

REQUEST FOR EXPRESSIONS OF INTEREST

# MARCY-SUNY PARKWAY DEVELOPMENT

*A Mixed-Use & Residential Development Opportunity at Marcy Nanocenter at SUNY Polytechnic Institute*



# EXECUTIVE SUMMARY

Dear Prospective Developers:

On behalf of Mohawk Valley EDGE (EDGE) we are pleased to issue this Request for Expressions of Interest (RFEI) for the development of a vibrant, mixed-use community along both sides of the Marcy-SUNY Parkway in the Town of Marcy, New York, adjacent to SUNY Polytechnic Institute (SUNY Poly) campus and the Marcy Nanocenter (MNC).

Our vision for the Marcy-SUNY Parkway corridor includes both mixed-use and residential development opportunities, featuring distinctive modern agrarian architecture, contemporary amenities, pedestrian connectivity, and a range of commercial and residential programming. Replete with utilities and infrastructure, the proposed development sites along the Parkway corridor support a wide range of programming and land-use options. It is our expectation that interested developers fully grasp the exceptional nature of this opportunity and share our vision for this development corridor as a key part of the economic transformation taking place within the Mohawk Valley. This development corridor will become a dynamic gateway entrance for SUNY Poly, MNC, and Danfoss - Silicon Power.

MNC is a 434-acre manufacturing development site, pre-permitted for semiconductor and advanced electronics. In 2019, Cree|Wolfspeed chose to invest \$1.2 billion to construct the world's largest 200mm silicon-carbide semiconductor fab on a portion of this site and will commence operations in early 2022. This state-of-the-art technology facility will produce cutting edge silicon-carbide semiconductor wafers and is expected to create more than 600 jobs over the next 8 years. MNC is uniquely positioned to attract additional growth with expansion room for Cree|Wolfspeed and available acreage to support another one-million square feet of cleanroom facilities. Danfoss - Silicon Power, a technology-leader in customized power modules for automotive, solar, wind and industrial applications is located on SUNY Poly's campus and is a key part of our growing advanced electronics ecosystem.

EDGE, together with the Town of Marcy and Oneida County, have identified the Marcy-SUNY Parkway Site as a top-tier residential and mixed-use development opportunity for our region, and we are excited to present the following sites for your consideration:

Site #1 - "Tech Barn" Site (25.2+ acres) envisions a place-focused, mixed-use district with multiple structures and amenities. This site can support everything from a dynamic commercial space to exurban, luxury townhomes adjacent to and within a mature forest. This will be a unique, multi-story, amenity-rich neighborhood with connectivity to the Town, College, and Marcy Nanocenter.

Site #2 - "Edic Road" Site (7+ acres) is located directly across from the Tech Barn on the Marcy-SUNY Parkway. For this site, our vision includes executive-style townhomes that blend with the character of the existing single-family neighborhood that is established along the Edic Road frontage.

We look forward to receiving your proposal for one or both EDGE owned sites detailed in this RFEI. Please do not hesitate to contact us should you have any questions, comments, or interest.

