

# Midtown Rising Update

Public Meeting  
November 1, 2012

# Midtown Rising

\$564 Million



Midtown  
Rising

Demolition Complete...

...Construction Started

# Midtown Rising



# Midtown Rising



# Midtown Rising



# Midtown Rising



# Midtown Rising

## Redevelopment

Redevelopment which is planned or underway on parcels



# Midtown Rising

## Windstream

Pike Development  
Under Construction  
Occupancy: July 2013



# Midtown Rising

# Under Construction



# Midtown Rising



# Midtown Rising

## Midtown Tower

Regional Council  
Transformational Project



# Midtown Rising

## 88 Elm Street

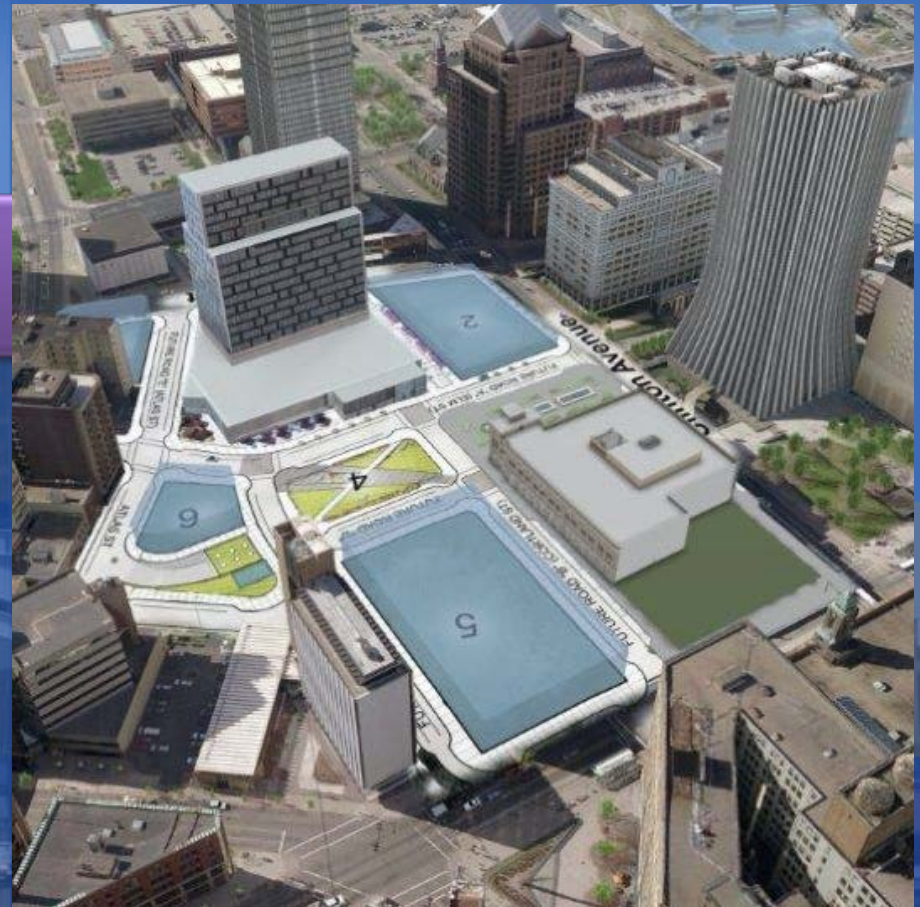
City Owned  
Available FY 12-13  
Asbestos Abated  
New Roof



