosse, soccer, and other field sports that can be performed on a 200 x 85-foot playing surface. NEXUS will include three playing surfaces, 25± locker rooms, commercial office space, college classroom space, retail space, food and beverage services, and other multi-purpose training space. NEXUS is proposed to be developed on the block immediately east of the existing Auditorium, and will include the removal of Charles Street, an existing City street
- NYSDOT Route 5S (Oriskany Street) safety improvement project. Construction on this 2-year project began in April 2018, and will include reconstruction, re-aligning, and re-configuring intersections along Oriskany Street between Broadway and Broad Street
- City of Utica Combined Sewer Overflow (“CSO”) Control Project A9.2. Construction on this 6-month project began in May 2018, and included construction

of a large-diameter storm sewer from John Street to Broad Street, the rehabilitation and re-purposing of the existing Old Erie Canal Conduit between Seneca Street and John Street, and other incidental storm and sanitary sewer modifications within the project limits. The project will convey previously separated stormwater flows to a dedicated stormwater discharge point at Broad Street (Ballou Creek)

63. The final scoping document indicated that cumulative impacts on the following resources would be evaluated in the DEIS/FEIS:

- Traffic
- Utility infrastructure

64. The Final Scoping Document indicated that the evaluation would rely on existing, readily available information including environmental impact assessments prepared by others for those projects (if available).

65. In addition, potential cumulative traffic impacts would be incorporated into the IHC project's traffic impact study prepared by the C&S Companies.

66. An assessment of Cumulative Impacts, as prescribed in the Final Scoping Document, was provided in Section 5 of the DEIS, with responses to Cumulative Impact-related substantive comments provided in Section 3.18 of the FEIS Responsiveness Summary.

Scoping of Alternative Sites.

67. Pursuant to SEQRA implementing regulations (6 NYCRR 617.9), the Final Scoping Document (R. 411-412) stated that the DEIS/FEIS would include a description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor.

68. To further define the limits of the evaluation of alternative sites, the Final Scoping

Document also identified the objectives and capabilities of the Project Sponsor. The following statements are excerpted from the Final Scoping Document:

- “To support the goal of delivering higher quality, more effective care with better community outcomes and at a lower cost, MVHS made the decision to consolidate the St. Luke's and SEMC campuses to a single facility. This decision was spurred by several key objectives:
 - The desire and need to build a facility with the newest technology, services and advancements in patient safety and quality so that our community can receive the most up-to-date healthcare services that rival those found in large cities
 - The growing demand for healthcare due to the rapidly increasing and aging population in this region
 - The increasing need to improve accessibility and availability by attracting specialists and providing services that otherwise would not be available to our community
- In addition, funding for the project has been provided, in part, by New York State via the Oneida County Health Care Facility Transformation Program, which provided capital funding (\$300 million) 'in support of projects located in the largest population center in Oneida County that consolidate multiple licensed health care facilities into an integrated system of care.'
(<https://www.nysenate.gov/legislation/laws/PBH/2825-B>)

69. Considering these objectives and the capabilities of MVHS, it was stated in the Final Scoping Document that, in addition to the requisite “no action” alternative, a description and

evaluation of reasonable project alternatives would be included in the DEIS. Alternative sites would consist of:

- Downtown Utica Site (proposed Project Site)
- Former NYS Psychiatric Center (“Old Main”) - 1213 Court Street, Utica, NY
- St. Luke's Hospital Campus - 1656 Champlin Avenue, New Hartford, NY
- New Hartford Shopping Center - 120 Genesee Street, New Hartford, NY (based on comment received during Scoping process)
- Rehabilitation/renovation of the existing St. Luke's and SEMC facilities

70. In terms of information sources, the Final Scoping Document indicated that the evaluation of alternative sites would rely on the following document:

- “Draft Hospital Site Selection Process Summary Memo” provided by Mohawk Valley EDGE for MVHS (prepared by Elan Planning and O'Brien & Gere, June 2015)
 - Essentially, EDGE presented the “Draft” site selection document to MVHS and no changes/revisions were identified. MVHS advanced their decision-making process and there was never a need to “finalize” the document. Nevertheless, if you take “Draft” off of the title, the substance/findings of the document would remain the same.

Draft and Final EIS

71. Pursuant to SEQRA implementing regulations (6 NYCRR § 617.9(a)(1)), the Project Sponsor or the Lead Agency, at the Project Sponsor's option, will prepare the DEIS. Here, MVHS prepared the DEIS (R. 987-4514) as the Project Sponsor.

72. The content of the DEIS is based on issues identified in the Final Scoping Document,

including issues identified by Petitioners related to historic impacts, cumulative impacts, and alternative sites.

73. Following acceptance and distribution of a Final Scoping Document, a DEIS was prepared, which was ultimately accepted by the City of Utica Planning Board, as SEQRA Lead Agency, on November 15, 2018.

74. As indicated in the SEQR Handbook (DRAFT), acceptance by the Lead Agency is a recognition that the DEIS, as prepared by the Project Sponsor, was complete and adequate for public review and comment, in terms of both its scope and content.

75. Consistent with SEQRA procedural requirements, a Notice of Completion/Notice of Hearing was issued by the City of Utica, which identified that written public comments would be accepted until December 27, 2018 and that a public hearing on the DEIS would be held on December 6, 2018.

76. Once again several of the Petitioners either spoke at the public hearing, submitted written comments or did both. Their substantive comments were addressed in the FEIS Responsiveness Summary.

77. A summary of DEIS content pertaining to historic impacts, and cumulative impacts, and alternatives sites is provided below.

DEIS Analysis of Historic Impacts.

78. Section 3.6 of the DEIS (R. 1062-1068) addresses impacts on “Historic and Archaeological Resources.” Impact assessments were based on the project's potential to result in the following impacts, which were previously identified in the Final Scoping Document:

- Potential impacts to historic properties located within or substantially contiguous to the project area including:

- parcels listed or eligible for listing on the State or National Registers of Historic Places
- parcels located in the Upper Genesee Street Historic District
- The proposed action will result in the destruction or alteration of all or part of the site or property
- The proposed action may result in the introduction of visual elements, which are out of character with the site or property, or may alter its setting.

79. An evaluation of the visual and community character-related impacts were also addressed in DEIS Sections 3.5 (R. 1056-1062) and 3.12 (R. 1105-1106), respectively.

80. Consistent with the Final Scoping Document, the evaluation in Section 3.6 began with a summary of the information compiled relative to baseline conditions, which included existing information available via CRIS, as well as the two reports prepared and submitted by Panamerican, which were appended to the DEIS (Appendix E) including:

- Phase 1A Archaeological Investigation (R. 2588-2679)
- Phase 1A Architectural Investigation (R. 2680-2816)

81. Consistent with SHPO and SHPA guidelines regarding such studies, including project-specific correspondence from SHPO, the purpose of the Phase 1A archeological investigation was to identify previously recorded cultural and archaeological resources that may be impacted by the proposed project and to assess the likelihood that unrecorded resources may be present within the APE of the proposed project (New York Archaeological Council [NYAC], 1994). The investigations included preparation of prehistoric and historic contexts of the project area; a site file and literature search, documentary and historical map search, as well as the examination of properties listed in the New York State and National Registers of Historic Places (S/NRHP), each

of which are summarized in the report and in the DEIS.

82. The previously noted SHPO correspondence (dated June 18, 2018 and included in DEIS Appendix E) identified SHPO's recommendations, which accounted for their review of this report.

83. Panamerican also conducted an architectural survey of existing buildings within the APE – the Phase 1A Architectural Investigation.

84. The purpose of the Phase 1A Architectural Investigation was to identify if any existing State/National Register of Historic Places-listed or -eligible resources (individual and historic districts) are present within the APE for the project and to provide an inventory of architectural resources (structures) in the Project APE as per the request of SHPO. Building information provided in the report assisted SHPO with their evaluation of the historic significance of all buildings/structures/historic districts within or adjacent to the project area. The Phase 1A Architectural Inventory included the following: documentary and historical map research; an online search of the SHPO's CRIS; an identification of properties listed or eligible in the New York State and National Registers of Historic Places (S/NRHP) in the APE; a pedestrian survey of buildings in the project area; and photographic documentation of the existing conditions characterizing the APE.

85. As previously noted, the report (and inventory) was subsequently submitted to SHPO via CRIS to obtain recommendations as to each building's S/NRHP eligibility. In their correspondence dated July 17, 2018 (included in DEIS Appendix E, R. 2822-2826), SHPO indicated that the project area includes a portion of the Downtown Genesee Street Historic District, which is listed in the New York State and National Registers of Historic Places. The project area also includes 10 other buildings, which have been identified by SHPO as eligible for inclusion in the registers. The properties of each building were identified in Table 8 of DEIS Section 3.6 (R. 1066).

Potential Impacts and Mitigation in the DEIS

86. Based on information provided in the DEIS (including Appendix E), it was identified that at least two contributing buildings within the listed district and ten eligible historic resources may be demolished during implementation of the project. These resources are identified in DEIS Table 8, with resource locations illustrated on Figure 4.1 of DEIS Appendix E.

87. To mitigate, minimize or eliminate the potential for, and/or significance of, potential adverse impacts, the DEIS stated that the Dormitory Authority of the State of New York (DASNY), OPRHP and MVHS had commenced the consultation process as required by the State Historic Preservation Act (“SHPA”). The first step in that process involved the preparation and submission of the surveys prepared by Panamerican (DEIS Appendix E).

88. The mitigation component to the DEIS (R. 1067-1069) indicated that OPRHP, DASNY and MVHS were coordinating the preparation of a LOR that would set forth the mitigation measures that minimize the project effects on historic properties. The DEIS indicated that mitigation required by the LOR would include:

- Buildings - Once site control of the project's Project Impact Area (PIA) is secured, MVHS will complete a recordation of the conditions of each of the buildings identified as historic and listed in the LOR (see DEIS Table 8 and DEIS Appendix E) that will be proposed for removal. The recordation would include photographs of exterior and interior conditions, with sufficient (10 to 20) images to provide SHPO with a general understanding of the state of the resource. These images along with a written recordation of the general condition of the building will be submitted to OPRHP via the CRIS program.
- Archaeology - Archaeological testing, as previously requested by SHPO (see

earlier correspondence included in DEIS Appendix E), will commence once MVHS obtains site control. No ground disturbing activities in the PIA will commence until all archaeological testing has been completed at each identified site and the results of the testing have been reviewed by SHPO. Associated archaeological survey reports must be filed with SHPO in a timely manner and must meet New York State Archaeological Standards. Unanticipated discoveries, including the discovery of human remains during construction, will follow the protocol outlined in DEIS Appendix E.

- Treatment Measures (Buildings) - In accordance with SHPA Section 14.09, efforts that would avoid or minimize impacts to historic buildings should be explored and documented. An alternatives analysis relating to the disposition of historic buildings in the PIA outside the hospital and parking garage footprints will be submitted to SHPO for review and comment prior to any activity on the site that might damage the resources. This analysis should explore the following opportunities:
 - Avoidance: If practicable, efforts to avoid the removal or direct impacts to buildings identified as historic (see DEIS Table 8 and Appendix E) will be explored. Documentation outlining this exploration of alternatives will be provided to SHPO prior to any action that would directly impact the involved resource(s).
 - Minimization: If practicable, efforts that would include options to lessen the overall, as of yet to be fully documented, impacts to historic resources will need to be explored. This assessment should include efforts to retain some

- or all of the historic resources in situ as part of the development planning.
- Mitigation Options: Where it has been determined by the parties that some or all of the historic resources must be removed from the PIA, outside the hospital and parking garage footprint, with appropriate justification and documentation as noted above, the following mitigation measures may be applied: MVHS will follow SHPO's standard resource documentation process outlined in DEIS Appendix E, and other appropriate mitigation for the loss of historic resources as agreed to by the parties.

89. The Final signed LOR agreed to by signatory agencies was included in the FEIS. SHPO recognized that buildings under the Hospital and Parking garage footprints would be demolished. As a result, the LOR required alternatives assessment focused on the lands outside of those footprints.

90. Moreover, as set forth in the Findings Statement, the Planning Board did not rely solely on the LOR with SHPO to conclude that impacts to historic and archeological resources would be minimized to the maximum extent practicable when weighed and balanced with social, economic and other considerations. Rather, the Planning Board also considered the blighted condition of the surrounding neighborhood, and the architectural design features of the proposed hospital.

DEIS analysis of Cumulative impacts.

91. Cumulative impacts were discussed in Section 5 of the DEIS (R. 1113).

92. The introductory narrative to the section noted that, consistent with SEQR implementing regulations, the assessment of cumulative impacts was limited to consideration of reasonably foreseeable impacts, not speculative ones.

93. Although a formal site plan application had not been submitted for the NEXUS project, it

was included in this section, albeit impacted by the lack of publicly available information. The DEIS included the following assessment:

- NEXUS Project (Construction Phase)
 - The Upper Mohawk Valley Memorial Auditorium Authority (Aud Authority) is contemplating additional development adjacent to the Aud; the Aud is a multi-purpose arena and home to the Utica Comets of the American Hockey League. If constructed, the proposed NEXUS Center (NEXUS) would consist of an 170,000± sf tournament-based recreation play facility which would be utilized for ice hockey, box lacrosse, soccer, and other field sports that can be performed on a 200-foot by 85-foot playing surface. NEXUS would include three playing surfaces, 25± locker rooms, commercial office space, college classroom space, retail space, food and beverage services, and other multi-purpose training space.
 - NEXUS would be developed in the block between Charles Street on the west and Broadway on the east, and Oriskany Street on the south and Whitesboro Street on the north. Charles Street would be abandoned, and NEXUS would be connected to the existing Aud. No site plan applications in support of NEXUS had been submitted to the City and a construction schedule had not been identified. Therefore, cumulative construction phase impacts were not anticipated. However, if the NEXUS project becomes more than just speculation, construction-related impacts would be minimized through coordination and implementation of maintenance and protection of traffic plans, as well as implementation of project-related

mitigation measures identified throughout this DEIS.

- CSO Project (Construction Phase)
 - As identified in DEIS Section 3.9, the City has implemented a series of projects to reduce CSOs. One of the projects (CSO Control Project A9.2) is currently underway near the project area and is approximately 95% complete. Project sponsors expect the project to be fully completed by the end of 2018. Consequently, no overlap (and cumulative impacts) with the IHC project are anticipated.
- NEXUS Project (Operations)
 - As previously stated, preparation of the Traffic Impact Study (“TIS”) in support of the IHC Project involved close coordination with the NYSDOT. Multiple conversations and meetings were conducted as the development of TIS advanced through the impact and mitigation phases. Cumulative impacts between the IHC and the NEXUS Center have been considered in the DEIS to the extent possible given the lack of any submitted NEXUS-related applications or availability of detailed information from the NEXUS project sponsor. Based on conversations with the NYSDOT and the Aud Authority (August 2018), it was identified that current events at the Aud typically do not impact commuter peak periods. It was also reiterated by both the Aud Authority and NYSDOT that there was not enough detailed information available regarding the NEXUS Project to include potential impacts in IHC TIS, which was appended to the DEIS (Appendix F). The initial TIS was completed in October 2018 and the DEIS was filed in

November 2018.

94. The FEIS (R. 4587-5594) was prepared following the close of the public comment period in late December 2018.

95. The FEIS was filed in March 2019.

96. During preparation of the FEIS, additional information regarding the NEXUS project became available and was provided by the NEXUS project sponsor.

97. The 10th Edition of the Institute of Transportation Engineer's Trip Generation Manual was used to estimate the traffic that will be generated by the NEXUS Center project during the typical weekday AM and PM peak hours. The anticipated traffic generated by the NEXUS project was incorporated into the Future No-Build Condition analysis for the TIS Addendum, which was appended to the FEIS (Appendix D) (R. 5031). The NEXUS project is expected to be complete in 2020. The estimated anticipated typical AM and PM peak period traffic generated by this project is included in the TIS Addendum. Off-peak or special events associated with the AUD Expansion and NEXUS Center project are not included in this analysis since, as discussed with the NYSDOT, they are not expected to impact typical commuter peak periods.

98. In summary, the cumulative impacts on traffic, which could reasonably be anticipated to occur during AM and PM peak periods, inclusive of hospital and NEXUS operations, were included in the FEIS and TIS Addendum. Impacts and mitigation associated with these cumulative conditions were addressed in the FEIS. Correspondence from NYSDOT indicating that MVHS and its consultants have satisfactorily addressed the NYSDOT's comments in attached as Exhibit A.

