

Transforming Utica's Inner Harbor

A Template to Fit your Community

MV Brownfields Developer Summit
April 26, 2023



AGENDA

Utica's Inner Harbor – a Historical Perspective

Project Overview

Project Accomplishments and Activities



HISTORY



History - 1905

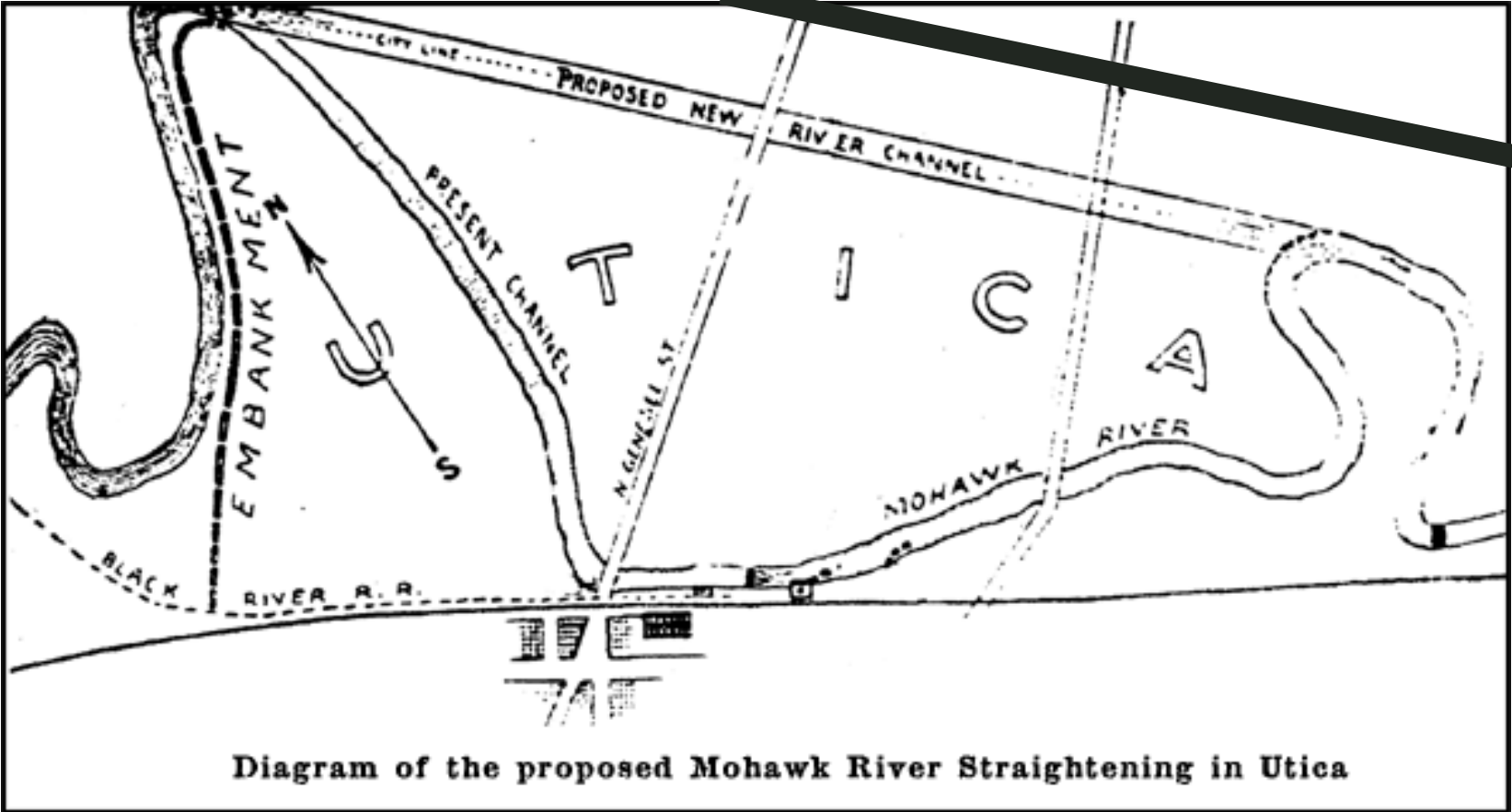


Diagram of the proposed Mohawk River Straightening in Utica

History – 1905 - 1909



Original Facilities



**1917
Building**

1933 Building



Manufactured Gas Plants (MGPs)



Impacts of Urbanization and Industrialization



Harbor Site – 2015



*Aerial view of Harbor Point in 2015
(Google Earth)*

ENVISIONING REDEVELOPMENT:

*Planning and Public
Outreach*



30 years in the making...