# Midtown Rising

## Infrastructure

Service Tunnel  
Underground Garage  
New Street Grid  
Open Space



# Midtown Rising

## Open Space

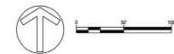
Plazas

Pedestrian Corridor

Streets & Sidewalks

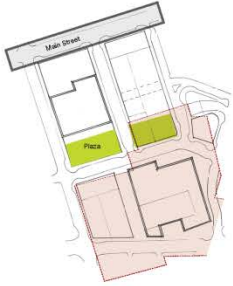
Temporary Uses

# Master Plan





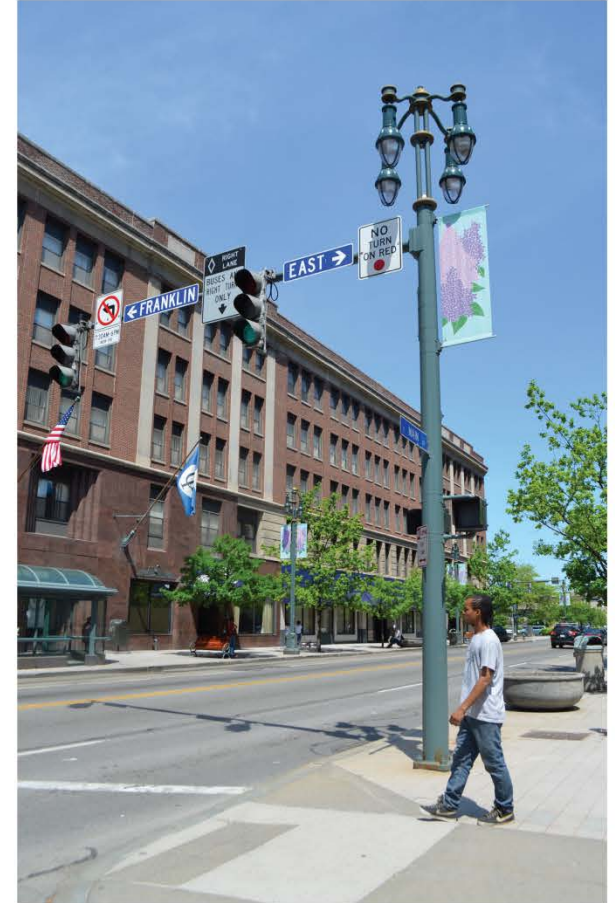
# Main Street - existing conditions



Existing Main Street bench and trash receptacle standard

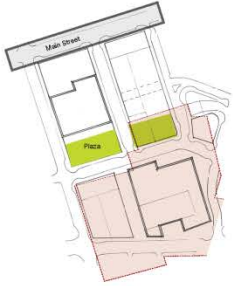


Existing Main Street tree grate, planters and paving

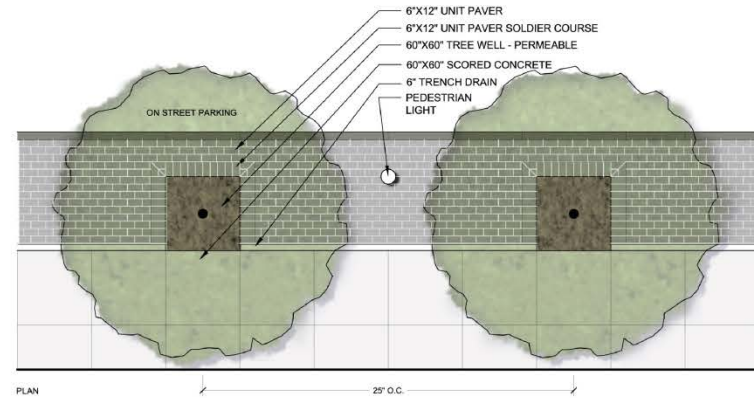


Existing Main Street light standard

# Main Street

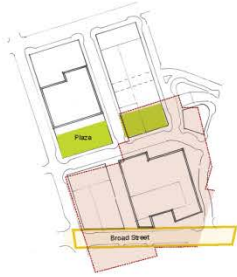


Existing paving

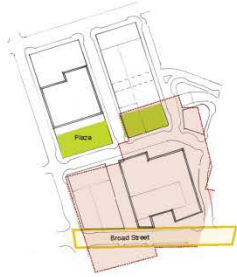


Proposed Main Street paving

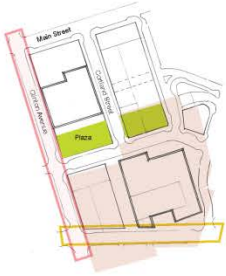
# Broad Street - existing conditions



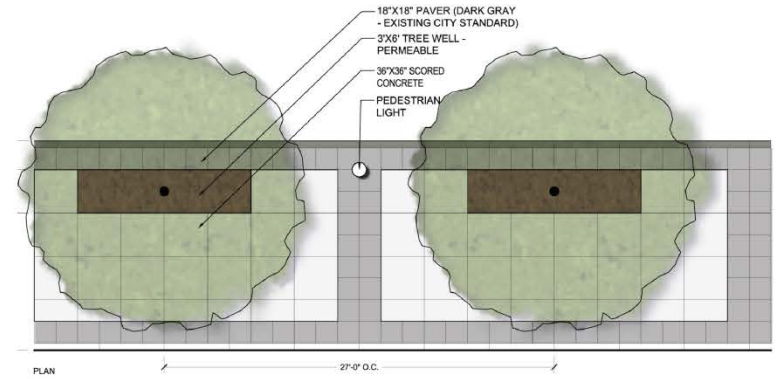
# Broad Street - existing conditions



# Clinton Avenue and Broad Street



Existing Clinton Avenue and Broad Street paving



Proposed Clinton Avenue and Broad Street paving

# Proposed Bench



Existing bench



Proposed Melville Bench, Lanscapeforms