Sincerely,

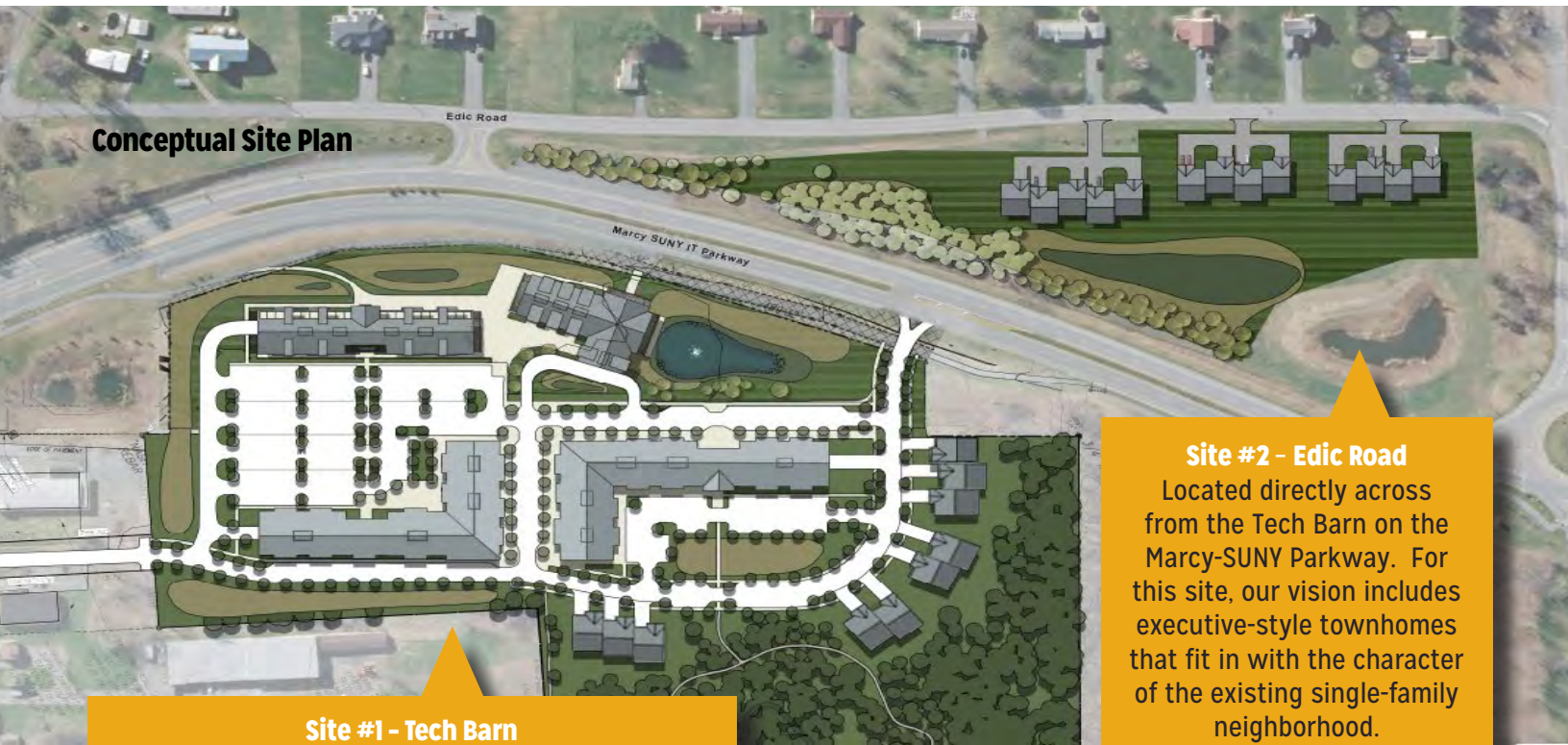


Steven J. DiMeo  
President, Mohawk Valley EDGE

# PROJECT SITES

The purpose of this RFEI is to:

- Identify qualified developers who are seeking to purchase EDGE owned land and proceed with a development vision based on EDGE's outlined vision
- Receive and review proposals from developers for either site individually or both sites collectively
- Identify optimal development and phasing for both sites, and ultimately, finalize Project Agreements



**Site #1 - Tech Barn**

Envision a place-focused, mixed-use district with commercial and residential structures, townhomes and amenities. This will be a unique, multi-story, amenity-rich neighborhood with connectivity to the Town, College, and MNC.



# Site #1 “TECH BARN”

## OVERVIEW

The Tech Barn site serves as a gateway to MNC and SUNY Poly, a thriving high-tech community. Proposals should envision development as completing the ecosystem that currently exists. As the site is highly visible, development should be aesthetically impressive and the “showpiece” of the Marcy-SUNY Parkway.

