

COMMUNITY CONSTRUCTION OVERVIEW

What to Expect at Maria Regina Gardens

A historic North Syracuse campus will be adapted into a new mixed-income senior community while construction is carefully coordinated with nearby neighbors, schools and businesses.

156

STUDIO AND ONE-BEDROOM APARTMENTS

62+

AFFORDABLE SENIOR HOUSING COMMUNITY

3

HISTORIC BUILDINGS TO BE REHABILITATED

**Nov. 2026
- Apr. 2029**

CURRENT CONSTRUCTION PERIOD

About the Project

The 5-acre property at **2500 Grant Boulevard** contains buildings dating from the 1920s through the 1970s. Pennrose and Home Leasing are redeveloping the former campus through rehabilitation and adaptive reuse.

The community will include 20 studios and 136 one-bedroom apartments, plus community and lounge rooms, fitness centers, secure storage, accessible and visitable units, and on-site property management with 24/7 emergency maintenance.

The work will preserve historic features while improving insulation and adding a geothermal system for heating and cooling.

Traffic, Parking & Access

- Construction entrances will use existing driveways on Grant Boulevard and Court Street.
- Street sweeping and cleaning will be performed as required.
- Some subcontractor street parking will be necessary, subject to City parking regulations.
- Truck traffic will be routed eastward on Grant Boulevard to reduce traffic near Kirkpatrick Street, Grant Middle School and Pond Street.
- Sidewalk closures may be needed for utility connections; timing will be shared when available.

Construction at a Glance

Typical work hours

Monday-Friday, 7:00 a.m.-5:00 p.m. Weekend work may occur as needed.

No significant overnight work is planned.

Starting Early Nov. 2026

Removal of the Motherhouse debris.

Geothermal well drilling, with approximately 100 wells in three areas of the site.

Abatement of hazardous materials

Ending Winter 2028-2029

Buildings B and C to finish in December 2028, Building A to finish in April 2029

Throughout construction

Utility work, trucking, hauling and material deliveries will occur. The first 10-12 months are expected to have the highest volume of material removed from the site.

Site Safety & Communication

The site will remain fenced, with gates closed and locked during non-working hours. The perimeter will be monitored by motion and infrared cameras.

Project team members will be reachable and community updates will continue as schedules are refined.

