

Rochester, New York

Orchard = Whitney Redevelopment

Property and Assets

The Orchard-Whitney property includes 415 Orchard Street and 354 Whitney Street, Rochester in Monroe County, New York. The vacant site is bordered by Orchard Street to the east, the former CSX railroad right-of-way to the south (currently planned as the JOSANA Rail Trail), Whitney Street to the west, and commercial buildings to the north. The property has historically been used for industrial purposes and has been remediated to New York State Department of Environmental Conservation commercial redevelopment standards. Future owners of this remediated site will benefit from full liability protection and indemnification associated with any contamination of the site.



Location

The City of Rochester is a mid-sized city of approximately 210,500 people, located in west-central New York on Lake Ontario, approximately 60 miles east of Buffalo, and 340 miles north-west of New York City. Rochester is the third largest city in New York State and the economic center of Monroe County. Due to its diverse economy and community assets, Rochester has historically been one of the more prosperous urban centers in the region.

The site is located approximately one mile from downtown Rochester and is located a block away from the Rhinos Stadium, a \$23-million multi-purpose stadium. The site's central location and proximity to Interstate 490, Lyell Avenue, State Street, and West Broad Street make it easily accessible.

The Opportunity

Assets associated with the property include:

- * Proximity to I-490
- * Good road visibility
- * Proximity to downtown Rochester
- * Existing public utilities
- * Low land cost
- * Flexible zoning and cooperative City representatives
- * Proximity to rail
- * Generally level land at road grade
- * Active regional economy

Zoning

The Orchard-Whitney property is located in an M-1 Industrial District, which provides flexibility for a wide variety of development options.

Utilities

The site is currently serviced by all requisite utilities, which run primarily along Lyell Ave, Whitney Street, and Orchard Street adjacent to the site.

Rail Access

Railroad infrastructure is in proximity to the Orchard- Whitney site and as such can provide train service for users. This service, which is not directly on the property, consists of low speed freight spurs which support area industries.



Potential Site Uses

Several potential financially feasible redevelopment scenarios for the property were identified. These options included both industrial and commercial reuses. The site could support manufacturing and assembly uses, warehouses or expansion area for local companies for industrial use. The site is also conducive to small scale / light assembly, local contractors, wholesale retail, commercial agriculture, walk-in clinics, and other service commercial uses.

The Status

The City of Rochester is embarking on a formal Request for Proposals (RFP) process to identify developers and end users interested in the future ownership and redevelopment of this property. Vita Nuova, a third party contractor, is assisting with the administration of this process.

For more information on the property and to request the RFP, please visit:
<http://orchardwhitney.com/opportunity/rfp-request-form>