

# Johnson City

An Industrial Mill Area Reborn into a Health Sciences Campus





- Founded in 1946
- 930-acres in Vestal, NY
- 13,986 Undergrad Students
- 3,741 Graduate Students
- Six Schools

Harpur College of Arts and Sciences

College of Community and Public Affairs

Decker College of Nursing and Health Science

School of Management

Thomas J. Watson School of Engineering  
and Applied Science

School of Pharmacy and Pharmaceutical Sciences



# BINGHAMTON UNIVERSITY

**BU has undertaken initiatives to grow their graduate and research population:**

- In 2014, President Harvey Stenger pledged to grow the student population in conjunction with New York's 2020 initiative.
- This expansion includes the creation of new academic programs including Pharmacy, Nutrition and Occupational, Physical and Speech Therapy.
- For every 20 students added to the FTE, a new faculty member must be hired.

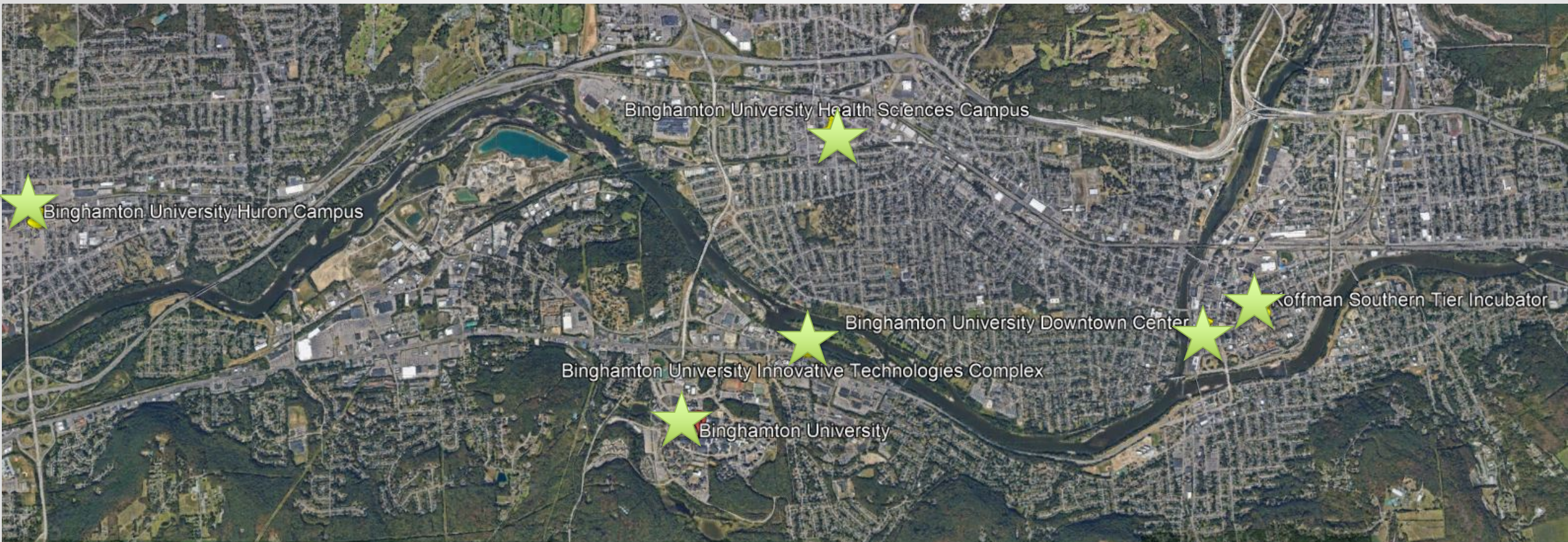
*How do you grow your campus when there is  
no space within your footprint?*

# BINGHAMTON UNIVERSITY

- Main Campus is in Vestal.
- Innovative Technologies Complex (ITC) is one block east of the Main Campus.
- University Downtown Center (UDC) is in downtown Binghamton.
- Koffman Southern Tier Incubator is in downtown Binghamton.
- University Health Sciences Campus is in Johnson City.
- Center for Advanced Microelectronics Manufacturing is on the Huron Campus in Endicott.