99. It is noted that subsequent to the completion of the SEQR process for the MVHS proposed IHC, the NEXUS project underwent a SEQR review, including preparation of a TIS for NEXUS

operations. The NEXUS TIS was also prepared in consultation with the NYSDOT and used the IHC full-build operations in identifying its baseline traffic. Based on its assessment of cumulative impacts, it was determined (with consensus from NYSDOT), that the NEXUS project would not have a significant impact on traffic with implementation of certain mitigation. . .Traffic associated with planned special events at the Aud and/or NEXUS Center will be managed by the Aud Authority pursuant to their special event traffic management plan. It was noted that the analysis completed indicated that the proposed [NEXUS] development will have no notable impacts on traffic operations in the area with the recommended mitigation measures. Correspondence from NYSDOT was included in the SEQR record for the NEXUS project.

DEIS Analysis of Alternative Sites

100. Alternative sites. The alternative site analysis that formed the basis of the evaluation provided in the DEIS (R. 1021-1037) and FEIS (R. 4626-4648) was appended to the DEIS (Appendix D - Hospital Site Selection Process Summary Memorandum) (R. 2553-2586). The document, in its entirety, is attached to this affidavit as **Exhibit B**.

101. The St. Luke's site was evaluated because the analysis of "reasonable alternatives" should - and did - include existing MVHS sites. As part of the analysis of alternative sites, environmental and socio-economic considerations were taken into account. Just because these sites were included in the site selection analysis, does not mean that existing MVHS properties were viable alternatives. Based on the analysis of environmental and socio-economic factors, they were determined not to be viable alternatives.

102. The alternatives analysis provided in the DEIS focused, in part, on the consideration of potential environmental and socio-economic impacts which could result from the project's implementation on a range of reasonable alternative sites. To meet the "Rule of Reason" required

by SEQRA, it was reasonable to include existing MVHS properties in the alternative assessment.

103. As indicated in the DEIS, a phased assessment was provided, with the initial phase focused on identifying potential sites, which met the land requirement threshold of the project. As the assessment progressed, additional environmental and constructability considerations were added to the assessment, which resulted in the further elimination of non-viable sites. The final phase of the review further vetted potentially viable sites based on specific environmental or constructability considerations, which resulted in a final site recommendation solely determined based on the environmental and constructability considerations.

104. The SEQR process was established to ensure that potential impacts on the environment from State and local discretionary permits and approvals are considered in the decision-making process. Potential environmental impacts are balanced with other considerations in the ultimate decision-making process. Other considerations included the potential benefits the community could realize through redevelopment of an underutilized area of downtown, as well as consideration of the Oneida County Healthcare Transformation Law. The statute limiting the siting based on the largest population center was properly part of the overall decision-making process by the MVHS Board of Directors.

Continuing Consultation with SHPO

105. Petitioners assert that buildings are being demolished with no public review and input and that proposed mitigation of potential impacts on historic buildings relied on by the FEIS would escape public review and input.

106. However, this is simply not true and ignores the ongoing SHPO consultation process that was established as part of the LOR.

107. For example, by e-mail dated October 24, 2019, I notified DASNY and SHPO that

MVHS wished to demolish certain buildings located within the Project Impact Area (PIA) and within the proposed hospital or parking garage footprints:

- 326-334 Columbia Street, Utica, NY (Haberer Building)
- 336 Columbia Street, Utica, NY (Jones Building)
- 333 Lafayette Street, Utica, NY (Childs Building)

108. My submission indicated that demolition activities would commence in early November 2019. Two of the three buildings (Jones and Haberer) are under condemnation orders issued by the City of Utica's Chief Building Inspector (Utica Building Department), which requested that "Demolition should take place as soon as possible." I attached copies of the inspection summaries and condemnation letters to my correspondence. A copy of my October 24, 2019 e-mail is attached as **Exhibit C**.

109. My correspondence acknowledged that MVHS is responsible for implementing the stipulations identified in the LOR. For historic resources, these stipulations require that, "as soon as practicable, the Applicant [MVHS] will commence a complete assessment of buildings it currently controls that are listed in Appendix A [of the LOR] and proposed for removal."

110. As a result, in accordance with the LOR, this assessment of the three buildings will include photographs of exterior and interior conditions. Sufficient (10 to 20) images will be prepared to provide OPRHP with a general understanding of the state of the resource. These images, along with a written assessment of the general condition of the building, and a brief narrative history pertaining to development and construction of the building(s) and the development of the neighborhood, will be submitted to OPRHP within a final report via the Cultural Resource Information System (CRIS) program. The final report, as prescribed in the LOR, will be prepared and submitted to the signatories (including OPRHP via the CRIS) no later than

6-months post demolition of the resources.

111. My e-mail also noted that to facilitate the pending demolition of the Haberer, Jones and Childs buildings, MVHS was providing this interim summary of its assessment activities associated with those properties. It is noted that on-site activities on those properties, all of which are under MVHS control, have been completed. Off-site desktop assessments were on-going and would be presented as LOR compliance documentation in the final report.

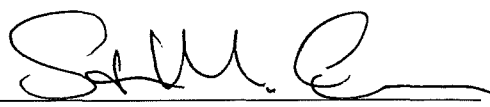
112. The interim information submitted focused on the following on-site assessment items for the Haberer, Jones, and Childs building, and included the following elements:

- Attachment 1 – Historic Buildings Documentation Status (3 target buildings highlighted in yellow) (Includes identification of salvageable, architecturally significant features of the removed buildings)
- Attachment 2 – Photographic Log (Haberer, Jones and Childs Buildings)
- Attachment 3 – Condemnation Documentation (Jones and Haberer Buildings)
 - Figure 1 – Project Impact Area

113. Attached as **Exhibit D**, is my follow up submission to SHPO and DASNY, dated December 10, 2019, concerning demolition of the three previously referenced buildings, plus two additional buildings.

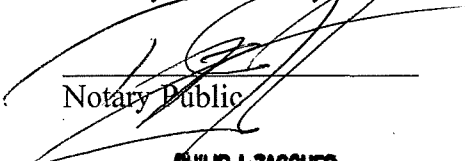
114. Accordingly, Petitioner's claims that demolition of historic buildings is being undertaken with no oversight by SHPO and DASNY is erroneous. Rather MVHS has submitted documents to SHPO prior to demolition and has waited until it receives an acknowledgement from SHPO that the information is consistent with the requirements of the LOR prior to demolition of those buildings that were identified as listed or eligible for listing on the historic registry.

115. Therefore, for the reasons set forth in this Affidavit together with the information contained in the record, it is clear that the Planning Board took the necessary hard look and made a reasoned elaboration. As such, the petition should be dismissed.



Steven M. Eckler

Sworn to before me this
13th day of February, 2020.



Notary Public
PHILIP J. ZACCARO
Notary Public, State of New York
Qual. in Onondaga County, No. 022A6152341
Commission Expires February 15, 2023

Exhibit A



**Department of
Transportation**

ANDREW M. CUOMO
Governor

NICOLAS A. CHOUBAH, P.E.
Regional Director

March 8, 2019

Mr. Brian Thomas
Commissioner, City of Utica
Dept. of Urban & Economic Development
One Kennedy Plaza
Utica, New York 13502

**RE: Mohawk Valley Health Systems (MVHS)
Integrated Health Campus
Resolution of NYS Department of Transportation
Comments on Draft Environmental Impact Statement**

Dear Mr. Thomas:

Mohawk Valley Health Systems (MVHS) and their consultants-The C&S Companies (C&S) and O'Brien & Gere (OBG)-have worked closely with the New York State Department of Transportation (NYSDOT) Region 2 office to resolve our comments on the draft Environmental Impact Statement (EIS) for the integrated health campus proposed in downtown Utica.

MVHS and their consultants have satisfactorily addressed our comments. The NYSDOT recognizes the complexity of the MVHS's proposed downtown Utica integrated health campus and looks forward to continued collaboration with the city of Utica, Oneida County and MVHS during the Detailed Design and Construction phases to minimize impacts to the state, county and city transportation infrastructure surrounding the proposed campus.

Sincerely,

Deborah S. Windecker
Regional Planning and Program Manager

DSW:MD:kr

ecc: Kim Fabend, The C&S Companies
Steve Eckler, O'Brien & Gere

Exhibit B



Prepared for:
Mohawk Valley Health System

DRAFT
Hospital Site Selection Process
Summary Memo

Provided by:



Submittal Date: June 12, 2015

**Mohawk Valley Health Systems
Hospital Site Selection Process
Summary Memo**

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1. Geographic Information System ‘Funnel Maps’
2. Site Selection Matrix
3. St. Luke’s Campus Capacity Evaluation
4. Downtown Site Capacity Evaluation
5. Psych Center Capacity Evaluation

I. Introduction

A. NYS Legislation

The 2015-2016 NYS Budget included legislation for the consolidation of health care services in Oneida County, New York. This allocation is intended to build one, combined, hospital providing acute inpatient, outpatient, and other health care services. The hospitals to be combined into a single facility include St. Luke's, Faxton, and St. Elizabeth's Medical Center.

The legislation language states the following:

"For payments and grants to support health care facility transformation within the county of Oneida, for capital, non-operational works. Funding will be awarded in the discretion of the commissioner of health in support of projects located in the largest population center in Oneida County, without a competitive bid or request for proposal process, for the purpose of consolidating multiple licensed health care facilities into an integrated system of acute inpatient, outpatient primary and other health care services. The Dormitory Authority may issue bonds for such purposes in an amount appropriated herein. No expenditures may be from this appropriation to a facility until a facility specific plan has been submitted to the Department of Health and has been approved by the Director of the Budget (12UT15HE)." *Total budget allocation: \$300,000,000*

B. Initial Steps

To assist the hospital in evaluating appropriate locations for the new facility, Mohawk Valley EDGE ("EDGE") engaged the services of Elan Planning, Design, & Landscape Architecture and O'Brien & Gere. The two firms worked with hospital staff and EDGE staff to undertake a process that began by looking broadly at Oneida County, identified 12 sites for further consideration, and culminated in a focused, detailed evaluation of the top 3 sites.

C. Scope of Work

The siting analysis was completed in 2 steps. The purpose of the first step was to complete an initial evaluation of each of the 12 sites to arrive at a 'go/no go' decision. This was determined based on a high level analysis of key items that are necessary for the hospital to function properly including the availability of infrastructure, adequate access, and a good transportation network. The second step immediately followed with a more detailed evaluation of the top 3 sites including evaluating the capacity to fit the hospital operations and associated parking requirements.

At the onset of the project, the design team utilized 2 previously completed reports prepared by the Hammes Company for MVHS to identify the preliminary program of hospital operations. The following information was utilized for the specific siting capacity analysis:

- 440 beds proposed (actual reduction of approx. 164 beds for 3 hospitals)
- 884,256 SF (current space in 3 hospitals is about 1.3 M SF).
- 40,000 SF Medical Office Building (MOB) to be programmed as part of development
- Estimated Cost: \$507.7 M or \$527.40/SF

- Urban Site Requirements:
 - 433,250 SF (includes parking)
 - Total acreage = 10.94
- Suburban Site Requirements:
 - 1,927,500 SF
 - Total acreage = 48.67

II. Summary of the Evaluation Process

Following is an executive summary of the evaluation process and capacity analysis. A more detailed description follows.

A. Initial data review and meeting with MVHS and EDGE Staff

At the beginning of the process, the design team met with the CEO and COO of MVHS and staff from EDGE to obtain an understanding of the key parameters of the hospital operations. Upon confirmation of the broad project program that identified the key elements of the combined facility, the design team began the evaluation process.

B. County-wide Site Search

In an effort to identify large parcels in Oneida County, a Geographic Information System (GIS) analysis was used to identify parcels 50 acres and larger that could potentially host a new combined facility. 5 and 10 mile radii were drawn around the city of Utica and a number of properties were identified for initial evaluation.

C. Level 1 Analysis

Using the results of the GIS analysis, the following sites were screened in a 'funnel' process to determine if there were 'fatal flaws' that warranted sites be eliminated from further consideration. Fatal flaws included such items as lack of infrastructure (sewer/water), access limitations, an in-adequate transportation network, initial permitting needs, and other factors that could impact the development potential of the site.

1. Yahnundasis Golf Club, Seneca Turnpike, New Hartford, NY
2. Twin Ponds Golf Country Club, Main Street, New York Mills, NY
3. New Hartford Business Park, New Hartford, NY
4. Property adjacent to SUNY Polytechnic Institute, fronting onto Route 12 South, Deerfield, NY
5. Sadaquada Golf Club, Whitesboro, NY
6. Hidden Valley Golf Club, Castle Road, Whitesboro, NY
7. Domenico's Golf Course, Church Road, Whitesboro, NY
8. Downtown - generally bounded by Oriskany Blvd on the south, Broadway on the east, State St on the west, and City Hall on the north
9. St. Luke's Hospital Campus, New Hartford, NY
10. NYS Psych Center grounds Utica, NY
11. Tect Utica, Whitesboro, NY
12. Faxton Hospital-Murnane Field, Utica, NY

D. Level 2 Analysis

With the fatal flaws analysis completed, a site selection matrix was created to complete a detailed screening of the top sites including:

1. Downtown - generally bounded by Oriskany Blvd on the south, Broadway on the east, State St on the west, and City Hall on the north
2. St. Luke's Hospital Campus
3. NYS Psych Center

E. Capacity Analysis

In addition to a detailed evaluation using the site selection criteria matrix, the team prepared a capacity analysis for the top 3 sites. This included identifying areas for hospital operations, hospital expansion area, parking facilities (surface and structured), medical office building, and patient towers. An initial capacity concept plan was prepared for all 3 sites and two sites were advanced further to consider circulation and functional entrances.

III. County-Wide Site Search

A cursory Geographic Information System (GIS) based site identification survey was conducted to identify 10+ sites for further evaluation. The initial criterion threshold for an acceptable site was single parcels \geq 50-acres. Multiple contiguous parcels under singular ownership, which cumulatively met the 50-acre threshold, were not included due to inconsistencies in the method of identifying parcel owners within the GIS. The GIS-based survey was limited to Oneida County parcels although several Herkimer County sites were discussed with decision-makers (*i.e.*, Schuyler Business Park, Frankfort 5S South Business Park). The 'funnel' process did not account for: site control, current site build-out, or existing or past land uses (and associated impacts). The completed GIS map can be found in Exhibit 1.

DRAFT

EXHIBIT 1
GIS ANALYSIS "FUNNEL MAPS"

The following steps were employed to identify sites:

1. Parcels meeting the 50-acre threshold were identified (keyed to a legend) and plotted on a base map, which included:
 - County and municipal boundaries
 - Oneida County property lines (2011)
 - Topographic relief
2. Sites identified in conjunction with the concurrent matrix evaluation were identified on the base map (see Level 2 Analysis):
 - Yahnundasis Golf Club, Seneca Turnpike, New Hartford, NY
 - Twin Ponds Golf Country Club, Main Street, New York Mills, NY
 - New Hartford Business Park, New Hartford, NY
 - Property adjacent to SUNY Polytechnic Institute, fronting onto Route 12 South in the town of Deerfield, NY
 - Sadaquada Golf Club, Whitesboro, NY
 - Hidden Valley Golf Club, Castle Road, Whitesboro, NY
 - Domenico's Golf Course, Church Road, Whitesboro, NY
 - Downtown - generally bounded by Oriskany Blvd on the south, Broadway on the east, State St on the west, and City Hall on the north
 - St. Luke's Hospital Campus, New Hartford
 - NYS Psych Center grounds, Utica, NY
 - Faxton Hospital-Murnane Field Site, Utica, NY
 - Tect Utica, Whitesboro, NY
3. A negative-based "funnel" process was employed to eliminate parcels, which were characterized by unfavorable conditions. Unfavorable conditions are existing site conditions, which impact the developable acreage and/or increase development costs and "time-to-market." Sites were eliminated from further consideration if developable acreage encroached upon the following conditions:
 - Wetlands (New York State¹ and potential federal²)
 - 100-year floodplain
 - Steep slopes (>15%; created using USGS 10m Digital Elevation Models [DEMs])
4. The following "positive" attributes were overlaid on the "funnel map":
 - MVHS Primary Service Area (PSA)

¹ Based on NYS Freshwater Wetland Maps.

² Based on US Fish & Wildlife Service National Wetland Inventory.

