

the
TECH BARN
@ Marcy Nanocenter

A Vision for Mixed Use Development at the Gateway to Marcy Nanocenter



DEVELOPMENT OPPORTUNITY

Located along the Marcy-SUNY Parkway, the Tech Barn is the gateway to a world-class technology campus; home to SUNY Polytechnic Institute and Marcy Nanocenter, where Cree Wolfspeed is constructing the world's largest silicon carbide semiconductor fabrication facility.

Mohawk Valley EDGE, together with planners from the Town of Marcy and Oneida County, identified the Marcy-SUNY Parkway Site as a top-tier development opportunity for the region, and recently completed a pre-development analysis of the +14-acre site for mixed residential & commercial development.

A combination of flexible zoning, parkway frontage, site control, infrastructure, and minimal environmental constraints make the Tech Barn the region's premier location for mixed-use development.

7 acres
MIXED USE

Additional Acreage
Available / Site Control

7 acres
RESIDENTIAL

Future R&D
Development Site



the PROJECT

Guiding Vision

Our vision is a one of a kind community with all of the characteristics of an attractive, livable downtown. The Tech Barn should feature, among other things, market-rate housing with connectivity to adjacent neighborhoods; robust pedestrian infrastructure; engaging, programmable spaces with public art and shade trees; and sustainable design and resource efficiency.

Site Overview

High-visibility site with no anticipated major geotechnical, biological, institutional, or cultural limitations to development; properly zoned to support high-density, mixed-use residential, and commercial development. Direct frontage on the Marcy-SUNY IT Parkway make this site highly accessible, while conceptual site access alternatives have been reviewed with Oneida County transportation planners. Additional acreage is available for development adjacent to the Mixed Use / Tech Barn site.



DESIGN CONCEPT

RESIDENTIAL

- Executive Townhomes
- 3 Stories
- 1,800 Square Feet
- Integrated parking
- Quiet, rural setting moments from high-tech campus

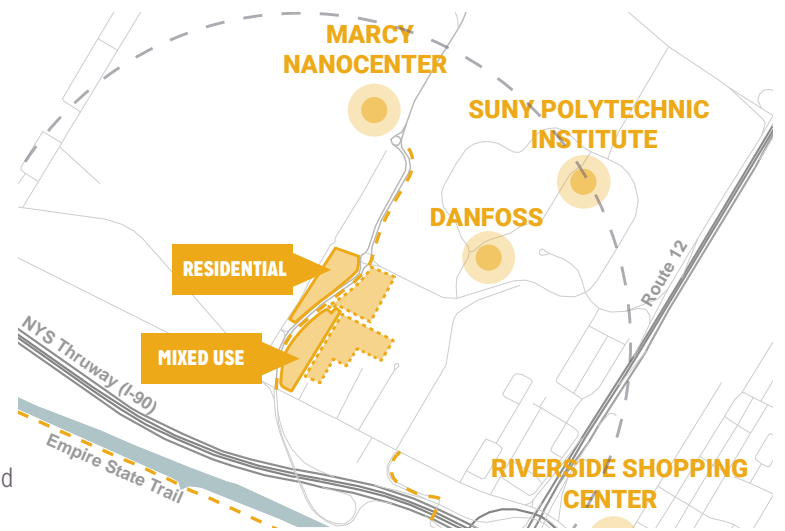
SITE ACCESS

Conceptual access alternatives have been reviewed with Oneida County transportation planners

MIXED USE

- Two Story Commercial Building
 - floor 1 15,500 SF Commercial includes cafe/food service with drive-thru
 - floor 2 12,000 SF Commercial- service retail/office

- Four Story Mixed Use Building
 - floor 1 7,000 SF Retail 7,000 SF Parking Garage
 - floor 2 18,000 SF Residential
 - floor 3 18,000 SF Residential
 - floor 4 10,000 SF Residential



ZONING

TOWN OF MARCY, NY



RESIDENTIAL

RM / Multifamily Residential

Lot Standards

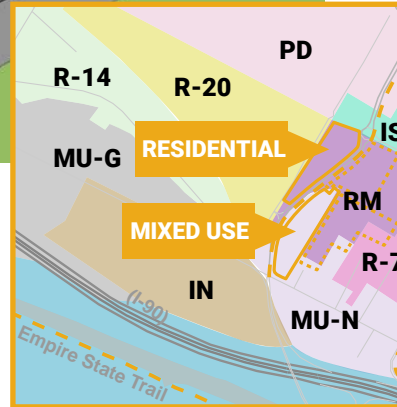
A	Lot area, minimum	2 acres
B	Lot width, minimum	200 ft.
	Lot coverage, maximum	35%
	Maximum net density	8 du/acre

Yard Standards, Minimum

C	Front	50 ft.
D	Side, one side-both	50 - 100 ft.
E	Rear	50 ft.

