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## **City of Corning partners with Guthrie Health to reposition a key property to support the area's urban transformation**

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Smart cities think ahead and plan for the future. Guthrie Health, the owner of a network of hospitals across upstate New York and Pennsylvania, and the city are collaborating to do just that at the downtown site of Corning Hospital.

Located downtown, the hospital is relocating its campus in January 2014 to a new location. The hospital's owner and the city have begun to develop a vision for the redevelopment of the 8.5 acre hospital campus based on market realities and stakeholder input. The site represents an opportunity to drive continued economic growth in the city, which has performed well relative to other southern tier urban centers by retaining a strong employee base including the headquarters and advanced manufacturing base for Corning Incorporated, a walkable commercial district and a regular flow of visitors as the gateway to the Finger Lakes district.

The hospital and city have commissioned HR&A Advisors and VHB to lead a master plan that repositions the hospital site, by taking a market-based approach to understanding housing, commercial and other real estate opportunities in the region and looking at the infill site as part of a greater district to ensure future uses complement nearby economic activity and the surrounding neighborhood.

The team is examining a wide range of future uses for the site, among them:

- \* Alternative housing product types, including single family/townhouse, multifamily, and mixed use product which will continue to support attraction of high-skilled workers and empty nesters looking to downsize. Both groups would value being close to the downtown Gaffer District of vibrant retail, dining and entertainment.

- \* Opportunities for retail and commercial activity that will broaden and deepen the city's tax base and provide more offerings of restaurants, grocery, health and personal care as well as smaller scale office.

- \* Hospitality uses that will lengthen stay for tourists and business visitors, enabling them to enjoy the many cultural offerings and attractions in the city.

With solid, market-based data in hand, the Corning Hospital redevelopment team is beginning to explore the site's physical opportunities and limitations in order to understand potential infrastructure needs for future uses. After integrating this analysis with input from area residents, workers and businesses and the city's leadership, the planning team will look at options for a structured and phased disposition plan which will advance the development of this key site and ensure that it continues to contribute to the city's economic vitality.