- MVHS Secondary Service Area (SSA)
 - Utility lines (limited)
5. The following radii were overlaid on the “funnel map” to identify potential sites that might be considered as reasonably central to serve PSA and SSA customers.
- 10-mile radius from the approximate geographic center of Utica
 - 5-mile radius from the approximate geographic center of Utica
6. In addition to the matrix-identified sites, the following additional parcels were highlighted on the “funnel map”:
- Parcels ≥50-acres
 - Parcels ≥50-acres within the 10-mile radius and within the PSA
 - Parcels ≥30-acres and <50-acres within the 10-mile radius and within the PSA (≥30-acre parcels were added to capture additional urban-centric sites)
 - Parcels, which substantially meet required geographic parameters, as well as those parcels, which are not characterized by “unfavorable” environmental conditions.

IV. Level 1 Analysis

Using the funnel map, the following sites were evaluated for “fatal flaws” that would eliminate the site from further consideration. These are listed in no particular order of preference

1. Yahnundasis Golf Club, Seneca Turnpike, New Hartford, NY
2. Twin Ponds Golf Country Club, Main Street, New York Mills, NY
3. New Hartford Business Park, New Hartford, NY
4. Property adjacent to SUNY Polytechnic Institute, fronting onto Route 12 South, Deerfield, NY
5. Sadaquada Golf Club, Whitesboro, NY
6. Hidden Valley Golf Club, Castle Road, Whitesboro, NY
7. Domenico's Golf Course, Church Road, Whitesboro, NY
8. Downtown - generally bounded by Oriskany Blvd on the south, Broadway on the east, State St on the west, and City Hall on the north
9. St. Luke's Hospital Campus, New Hartford, NY
10. NYS Psych Center grounds, Utica, NY
11. Tect Utica, Whitesboro, NY
12. Faxton Hospital and Murnane Field

For each of these sites, the team evaluated access, utilities, transportation network, and general location to determine if the site warranted a level 2 analysis.

The following 'fatal flaws' were identified:

Yahnudasis Golf Club

- Access Issues:
 - According to NYSDOT, access would be near the existing entrance off of Commercial Drive but it would require a re-configuration of the Route 12 - Genesee Street/Route 12B/Route 5 intersection.
 - The road network has the capacity but there are potential operational issues with restrictions on number of options for ingress/egress.
 - There is a railroad spur that would need to be crossed but it has extremely limited use.
 - Secondary access from Route 840, Route 12 or Commercial Drive is not feasible.
- High Tension Power lines are present
- Mud Creek with associated wetlands impacts a large portion of the golf course site
- New Hartford planning and permitting process
- Site is located outside the Major Population Center as required in the 2015-2016 NYS Budget legislation
- Site is eligible for listing on National Register and State Register

Twin Ponds

- Adjacent to older well established neighborhoods that might resist 'Not In My Back Yard' (NIMBY)
- New Mills planning and permitting process
- Generally hilly site
- Twin Ponds is a 1950s icon – with some associated history
- Access Issues:
 - Main Street and Burrstone Road have capacity issues. Three-legged intersection with rail crossing is at Main St, Burrstone Road and Clinton St that creates circulation issues.
 - A secondary access from Burrstone Road would require residential property acquisition and there are capacity concerns about access from Burrstone Road.
- No assessment has been made of utility and infrastructure capability and whether additional upgrades would be necessary to serve a hospital use.
- Site is located outside the Major Population Center as required in the 2015-2016 NYS Budget legislation.

New Hartford Bus Park

- Access Issues:
 - Operational issues along approach at "Jay – K intersection"

- Capacity and operational issues along Middle Settlement Road
- Woods Highway at Route 5 is not a feasible main entrance
- Creating interchange at Route 840 to allow westbound access to the site would be at a cost of \$20-\$30 million.
- Power lines cut through site, which reduces available acreage.
- New Hartford Planning and Permitting Process
- Site is located outside the Major Population Center as required in the 2015-2016 NYS Budget legislation.

Deerfield Property SUNY Poly and Route 12 South)

- North of NYS Thruway – further from population centroid
- Along a divided highway. Traffic from south, west or east would need to travel north on Route 12 and take exit ramp at Mulaney Road to then travel south to enter site.
- Only known access to site is through access road off of Mulaney Road that runs from Bank of America to site. Not clear if access could be provided off of service road parallel to Route 12 or through SUNY Poly.
- Highest and best use of site is for expansion of SUNY Poly
- Site has not been investigated for stream and wetlands that could impact site
- Improvements would be required to bring power to the site.
- No ability to expand site as site is landlocked by Route 12 to east, Bank of America to the north, and SUNY Poly to west and south
- Site is located outside the Major Population Center as required in the 2015-2016 NYS Budget legislation.

Sadaquada Golf Club

- Access Issues:
 - Henderson Street has operational and capacity issues
 - Approach would be along Commercial Drive which has the highest traffic volumes in the region
 - Clinton Street and Clark Mills Road also have capacity issues
- Utility and infrastructure availability and capacity not assessed
- Site is located outside the Major Population Center as required in the 2015-2016 NYS Budget legislation.

Hidden Valley and Domenincos Golf Course Sites

- Remote Site
- Access Issues:

- North Side of NYS Thruway – further from population centroid
- Access north on 840 past Westmoreland Road
- Lack of secondary access points
- Power lines cut through the site
- No infrastructure at site
- Site is located outside the Major Population Center as required in the 2015-2016 NYS Budget legislation.

Tect Utica Site

- Remote Site
- Access Issues:
 - Halsey Road has capacity issues
 - Clark Mills Road has capacity issues
- Potential wetlands
- Power lines
- Infrastructure upgrades needed – sewer upgrade
- Tect Utica may not be compatible – vibrations and noise
- Site is located outside the Major Population Center as required in the 2015-2016 NYS Budget legislation.

Faxton – Murnane Field

- Alienation of park lands required with replacement of Murnane Field required
- City of Utica School District approval required to acquire Murnane Field
- Access Issues:
 - No access from Burrstone Road
 - Burrstone Road and Sunset Avenue have existing capacity issues, which would be compounded with development on Murnane and potentially Pin O Rama sites.
 - Additional Property acquisition would be required – Pin O Rama Block
- Site would require overhead connector with Faxton from Murnane.
- Would need to consider integration of Faxton campus with new hospital complex to determine whether there is value in maintaining Faxton site and using property at Murnane Field and Pin O Rama for expansion.

V. Level 2 Analysis

The design team formulated a detailed site selection matrix that examined a variety of factors necessary for a successful and functioning site that will meet the hospital current and future expansion needs. This section presents the comparative analysis of three preferred sites using the seven evaluation categories listed below:

1. Size
2. Utilities
3. Accessibility
4. Zoning Approvals and Impact Fees
5. Monetary Factors
6. Community Factors, Perception & Sustainability
7. Environmental

Criteria and sub-criteria were established for each category. Each sub-criterion was assigned points with the higher values representing more desirable features or development conditions. The total point value for each category was then weighted so that the maximum achievable score under each category was 10 points. The detailed scoring matrix is provided as Exhibit 2.

A. Site Criteria Matrix

1. Size

Size evaluation was based on the programming guidelines set forth by Hammes in their January 28, 2015 report and adjusting for urban and suburban environments. The Hammes report established a minimum lot size of 11 acres for an urban location and 49 for a suburban location. The points assigned in this section are based on current available acres for development.

Scoring results under the Size Category are as follows:

- Downtown – 7 points
- Psychiatric Center – 10 points
- St. Luke's – 7 points

2. Utilities

Water, sewer, stormwater, electrical, natural gas, and fiber line utilities were evaluated under this category.

Water capacity is sufficient at all three sites. However, static pressures at the Psychiatric Center (approximately 60-70 psi) are less than the static pressures at the other two sites (approximately 90 psi). The Downtown location is also surrounded by older infrastructure that has experienced frequent water main breaks during deep winter frosts. All three sites have good redundancy.

Sanitary and storm sewers are not separated at the Downtown site and the site is not conducive to green infrastructure features. A sewer separation project would need to be planned in advance of hospital construction at this location. The sewer improvement project would need to eliminate stormwater inflow from the combined sewers in this area. Stormwater lines would need to be constructed to separate stormwater flow and direct it under the main rail lines to the north and then to the canal.

None of the sites are in the "downtown electrical network," which would likely prohibit the development of a Combined Heat and Power facility (CHP). Natural gas is likely available near each site at the appropriate capacity for a gas turbine CHP system, however, the level of system improvements necessary to deliver this volume of gas is not yet determined.

The Downtown site has the potential to be the better site among the three for power delivered from the electrical grid. This downtown site is relatively close to National Grid's Terminal substation located to the north at Harbor Point. The Terminal station has two transformers and distribution buses. As a result, it functions in a manner similar to two separate substations.

National Grid would need to explore the possibility of running two dedicated 13.2 kv underground cables to the new hospital. This would provide a high level of reliability since the cables would serve only the hospital, be relatively short in distance, and have no exposure to the factors that impact overhead lines.

While the other sites (Psych Center and existing St. Luke's campus) can be fed from two 13.2 kv lines, as well, the lines would run above ground and would not be dedicated and there is a question whether they could handle the loads.

Regarding St. Luke's, there are also two 46 kv circuits at the intersection of Main Street, Clinton Street and Burrstone Rd in New York Mills. Lines could be run from this intersection to St. Luke's which would improve the reliability at this location.

Scoring results under the Utilities Category are as follows:

- Downtown – 6 points
- Psychiatric Center – 8 points
- St. Luke's – 8 points

3. Accessibility

Accessibility was reviewed both from the distance to NYS Routes and the NYS Thruway. The NYS Routes included:

- North-South Arterial including Route 840 Section
- Oriskany Street/NYS Route 5A/ NYS Route 5S
- NYS Route 49
- Non-arterial sections of NYS Routes 5 and 12

In addition, likely road and signal improvements were reviewed with NYSDOT Region 2. The Downtown location has the potential benefit of being planned in conjunction with the Department's Oriskany Street/5S project so that the access needs of the Hospital from Oriskany Street could be incorporated into the project. NYSDOT expects this project to be constructed in 2018.

It is anticipated the Psychiatric Center location would require improvements along the Jason Street and Court Street corridors to improve access. For the St. Luke's location, signal improvement would be anticipated at Burrstone Road and Champlin Avenue intersection.

Travel distance for employees was scored by reviewing zip code data of the employees to determine an approximate centroid of the base employment zone. The intersection of the North-South Arterial and the East-West Arterial (Route 8 and 840) was used as this centroid.

Based on a preliminary review of incorporating a heliport into the new facility, there does not appear to be any overriding deficiencies, which would promote one site over another in reference to this criteria. Helicopter access is essentially design-driven including approach and departure procedures, which require two unobstructed flight paths in and out from the heliport. For safety reasons, roof-top heliports are recommended by the FAA. Coordination with municipal planners and zoning commissions are necessary to promote proper zoning, as well as safeguards to prevent future development from interfering with approved flight paths. The design should plan for growth, and account for proximity to sensitive receptors.

With regard to visibility, the downtown site is the only sight with direct sight lines to State routes.

Scoring results under the Accessibility Category are as follows:

- Downtown – 9 points
- Psychiatric Center – 5 points
- St. Luke's – 6 points

4. Zoning Approvals and Impact Fees

Basic zoning was reviewed for each site to determine if the hospital is an allowed use as of right and what the lot coverage and height requirements are. The zoning ordinances for the City of Utica and the Town of New Hartford were reviewed. While there are other components to zoning, these three regulations provide the ability to determine if a zoning change or enacting a Planned Unit Development would be warranted.

Zoning for the downtown site and the St. Luke's campus are adequate and in place. For the downtown site, the hospital is an allowed use with a special permit, the lot coverage allowed is 100%, and there are no height restrictions.

The St. Luke's campus has a planned development district in place so no zoning changes would be required, but development would be subject to site plan approval by the Town. The hospital on the Psych center site is an allowed use by special permit the lot coverage and height restrictions would not be sufficient for the hospital's requirements therefore a zoning change would be required.

The additional sub-criteria relates to sewer offset requirements. Development projects that are in service area of the Sauquoit Creek Pumping Station (SCPS) require flow credits in place before they can proceed because of

stormwater inflow and Infiltration issues in this basin. The SCPS basin generally follows municipal borders. The towns of Whitesboro and New Hartford are inside the SCPS basin and the City of Utica is out.

Flow credits are established by tracking the amount of stormwater removed from the sanitary sewer system during a one-year, 24-hour storm and dividing that volume by 5. The flow credits, assuming they are available from the municipality, are then applied against the anticipated gallons per day of sewer flow of the pending development. In contrast, development within the City of Utica is not currently not subject to sewer offset requirements but may be under similar restrictions by 2017 but only at a 2:1 offset ratio. Although the St. Luke's site is in New Hartford, the majority of its sewer discharges enter the City's sewer system. Assuming the connection to the City's system would remain, new development at the St. Luke's site would be viewed as outside the SCPS basin.

Scoring results under the Zoning Approvals and Impact Fees Category are as follows:

- Downtown – 8 points
- Psychiatric Center – 5 points
- St. Luke's – 8 points

5. Monetary Factors

Site assembly was reviewed, in general terms, based on the number of properties involved in land acquisition. Further, some consideration was given to additional investment potential based on the site location and the project's relation to broader downtown revitalization, neighborhood revitalization, and/or preservation features. These same interests could also result increased fundraising. This is not meant to include the \$300 million allotted under the State budget. At this time, all Level 2 sites are deemed equal with regard to their status in terms of the budget item.

Constructability issues were weighed with regard to demolition, geotechnical, and phasing elements of the project. With regard to demolition, all sites will require 2 to 4 acres of demolition and judged equal for this level of analysis. Geotechnical conditions are likely preferable at the Psychiatric Center and St. Luke's sites. However, further geotechnical studies will be needed to determine how these conditions will translate to the cost of foundation construction. The St. Luke's site presents a challenge with regard to construction phasing. The existing operations will need to be maintained and protected during the construction of the new facility. A myriad of issues would need to be explored with regard to employee access, construction access, circulation, noise, vibrations, etc. if the new hospital is to be located at the current St. Luke's campus.

The Downtown site has the added benefit of utilizing some percentage of shared public parking which may offset some operational costs.

Sanitary sewer discharges from the St. Luke's site predominately flow into the City of Utica's combined sewer system and therefore not subject to additional sewer fees established under the Sanitary Sewer Overflow (SSO) Mitigation Program to implement improvement projects in the SCPS basin.

Scoring results under the Monetary Category are as follows:

- Downtown – 5 points
- Psychiatric Center – 6 points

- St. Luke's – 4 points

6. Community Factors, Perception & Sustainability

This section of the matrix evaluated existing community policy documents, whether or not the site was in an existing neighborhood, and if there are sustainability features that could be implemented.

For the community policy document the sites were examined to determine if they are consistent with an existing comprehensive or master plan and if the site is within or adjacent to an existing or proposed Brownfield Opportunity Area (BOA). All three sites are consistent with a master plan and only the downtown and Psychiatric Center are near a proposed BOA. Being adjacent or within a BOA can be helpful in obtaining state funding if the project is consistent with the BOA planning document.

The next sub-criteria examined the location of site in relation to the surrounding neighborhood. The downtown site is the only site not situated near a neighborhood whereas St. Luke's and the Psychiatric Center are near neighborhoods but a buffer is possible.

The final sub-criteria examined sustainability features as it relates to the ability to provide a microgrid and if it can be considered an urban infill project (vs. greenfield development). The Central Utility Building at the Downtown and Psychiatric Center sites have the potential to serve as microgrid power sources. CHP's themselves are considered a more sustainable for generating electric power option versus relying 100% on the electrical grid. CHP are more energy efficient and rely on cleaner sources (i.e. gas turbines) reducing emissions of carbon dioxide and other air pollutants in comparison to regional power stations.

Finally, consideration was given to Downtown and Psychiatric Center sites for re-purposing urban parcels for re-use which is considered a sustainable initiative as higher densities in the urban environment minimizes the need for energy, allows for non-motorized types of transportation, and increases the efficiency for the delivery utilities and services. All three site options would likely comply with the State's Smart Growth Development Policy, but the Downtown and Psychiatric Center would be viewed more favorably if state funds are pursued to assist with the development of either of these sites.