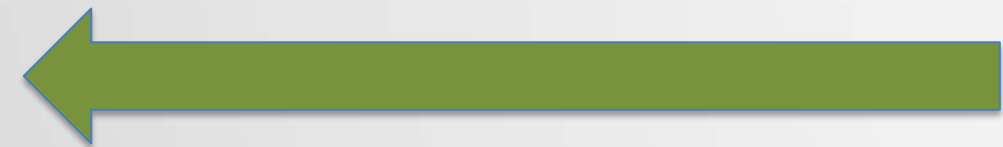


# BINGHAMTON UNIVERSITY



HURON

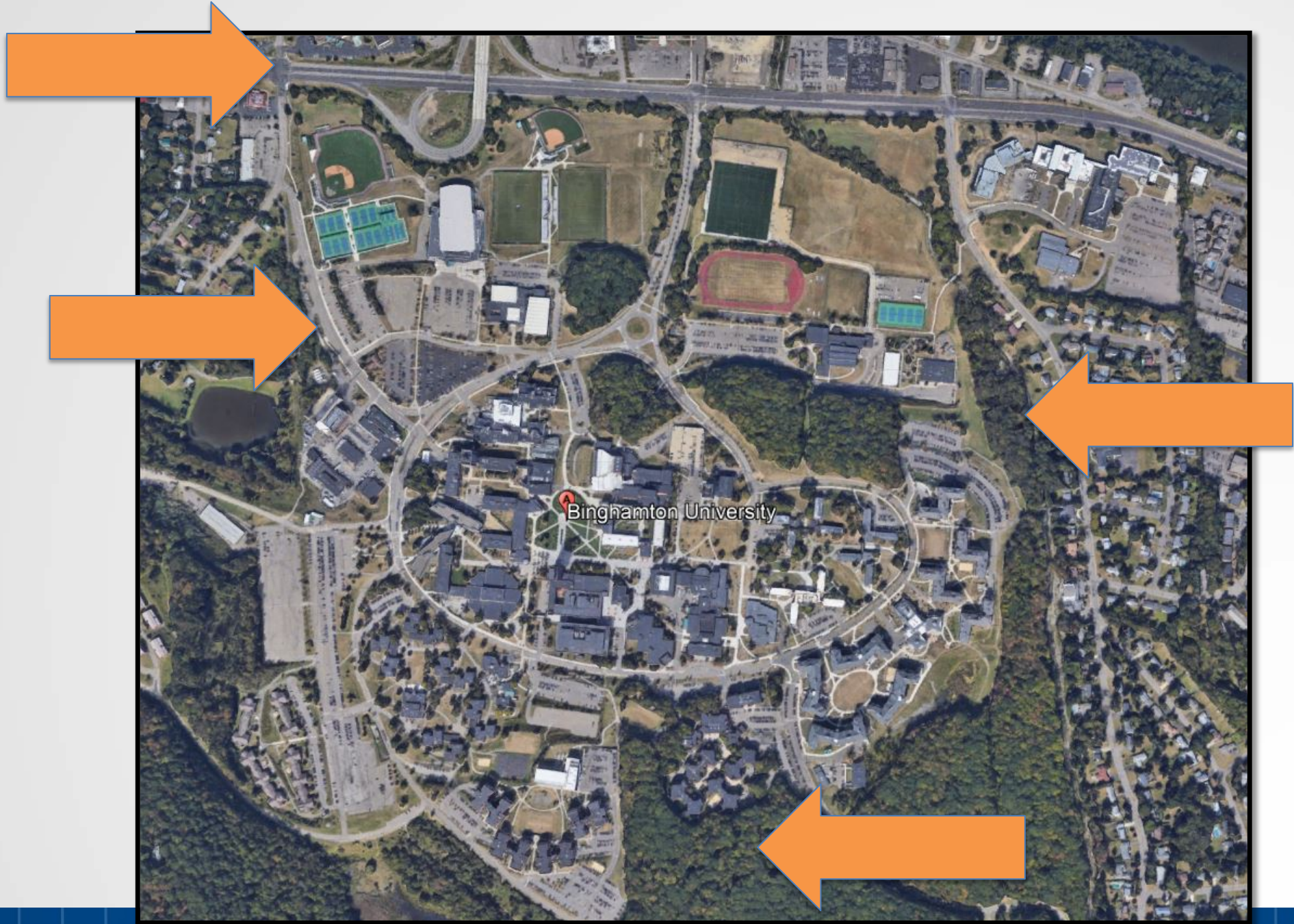
KOFFMAN



**10 MILES**









# Innovative Technologies Complex (ITC)

## Hosts four research facilities:

Biotechnology Building (2003)

Engineering Science Building (2013)