# Proposed Trash Receptacle



Existing trash receptacle



Proposed Poe Trash Receptacle,  
Landscapeforms

# Bike Rack



Existing bike rack



Proposed Emerson Bike Rack, Lanscapeforms



# Main Street Planter



Existing planters

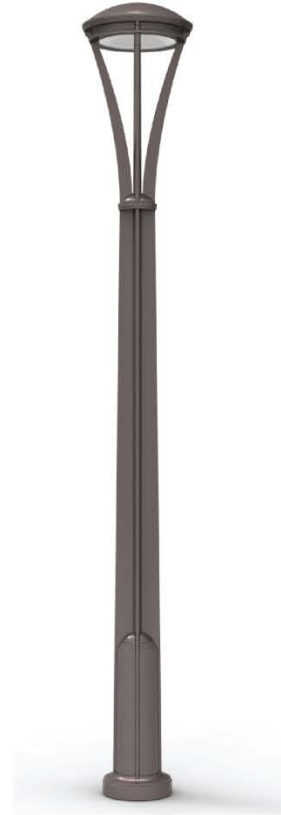


Proposed Sorella Planters, Lanscapeforms

# Pedestrian Light



Existing light pole



Proposed Alcott Pedestrian Light,  
LandscapeForms

# Tree Well

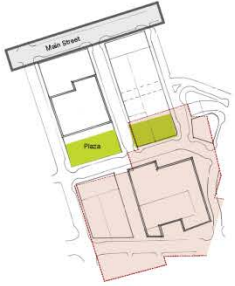


Existing tree grate



Proposed Rigid permeable surface

# Midtown Furniture Package



Proposed Melville Bench, Landscapeforms



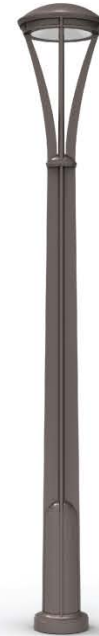
Sorella Planters, Landscapeforms



Poe Litter Receptacle, Landscapeforms



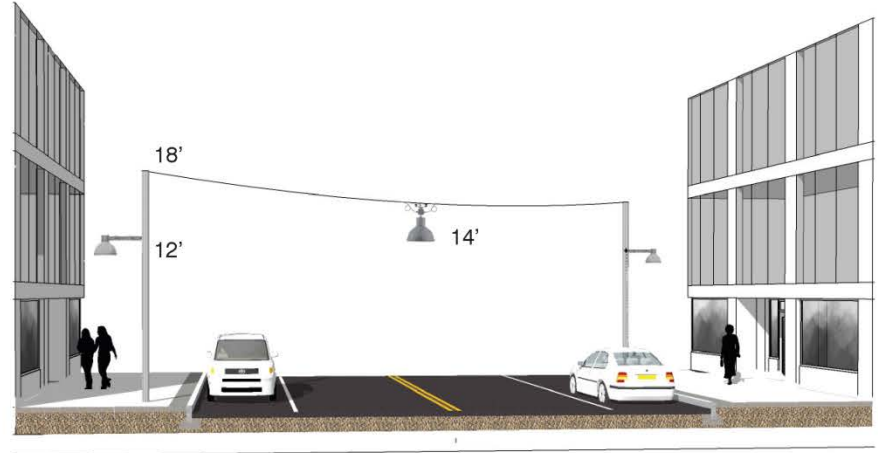
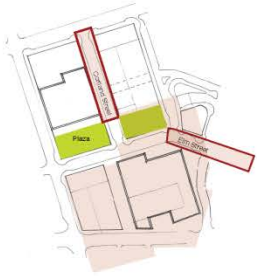
Emerson Bike Rack, Landscapeforms



Alcott Pedestrian Light, LandscapeForms



# Cortland and Elm Street



Catenary cable hung light fixture



Ipe Slat Bench, Maglin



Icon Mini and Maxi light fixtures, Louis Poulsen

# Plaza Enlargement

Signature art installation



# Signature Art Installation



Perspective view of Midtown west plaza from the intersection of Elm and Cortland looking west. Art installation location is seen in the foreground.

# Plaza Paving



Primary Plaza Surfacing, Hanover Unit Pavers, 3 color blend



Secondary Plaza Surfacing, Hanover Unit Pavers, 3 color blend





# Plaza “Grove” and Stone Benches



Perspective of proposed Midtown plaza. View from Clinton looking east.

# Stone Benches



# West Plaza Pavilion



Perspective of proposed Midtown pavilion. View from corner of Elm and Cortland looking west.

# Aerial Perspective



Aerial Perspective of proposed Midtown open space. View from corner of Elm and Atlas looking west.

# Temporary Use for Vacant Development Parcels

## Task-

Study temporary uses for development parcels that may not be developed for several years  
Explore opportunities to activate the streets and plaza in the interim

## Objectives-

Create an attractive site while vacant parcels are undeveloped  
Provide an attraction and excitement downtown  
Simulate what the site may become in the future  
Create interest for the public and potential developers  
Temporarily stimulate economics downtown