Harbor Point issue joins mayoral race

Common Council President Samuel Gigliotti is the 1985 candidate for mayor. He has accused GOP Mayor Louis LaPolla of not following through on his promise to turn Harbor Point into an industrial and tourist complex.

In response, LaPolla said he supports the project but will not spend any city money at the site until lingering questions about hazardous wastes in the area have been cleared up.

Gigliotti, who has spent the most significant part of the last decade for the city on this area.

mayor would be to appoint a Harbor Point Industrial Commission to get the project rolling.

The project "has slowed to a snail's pace under the LaPolla administration," even though the concept has the endorsement of a host of area groups, Gigliotti said.

"Until questions about contamination in the area have been taken care of we will not spend any city

Don't let pollution report ruin harbor dreams

It may be a while before Utica's Harbor Point area becomes a "safe harbor" for dreams of a recreational and light industrial complex. The dream should not be allowed to die.

The 1985 environmental consultant report that some of the pollutants are carcinogenic and could cause cancer is a major concern.

Fortunately, the problem does not appear to be as extensive as some may have feared.

The study was done by Calocerinos & Spina for the Niagara Mohawk Power Corp., which owns much of the harbor property. The consultants discovered that about 10 acres of the 65-acre harbor site contained residues of tar, oil and asphalt.

Barring any more bad news, it appears that the pollution is relatively limited in scope and seriousness. That doesn't mean that cleanup efforts won't be required before the land can be developed. Something probably will have to be done. But it could have been a lot worse.

The consultants assigned a federal Environmental Protection Agency (EPA) hazard ranking of 9.5 (out of a possible 100) to the 10 acres where pollutants were

found. A ranking of 25.5 is required to qualify for EPA's national priority cleanup list.

If the consultants had found higher concentrations of toxic materials throughout the 65-acre site, that would have been of much greater concern — both from the standpoint of public health and with regard to economic development of the area.

Fortunately, based on the report, the vast potential of the Utica Harbor and surrounding land for local recreation, tourism and light industrial uses is still very much a possibility — providing the pollution problem can be solved.

Utica Mayor Louis LaPolla was correct to say that he would not pursue any plans for the harbor until all contamination was removed. A \$50,000 state grant earmarked for a harbor-development study now will be used to look at possibilities for a high-tech park at the Utica College golf course.

That was the right decision. If the city waited for the harbor problem to be solved, Utica might lose the state's \$50,000 to some other area of the state. It makes sense to spend the money now researching other ways to spur the local economy.

The fact remains that Utica's harbor represents one of the area's most promising possibilities for economic

EDITORIAL

Utica Harbor's potential: Time to stir the waters

Mayor Louis LaPolla intends to launch his administration's boat, figuratively speaking, tomorrow night. A meeting will be held to discuss the harbor's recreational potential.

The initiative is commendable. LaPolla has invited local, state and federal officials, along with harbor area property owners, in hopes of establishing some momentum.

er ship, the engines of development can begin turning right away — in the area immediately fronting the harbor.

Thousands of people, including visitors getting off the Thruway, drive past the harbor daily. Unless they look twice, they might not even know that a beautiful harbor lies within a minute's drive of downtown.

What if the city, under an agreement with the state and private property owners, were to landscape the area with grass, flowers, shrubs, walkways and benches? That small beginning would open eyes and establish real momentum.

The agenda for tomorrow's meeting should be divided into two parts: 1. How can the cleanup of wastes be expedited so that the entire site can be developed for recreational and light-industrial use? 2. What can the city do without delay to transform the harbor front into a mini park for fishing, picnicking, hiking, boating?

For years, the vast potential of the harbor has been neglected, the calm surface of the water itself reflecting the city's general apathy. Let's hope tomorrow's meeting produces at least some ripples.

growth. The dream of harbor development should not be filed away and forgotten.

Niagara Mohawk said the next step is to work out remedial measures with EPA and the state departments of Health and Environmental Conservation which have copies of the consultant's report.

It remains to be seen how much actual cleanup will be involved and what it will cost. Arguments might develop over who should pay for corrective action.

The hope is that all these questions will be resolved as quickly as possible. With the Mohawk River and Barge Canal flowing through Utica, and with the harbor nestled in a wildlife-rich area so close to downtown, the potential for economic development is vast.

Light industries, motels, apartments, shops, a marina, boat rentals, nature trails — all this and more could be part of a multi-faceted harbor center. Tourism could grow enormously. The whole area's economy could receive a great boost in many ways.