Center of Excellence (2015)

Smart Energy Building (2017)



## Smart Energy Building:

- \$70 Million
- 114,000 GSF
- Part of NY 2020
- \$90.7 Million economic impact on the community







# University Downtown Center (UDC)

- Located on Washington Street in Downtown Binghamton
- Houses the College of Community and Public Affairs
  - Human Development BS
  - Public Administration MPA
  - Community Research PhD
  - Teaching, learning and educational leadership
  - Social Work MSW
  - Student Affairs Administration MS
- 72,471 GSF
- New construction completed in 2007







# UDC Community Impact

- Brings 1,000 people each day into the city center.
- New student and mixed-use development includes:
  - Twin River Commons – private developer student housing adjacent to UDC
  - Marine Midland Center converted to luxury student housing and retail
  - City Center Lofts
  - 50 Front Street Apartments
  - UClub Residences

*The UDC project brought residences to the downtown area, which required restaurants, convenience stores and support businesses.*



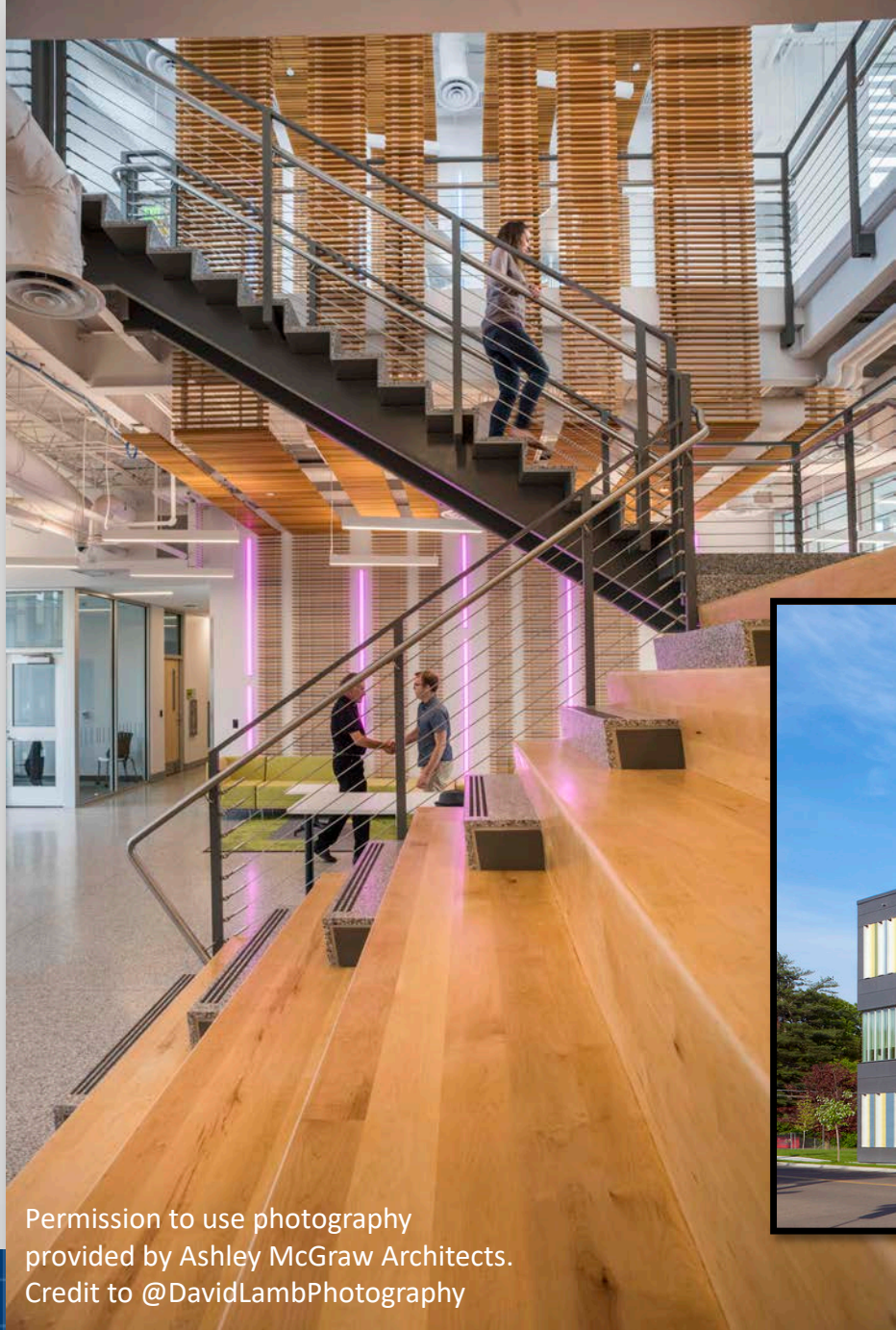




# Koffman Southern Tier Incubator

- Located on corner of Hawley and Carroll Streets in Binghamton.
- 35,000 GSF.
- New construction completed in 2017.
- Can accommodate up to 12 companies “focusing on research and development in energy, microelectronics and healthcare.”