The Tech Barn site is a high-visibility greenfield with no anticipated geo-technical, biological, institutional, or cultural limitations to development. The site will be properly zoned to support high-density, mixed-used residential and commercial development. Site can support everything from a dynamic commercial space to exurban, luxury townhomes adjacent to and within a mature forest. Direct frontage on the Marcy-SUNY Parkway makes this site highly accessible; access is also available through a back entrance on Cavo Road.

EDGE staff has engaged the Town of Marcy Planning Board to begin the re-zoning process for the Tech Barn site. Approval for the zoning change is anticipated by August 2021. EDGE Staff has also engaged the Marcy Town Board and has begun the SEQRA process.

### TECH BARN

### PROPERTY INFO

Ownership	Mohawk Valley EDGE
Municipality	Town of Marcy
Tax Map ID	306.000-2-18
Developable Acres	17 +/-
Total Acres	25.2
Site #1 Price	\$976,500 (\$38,750/Acre)
Site Address	5600 Marcy-SUNY Parkway, Marcy NY 13403
Primary Access	Marcy-SUNY Parkway or River Road
Zoning	Proposed Planned Development
Water Supply	Mohawk Valley Water Authority: 8" main on River Road
Wastewater/Sewer	Town of Marcy: Access via SUNY Marcy Parkway & River Road
Electric	National Grid: service available on River Road
Natural Gas	National Grid: service available on River Road
Telecommunications	Northland Fiber, Verizon telephone, Spectrum broadband/cable: service available on River Road
Previous Use	Agricultural
Census Tract #	Oneida County - Town of Marcy #262



Conceptual Site Plan

OUR

# VISION

## "TECHBARN"

25.2 ACRES  
SITE #1

Existing Conditions



Visionary Renderings: Framing a gateway along the Parkway to Marcy Nanocenter



# Site #2

# “EDIC ROAD”

## OVERVIEW

The “Edic Road” site is situated directly across from the “Tech Barn” site on the Marcy-SUNY Parkway. EDGE’s vision for this property includes executive-style townhomes that seamlessly blend with the character of the existing single-family neighborhood. This site will provide a true community setting, maintaining a bucolic character while being minutes away from downtown Utica; it is the best of all worlds.

This site is seven acres of developable land and zoned residential multi-family, which would allow for maximum prospective development. EDGE has completed all necessary due diligence on this site, to make this a shovel-ready site with a reduced time to market.

### EDIC ROAD

### PROPERTY INFO

Ownership	Mohawk Valley EDGE
Municipality	Town of Marcy
Tax Map ID	293.000-1-44.2
Developable Acres	4 +/-
Total Acres	7.32
Site #2 Price	\$420,000 (\$60,000/Acre)
Site Address	5580 - 5630 Edic Road, Marcy NY 13403
Primary Access	Edic Road via Technology Drive
Zoning	Residential Multi-family
Water Supply	Mohawk Valley Water Authority: at curb of Edic Road
Wastewater/Sewer	Town of Marcy: at curb of Parkway
Electric	National Grid: existing service available
Natural Gas	National Grid: existing service available
Telecommunications	Northland Fiber, Verizon telephone, Spectrum broadband/cable
Previous Use	Agricultural
Census Tract #	Oneida County - Town of Marcy #262



OUR

# VISION

“EDIC ROAD”