Scoring results under the Community Factors, Perception & Sustainability Category are as follows:

- Downtown – 10 points
- Psychiatric Center – 8 points
- St. Luke's – 4 points

7. Environmental

For this portion of the matrix the following factors were evaluated: 100-year floodplain, cultural resources, wetlands, steep slopes (amount of land with less than 15% slope), and endangered and threatened species. All 3 sites are not located in a 100-year floodplain. Only the St. Luke's site is not listed or eligible for listing on the State and/or Federal Register; it is also not located within an archeologically sensitive area. None of the sites encroach upon state wetlands or the buffer area; St. Luke's does encroach upon a potential federal wetland. All 3 sites are relatively flat and none of the sites will have restrictions for clearing as it relates to the Indiana Bat and other endangered species.

Development of the Psych Center and Downtown sites will require coordination with the State Historic Preservation Office (SHPO). Buildings on the Psych Center campus, particularly Old Main, will be subject to

review on the renovation and reuse of these buildings, and any demolition that may be part of the hospital redevelopment. The capacity analysis shows integration of Old Main into the proposed redevelopment program, which likely would receive favorable support from SHPO. The Downtown site would require demolition of all buildings within the defined property boundaries for the hospital. This will require coordination with SHPO. However the downtown option will also create opportunities to catalyze development of key downtown buildings that lie on the periphery of the hospital development (e.g., Hotel Utica, E. Tudor Williams Building, Utica Paint Buildings, as well as key buildings along the Genesee St. corridor).

- Downtown – 8 points
- Psychiatric Center – 8 points
- St. Luke's – 9 points

B. Matrix Summary

The final scoring for the 3 sites is as follows:

- Downtown – 53 points
- Psychiatric Center – 50 points
- St. Luke's – 46 points

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**EXHIBIT 2
SITE SELECTION MATRIX**

Downtown
Psych Center
St. Luke's

I. SIZE		Total Potential Points - 6 Points		
A. Urban	1) Urban - between 10 and 20 acres (2 points)			
	2) Urban - between 20 and 30 acres (4 points)	4		
	3) Urban - greater than 30 acres (6 points)		6	
B. Suburban (within 5 miles of City Center)	1) Suburban - between 20 and 30 acres (2 points)			
	2) Suburban - between 30 and 40 acres (4 points)			4
	3) Suburban - greater than 40 acres (6 points)			
SUBTOTAL:		4	6	4
WEIGHTED SUBTOTAL: Weight (10/6) = 1.67		7	10	7

II. UTILITIES		Total Potential Points - 32 Points		
A. Sanitary Sewer	1) Capacity improvements require less than 500 linear feet of upgrades (4 points)		4	4
	2) Capacity improvements require between 500 and 1000 linear feet of upgrades (2 points)	2		
	3) Capacity improvements require more than 1000 linear feet of upgrades (0 points)			
B. Potable Water	1) Capacity improvements require less than 500 linear feet of upgrades (4 points)	4	4	4
	2) Capacity improvements require between 500 and 1000 linear feet of upgrades (2 points)			
	3) Capacity improvements require more than 1000 linear feet of upgrades (0 points)			
	4) Redundancy: 2 main feeds from different reservoirs/tanks + 2; 2 main feed from same source +1 points	2	2	2
	5) Potential useful life or pressure issues (minus 1 to -2 points)	-1	-1	
C. Electrical	1) Adequate Capacity: Currently available +2 points; need National Grid upgrade + 1 point	2	1	1
	2) Redundancy: 3 independent sources +2 points; 2 sources + 1 points	1	1	1
	3) Reliability: reliable dedicated feeder +2 points; reliable shared feeder +1 points	2	1	1
	4) Service voltage: 115Kv +2 points; 34.5 Kv +1 points; <15Kv + 0 points	2	0	1
D. Natural Gas	1) Capacity: supports hospital w/ future CHP +4 points; supports hospital only +2 points	4	4	4
	2) Upgrades: services extensions >500 feet minus 2 points; >1000 feet -4 points	TBD	TBD	TBD
E. Fiber Network Availability	1) Yes (2 points)	2	2	2
F. Storm Drainage	1) Separate storm sewers onsite (+2 points)		2	2
	2) Soils and depth to water table conducive to green infrastructure (+2 points)		2	2
	3) Property available for onsite detention (+2 points)		2	2
SUBTOTAL:		20	24	26
WEIGHTED SUBTOTAL: Weight (10/32) = .3125		6	8	8



III. ACCESSIBILITY		Total Potential Points - 22 Points		
A. Major Roads	1) Between 0 and 0.5 miles from N-S Arterial including 840 section (+4 points)	4		4
	2) Between 0 and 1.0 miles from N-S Arterial including 840 section (+2 points)		2	
	3) Between 0 and 0.5 miles from Oriskany Street/5A/5S (+2 points)	2	2	
	4) Between 0 and 0.5 miles from other NYS Routes - Route 49, non-arterial sections of Routes 5 and 12 (+2 points)			
B. NYS THRUWAY	1) Between 0 and 1 mile (4 points)			
	2) Between 1 and 2 miles (3 points)	3		
	3) Between 2 and 3 miles (2 points)		2	
	4) Between 3 and 4 miles (1 points)			1
	4) >4 miles (0 points)			
C. Road and Signal Improvements	1) -1 for each 1000 ft length of road improvement and -1 for each signal improvement		-3	-1
D. Public Transit	1) Yes (4 points)	4	4	4
	2) No (0 points)			
E. Flight Services (helicopter)	1) Allowed and no flight path restrictions (+2)	2	2	2
	2) Not allowed and/or significant flight path issues identified (0 points)			
F. Visibility	Can be seen from a NYS Route or Interstate (+ 2 points)	2		
G. Distance to majority of Employee Base (using approximate zip code centroid of Utica, Whitesboro, New Harford, and Clinton i.e. approximate N-S arterial and E-W arterial interchange)	1) Between 0 and 2 mile (4 points)			4
	2) Between 2 and 4 miles (2 points)	2	2	
	3) > 4 mile (2 points)			
SUBTOTAL:		19	11	14
WEIGHTED SUBTOTAL: Weight (10/22) = .455		9	5	6

IV. ZONING APPROVALS AND IMPACT FEES		Total Potential Points - 6 Points		
A. Basic Zoning	1) Allowed use, lot coverage, and building height (+1 to +3 points)	3	1	3
B. Sewer Offset Requirements	1) No (3 points)			
	2) No - Utica and north system may be subject to 2 to 1 offsets starting 2017 (2 points)	2	2	2
	3) Yes - Sauquoit Creek Pump Station is subject to 5 to 1 offsets (0 points)			
SUBTOTAL:		5	3	5
WEIGHTED SUBTOTAL: Weight (10/6) = 1.67		8	5	8

V. MONETARY FACTORS **Total Potential Points - 20 Points**

A. Site Assemblage	1) Property acquisition involves multiple parcels (0 points)	0		
	2) Property acquisition involves one primary owner (2 points)		2	
	3) Property currently under Owner's control (4 points)			4
B. Attract Additional Outside Investment	1) Based on Downtown Revitalization (+ 4 points)	4		
	2) Based on other factors - neighborhood revitalization; preservation features (+2)		2	
C. Cost of Construction - Phasing	1) Must maintain access and protect existing facilities during construction (0 points)			0
	2) Off-site construction with immediately adjacent buildings (2 points)	2		
	3) Off-site construction with wide construction zone (4 points)		4	
C. Cost of Construction - Foundations	1) Soft soils and/or high water table (0 points)			
	2) Harder soils (2 points)		2	2
D. Cost of Construction - Demolition	1) No demolition (4 points)			
	2) Demolition of <2 acres needed (2 points)			
	3) Demolition of >2 acres needed (0 points)			
E. Nearby public parking	Ability to utilize public parking facilities (+ 2)	2		
F. Sauquoit Creek PS Basin Surcharges	No (+ 2)	2	2	2
SUBTOTAL:		10	12	8
WEIGHTED SUBTOTAL: Weight (10/20) = .5		5	6	4

VI. COMMUNITY FACTORS, PERCEPTION & SUSTAINABILITY		Total Potential Points - 16 Points		
A. Community Priority Site/Area	1) Consistent with Master Plan (+4 points)	4	4	4
	2) Within or adjacent to proposed/existing Brownfield Opportunity Area (+2 points)	2	2	
B. Proximity to Existing Neighborhood	1) Not within residential neighborhood (4 points)	4		
	2) Within neighborhood but buffer zone is possible (2 points)		2	2
	3) Within neighborhood and no buffer zone (0 points)			
C. Sustainability and Resiliency Features	1. Potential Microgrid opportunity (+2 points)	2		
	2) Smart Growth - represents retrofitting/urban infill project (+4 points)	4	4	
SUBTOTAL:		16	12	6
WEIGHTED SUBTOTAL: Weight (10/16) = .625		10	8	4

VII. ENVIRONMENTAL		Total Potential Points - 8 Points		
A. 100-year Floodplain	1) Project site/footprint is not located within 100-year floodplain (2 points)	2	2	2
B. Cultural Resources	1) Project is not located on a site listed or eligible for listing on the SR/NR (1 point)			1
	2) Project is not located within an archaeologically sensitive area (1 point)			1
C. Wetlands	1) Project does not encroach upon potential federal wetlands (based on NWI or delineation) (1 point)	1	1	
	2) Project does not encroach upon State wetlands or buffer (1 point)	1	1	1
D. Steep Slopes	1) No slopes >15% (1 point)	1	1	1
E. Endangered & Threatened Species	1) No tree clearing restrictions due to Indiana Bat/Northern Long-eared Bat (1 points)	1	1	1
SUBTOTAL:		6	6	7
WEIGHTED SUBTOTAL: Weight (10/8) = 1.25		8	8	9

TOTAL WEIGHTED SCORE:	53	50	46
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VI. Capacity Analysis

For the top 3 selected sites, a capacity analysis was undertaken. Using the program of uses defined above, refined, and summarized here, the design team reviewed the sites and located the hospital, two patient towers, parking, and in the case of the downtown and Psych Center sites, evaluated circulation patterns. Depending on the size of the parcel both surface and structured parking was evaluated.

Facility Program

Hospital 850,000 square feet: (375,000 SF for Administration and Operations and 510,000 SF for patient rooms)

Medical Office Building 24,000 SF

Parking 3,000 stalls (Approx.)

Each of the program elements on the drawings are labeled and detailed information is provided including number of floors and square footage of the hospital (Administration, Surgical, Emergency), patient room towers, and for the Medical Office Building (MOB), a central utility building, and detailed information on the number of parking stalls whether surface or structured.

ST. LUKE'S SITE

The design team examined the St. Luke's campus (see Exhibit 3.) Given the current utilization of the site and some site constraints due to wetlands, there is a challenge to incorporate the required building configuration for the new consolidated campus within the existing property boundaries. The capacity analysis shows the new development wedged within the most constrained portion of the site due to the presence of the main hospital complex and Skilled Nursing Facility. Also, to meet the required number of parking spaces, a parking structure was added to this concept. Primary access to the campus is realigned with Champlin and the existing nursing home is retained.

- Hospital (Administration, Surgical, Emergency): 180,000 SF/floor at 2 stories, plus a 10% expansion area (dashed line)
- Patient Room Tower #1: 30,000 SF/floor at 9 floors
- Patient Room Tower #2: 30,000 SF/floor at 9 floors
- Medical Office Building: 12,000 SF at 2 stories, plus a 10% expansion area at 1,200 SF (dashed line)
- Surface Parking: 1,937 stalls
- Parking Garage: 3 Decks for 1,162 stalls with 387/Floor

DOWNTOWN SITE

The downtown site was examined for its ability to fit all of the program elements (see Exhibit 4.) In addition to locating the facilities and parking, the design team examined access points and circulation into and surrounding the site for staff, patients, and emergency vehicles. Because this project will likely be a public/private undertaking, the downtown capacity plan is showing the larger project area (solid yellow line) and the area dedicated for hospital operations (dashed yellow line.) The total acreage of the downtown site is 34 acres with 17 acres dedicated for hospital operations.

Two parking structures are indicated on the plan with an overhead building connector. Some surface parking is located adjacent to the hospital. Additional commercial and mixed-use structures are shown off-site that will likely be private undertakings separate from the hospital. The intent is to show how this area of downtown can be rebuilt with the hospital and other private interests.

As illustrated, the orientation of the hospital is on the eastern portion of the study area so that it is closer to Utica's central business district. The primary entry point would be from Columbia, with emergency access on the western portion of the site.

Hospital Operations

- Hospital (Administration, Surgical, Emergency): 115,000 SF/floor at 3.5 stories, plus a 10% expansion area (dashed line)
- Patient Room Tower #1: 30,000 SF/floor at 9 floors
- Patient Room Tower #2: 30,000 SF/floor at 9 floors
- Medical Office Building: 24,000 SF at 3 stories, plus a 10% expansion area at 8,000 SF (dashed line)
- Central Utility Building
- Surface Parking: 621 stalls including 32 convenience parking spaces at the main entrance

Public/Private Sector Initiatives

- Parking Garage #1: 8 Decks with 808 total stalls (101/Floor). The garage could be expanded if the program is expanded onto a portion of the Hotel Utica site, which would retain Washington Avenue but have parking on floors 2-8 with the extension onto the Hotel Utica block.
- Parking Garage #2: 8 Decks with Commercial services in 60% of first floor with 40 stalls. For floors 2-8 there are a total of 1,447 total stalls (206/Floor). Total stalls – 1,487
- Parking Garage #3: 3 Decks (floors 2-4) for a total of 450 stalls. This is a mixed-use building with parking integrated on floors 2-4.
- Mixed-Use Commercial Residential Building with first floor retail, floors 2-4 parking, and floors 5 and 6 residential.
- Commercial Development Areas (x2)

PSYCH CENTER

The Psych Center property, owned by NY State, was evaluated (see Exhibit 5). The resulting concept utilized 'Old Main' which is listed on the National Register of Historic Places as the primary focal point. As shown on the diagram, the hospital would be attached to the south side of 'Old Main' via an atrium. The patient towers would connect to the south side of the hospital and two parking structures would be located on the west side of the property but an adequate distance from the neighborhood so as not to impose a visual impact.

Circulation in the property would primarily be along the western portion of the property. Primary access to the site is from Court Street and it is proposed that Jason Street be reconstructed to connect directly with Oriskany (NYS 5s.) This would provide direct access from the primary east-west route through the City of Utica.

Given the amount of land that is available at this location, this concept proposes a campus style senior living facility similar to Acacia Village located on the Mason's campus in the City. This would provide the ability for seniors, not needing assisted care, to live in the city able to walk to various venues and have access to health care.

- Hospital (Administration, Surgical, Emergency): 180,000 SF/floor at 2 stories, plus a 10% expansion area (dashed line)
- Patient Room Tower #1: 30,000 SF/floor at 6 floors
- Patient Room Tower #2: 30,000 SF/floor at 6 floors
- Patient Room Tower #3: 30,000 SF/floor at 6 floors
- Medical Office Building: 12,000 SF at 2 stories, plus a 10% expansion area at 1,200 SF (dashed line)
- Central Utility Building
- Surface Parking: 1,571 stalls
- Parking Garage #1: 4 Decks with 724 total stalls (181/Floor)
- Parking Garage #2: 4 Decks with 535 total stalls (134/Floor)
- Also shown: Campus senior living that could be a private undertaking in association with the hospital. This would be small clusters of housing units, single story living, low square footage. The idea is to provide housing options for empty nesters still looking to reside in the City of Utica.