- Currently 90% occupied.





Permission to use photography  
provided by Ashley McGraw Architects.  
Credit to @DavidLambPhotography



# Incubator Community Impact

- Expected to generate \$6 Million annually in economic impact.
- Hundred of jobs anticipated to be created, beginning with the building construction and through growth of the high-tech start ups.
- Downtown Binghamton continues to see development of housing in Center City.

# Health Sciences Campus

- Located on Corliss Avenue in Johnson City.
- Current home of the School of Pharmacy and Pharmaceutical Sciences.
- Projects in development:
  - **Decker College of Nursing and Health Science** at 48 Corliss Avenue
  - **School of Pharmacy R&D Building** adjacent to 96 Corliss Avenue
  - **Ford Family Wellness Center for Seniors** associated with the Decker College of Nursing and Health Science at 27 Jennison Avenue



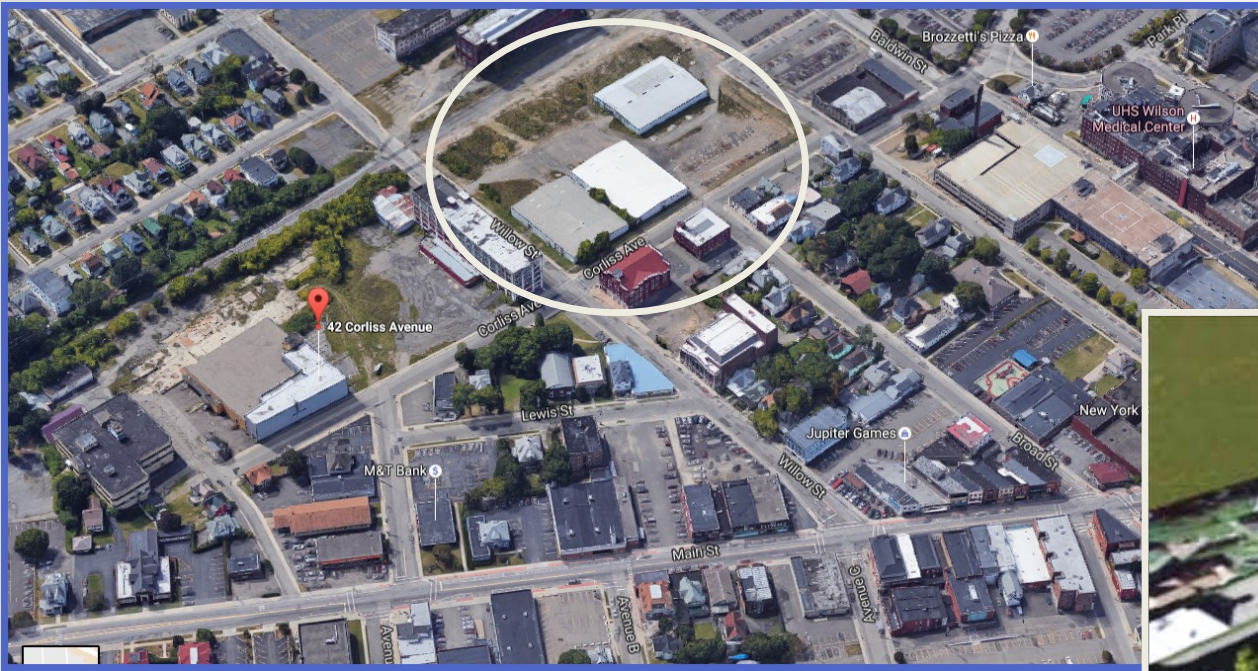
# The Vision



- Home of BU's new Health Sciences Campus.
- Location, Location, Location...
- Adjacent to United Health Center Wilson Medical Center.
- Proximity to organizations where students are interning.
- Near businesses providing housing, entertainment, and restaurants.
- Grants and funding available.
- Political backing.