## Existing Conditions



7 ACRES  
SITE #2

## Visionary Renderings: Seamlessly blending into the existing neighborhood



# LOCAL ZONING

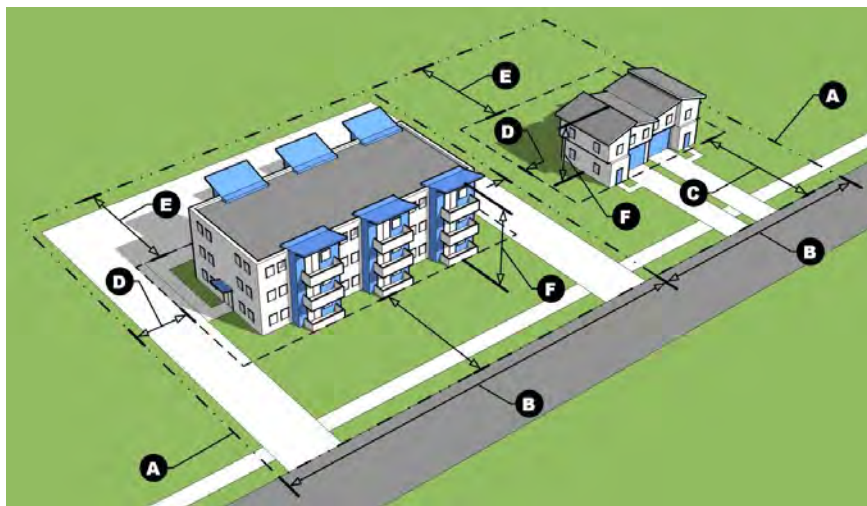
## TOWN OF MARCY, NY

### SITE #1 - TECH BARN

#### PD / Proposed Planned Development

##### Submission to Town of Marcy & Basis for SEQR:

- Construction of up to 180 Apartments (approximately 184,000 sq. ft.)
- Construction of up to 55,000 sq ft. of commercial/professional space
- Construction of up to 12 additional townhome-style units (approximately 22,000 sq. ft.)
- Maximum building height 48 ft. or 4 stories
- Construction of driveway entrance along SUNY-Marcy Parkway
- Construction of interior road network and up to 470 parking spaces
- Extension of utility infrastructure from River Road via the Cavo Road right of way
- Pedestrian connectivity to trail system and other amenities
- On site storm-water management and stewardship of Gridley Creek riparian area



### SITE #2 - EDIC ROAD

#### RM / Residential Multi-family

##### Lot Standards:

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

##### Yard Standards, Minimum:

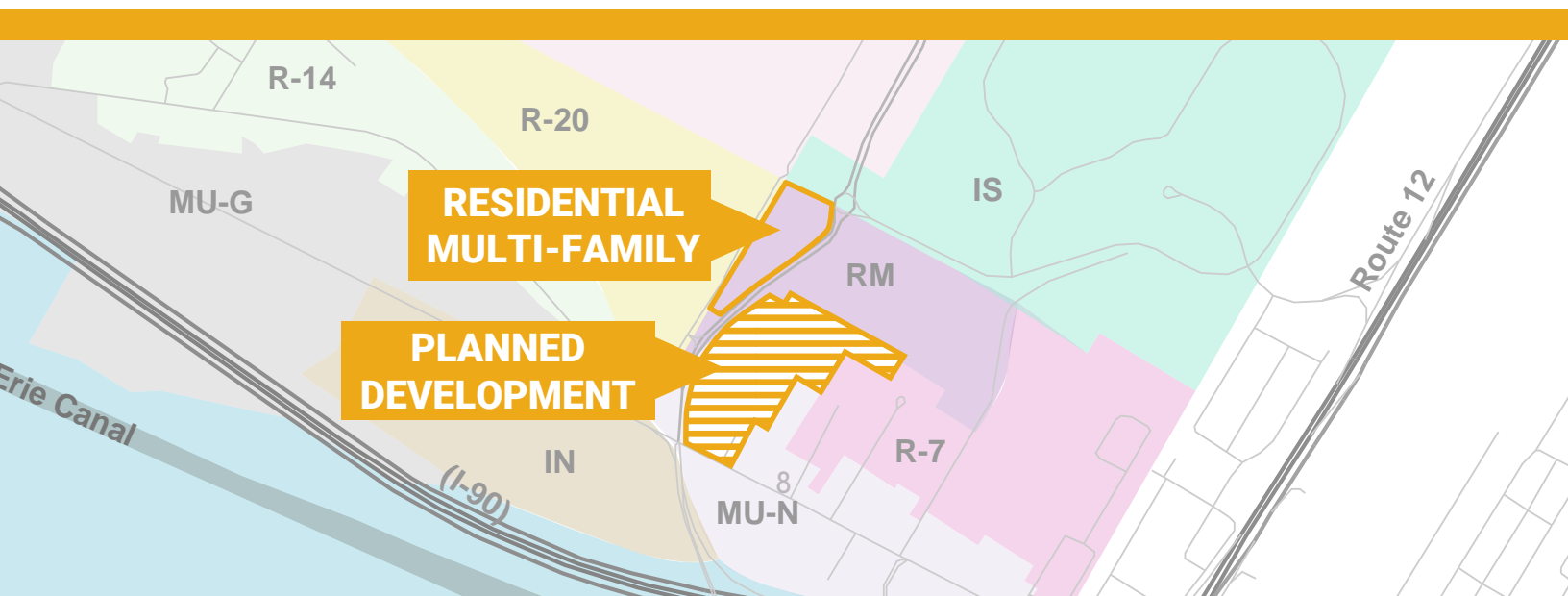
<b>C</b>	Front	50 ft.
<b>D</b>	Side, one side-both	50 - 100 ft.
<b>E</b>	Rear	50 ft.