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**EXHIBIT 3
ST. LUKE'S CAMPUS**

ST. LUKES SITE CAPACITY KEY

- A** Hospital (Administration, Surgical, Emergency): 180,000 SF/floor at 2 stories, plus a 10% expansion area (dashed line)
- A1** Patient Room Tower: 30,000 SF/floor at 9 floors
- A2** Patient Room Tower: 30,000 SF/floor at 9 floors
- B** Medical Office Building: 12,000 SF at 2 stories, plus a 10% expansion area at 1,200 SF (dashed line)
- C** Parking Garage: 3 Decks, Decks 1-3 for 1,162 stalls with 387/floor
- D** Surface Parking: 305 stalls
- E** Surface Parking: 134 stalls
- F** Surface Parking: 284 stalls
- G** Surface Parking: 310 stalls
- H** Surface Parking: 638 stalls
- I** Surface Parking: 48 stalls
- J** Surface Parking: 24 stalls
- K** Surface Parking: 170 stalls
- L** Surface Parking: 24 stalls

Total Site Area: 70 Acres

Existing Nursing Home

Existing Hospital Buildings

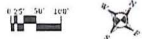
FACILITY PROGRAM

PROGRAM ITEM	TOTAL QUANTITY	BUILDING COMPONENTS
HOSPITAL	885,000 SF	ADMIN. & OPERATIONS 375,000 SF
		PATIENT ROOMS 510,000 SF
MEDICAL OFFICE BUILDING	24,000 SF	
PARKING	3,000 STALLS	



MVHS HOSPITAL SITE CAPACITY ANALYSIS

SITE: ST. LUKES HOSPITAL
CHAMPLIN AVENUE, NEW HARTFORD, NEW YORK



DRAFT

For internal use only-NOT FOR CIRCULATION Revised Date: June 12, 2015

DRAFT

**EXHIBIT 4
DOWNTOWN SITE**

DOWNTOWN SITE CAPACITY KEY

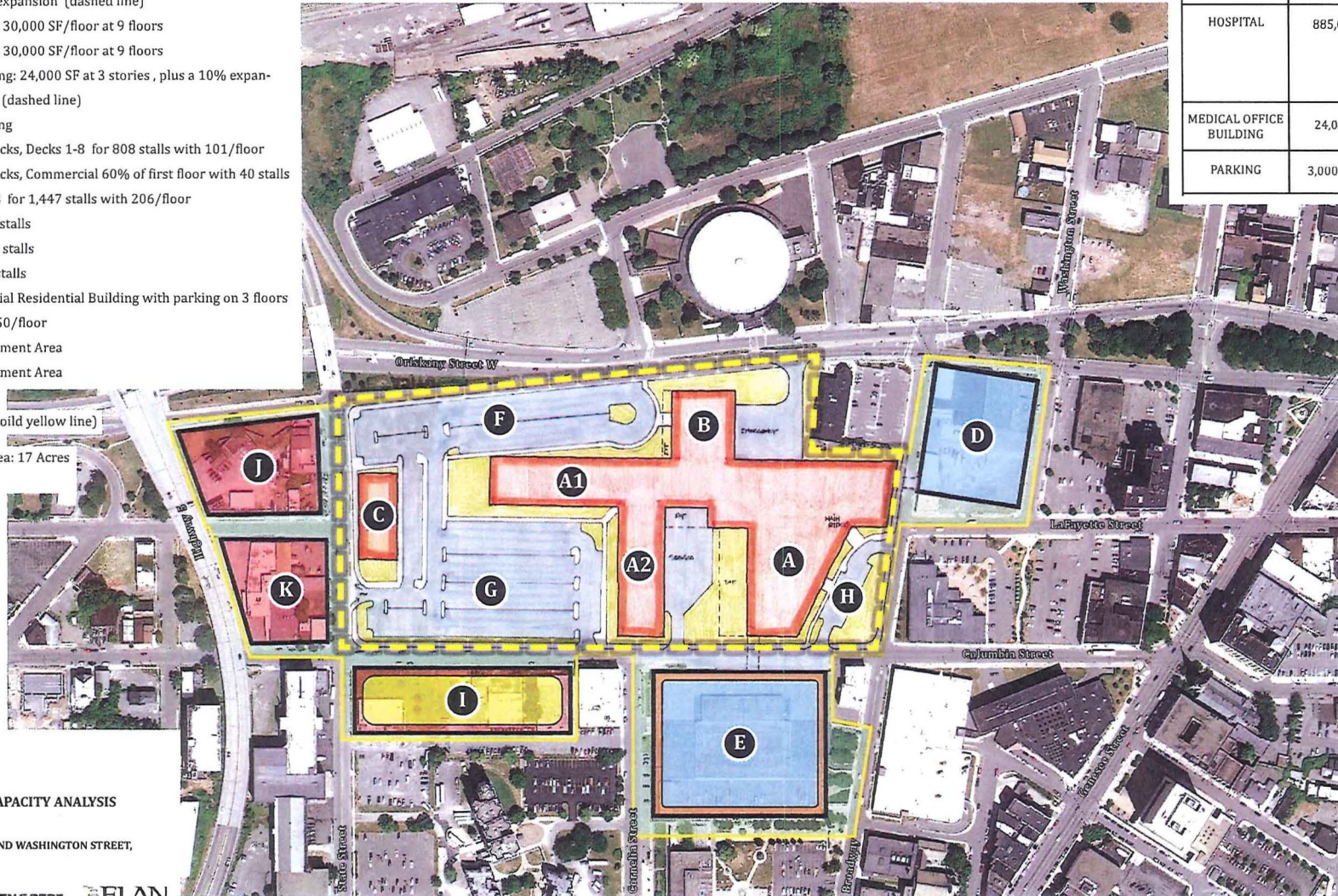
- A** Hospital (Administration, Surgical, Emergency): 115,000 SF/floor at 3.5 floors, plus 10% expansion (dashed line)
- A1** Patient Room Tower: 30,000 SF/floor at 9 floors
- A2** Patient Room Tower: 30,000 SF/floor at 9 floors
- B** Medical Office Building: 24,000 SF at 3 stories, plus a 10% expansion area at 8,000 SF (dashed line)
- C** Central Utility Building
- D** Parking Garage: 6 Decks, Decks 1-8 for 808 stalls with 101/floor
- E** Parking Garage: 6 Decks, Commercial 60% of first floor with 40 stalls for Deck 1, Decks 2-8 for 1,447 stalls with 206/floor
- F** Surface Parking: 247stalls
- G** Surface Parking: 374 stalls
- H** Surface Parking: 32 stalls
- I** Mixed-Use Commercial Residential Building with parking on 3 floors for 450 stalls with 150/floor
- J** Commercial Development Area
- K** Commercial Development Area

Total Site Area: 34 Acres (solid yellow line)

Hopital Operations Site Area: 17 Acres (dashed yellow line)

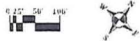
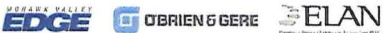
FACILITY PROGRAM

PROGRAM ITEM	TOTAL QUANTITY	BUILDING COMPONENTS
HOSPITAL	885,000 SF	ADMIN. & OPERATIONS 375,000 SF
		PATIENT ROOMS 510,000 SF
MEDICAL OFFICE BUILDING	24,000 SF	
PARKING	3,000 STALLS	



MVHS HOSPITAL SITE CAPACITY ANALYSIS

SITE: DOWNTOWN UTICA
BETWEEN HIGHWAY 5 AND WASHINGTON STREET,
UTICA, NEW YORK



DRAFT

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DRAFT

**EXHIBIT 5
PSYCH CENTER SITE**

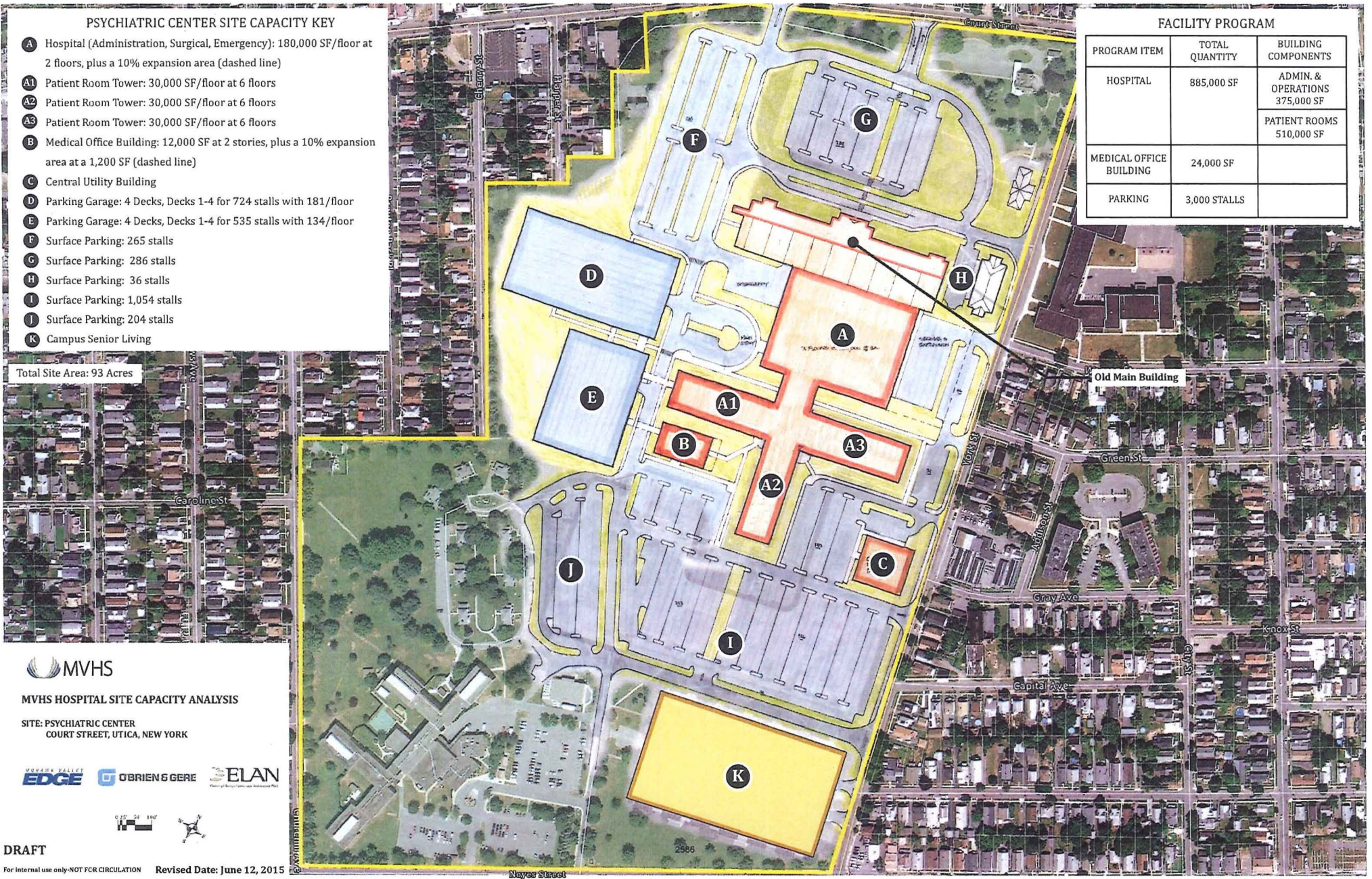
PSYCHIATRIC CENTER SITE CAPACITY KEY

- A** Hospital (Administration, Surgical, Emergency): 180,000 SF/floor at 2 floors, plus a 10% expansion area (dashed line)
- A1** Patient Room Tower: 30,000 SF/floor at 6 floors
- A2** Patient Room Tower: 30,000 SF/floor at 6 floors
- A3** Patient Room Tower: 30,000 SF/floor at 6 floors
- B** Medical Office Building: 12,000 SF at 2 stories, plus a 10% expansion area at a 1,200 SF (dashed line)
- C** Central Utility Building
- D** Parking Garage: 4 Decks, Decks 1-4 for 724 stalls with 181/floor
- E** Parking Garage: 4 Decks, Decks 1-4 for 535 stalls with 134/floor
- F** Surface Parking: 265 stalls
- G** Surface Parking: 286 stalls
- H** Surface Parking: 36 stalls
- I** Surface Parking: 1,054 stalls
- J** Surface Parking: 204 stalls
- K** Campus Senior Living

Total Site Area: 93 Acres

FACILITY PROGRAM

PROGRAM ITEM	TOTAL QUANTITY	BUILDING COMPONENTS
HOSPITAL	885,000 SF	ADMIN. & OPERATIONS 375,000 SF
		PATIENT ROOMS 510,000 SF
MEDICAL OFFICE BUILDING	24,000 SF	
PARKING	3,000 STALLS	



MVHS HOSPITAL SITE CAPACITY ANALYSIS

SITE: PSYCHIATRIC CENTER
COURT STREET, UTICA, NEW YORK



DRAFT

For Internal use only-NOT FOR CIRCULATION Revised Date: June 12, 2015

Exhibit C

Potter, Ashley

From: Steve Eckler <Steve.Eckler@ramboll.com> on behalf of Steve Eckler <Steve.Eckler@ramboll.com> <Steve.Eckler@ramboll.com>
Sent: Sunday, February 09, 2020 10:08 PM
To: Bonafide, John (PARKS); Derico, Robert; srichard@dasny.org
Cc: Eric Lints; Michael Solak; Brian E Whittaker; Mark Steinback
Subject: Utica Hospital
Attachments: Attachments combined-101119.pdf

John, Bob and Sara – As discussed in our phone conversation on October 4th, MVHS proposes to initiate demolition of the following buildings located within the Project Impact Area (PIA) and within the proposed hospital or parking garage footprints:

- 326-334 Columbia Street, Utica, NY (Haberer Building)
- 336 Columbia Street, Utica, NY (Jones Building)
- 333 Lafayette Street, Utica, NY (Childs Building)

Demolition activities will commence in early November 2019. Two of the three buildings (Jones and Haberer) are under condemnation orders issued by the City of Utica's Chief Building Inspector (Utica Building Department), which requested that "Demolition should take place as soon as possible." Copies of the inspection summaries and condemnation letters are attached.

In accordance with the Letter of Resolution (LOR) among the Dormitory Authority of the State of New York (DASNY); the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), and the Mohawk Valley Health System (MVHS), it is understood that MVHS is responsible for implementing the stipulations identified in the LOR. For historic resources, these stipulations require that, "as soon as practicable, the Applicant [MVHS] will commence a complete assessment of buildings it currently controls that are listed in Appendix A [of the LOR] and proposed for removal."

The three buildings, noted above, fall under this stipulation.

In accordance with the LOR, this assessment will include photographs of exterior and interior conditions. Sufficient (10 to 20) images will be prepared to provide OPRHP with a general understanding of the state of the resource. These images, along with a written assessment of the general condition of the building, and a brief narrative history pertaining to development and construction of the building(s) and the development of the neighborhood, will be submitted to OPRHP within a final report via the Cultural Resource Information System (CRIS) program. The final report, as prescribed in the LOR, will be prepared and submitted to the signatories (including OPRHP via the CRIS) no later than 6-months post demolition of the resources.

In the interim and to facilitate the pending demolition of the Haberer, Jones and Childs buildings, MVHS is providing this interim summary of its assessment activities associated with those properties. It is noted that on-site activities on those properties, all of which are under MVHS control, have been completed. Off-site desktop assessments are on-going and will be presented as LOR compliance documentation in the final report.

The interim information focuses on the following on-site assessment items for the Haberer, Jones, and Childs building, and includes the following elements, which are attached for your records:

- Attachment 1 – Historic Buildings Documentation Status (3 target buildings highlighted in yellow) (Includes identification of salvageable, architecturally significant features of the removed buildings)
- Attachment 2 – Photographic Log (Haberer, Jones and Childs Buildings)
- Attachment 3 – Condemnation Documentation (Jones and Haberer Buildings)
- Figure 1 – Project Impact Area

It is noted that these three buildings to be demolished in early November are not located within or contiguous to archaeological testing areas, as prescribed in OPRHP's letter to O'Brien & Gere (Ramboll) dated June 18, 2018. Archaeological testing will commence once MVHS obtains site control of those areas.

We request that you review the attached materials and provide your opinion as to whether or not the on-site information collected for the Haberer, Jones, and Childs Buildings is consistent with the requirements of the LOR and

sufficient to allow for demolition activities to proceed. Additional information, requested in the LOR, will be provided in the final report, which will be submitted within the 6-month post-demolition timetable.

Thank you for your attention to this matter.


Steve Eckler

DIRECTOR, ECONOMIC DEVELOPMENT

D 315-956-6421

M 315-416-1908

steve.eckler@ramboll.com

Connect with us 

Ramboll

333 West Washington Street

Syracuse, NY 13202

USA

<https://ramboll.com>

PLEASE NOTE

My email address has changed to @ramboll.com representing an exciting step in our move from OBG, Part of Ramboll to the Ramboll brand.