# Proposed Pharmacy Site



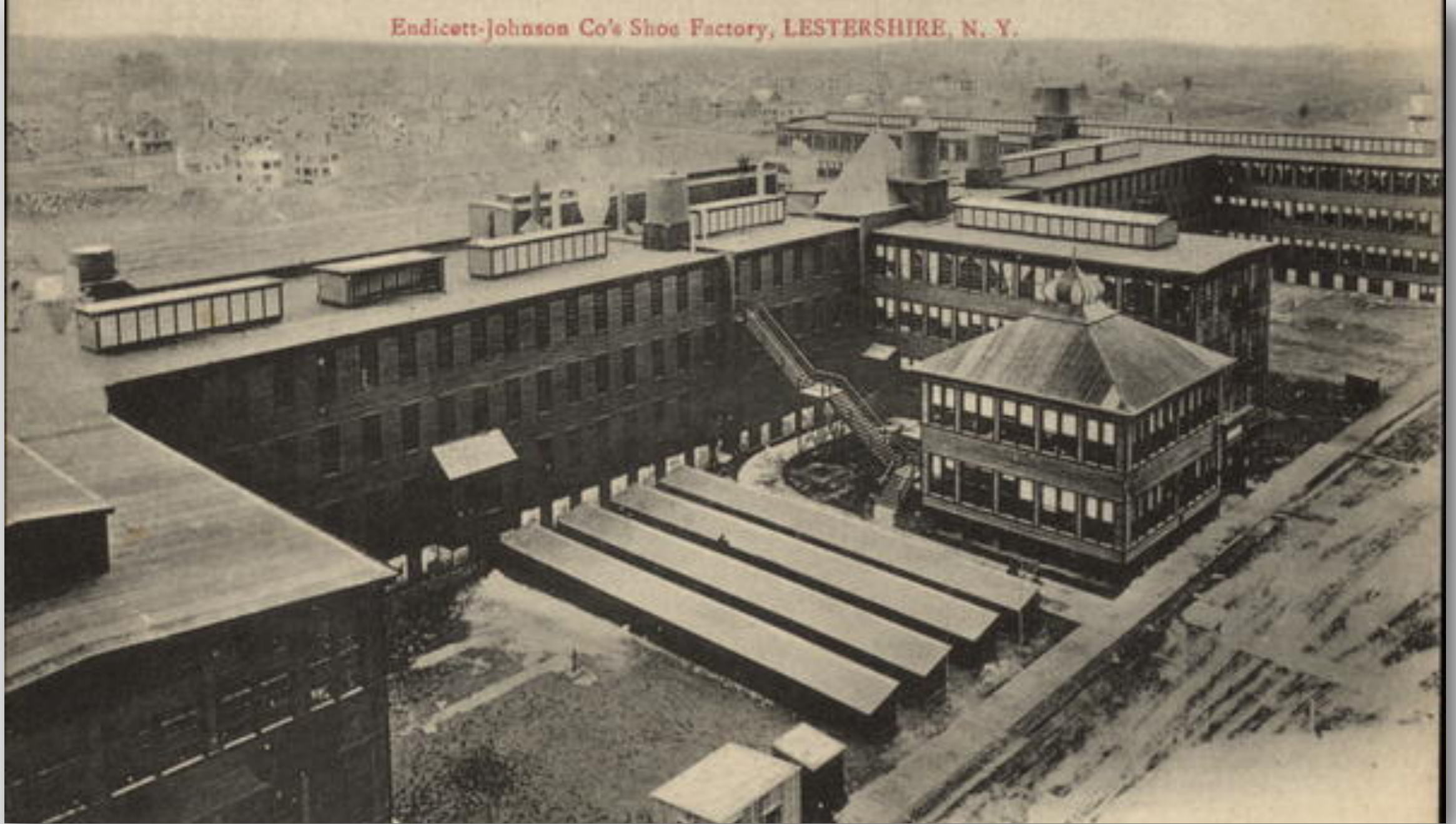
- Revitalizing Johnson City's 96 Corliss Ave.
- Transforming historic buildings and expanding to house Binghamton's pharmacy program.

- A location that would both help a struggling geographic area and meet the Campus' space and financial needs.
- Construction began Spring of 2016.





Endicott-Johnson Co's Shoe Factory, LESTERSHIRE, N. Y.