Building Standards

F	Height, maximum	3 stories or 45 ft.
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MIXED USE

MU-N / Mixed-Use Neighborhood

Lot Standards

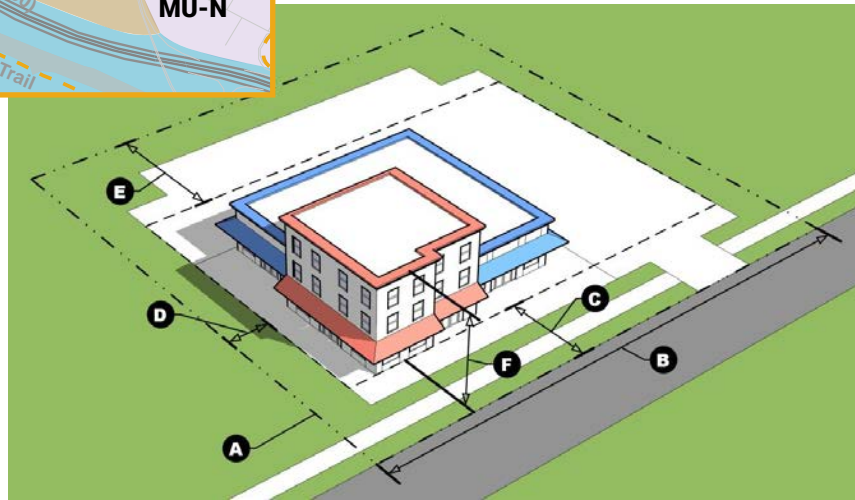
A	Lot area, minimum	20,000 sq. ft.
B	Lot width, minimum	100 ft.
	Lot coverage, maximum	65%

Yard Standards, Minimum

C	Front	30 ft.
D	Side, one side-both	15-30 ft.
E	Rear	50 ft.

Building Standards

F	Height, maximum	3 stories or 35 ft.
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MARCY - SUNY PARKWAY

Due Dilligence

The following due dilligence activities have been completed by Mohawk Valley EDGE and are available upon request.

- +Zoning and land use review
- +Reconnaissance-level field review
- +Detailed site assessments for sensitive and threatened species
- +Wetland delineation
- +Review of cultural and historic resources
- +Preliminary traffic impact analysis
- +High-definition, georeferenced aerial imagery
- +Preliminary stakeholder engagement
- +Real estate appraisal
- +Conceptual site plan and architectural renderings

A HIGH TECH CAMPUS

\$4.3 Billion Economic Impact

\$1 Billion Investment

600 Full Time Jobs

570 Indirect Jobs



Marcy Nanocenter

Cree|Wolfspeed is constructing the world's largest 200mm Silicon Carbide semiconductor facility on a portion of the 400+ acre Marcy Nanocenter site. This state of the art technology facility is being constructed in partnership with SUNY Polytechnic Institute and Mohawk Valley EDGE in the Utica region. The facility will produce cutting edge silicon-carbide semiconductor wafers, which are an important technology in emerging industries such as electric vehicles. The Mohawk Valley Fab is the first of a series of large-scale investments on one of the nation's prominent greenfield semiconductor sites.



Danfoss

Located at the SUNY Polytechnic Campus in Utica, Danfoss is focused on producing power modules for the next generation of industry drivers utilizing silicon carbide components in industrial, automotive, and alternative energy applications for its US customer base. This project is forecast to employ up to 300 people.



SUNY Polytechnic

SUNY Polytechnic Institute is a globally recognized leader in higher education and technology innovation, research, and development. Resting on 400 acres in Marcy, New York, just outside the City of Utica, SUNY Polytechnic Institute's Utica campus environment blends flourishing green landscapes, forests, and wildlife with an ever-growing hustle and bustle of buildings, residences, and athletic facilities. SUNY Polytechnic maintains 3,000 students from more than 20 nations.



CONTEXT



Downtown Genesee St.