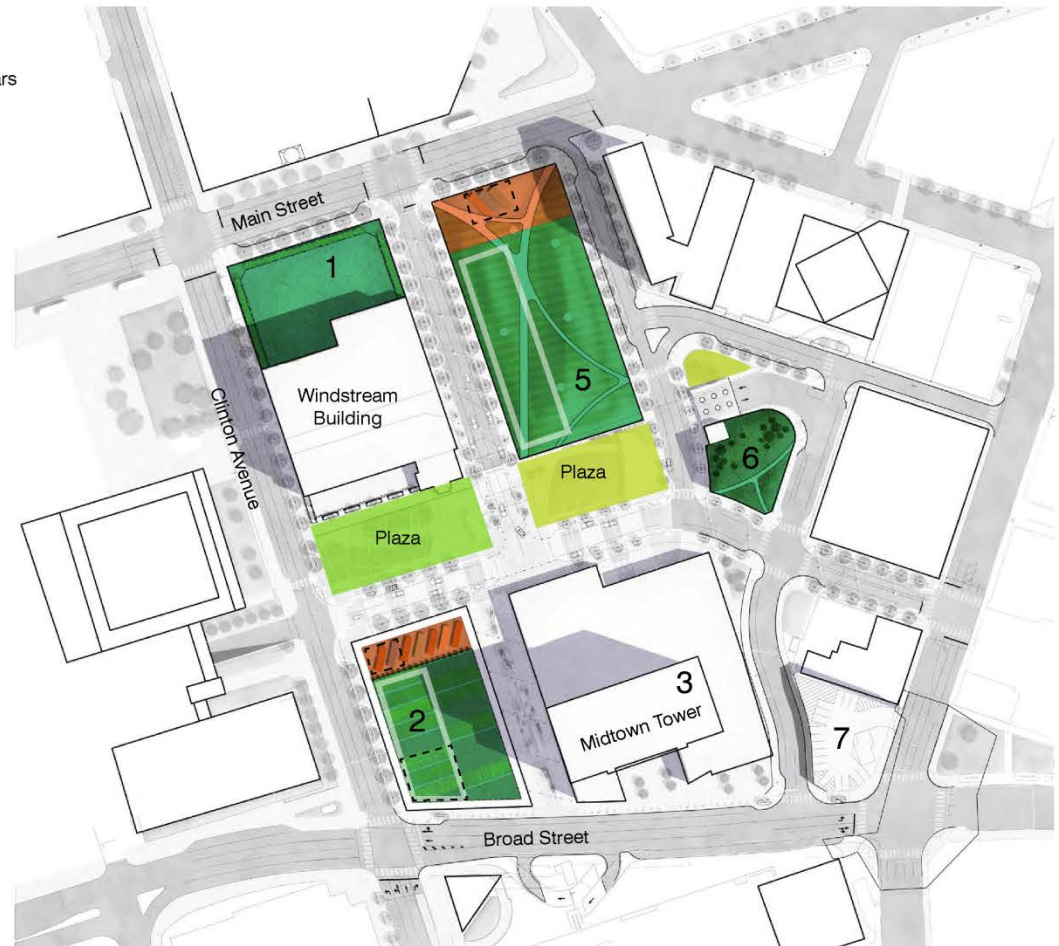
## Assumptions-

Parcels 1 and 3 will be developed  
Plaza and streetscape will be in place  
Vacant parcels (1, 2, 5 and 6) will be available for temporary use  
Parcel 7 will remain as parking

## Potential constraints-

Construction staging needs  
Management  
Funding

- LEGEND (temporary uses)
-  Container retail primary frontage
  -  Park or agriculture
  -  Park, agriculture or container retail secondary frontage
  -  Information center / civic facility