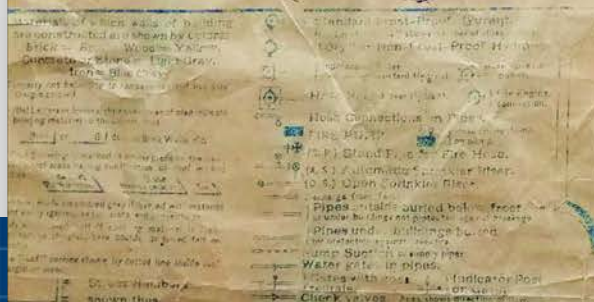


# 96 Corliss ~ The Jigger Factory

- Built in 1913.
- A shoe factory in conjunction with Sunrise.
- Used in the winter months to produce summer footwear.
- Together with Sunrise, they produced 22,000 pairs of shoes daily and 52 million pairs of shoes annually.





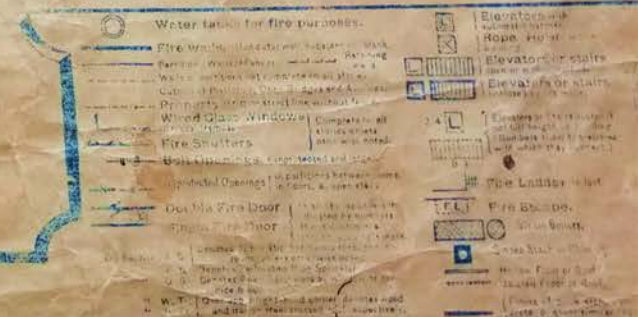


## Revised Oct. 14-1915

Scale ~ 1 in = 50 Feet.

Revised by J. A. Magnuson.

Drawn by J. C. Riebel & W. W. Evans.







- The Jigger Building was demolished in 2012.
- Three (3) new prefabbed Butler Buildings were then constructed.





- Indian River Valley Industries occupied the building and manufactured silt and safety fencing.
- The 3 Butler Buildings were demolished in Winter 2015/16 in preparation for the new Pharmacy Building.
- 375 cubic feet of contaminated and unsuitable soils removed from the site.
- 183 gallons of hazardous waste removed from the site.
- Abatement completed on unforeseen underground steam lines and vault.







# School of Pharmacy













































- The School of Pharmacy is the “backbone” of the area’s revitalization
- \$60 Million, 4-story, 95,000 sf pharmaceutical facility.
- Home of BU’s accredited Pharmaceutical Sciences Program.
- Includes research and instructional labs, and mock community and hospital pharmacies.
- Classes began Fall 2018







# School of Pharmacy R&D Building

- Currently in design.
- Will support Pharmacy research and be connected to the School of Pharmacy.
- Construction begins Summer 2019.





# 48 Corliss ~ Endicott-Johnson Box Factory



- Built in 1916.
- Called by locals the 'Pioneer Annex'.
- 6-Story Facility.
- First two floors were used to produce shipping cartons.



# 48 Corliss ~ 2019



- The Decker College of Nursing and Health Science project was awarded Winter 2018.
- Demo of the existing structure started early 2019.
- Project includes renovation of 90,000 square feet of warehouse.



# The Decker College of Nursing and Health Science



- Includes classrooms, simulated clinical labs, research and office space.
- New facility allows for program expansion into occupational, physical and speech therapy.
- The repurposed building will house 300+ students and 50 faculty members.
- Completion of floors 1-4 anticipated August 2020.



# 27 Jenison Avenue ~ Ford Family Wellness Center for Seniors



- Operated in conjunction with the Decker College of Nursing and Health Science.
- Will provide cost-effective, convenient, geriatric healthcare services to the community.
- Will promote healthy lifestyles through care for older persons.
- Will include new programs like dental treatment and hygiene.



# Health Sciences Community Impact

- Anticipated to have an annual economic impact of over **\$100 Million!**
- Allows nursing program enrollment to increase by 40%.
- Brings over 1,000 people into the community each day.
- In 2018, Johnson City received \$495,000 Economic Development grant for Main Street Revitalization.
- \$50 Million in private investment to date:

*Century Sunrise Redevelopment*

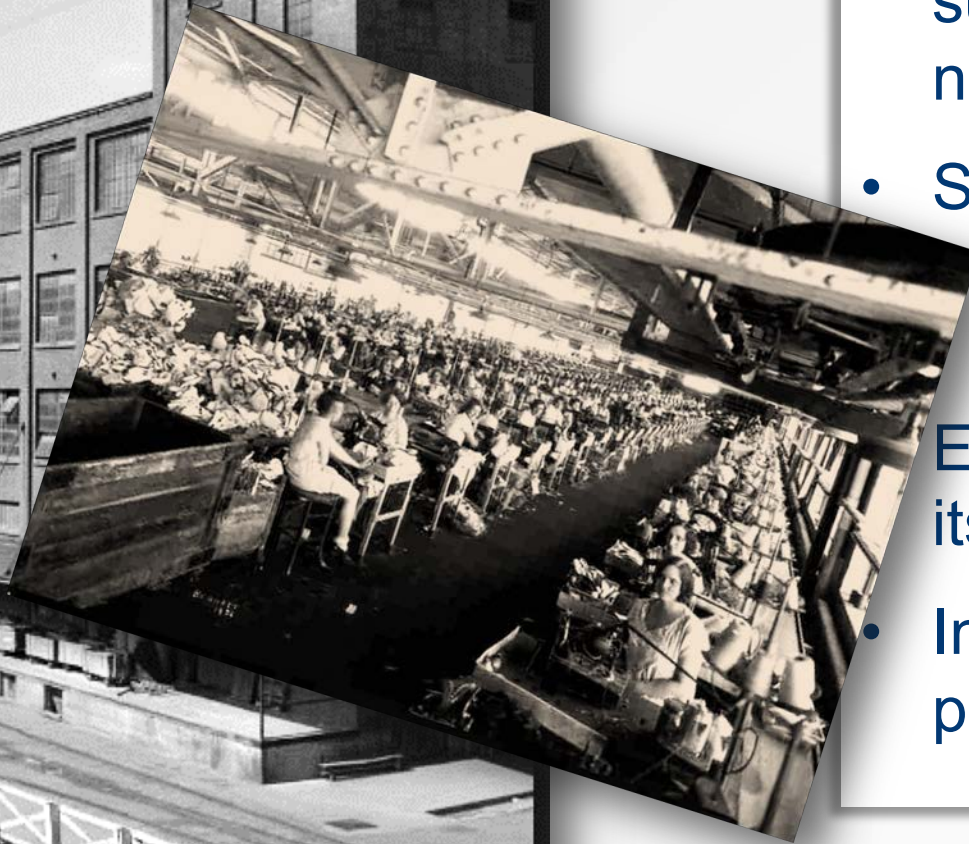
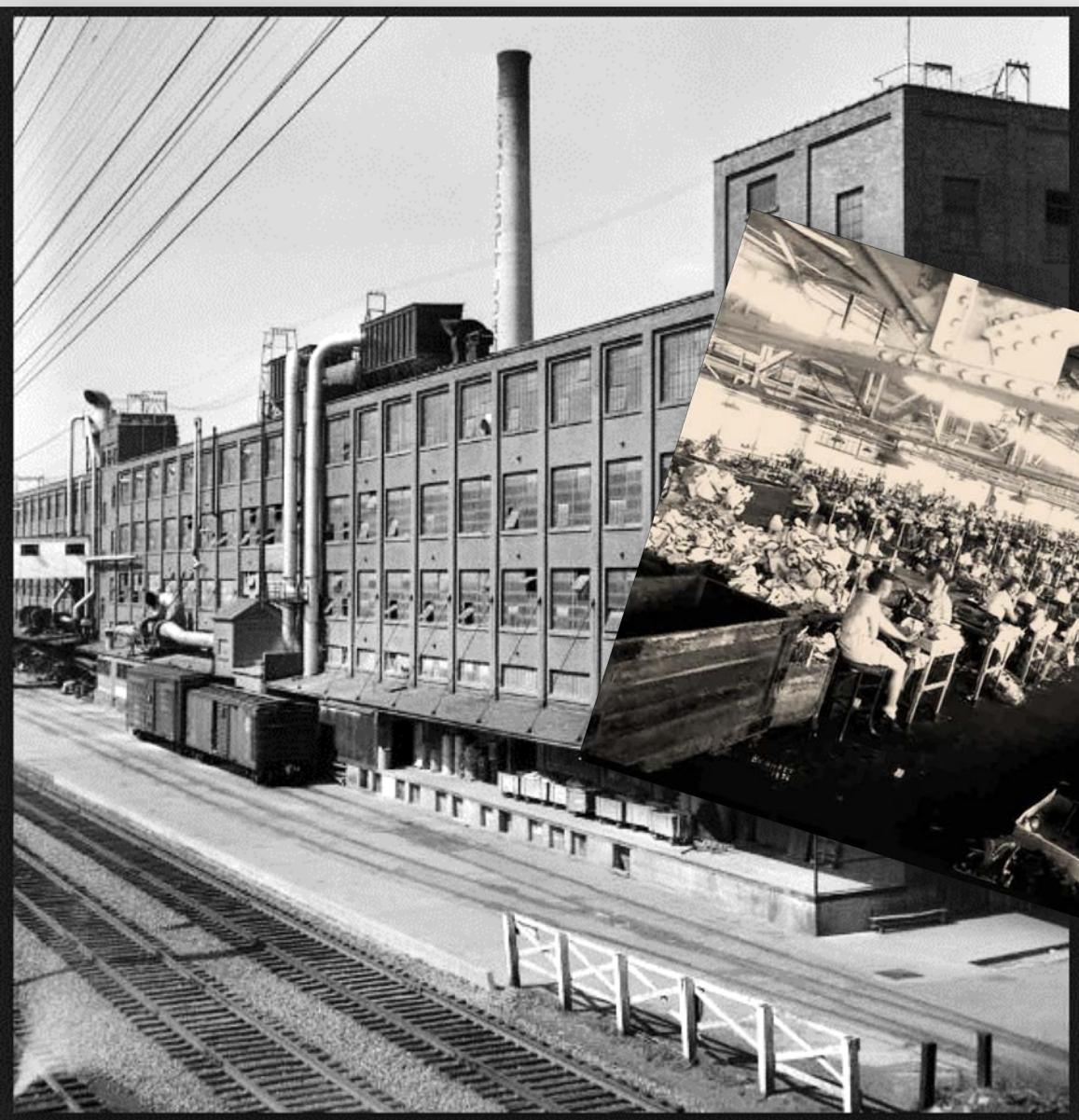
*Victory Building renovation by Yonaty Development*