But first, the pollution problem must be solved. City officials, Niagara Mohawk, state government and community leaders should do everything possible to keep the harbor dream alive.

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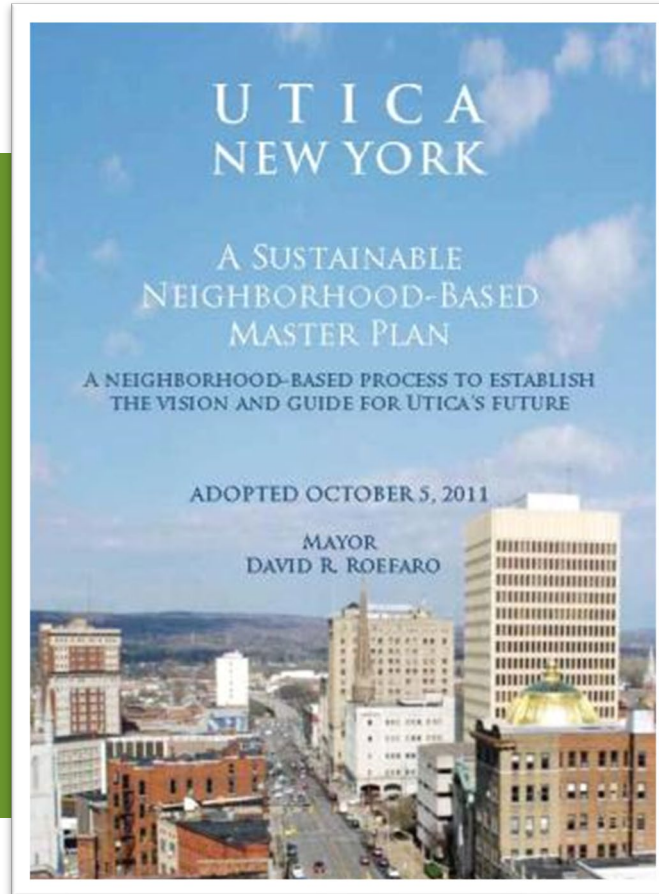
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Implementing Previous Planning Efforts