Varick St. / Brewery District



Harbor Point



Woodland Farm Brewery



Empire State Trail



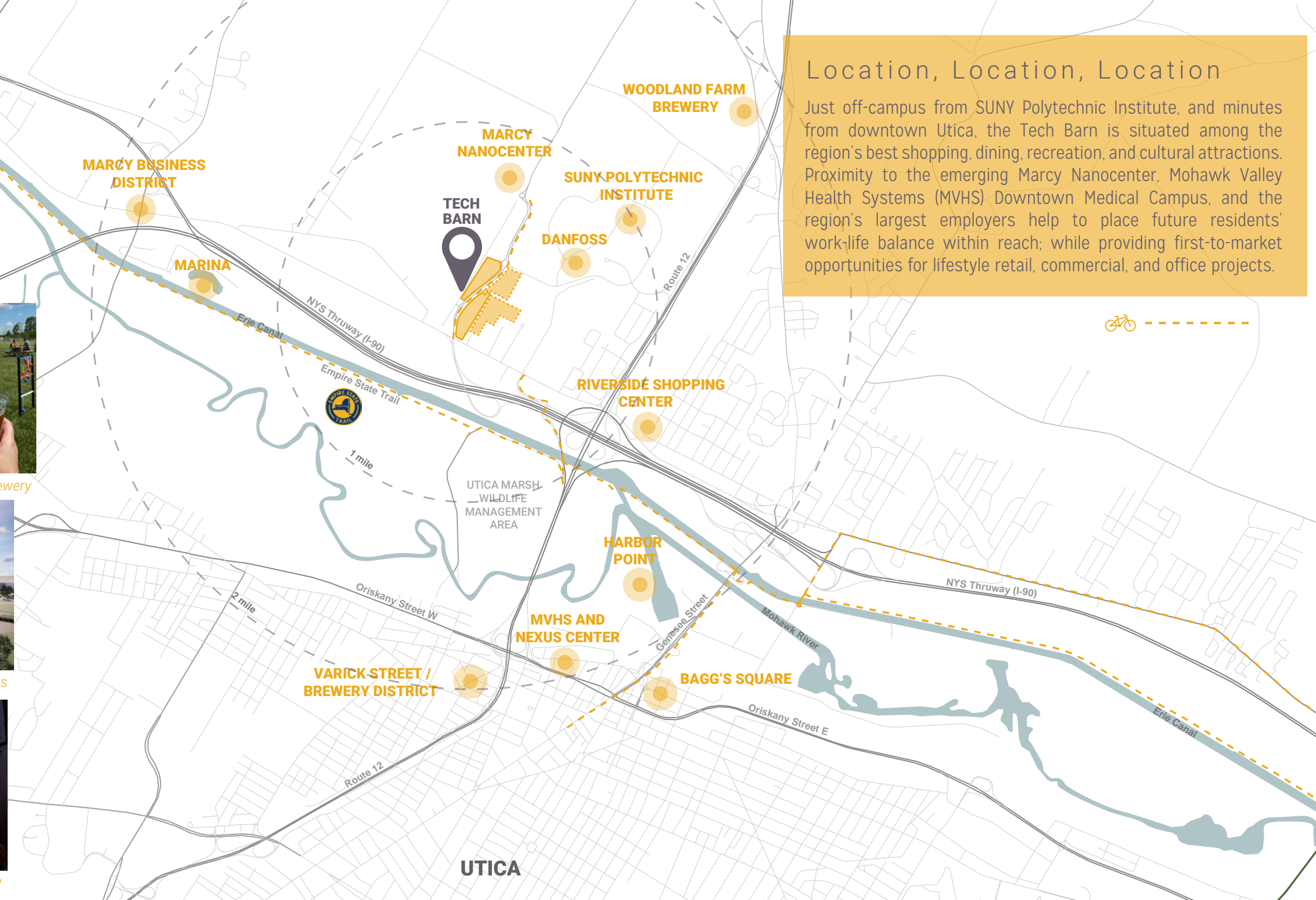
MVHS Downtown Medical Campus



Utica City Football Club



Bagge's Square



Location, Location, Location

Just off-campus from SUNY Polytechnic Institute, and minutes from downtown Utica, the Tech Barn is situated among the region's best shopping, dining, recreation, and cultural attractions. Proximity to the emerging Marcy Nanocenter, Mohawk Valley Health Systems (MVHS) Downtown Medical Campus, and the region's largest employers help to place future residents' work-life balance within reach; while providing first-to-market opportunities for lifestyle retail, commercial, and office projects.



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Building Oneida County's Future



For status updates and inquiries, please contact:
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