RAMBOLL

Visit us at www.ramboll.com



ATTACHMENT 1
HISTORIC BUILDINGS DOCUMENTATION STATUS

MVHS - Utica Hospital: Historic Buildings Documentation Status (Field Work Summary as of September 19, 2019)
Photographic documentation provided by Panamerican Consultants, Inc. and Hammes

Building (See Figure 1)	Location within Project Footprint (Hospital, Parking Garage, Surface Lot)	Site Control	Photographic Documentation Status (9/19/19)	Salvageable, Architecturally Significant Features	Photographs	Demolition Schedule
300 Lafayette St Former Utica & Mohawk Valley Railway Car Barn	Surface Lot	Ownership complete (Possession 10/22/19)	<ul style="list-style-type: none"> Not documented (exterior & interior required) 	To be determined (TBD)		TBD
333 Lafayette St Childs Building	Hospital	Ownership and possession complete	<ul style="list-style-type: none"> Completed 	<ul style="list-style-type: none"> Stone nameplate from façade Working with architect and landscape architect on possible incorporation into project. 	See Attachment 2	Early November 2019
437 Lafayette St. Italianate Residence	Hospital	Awaiting closing date	<ul style="list-style-type: none"> East & North elevations documented. West & South elevations not documented. Interior not documented. Outbuilding not documented. 	TBD		December 2019
440 Lafayette St L. Snyder House	Parking Garage	No closing date set	<ul style="list-style-type: none"> Completed Note, rear (north) elevation not documented due to vegetation. To reassess on next trip. 	No salvageable feature found for reuse		TBD
442 Lafayette St. S. Isele House	Parking Garage	<i>Eminent Domain</i> likely	<ul style="list-style-type: none"> Not documented 			TBD
444 Lafayette St. C. & A. Eichmeyer House	Parking Garage	Ownership and possession complete	<ul style="list-style-type: none"> Completed Note, rear (north) elevation not documented due to vegetation. To reassess on next trip. 	No salvageable feature found for reuse		TBD
509 Lafayette St. Turn Verein	Surface Parking	No closing date set	<ul style="list-style-type: none"> Exterior documentation completed Interior not documented 	TBD		TBD
301 Columbia St. Utica Paint, Brick Commercial	Service Yard for Central Utility Plant	Ownership and possession complete	<ul style="list-style-type: none"> Completed Note, basement not documented 	TBD		December 2019
336 Columbia St. Jones Building	Hospital	Ownership and possession complete	<ul style="list-style-type: none"> Completed (exterior only) See condemnation letters (Attachment 3) 	<ul style="list-style-type: none"> Stone nameplate from façade Working with architect and landscape architect on possible incorporation into project. 	See Attachment 2	Early November 2019
326-334 Columbia St.- Haberer Building	Hospital	Ownership and possession complete	<ul style="list-style-type: none"> Completed (exterior only) See condemnation letters (Attachment 3) 	<ul style="list-style-type: none"> Stone nameplate from façade Working with architect and landscape architect on possible incorporation into project. 	See Attachment 2	Early November 2019
401 Columbia St. Brick Commercial (RCIL)	Surface Parking	Ownership and possession complete	<ul style="list-style-type: none"> Completed 	<ul style="list-style-type: none"> Historic marker 		December 2019
450-464 Columbia St. Witzenberger Building	Hospital	Ownership and possession complete	<ul style="list-style-type: none"> Completed 	<ul style="list-style-type: none"> Stone nameplate from façade Working with architect and landscape architect on possible incorporation into project. 		December 2019





**ATTACHMENT 2
PHOTOGRAPHIC LOG**




**ATTACHMENT 2A
333 LAFAYETTE ST. (CHILDS BUILDING)**

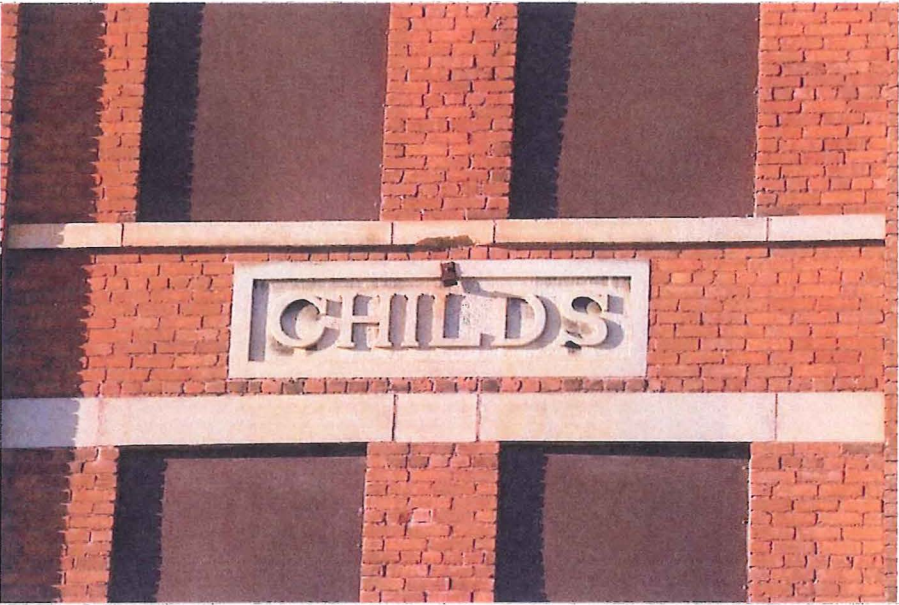
ATTACHMENT 2A - PHOTOGRAPHIC LOG, CHILDS BUILDING

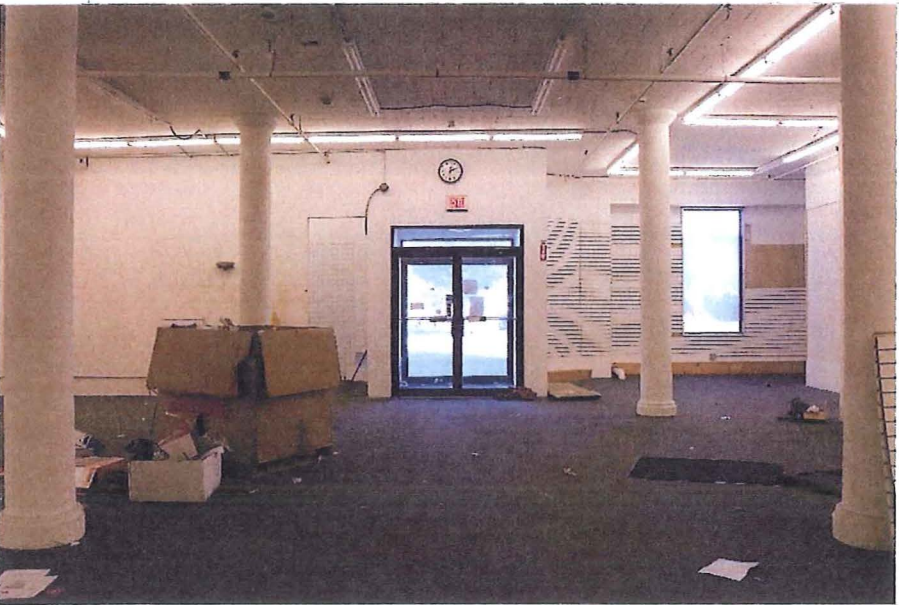
<p>CLIENT NAME: MVHS</p>	<p>SITE LOCATION: Childs Building, 333 Lafayette St., Utica, NY</p>	<p>SHPO PROJECT NO. 16PR06600</p>
<p>PHOTO NO. 1</p> <p>DESCRIPTION Setting view, facing south. <i>Source:</i> Panamerican Consultants, Inc.</p>		

<p>CLIENT NAME: MVHS</p>	<p>SITE LOCATION: Childs Building, 333 Lafayette St., Utica, NY</p>	<p>SHPO PROJECT NO. 16PR06600</p>
<p>PHOTO NO. 2</p> <p>DESCRIPTION North façade, facing south. <i>Source:</i> Panamerican Consultants, Inc.</p>		

<p>CLIENT NAME: MVHS</p>	<p>SITE LOCATION: Childs Building, 333 Lafayette St., Utica, NY</p>	<p>SHPO PROJECT NO. 16PR06600</p>
<p>PHOTO NO. 3</p> <p>DESCRIPTION West and north elevations, facing southeast.</p> <p><i>Source: Panamerican Consultants, Inc.</i></p>		

<p>CLIENT NAME: MVHS</p>	<p>SITE LOCATION: Childs Building, 333 Lafayette St., Utica, NY</p>	<p>SHPO PROJECT NO. 16PR06600</p>
<p>PHOTO NO. 4</p> <p>DESCRIPTION Oblique view, facing northeast.</p> <p><i>Source: Panamerican Consultants, Inc.</i></p>		

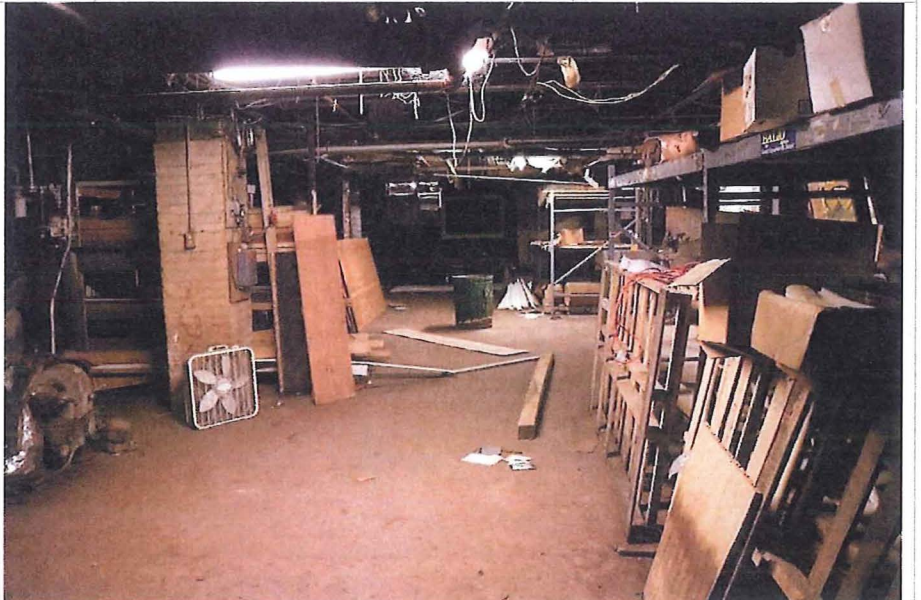
CLIENT NAME: MVHS	SITE LOCATION: Childs Building, 333 Lafayette St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 5 DESCRIPTION Childs panel detail, facing south. <i>Source:</i> Panamerican Consultants, Inc.		

CLIENT NAME: MVHS	SITE LOCATION: Childs Building, 333 Lafayette St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 6 DESCRIPTION Interior, first floor. Facing north. <i>Source:</i> Panamerican Consultants, Inc.		

<p>CLIENT NAME: MVHS</p>	<p>SITE LOCATION: Childs Building, 333 Lafayette St., Utica, NY</p>	<p>SHPO PROJECT NO. 16PR06600</p>
<p>PHOTO NO. 7</p> <p>DESCRIPTION Interior, second floor. Facing south.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		

<p>CLIENT NAME: MVHS</p>	<p>SITE LOCATION: Childs Building, 333 Lafayette St., Utica, NY</p>	<p>SHPO PROJECT NO. 16PR06600</p>
<p>PHOTO NO. 8</p> <p>DESCRIPTION Interior, second floor. Facing west.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		


<p>CLIENT NAME: MVHS</p>	<p>SITE LOCATION: Childs Building, 333 Lafayette St., Utica, NY</p>	<p>SHPO PROJECT NO. 16PR06600</p>
<p>PHOTO NO. 9</p> <p>DESCRIPTION Interior, second floor. Facing east.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		

<p>CLIENT NAME: MVHS</p>	<p>SITE LOCATION: Childs Building, 333 Lafayette St., Utica, NY</p>	<p>SHPO PROJECT NO. 16PR06600</p>
<p>PHOTO NO. 10</p> <p>DESCRIPTION Basement, facing south.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		





ATTACHMENT 2B
336 COLUMBIA ST. (JONES BUILDING)


ATTACHMENT 2B - PHOTOGRAPHIC LOG, JONES BUILDING


<p>CLIENT NAME: MVHS</p>	<p>SITE LOCATION: Jones Building, 336 Columbia St., Utica, NY</p>	<p>SHPO PROJECT NO. 16PR06600</p>
<p>PHOTO NO. 1</p> <p>DESCRIPTION</p> <p>Historic photograph of the Jones Building.</p> <p><i>Source:</i> Oneida County History Center</p>		

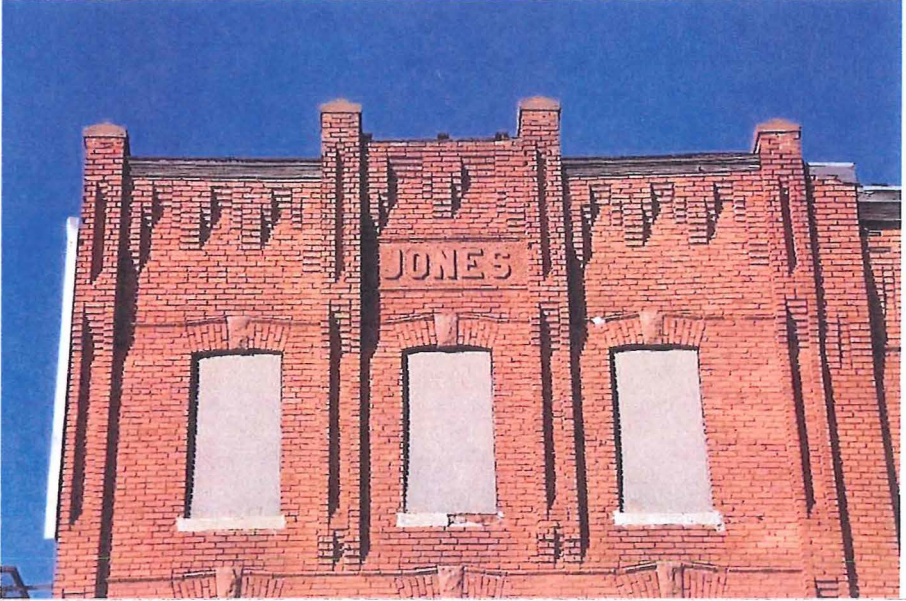
<p>CLIENT NAME: MVHS</p>	<p>SITE LOCATION: Jones Building, 336 Columbia St., Utica, NY</p>	<p>SHPO PROJECT NO. 16PR06600</p>
<p>PHOTO NO. 2</p> <p>DESCRIPTION</p> <p>Setting view, facing northeast.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		

CLIENT NAME: MVHS	SITE LOCATION: Jones Building, 336 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 3 DESCRIPTION South façade, facing north. <i>Source:</i> Panamerican Consultants, Inc.		

CLIENT NAME: MVHS	SITE LOCATION: Jones Building, 336 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 4 DESCRIPTION Setting view, facing northeast. <i>Source:</i> Panamerican Consultants, Inc.		

CLIENT NAME: MVHS	SITE LOCATION: Jones Building, 336 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 5 DESCRIPTION Oblique view, facing northeast. <i>Source:</i> Panamerican Consultants, Inc.		


CLIENT NAME: MVHS	SITE LOCATION: Jones Building, 336 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 6 DESCRIPTION North elevation, facing south. <i>Source:</i> Panamerican Consultants, Inc.		


CLIENT NAME: MVHS	SITE LOCATION: Jones Building, 336 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 7 DESCRIPTION Jones panel detail, facing north. <i>Source:</i> Panamerican Consultants, Inc.		