##### Building Standards:

<b>F</b>	Height, maximum	3 stories or 45 ft.
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More zoning information can be found on Town of Marcy's web-page:

<https://townmarcy.digitaltowpath.org>





# HIGH TECH CAMPUS



## Marcy Nanocenter Site

Since 2000, billions of dollars in private and public investment, has empowered New York State's semiconductor industry. Located adjacent to the SUNY Polytechnic Campus in Utica, Marcy Nanocenter is in the heart of New York's Nanoelectronics Manufacturing and R&D Cluster. In 2019, Cree | Wolfspeed selected MNC for their newest manufacturing facility, and the site can support an additional million square feet of clean room for another company. EDGE also expects to construct a flex-space warehouse at the MNC site.

[www.marcynanocenter.com](http://www.marcynanocenter.com)



## Danfoss - Silicon Power

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 advanced manufacturing project is currently installing more tools in the facility and forecasted to employ up to 300 people in the next few years.

[www.danfoss.com](http://www.danfoss.com)



## SUNY Polytechnic Institute

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.

[www.sunypoly.edu](http://www.sunypoly.edu)



## Cree | Wolfspeed

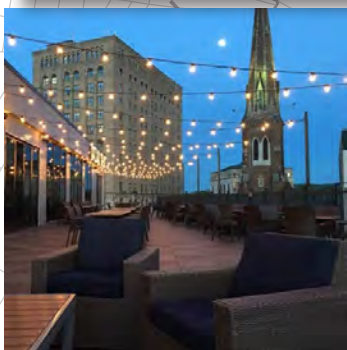