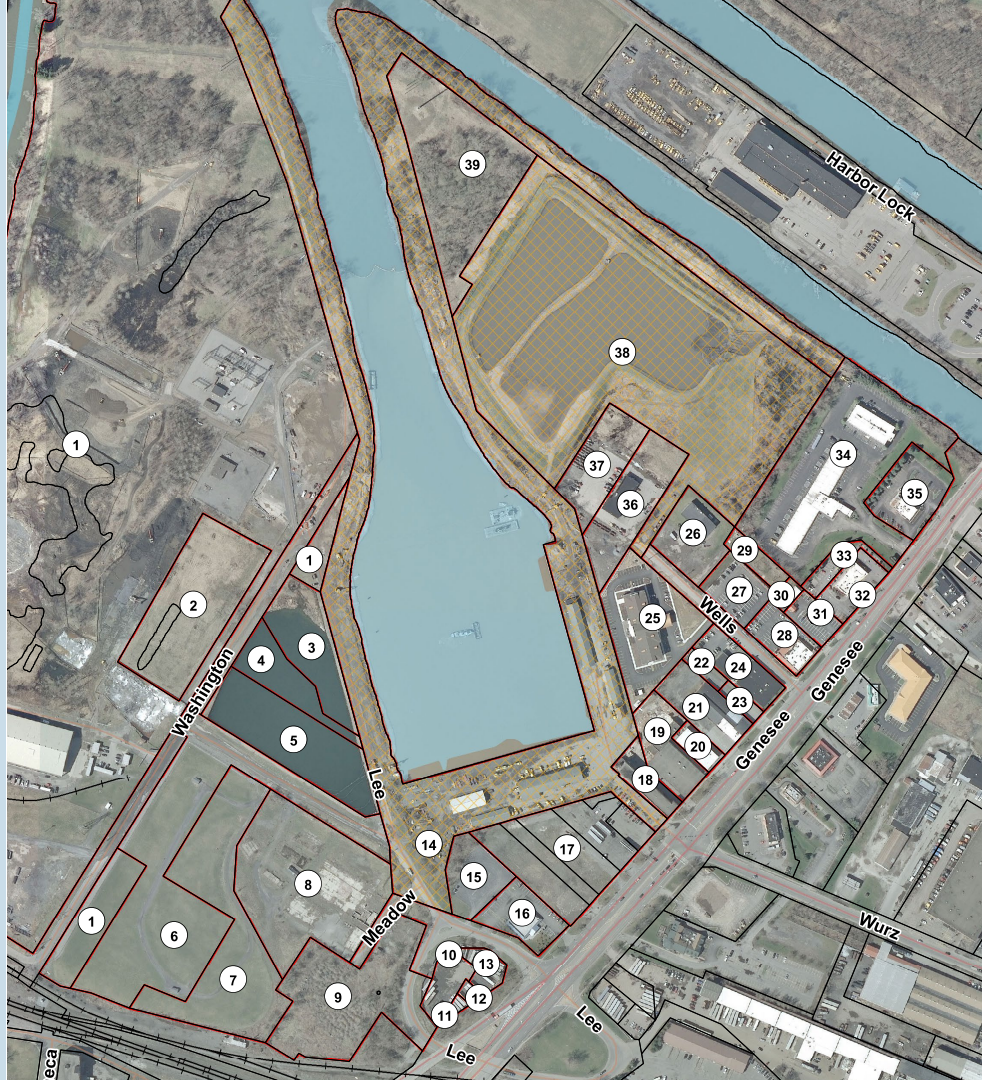
Past Reports

- Utica Master Plan
- BOA Step 1
- LWAP



Future Reports and Ongoing Initiatives

- LWAP
- BOA Step 2 and 3
- Regional Sustainability Plan

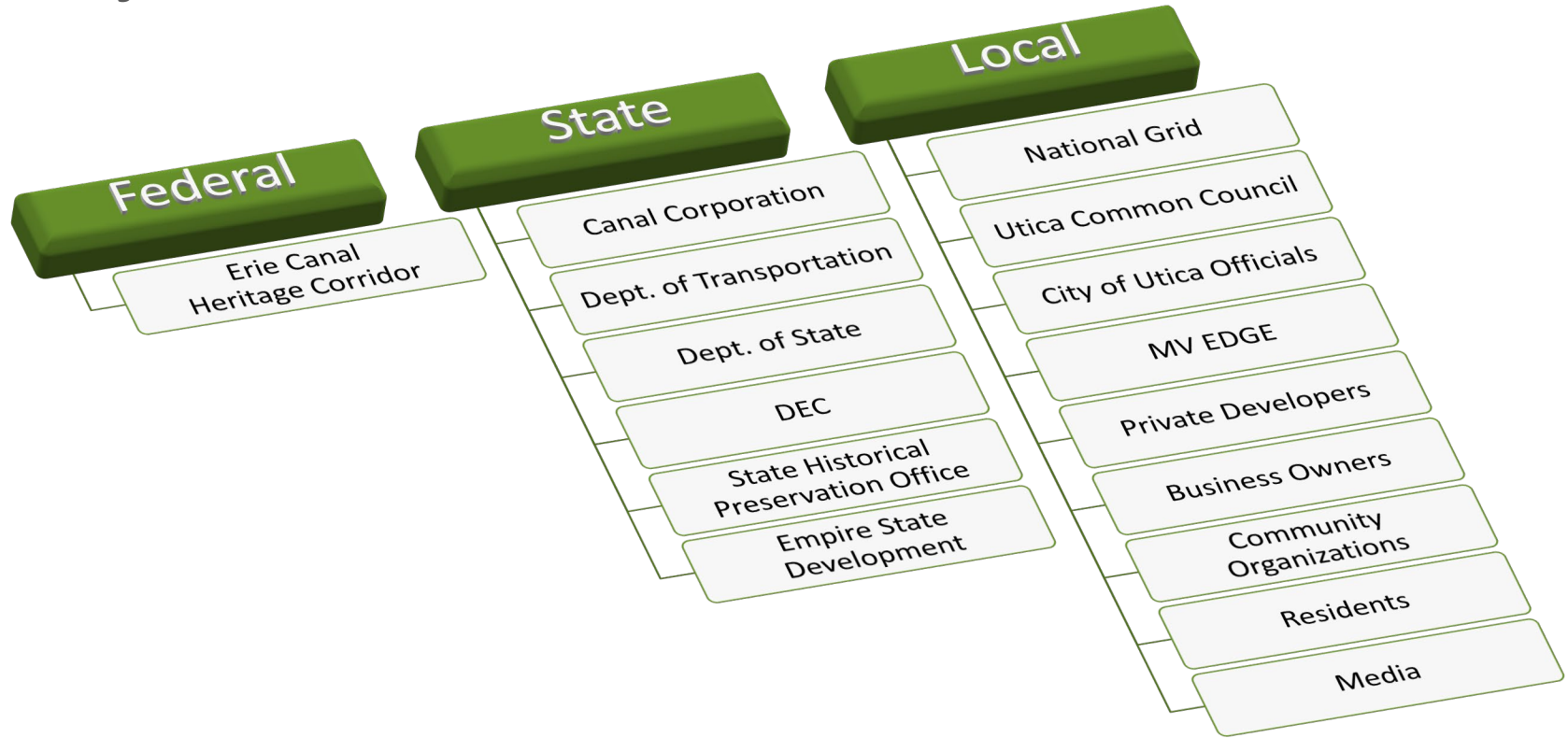


Critical Transfer of Land

State Legislation, signed by then-Governor Paterson in 2008, transferred ~33 acres to the Utica Harbor Local Development Corporation

Remainder of parcels are privately owned

Project Partners



Public Outreach and Engagement

Numerous LDC meetings

Media tours

Stakeholder interviews

Numerous individual meetings with interested parties

Neighboring property owner meetings

Public information website

Community/non-profit presentations

Project brochures

Utica Common Council presentations

Public meetings

Press conferences



Arriving at a Preferred Master Plan

Detailed inventory and analysis of 160-acre study area

Market Study to consider retail, commercial, and residential uses

Alternative Land Use Concept Plans