ATTACHMENT 2C
326-334 COLUMBIA ST. (HABERER BUILDING)


ATTACHMENT 2C - PHOTOGRAPHIC LOG, HABERER BUILDING

<p>CLIENT NAME: MVHS</p>	<p>SITE LOCATION: Haberer Building, 326-334 Columbia St., Utica, NY</p>	<p>SHPO PROJECT NO. 16PR06600</p>
<p>PHOTO NO. 1</p> <p>DESCRIPTION</p> <p>Historic photograph of the Haberer Building.</p> <p><i>Source:</i> Oneida County History Center</p>		

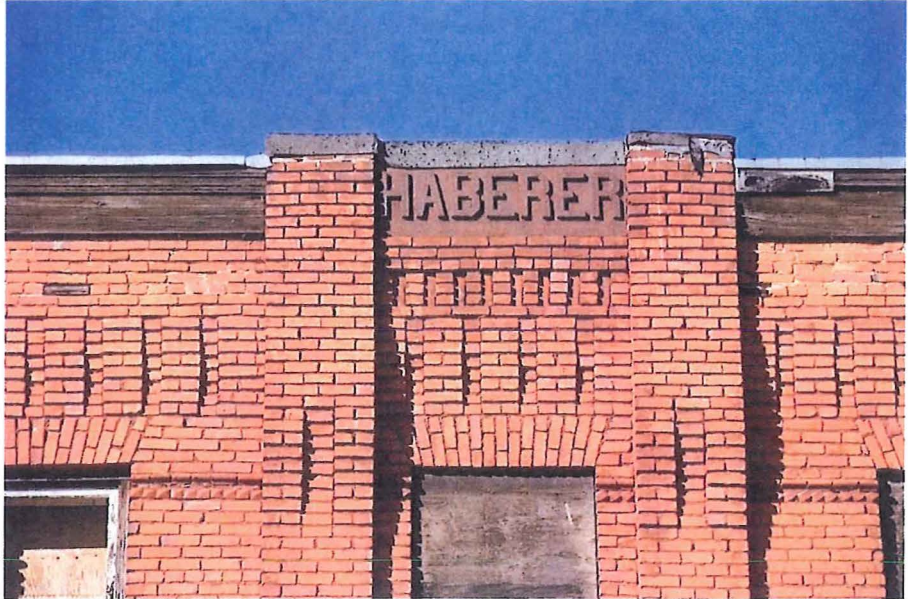
<p>CLIENT NAME: MVHS</p>	<p>SITE LOCATION: Haberer Building, 326-334 Columbia St., Utica, NY</p>	<p>SHPO PROJECT NO. 16PR06600</p>
<p>PHOTO NO. 2</p> <p>DESCRIPTION</p> <p>Setting view, facing west-northwest.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		


CLIENT NAME: MVHS	SITE LOCATION: Haberer Building, 326-334 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 3 DESCRIPTION Setting view, facing northwest. <i>Source:</i> Panamerican Consultants, Inc.		


CLIENT NAME: MVHS	SITE LOCATION: Haberer Building, 326-334 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 4 DESCRIPTION South facade, facing north. <i>Source:</i> Panamerican Consultants, Inc.		

CLIENT NAME: MVHS	SITE LOCATION: Haberer Building, 326-334 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 5 DESCRIPTION East and north elevations, facing northwest <i>Source:</i> Panamerican Consultants, Inc.		


CLIENT NAME: MVHS	SITE LOCATION: Haberer Building, 326-334 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 6 DESCRIPTION North elevation, facing southeast. <i>Source:</i> Panamerican Consultants, Inc.		

CLIENT NAME: MVHS	SITE LOCATION: Haberer Building, 326-334 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 7 DESCRIPTION Haberer panel detail, facing south. <i>Source:</i> Panamerican Consultants, Inc.		


CLIENT NAME: MVHS	SITE LOCATION: Haberer Building, 326-334 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 8 DESCRIPTION Interior. <i>Source:</i> Hammes Company		

CLIENT NAME: MVHS	SITE LOCATION: Haberer Building, 326-334 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 9 DESCRIPTION Interior. <i>Source:</i> Hammes Company		

CLIENT NAME: MVHS	SITE LOCATION: Haberer Building, 326-334 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 10 DESCRIPTION Interior. <i>Source:</i> Hammes Company		

CLIENT NAME: MVHS	SITE LOCATION: Haberer Building, 326-334 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 11		
DESCRIPTION Interior. <i>Source:</i> Hammes Company		

CLIENT NAME: MVHS	SITE LOCATION: Haberer Building, 326-334 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 12		
DESCRIPTION Interior. <i>Source:</i> Hammes Company		

CLIENT NAME: MVHS	SITE LOCATION: Haberer Building, 326-334 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 13 DESCRIPTION Interior. <i>Source:</i> Hammes Company	 A photograph showing the interior of a room undergoing demolition or renovation. The walls are heavily damaged, with large sections of plaster or drywall missing, exposing the underlying structure. Debris is scattered on the floor. A doorway is visible in the background, leading to another area.	

CLIENT NAME: MVHS	SITE LOCATION: Haberer Building, 326-334 Columbia St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 14 DESCRIPTION Rear. <i>Source:</i> Hammes Company	 A photograph of the rear exterior of a multi-story brick building. The building is constructed of dark red brick and has several windows. The ground is covered in snow, indicating a winter setting. A dark vehicle is partially visible in the lower left corner.	



**ATTACHMENT 3
CONDEMNATION LETTERS**

April 1, 2019

Daniel Cozza, Chief Codes Officer
City of Utica
1 Kennedy Plaza
Utica, NY 13502

RE: 326-334 Columbia Street
Architect's Project No. 2637

Dear Mr. Cozza

Alesia & Crewell Architects, P.C. was asked by the Mohawk Valley Health System to inspect the condition of the property noted above which is within the foot print of the proposed new hospital.

Attempts were made to enter the building to conduct the inspection but were hindered by the current condition of the building. There was apparent a good deal of structural damage due to water infiltration and the lack of heat over a long period of time.

We recommend the City consider the demolition of this building for safety reasons.

Sincerely,

Alesia & Crewell Architects, P.C.



Andrew Alesia, AIA
President

file / 2637

cc: Sharon Palmer, Eric Lints

April 1, 2019

Daniel Cozza, Chief Codes Officer
City of Utica
1 Kennedy Plaza
Utica, NY 13502

RE: 336 Columbia Street
Architect's Project No. 2637

Dear Mr. Cozza

Alesia & Crewell Architects, P.C. was asked by the Mohawk Valley Health System to inspect the condition of the property noted above which is within the foot print of the proposed new hospital.

Attempts were made to enter the building to conduct the inspection but were hindered by the current condition of the building. There was apparent a good deal of structural damage due to water infiltration and the lack of heat over a long period of time.

We recommend the City consider the demolition of this building for safety reasons.

Sincerely,

Alesia & Crewell Architects, P.C.



Andrew Alesia, AIA
President

file / 2637

cc: Sharon Palmer, Eric Lints



ROBERT M. PALMIERI
MAYOR

CITY OF UTICA
DEPARTMENT OF CODES ENFORCEMENT
1 KENNEDY PLAZA, UTICA, NEW YORK 13502
PH.315-792-0163 | FAX. 315-792-0219

DAVID P. FARINA
ADMINISTRATOR

April 2, 2019

Utica Urban Renewal Agency
Attn: Brian Thomas, Commissioner
1 Kennedy Plaza
Utica, Ny 13502
Re: 326-334 Columbia Street, Utica, NY
336 Columbia Street

Dear Mr. Thomas:

Please take notice that the aforementioned properties were inspected by Alesia & Crewell Architects, P.C. and there findings show that the structures have sustained a good deal of structural damage due to water infiltration and the lack of heat over an extended time period.

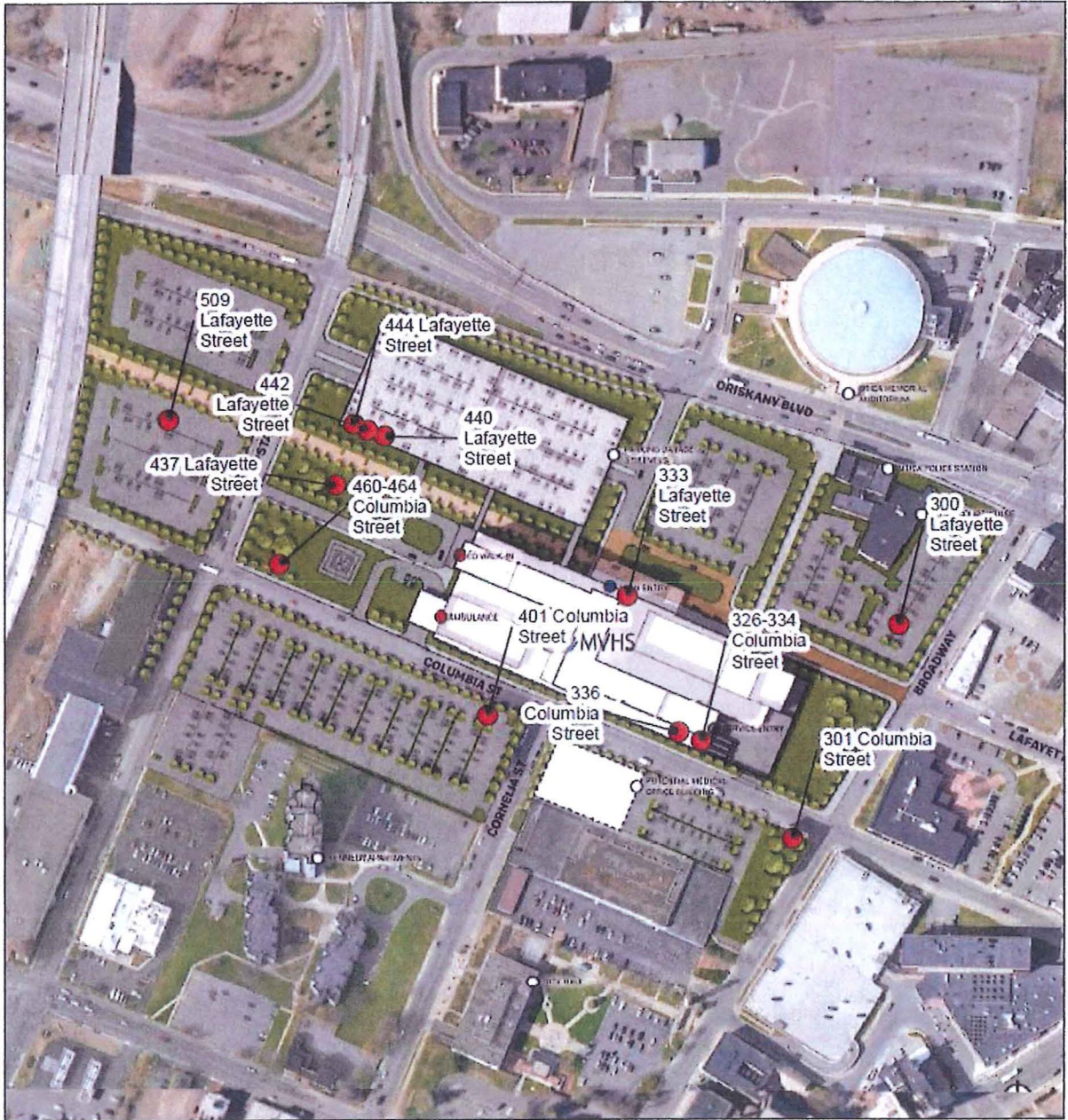
Per there recommendations, The City of Utica has determined that the buildings are unsafe and should be demolished. At this time, the City of Utica, Building Department is condemning the buildings and requesting that Demolition should take place as soon as possible.

Sincerely,

Daniel Cozza, Jr.
Chief Building Inspector

cc: Mohawk Valley Health System
file

**FIGURE 1
PROJECT IMPACT AREA**



SOURCE: MVHS



MAP LOCATION

FIGURE 1

PROJECT IMPACT AREA

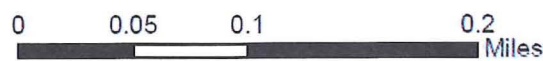


Exhibit D

Potter, Ashley

From: Steve Eckler <Steve.Eckler@ramboll.com> on behalf of Steve Eckler <Steve.Eckler@ramboll.com> <Steve.Eckler@ramboll.com>
Sent: Sunday, February 09, 2020 10:08 PM
To: Bonafide, John (PARKS); Derico, Robert; Richards, Sara
Cc: Bob Scholefield (BSCHOLEF@mvhealthsystem.org); Sharon Palmer; Michael Solak; Eric Lints
Subject: Utica Hospital
Attachments: Final Interim Submission 12-10-19.pdf
Importance: High

John, Bob and Sara – Via this email and on behalf of the Mohawk Valley Health System (MVHS), we are providing the 2nd elective interim report as discussed in our phone conversation on October 4th. The information provided in this submission, updates and supplements the initial report, which was submitted via email on October 14th. The initial report provided information relative to the following buildings within the Project Impact Area (PIA):

- 326-334 Columbia Street, Utica, NY (Haberer Building)
- 336 Columbia Street, Utica, NY (Jones Building)
- 333 Lafayette Street, Utica, NY (Childs Building)

Pursuant to the State's acknowledgement of the initial report (email from New York State Office of Parks, Recreation and Historic Preservation [OPRHP] to the Dormitory Authority of the State of New York [DASNY] dated October 24th), demolition of two of the afore-listed buildings (Jones & Haberer Buildings) was completed in November; demolition of the 3rd building (Childs Building) is scheduled for late January 2020.

In accordance with the Letter of Resolution (LOR) among DASNY, OPRHP, and MVHS, it is understood that MVHS is responsible for implementing the stipulations identified in the LOR. For historic resources, these stipulations require that, "as soon as practicable, the Applicant [MVHS] will commence a complete assessment of buildings it currently controls that are listed in Appendix A [of the LOR] and proposed for removal."

The next two buildings proposed for demolition, which fall under this stipulation, consist of (Current Use/Proposed Use):

- 460-464 Columbia Street, Utica, NY (Witzenberger Building/Hospital)
- 437 Lafayette Street, Utica, NY (Italianate Residence/Hospital)

In accordance with the LOR, this assessment will include photographs of exterior and interior conditions. Sufficient (10 to 20) images will be prepared to provide OPRHP with a general understanding of the state of the resource. These images, along with a written assessment of the general condition of the building, and a brief narrative history pertaining to development and construction of the building(s) and the development of the neighborhood, will be submitted to OPRHP within a final report via the Cultural Resource Information System (CRIS) program. The final report, as prescribed in the LOR, will be prepared and submitted to the signatories (including OPRHP via the CRIS) no later than 6-months post demolition of the resources.

In the interim and to facilitate the pending demolition of the additional 2 buildings, MVHS is providing this 2nd interim summary of its assessment activities associated with those properties. It is noted that on-site activities on those properties, all of which are under MVHS control, have been completed. Off-site desktop assessments are on-going and will be presented as LOR compliance documentation in the final report.

The interim information focuses on the following on-site assessment items for the Witzenberger and Italianate Residence buildings, and includes the following elements, which are attached for your records:

- Attachment 1 – Historic Buildings Documentation Status (2 target buildings highlighted in yellow) (Includes identification of salvageable, architecturally significant features of the removed buildings)
- Attachment 2 – Photographic Log
- Figure 1 – Project Impact Area

It is noted that these three buildings, proposed to be demolished in February 2020, are not located within or contiguous to archaeological testing areas, as prescribed in OPRHP's letter to O'Brien & Gere (Ramboll) dated June 18, 2018. Archaeological testing will commence once MVHS obtains site control of those areas.

We request that you review the attached materials and provide your opinion as to whether or not the on-site information collected for these 2nd round of buildings is consistent with the requirements of the LOR and sufficient to allow for demolition activities to proceed. Additional information, requested in the LOR, will be provided in the final report, which will be submitted within the 6-month post-demolition timetable.

Thank you for your attention to this matter.