*Ansco Lofts*

*Firehouse Theater exterior façade improvements*



# Sunrise Factory



- Completed in 1929 and named to suggest a new day coming in the nation.
  - Shoe manufacturing plant for Jiggers rubber-soled canvas-topped footwear.
- Employed more than 20,000 by its peak in the 1940's.
- In summer, Sunrise workers produced footwear for winter use.



# Sunrise in 2017





# Century Sunrise Apartments

- Regan Develop. of Westchester purchased the broken buildings.
- The \$30M reno included 100+ multi-bedroom apartments.
- Planned storefront for shopping, eateries and a 3,500sf restaurant.





# Funding Sources

- Legislative Initiatives
- Regional Economic Development Funding
- Federal Grants
- Binghamton University Foundation
- The Research Foundation for the State University of New York



# Funding Sources for \$125M

<b>University Downtown Center</b>	\$25 Million State investment
<b>Koffman Southern Tier Incubator</b>	\$19 Million in State, Federal and REDC funding
<b>School of Pharmacy and Pharmaceutical Sciences</b>	\$60 Million in State investment
<b>Decker College of Nursing and Health Science</b>	<ul style="list-style-type: none"><li>• \$21 Million from Empire State Development</li><li>• Repurposed Special Initiative Funding</li><li>• University investment</li></ul>



# Empire State Development Investments

- \$22.5M Health Sciences Campus
- \$7M for Koffman Southern Tier Incubator
- \$20M for NextFlex Federal Research Center
- \$800K Global Center
- \$925K Freshman Research Immersion
- \$600K NECCES Battery Dry Room
- All projects matched \$4 to \$1 of ESD investment



# Binghamton University

- Main economic catalyst for community development projects across the region.
- Estimated economic impact of **\$1.5 Billion** Statewide.
- 13% of the region's GDP is directly associated with the University.
- 5,000 individuals are employed by the Campus.
- 6,000 additional jobs created as a direct result of community growth.
- Named 2014 “Innovation and Economic Prosperity University” by the Association of Public and Land-grant Universities (APLU).



**[https://www.youtube.com/watch?v=PTpz\\_jEBXeM&feature=youtu.be](https://www.youtube.com/watch?v=PTpz_jEBXeM&feature=youtu.be)**



A photograph of a modern, multi-story building with a mix of white and dark grey panels and large windows. The building has a complex, angular design. In the foreground, there are some young trees, a sidewalk, and a set of stairs leading up to the building. A stop sign is visible on the right side. The sky is clear and blue.

# QUESTIONS?