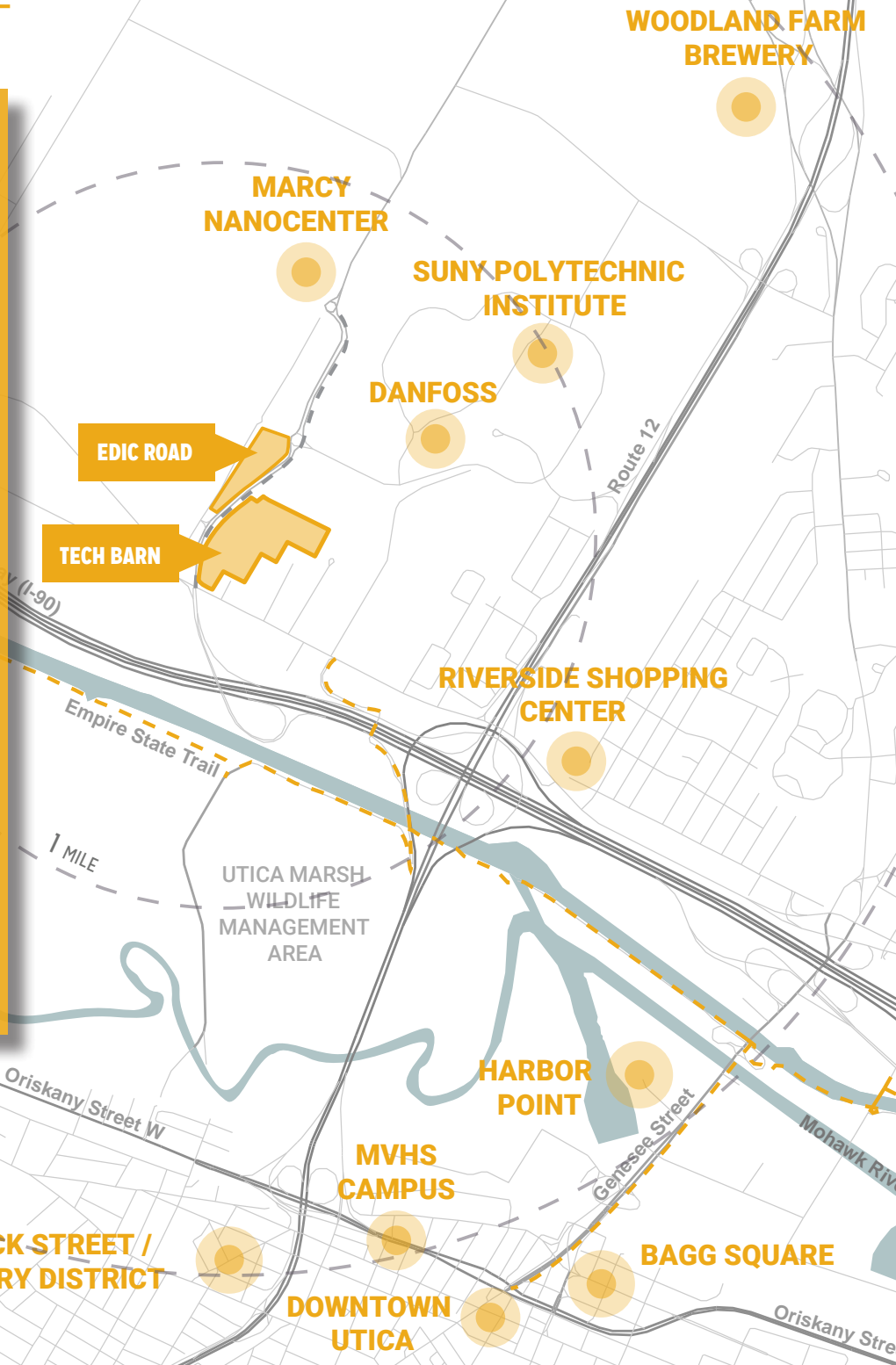
Cree|Wolfspeed is constructing the world's largest 200mm silicon carbide (SiC) semiconductor manufacturing facility (fab) on a 55 acre portion of the 434 acre Marcy Nanocenter site. This state of the art technology facility is being constructed in partnership with SUNY Polytechnic Institute and Mohawk Valley EDGE. The facility will produce cutting edge silicon-carbide semiconductor wafers, and is expected to create more than 600 jobs over the next 8 years.

[www.cree.com/mohawk-valley-fab](http://www.cree.com/mohawk-valley-fab)

# CONTEXT

This development opportunity is situated among some of the Mohawk Valley's best assets and attractions:

- **Mohawk Valley Health Systems** (MVHS) Downtown Medical Campus is currently under construction. This 10-story, 700,000 SF hospital will provide state of the art medical care for the entire region.
- The **750-mile Empire State Trail** welcomes bicyclists and walkers of all ages and abilities to access urban centers and village main streets across the entire state.
- **Nexus Center**  
This planned expansion of the Utica AUD is a touted part of Utica's growing sports and entertainment complex.
- **Utica's Harbor Point**  
Comprises more than 100 acres of waterfront real estate around the City's historic harbor, and is actively transforming into a year round destination.