Steve Eckler

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ATTACHMENT 1
HISTORIC BUILDINGS DOCUMENTATION STATUS

MVHS - Utica Hospital: Historic Buildings Documentation Status (Field Work Summary as of November 22, 2019)

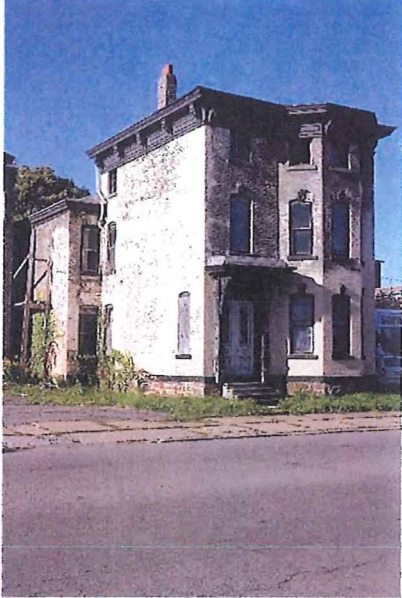
Photographic documentation provided by Panamerican Consultants, Inc. and Hammes

Building (See Figure 1)	Location within Project Footprint (Hospital, Parking Garage, Surface Lot)	Site Control	Photographic Documentation Status (11/22/19)	Salvageable, Architecturally Significant Features	Photographs	Demolition Schedule
300 Lafayette St Former Utica & Mohawk Valley Railway Car Barn	Surface Lot	Ownership complete (Possession 10/22/19)	<ul style="list-style-type: none"> Documented on 11/20/19; awaiting report from Panamerican 	To be determined (TBD)		Mid 2020
333 Lafayette St Childs Building	Hospital	Ownership and possession complete	<ul style="list-style-type: none"> Completed 	<ul style="list-style-type: none"> Stone nameplate from façade Attempt to salvage a few Cast Iron Columns Working with architect and landscape architect on possible incorporation into project 	Interim Submission 1 (10/14/19)	Late January 2020
437 Lafayette St. Italianate Residence	Hospital	Ownership and Possession Complete	<ul style="list-style-type: none"> Completed 	TBD	See Attachment 2	February 2020
440 Lafayette St L. Snyder House	Parking Garage	No closing date set	<ul style="list-style-type: none"> Completed Note, rear (north) elevation not documented due to vegetation. To reassess on next trip. 	<ul style="list-style-type: none"> No salvageable feature found for reuse 		TBD
442 Lafayette St. S. Isele House	Parking Garage	<i>Eminent Domain</i> likely	<ul style="list-style-type: none"> Not documented 			TBD
444 Lafayette St. C. & A. Eichmeyer House	Parking Garage	Ownership and possession complete	<ul style="list-style-type: none"> Completed 	<ul style="list-style-type: none"> No salvageable feature found for reuse 		TBD
509 Lafayette St. Turn Verein	Surface Parking	No closing date set	<ul style="list-style-type: none"> Exterior documentation completed Interior not documented 	TBD		TBD
301 Columbia St. Utica Paint, Brick Commercial	Service Yard for Central Utility Plant	Ownership and possession complete	<ul style="list-style-type: none"> Completed Note, basement not documented due to presence of asbestos 	<ul style="list-style-type: none"> No nameplate or significant features salvageable. Can consider small features like samples of tin ceilings, cast iron structural brackets 		TBD
336 Columbia St. Jones Building	Hospital	Ownership and possession complete	<ul style="list-style-type: none"> Completed (exterior only) See condemnation letter (Interim Submission 1) 	<ul style="list-style-type: none"> Stone nameplate from façade is in rubble; attempting to recover (on-going) Working with architect and landscape architect on possible incorporation into project 	Interim Submission 1 (10/14/19)	Demolition Completed November 2019
326-334 Columbia St.- Haberer Building	Hospital	Ownership and possession complete	<ul style="list-style-type: none"> Completed (exterior only) See condemnation letter (Interim Submission 1) 	<ul style="list-style-type: none"> Stone nameplate from façade has been recovered Working with architect and landscape architect on possible incorporation into project 	Interim Submission 1 (10/14/19)	Demolition completed November 2019
401 Columbia St. Brick Commercial (RCIL)	Surface Parking	Ownership and possession complete	<ul style="list-style-type: none"> Completed 	<ul style="list-style-type: none"> Historic marker was removed by previous owner, will attempt to recover 		TBD
460-464 Columbia St. Witzenberger Building	Hospital	Ownership and possession complete	<ul style="list-style-type: none"> Completed 	<ul style="list-style-type: none"> Stone nameplate from façade Working with architect and landscape architect on possible incorporation into project 	See Attachment 2	February 2020




**ATTACHMENT 2
PHOTOGRAPHIC LOG**

ATTACHMENT 2 – PHOTOGRAPHIC LOG, 437 LAFAYETTE ST

CLIENT NAME: MVHS		SITE LOCATION: 437 Lafayette St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 1			
DESCRIPTION Oblique View of North and East Elevations, Facing Southwest. <i>Source:</i> Panamerican Consultants, Inc.			

CLIENT NAME: MVHS		SITE LOCATION: 437 Lafayette St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 2			
DESCRIPTION Direct View of North (Front) Elevation, Facing South. <i>Source:</i> Panamerican Consultants, Inc.			

<p>.CLIENT NAME: MVHS</p>	<p>.SITE LOCATION: 437 Lafayette St., Utica, NY</p>	<p>.SHPO PROJECT NO. 16PR06600</p>
<p>.PHOTO NO. 3</p> <p>.DESCRIPTION</p> <p>Direct View of East Elevation, Facing West.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		

<p>.CLIENT NAME: MVHS</p>	<p>.SITE LOCATION: 437 Lafayette St., Utica, NY</p>	<p>.SHPO PROJECT NO. 16PR06600</p>
<p>.PHOTO NO. 4</p> <p>.DESCRIPTION</p> <p>Direct View of West Elevation, Facing East.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		


<p>.CLIENT NAME: MVHS</p>	<p>.SITE LOCATION: 437 Lafayette St., Utica, NY</p>	<p>.SHPO PROJECT NO. 16PR06600</p>
<p>.PHOTO NO. 5</p> <p>.DESCRIPTION</p> <p>Direct View of South Elevation, Facing North.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		

<p>.CLIENT NAME: MVHS</p>	<p>.SITE LOCATION: 437 Lafayette St., Utica, NY</p>	<p>.SHPO PROJECT NO. 16PR06600</p>
<p>.PHOTO NO. 6</p> <p>.DESCRIPTION</p> <p>Interior View of Stair Hall, First Floor, Facing South.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		

CLIENT NAME: MVHS	SITE LOCATION: 437 Lafayette St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 7 DESCRIPTION Interior View of First Floor, Facing North. <i>Source:</i> Panamerican Consultants, Inc.		

CLIENT NAME: MVHS	SITE LOCATION: 437 Lafayette St., Utica, NY	SHPO PROJECT NO. 16PR06600
PHOTO NO. 8 DESCRIPTION Interior View of First Floor, Facing South. <i>Source:</i> Panamerican Consultants, Inc.		


<p>.CLIENT NAME: MVHS</p>	<p>.SITE LOCATION: 437 Lafayette St., Utica, NY</p>	<p>.SHPO PROJECT NO. 16PR06600</p>
<p>.PHOTO NO. 9</p> <p>.DESCRIPTION</p> <p>Interior View of Second Floor Bay Window, Facing North.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		


<p>.CLIENT NAME: MVHS</p>	<p>.SITE LOCATION: 437 Lafayette St., Utica, NY</p>	<p>.SHPO PROJECT NO. 16PR06600</p>
<p>.PHOTO NO. 10</p> <p>.DESCRIPTION</p> <p>Interior View of Second Floor.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		

.CLIENT NAME: MVHS	.SITE LOCATION: 437 Lafayette St., Utica, NY	.SHPO PROJECT NO. 16PR06600
.PHOTO NO. 11 .DESCRIPTION Direct View of North Elevation of Outbuilding, Facing South. <i>Source:</i> Panamerican Consultants, Inc.		


ATTACHMENT 2 – PHOTOGRAPHIC LOG, 460-464 COLUMBIA ST., UTICA, NY

<p>.CLIENT NAME: MVHS</p>	<p>.SITE LOCATION: 460-464 Columbia St., Utica, NY</p>	<p>.SHPO PROJECT NO. 16PR06600</p>
<p>.PHOTO NO. 1</p> <p>.DESCRIPTION</p> <p>Direct View of South (Front) Façade, Facing North.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		

<p>.CLIENT NAME: MVHS</p>	<p>.SITE LOCATION: 460-464 Columbia St., Utica, NY</p>	<p>.SHPO PROJECT NO. 16PR06600</p>
<p>.PHOTO NO. 2</p> <p>.DESCRIPTION</p> <p>Detail View of South (Front) Façade, Facing North.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		


<p>.CLIENT NAME: MVHS</p>	<p>.SITE LOCATION: 460-464 Columbia St., Utica, NY</p>	<p>.SHPO PROJECT NO. 16PR06600</p>
<p>.PHOTO NO. 3</p> <p>.DESCRIPTION</p> <p>Direct View of West Elevation, Facing East.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		

<p>.CLIENT NAME: MVHS</p>	<p>.SITE LOCATION: 460-464 Columbia St., Utica, NY</p>	<p>.SHPO PROJECT NO. 16PR06600</p>
<p>.PHOTO NO. 4</p> <p>.DESCRIPTION</p> <p>Oblique View of North (Rear) Elevation, Facing Southeast.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		

.CLIENT NAME: MVHS	.SITE LOCATION: 460-464 Columbia St., Utica, NY	.SHPO PROJECT NO. 16PR06600
.PHOTO NO. 5 .DESCRIPTION Interior View of West Basement, Facing Northwest. <i>Source:</i> Panamerican Consultants, Inc.		

.CLIENT NAME: MVHS	.SITE LOCATION: 460-464 Columbia St., Utica, NY	.SHPO PROJECT NO. 16PR06600
.PHOTO NO. 6 .DESCRIPTION Interior View of Stairhall From Entrance, Facing North. <i>Source:</i> Panamerican Consultants, Inc.		

<p>.CLIENT NAME: MVHS</p>	<p>.SITE LOCATION: 460-464 Columbia St., Utica, NY</p>	<p>.SHPO PROJECT NO. 16PR06600</p>
<p>.PHOTO NO. 7</p> <p>.DESCRIPTION</p> <p>Detail of Windows, Apartment 2E, Facing South.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		

<p>.CLIENT NAME: MVHS</p>	<p>.SITE LOCATION: 460-464 Columbia St., Utica, NY</p>	<p>.SHPO PROJECT NO. 16PR06600</p>
<p>.PHOTO NO. 8</p> <p>.DESCRIPTION</p> <p>Interior View of Hallway, Apartment 2E, Facing South.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		

<p>.CLIENT NAME: MVHS</p>	<p>.SITE LOCATION: 460-464 Columbia St., Utica, NY</p>	<p>.SHPO PROJECT NO. 16PR06600</p>
<p>.PHOTO NO. 9</p> <p>.DESCRIPTION</p> <p>Interior View of Living Room, Apartment 2W, Facing Southwest.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		

<p>.CLIENT NAME: MVHS</p>	<p>.SITE LOCATION: 460-464 Columbia St., Utica, NY</p>	<p>.SHPO PROJECT NO. 16PR06600</p>
<p>.PHOTO NO. 10</p> <p>.DESCRIPTION</p> <p>Detail of Living Room Fireplace, Apartment 3W, Facing Southwest.</p> <p><i>Source:</i> Panamerican Consultants, Inc.</p>		

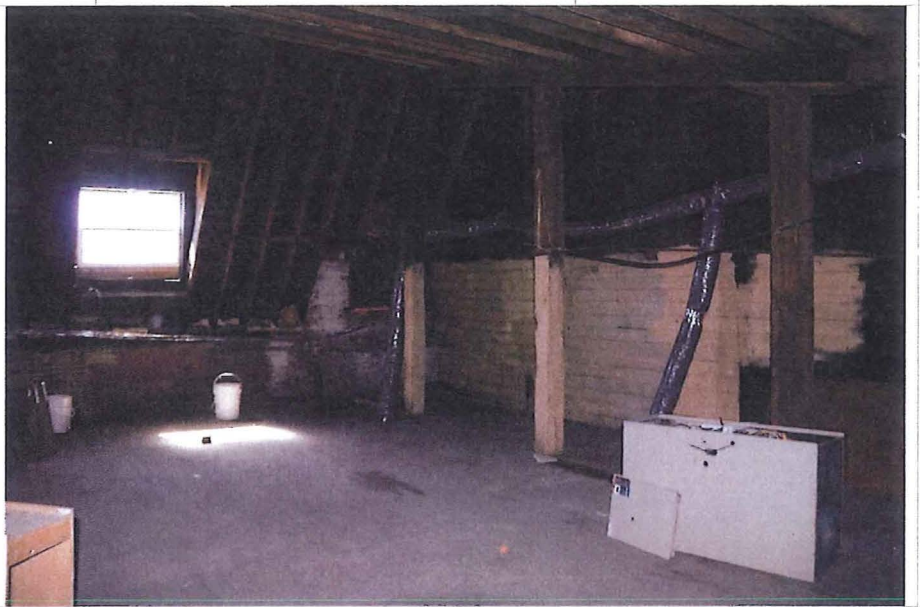
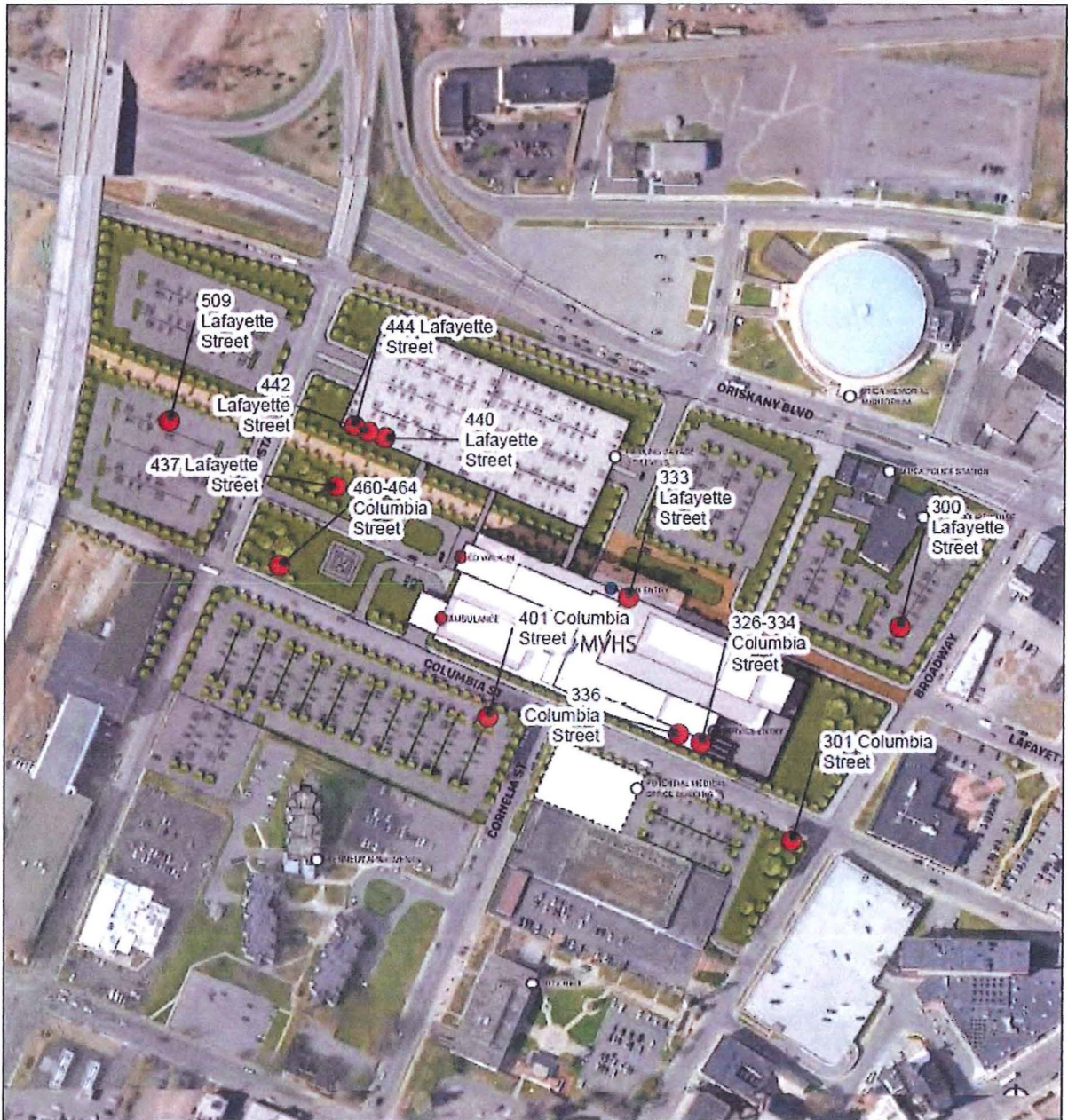
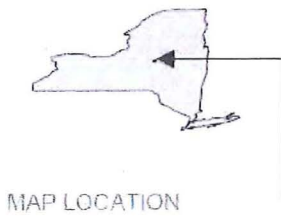
.CLIENT NAME: MVHS	.SITE LOCATION: 460-464 Columbia St., Utica, NY	.SHPO PROJECT NO. 16PR06600
.PHOTO NO. 11 .DESCRIPTION Interior View of East Attic, Facing Southwest. <i>Source:</i> Panamerican Consultants, Inc.		

FIGURE 1
PROJECT IMPACT AREA



SOURCE: MVHS



MAP LOCATION

FIGURE 1

PROJECT IMPACT AREA