Revised Market Study to determine square footage of supportable uses

Preferred Master Plan

Generic Environmental Impact Statement (GEIS) – Multiple component analyses

- Impact Review, Phase 1 ESA, Public Outreach/Meetings
- Special Studies: Geotechnical, Floodplain, Traffic
- Conceptual design DSA-1 closure, Bulkheads, Road network

A Unique Harbor

¾ mile stem

¼ miles from downtown

Spatula-shaped

Colorful history

Location captures industrial history of barge canal



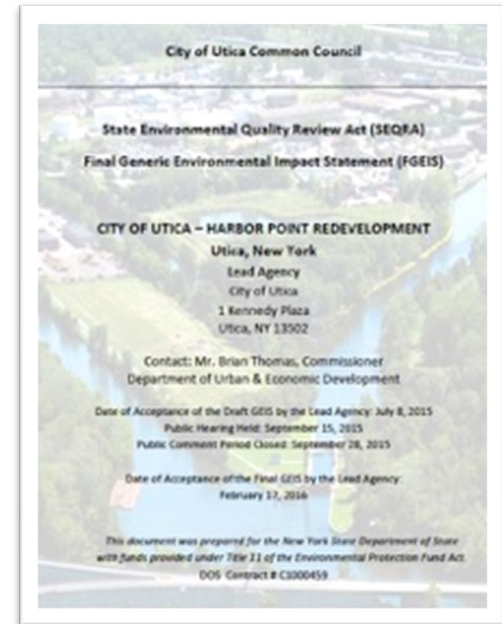
NYS Environmental Quality Review / Generic Environmental Impact Statement: *Major Project Milestone*

Comprehensive process to evaluate all the potential issues

Results in a more build-ready site, which improves marketability of site in a competitive environment

Facilitates access to useful information during permitting, design, and construction phases

Compilation of baseline environmental information (due diligence)



Where We're Going



MAKING PROGRESS:

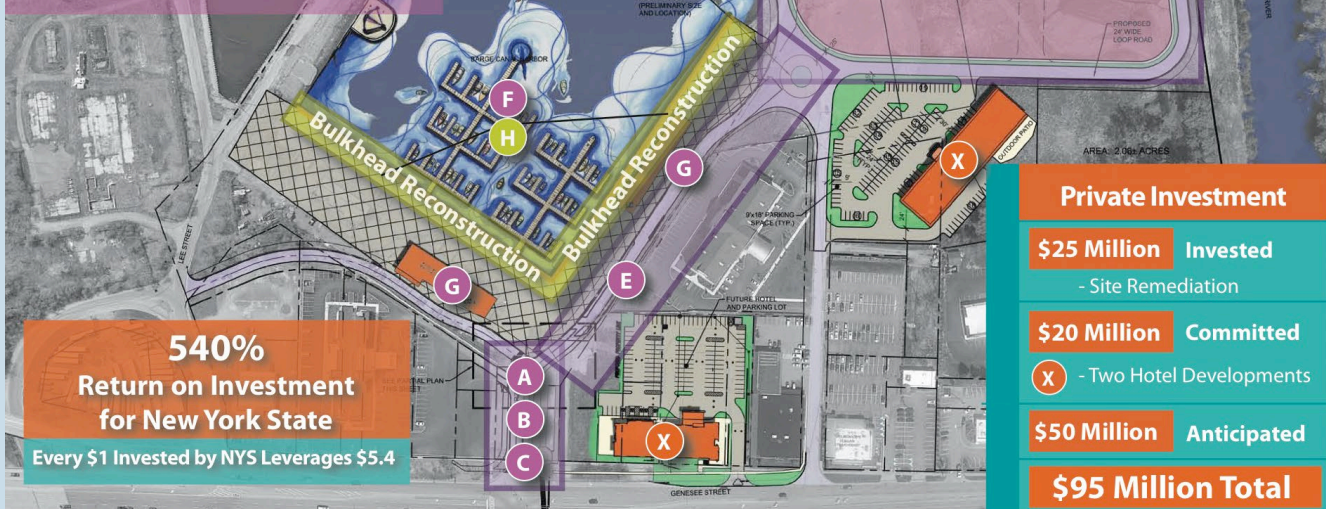
*Public Infrastructure
Implementation*



Utica Harbor Point Master Plan



Will leverage **\$95 million** in private investment
 Will create **250 Private Sector Jobs**



540%
 Return on Investment
 for New York State
 Every \$1 Invested by NYS Leverages \$5.4

Private Investment

\$25 Million Invested
 - Site Remediation

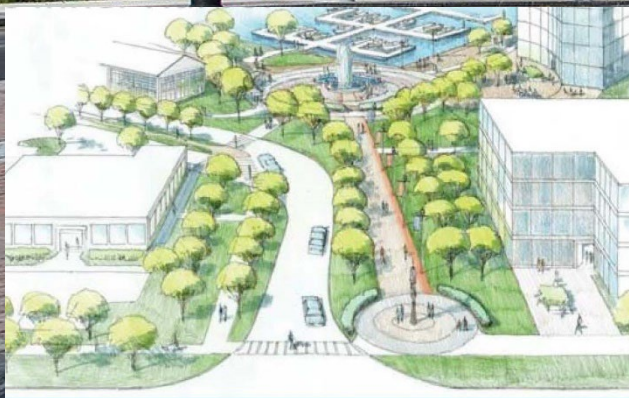
\$20 Million Committed
 X - Two Hotel Developments

\$50 Million Anticipated

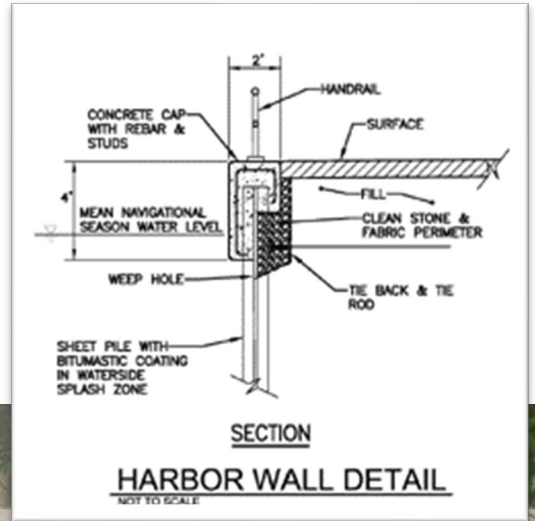
\$95 Million Total

Public Investment	
2009	<p>\$500K NYS DOS: \$250K</p> <ul style="list-style-type: none"> - Master Plan A - Gateway Entrance Demo
2011	<p>\$400K NYS DOS: \$200K</p> <ul style="list-style-type: none"> - Economic Analysis - Design Guidelines
2013	<p>\$1M NYS DOS: \$500K</p> <ul style="list-style-type: none"> - Env. Impact Statement B - Design/Engineering of Entrance <p>\$5M NYS ESD: \$5M</p> <ul style="list-style-type: none"> C - Gateway Entrance Construction D - Engineering & Closure of Area for Future Development
2014	<p>\$1.5M NYS DOS: \$750K</p> <ul style="list-style-type: none"> E - Infrastructure Design/Construct F - Bulkhead Wall Engineering - Building Renovation & Demo
2016	<p>\$300K NYS DOS: \$150,000</p> <ul style="list-style-type: none"> - Developer RFP G - Building Renovation <p>\$8.7 Million To-Date NYS: \$6.85 Million</p> <p>\$6.4 Million</p> <p>H - To Create a Marketable Site</p>