Downtown Genesee Street



Varick Street / Brewery District



Bagg Square



Mohawk Valley Health System Downtown Medical Campus

# MARKET INFORMATION

MARKET RATE APARTMENT CONSTRUCTION	Approximately <b>1,055</b> market rate apartment units were completed in the Utica-Rome Metro between 2016-2021
SQUARE FOOT AND PRICE RANGE	Square footage ranges from 750 - 2100 SF/unit, supporting market rents ranging from <b>\$1,300 - \$2,500/month</b>
RENTAL RATES PER SQUARE FOOT	<b>\$1.07 - \$1.73 per SF/month</b>
AVERAGE "HIGH-TECH" WAGES	Average annual salary for cyber-security & scientific professionals at Griffiss Park is over \$100,000. Nanotechnology jobs at Marcy Nanocenter salaries range from \$65,000 - \$150,000
TOP REGIONAL EMPLOYERS	<ul style="list-style-type: none"> <li>• Mohawk Valley Health Systems - Health Care</li> <li>• Oneida Indian Nation Enterprises - Hospitality &amp; Entertainment</li> <li>• Air Force Research Laboratories - Scientific/Technical Services</li> <li>• Defense Finance &amp; Accounting Service - Finance</li> <li>• State University of NY - Education</li> <li>• ConMed Corporation - Manufacturing</li> <li>• Utica College - Education</li> <li>• BNY Mellon - Finance</li> <li>• Utica National Insurance - Professional Services</li> <li>• Utica-Rome School Districts - Education</li> <li>• Resource Center for Independent Living - Social Services</li> <li>• Rome Memorial Hospital - Health Care</li> <li>• Indium Corporation - Manufacturing / Scientific Services</li> <li>• PAR Technology Corp. - Professional Services / Manufacturing</li> <li>• Excellus Blue Cross/Blue Shield - Professional Services</li> </ul>
NYS DOT AVERAGE DAILY TRIPS	River Road = 3,403; Marcy-SUNY Parkway = 771; NYS RT 8/12 = 22,175
AVERAGE COMMUTE TIMES - UTICA ROME METRO	21 minute one-way average

## CREE | WOLFSPEED INFO

Any questions or interest regarding residential development for Cree | Wolfspeed can address questions to: Brigid Willis - Sr. HR Director, Global Operations - [brigid.willis@wolfspeed.com](mailto:brigid.willis@wolfspeed.com)

ROLES	HEAD COUNT %	PROJECTED AVERAGE ANNUAL SALARY	HOUSING SURVEY RESPONSE
Managers	15%	\$150,000	High-End Single Family Homes
Engineers	30%	\$100,000	Single Family / First Time Home Buyers
Technicians	55%	\$52,000	Apartments / Smaller Footprint Homes

\*Cree Staffing Projections for first 24 months of project ramp

# TIME TO MARKET

ACTIONS	ORGANIZATION	KEY FINDINGS
Wetlands Delineation	EDR PC	Report Prepared and ACOE JD Requested
Traffic Impact Assessment	GTS Consulting	Parkway can handle traffic impact
Topography / Digital Surface Model	Oneida County	Gentle constructible grade available
Parcel Survey	LaFave, White, & McGivern	Subdivision Approved
Cultural & Historic Resources	NYSHPD	Letter of No Effect issued
Conceptual Site Plan	EDR PC IN Architects	Site Supports mixed use concept plan
High-Definition Aerial Imagery	Oneida County	Geo-referenced imagery available
Wildlife Survey	EDR PC	No significant habitats found
TASKS UNDERWAY	ORGANIZATION	STATUS
Jurisdictional Determination	ACOE & NYSDEC	Submitted
Phase 2 Environmental Site Assessment	Ambient Environmental	Report due August 2021
Planned Development Zoning Change - Includes SEQR Review	Town of Marcy Planning Board	Application Submitted to Town Board - June 2021
Engineer Estimates - Infrastructure	EDR PC	Report due September 2021
CFA Application	Empire State Development	Submitted

## ANTICIPATED PROJECT TIMELINE:

### August 2021

- Town of Marcy Public Hearing: Planned Development

### September 2021

- RFEI Proposals due
- EDGE Evaluation & Interviews
- Planned Development Approval

### October 2021

- Selection of Preferred Developer
- Master Development Agreement negotiations
- Purchase and Sale Agreement

### November 2021

- Developer to secure financing and complete land purchase
- Preliminary Site Plan Review

### December 2021

- Expected Submission to OCIDA for Project Incentives

### January 2022

- Developer to seek Final Site Plan Approvals

### February 2022

- Developer to acquire site permits

### March 2022

- Close on Property and complete land purchase

### April 2022

- Groundbreaking

# INCENTIVES

Oneida County Industrial Development Agency (“OCIDA”) has created a Uniform Tax Exemption and Agency Benefits Policy to encourage development of market rate rental housing in urban centers that incorporate unique lifestyle amenities. This project would potentially qualify as Tier 1.


In addition, this project could receive a Mortgage Recording Tax Exemption and Sales Tax abatement on building materials used for construction.

A full copy of this OCIDA Policy is available on their webpage: [www.oneidacountyida.org](http://www.oneidacountyida.org)

## TIER 1 ABATEMENT SCHEDULE:

Term of PILOT	TIER 1 - PILOT EXEMPTION SCHEDULE
Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	75%
Year 6	50%
Year 7	50%
Year 8	25%
Year 9	10%
Year 10	10%

**State Incentives** - New York State has a limited number of discretionary programs potentially offering cash reimbursements for qualifying mixed-use investments. Commercial components of mixed-use projects are potentially eligible for Regional Economic Development Council (REDC) funding on a rolling basis. A developer could submit a Consolidated Funding Application (CFA) via Mohawk Valley REDC.



The nanoelectronics industry is a vital component of our economic development strategy.

# SUBMISSION

All interested parties should submit their comprehensive proposals electronically *no later than*  
**Tuesday, September 14, 2021, 12 PM EST**

“Response to RFEI – Marcy-SUNY Parkway Development”  
Mohawk Valley EDGE - 584 Phoenix Drive Rome, NY 13441  
cmercurio@mvedge.org cc: nbruno@mvedge.org; lcohen@mvedge.org

Please submit two hard copies, and one digital copy (via email, USB, or web link) in .pdf format.  
Supplemental information on this opportunity and a copy of this RFEI will be located at:  
[www.marcynanocenter.com](http://www.marcynanocenter.com)

## **Respondents shall submit the following information for each site in which they are interested:**

- Cover letter (1 page max)
- Brief list/bios of project team (1 page max)
- Portfolio of past projects similar in nature
- Site Programming & Narrative/Description of Implementing Vision
- Project Schedule
- Sample Budget
- References (3 min.)

Interested parties are encouraged to schedule a brief meeting and/or a site visit. EDGE staff will be available, *via appointment only*, from August 16 to August 27. To coordinate a meeting please contact: Nicholas Bruno - Assoc. VP Business Development - [nbruno@mvedge.org](mailto:nbruno@mvedge.org)

EDGE will call for interviews, in person or via web-meeting, beginning in September. From there, the selection team will initiate negotiations with the recommended developer(s) for each site. The site is privately owned by EDGE and negotiations can begin immediately. We anticipate negotiating purchase and sale agreements by October 2021, with construction likely beginning Spring 2022.

Proposals may be submitted for one or both opportunities. Respondents may submit their interest in either parcel, individually, or both parcels, collectively. If submitting for both: one proposal should be submitted for each site. Treat each as individual/separate proposals. For example, you may express interest in the Tech Barn site only, the Edic Road townhouse site only, or submit a proposal for each.

This RFEI is not intended as a formal offering for the award of a contract or for participation in any future solicitation. This RFEI is not a procurement.

No information contained in submissions shall be deemed confidential and such information may be shared with others as deemed appropriate by MV EDGE.

Thank you for your interest in our project and look forward to your responses.