New Entrance



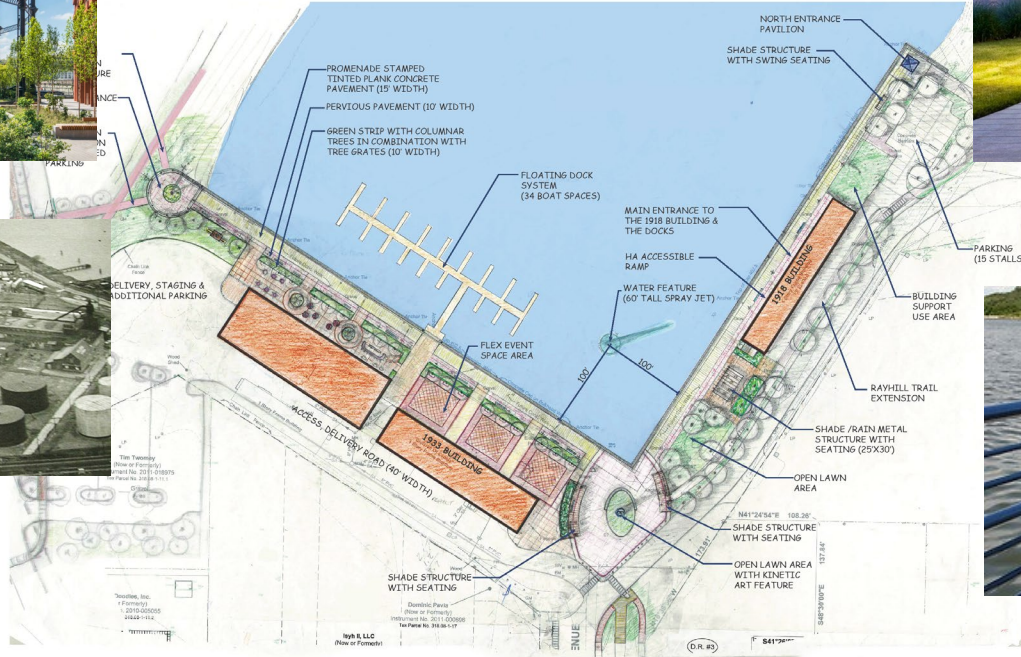
Bulkhead Walls



Vision for 1933 Building



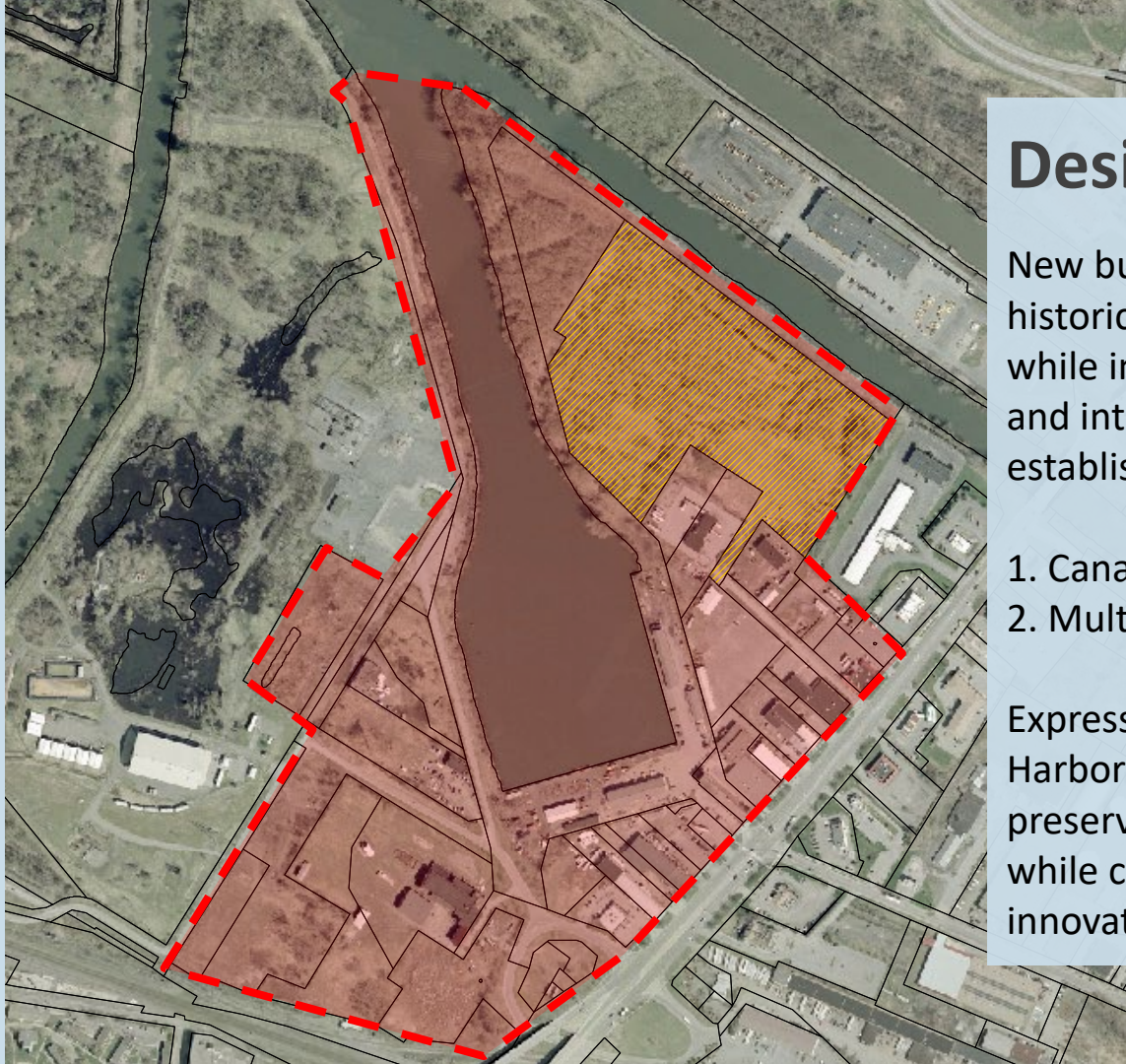
Promenade Reconstruction



DRAWING SCALE: 1"=20'-0"

PROJECT FUNDING: New York State Department of State
 PROJECT CONSULTANTS: O'Brien & Gere

UTICA HARBOR REDEVELOPMENT PLAN
 HARBOR PROMENADE CONCEPT PLAN
 CITY OF UTICA, NY
 DATE: 10.02.2020



Design Guidelines

New building styles will reflect the historical significance of the past while incorporating modern aspects and interpretations through the establishment of two districts:

1. Canal Architecture
2. Multi-Use Architecture

Express the desire for the Utica Harbor Point Redevelopment to preserve and remember the past while creating a vibrant and innovative future.

ENGAGING PRIVATE DEVELOPMENT

UTICA HARBOR POINT DEVELOPER'S FORUM

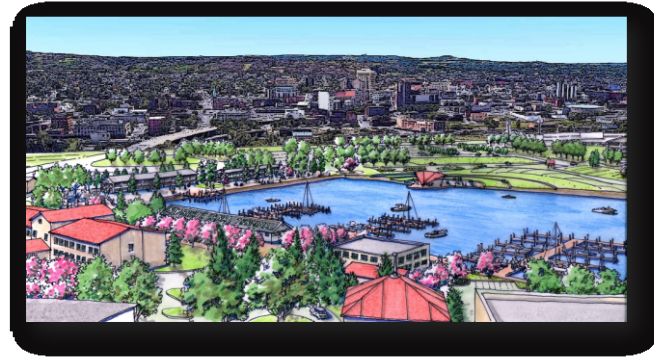
Complimentary developer's forum to learn about the strategic development sites in the City of Utica and what every developer needs to know about profiting from these development opportunities.

RFEIs:

- DSA-1 → Selected Developer
- 1933 Building → Selected Developer
- 1917 Building → Being Released Shortly



Harbor Point Mixed-Use Waterfront Development Opportunity



UTICA, NY

Request for Expressions of Interest (RFEI)

RFEI #: 2018-001

Release Date: November 2, 2018; Re-released: December 14, 2018

Site Visit Opportunity: January 11, 2019

Questions (in Writing): January 18, 2018

Submission Deadline: January 25, 2019

This document was prepared with funding provided by the New York State Department of State under State E-11 of the Environmental Conservation Fund

Thank you!

Questions? Want more details?
Find project documents at:

www.uticaharborpoint.org



The screenshot shows the website's header with the logo and a navigation menu: Home, About, History, Documents, News, FAQ, Contact Us, and a search icon. Below the header is a large aerial photograph of the harbor area. Underneath the photo is a yellow banner with the text "CITY OF UTICA HARBOR POINT DEVELOPMENT CORPORATION PAGE". The main content area features the heading "Give us your ideas." followed by the text: "As the plan for the Harbor come together, we want to hear from you. Have you been to another city harbor? Did they have an attraction you think would be great for our region? Share your ideas!". At the bottom of this section are two buttons: a blue button labeled "SUBMIT YOUR THOUGHTS" and a green button labeled "LEARN MORE..."