# Temporary Use for Vacant Development Parcels: Narrative

## Solutions

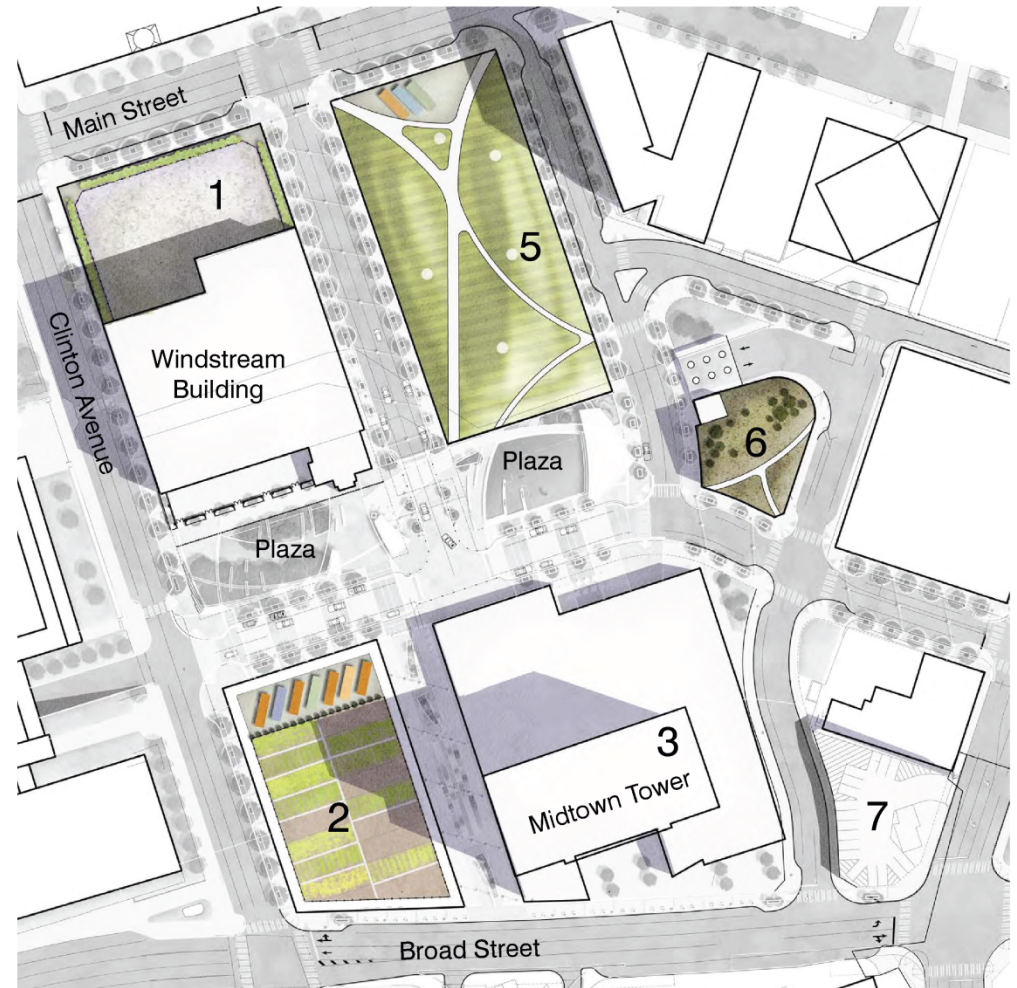
There are many successful examples of temporary urban land uses that may serve as precedents to a temporary land use scheme for Midtown. Ultimately, under utilized parcels at Midtown may benefit from a composition of multiple temporary use strategies. Some of the most successful examples from other cities are outlined below, and on the following pages.

**Temporary Parks-** Temporary parks can be as simple as a lawn with paths, and have the potential to transform a vacant lot into an attractive green space. Simple green spaces can serve many functions; sometime becoming attractions in their own right, such as a backdrop for a urban sculpture park. Major efforts involved in developing a temporary park of this type include soil remediation and lawn plantings. Smaller spaces may be developed into low-maintenance meadow-scapes with the potential to represent some of the natural world in an urban context.

**Landscape and Public Art Fences-** Some under utilized areas may need to be separated from the general public during construction periods or for health and safety purposes. In the case where fences or enclosures are required there is an opportunity to develop an intriguing or communicative space. The fence can serve as armature for public art and landscape elements. Such elements can effectively represent the vitality and potentials of the site at large while future developments are underway.

**Urban Agriculture-** Perhaps the most exciting potential uses are those that are integrated into the city community. Such uses require community involvement at multiple levels in order to be truly successful. For example, urban agriculture has undergone a recent renaissance coupled with slow food movements and efforts to keep healthy living a part of urban dwelling. Such an effort to reconnect with our food sources requires organization to manage, cultivate, and dispense. There is always need for fresh local grown foods, although effectively bringing the food to the table requires an organized effort. The potential to achieve such an undertaking will rely on an active engaged community of users. Fortunately there is a real opportunity to develop such a strategy within the framework of the Midtown development and to support this type of use with adjacent program, such as a lunch counter/ cafe within the plaza, and retail establishments housed within Midtown buildings.

**Temporary Infrastructure-** Along a similar vein and potentially in support of an urban agricultural space is the opportunity to host temporary retail space in the form of farm and craft markets. There are too many successful examples in this category to cite. In the mode of a temporary infrastructure is the well known Dekalb Market which has employed shipping containers as the primary structure for a retail market. A similar strategy can be considered for multiple uses within the Midtown framework. For example, temporarily located containers can be organized to provide civic services such as informational kiosks or mini museums. Further examples are given on the following pages.



# Midtown Rising

## Public Art

Public art in the  
open space  
redevelopment



# Midtown Rising

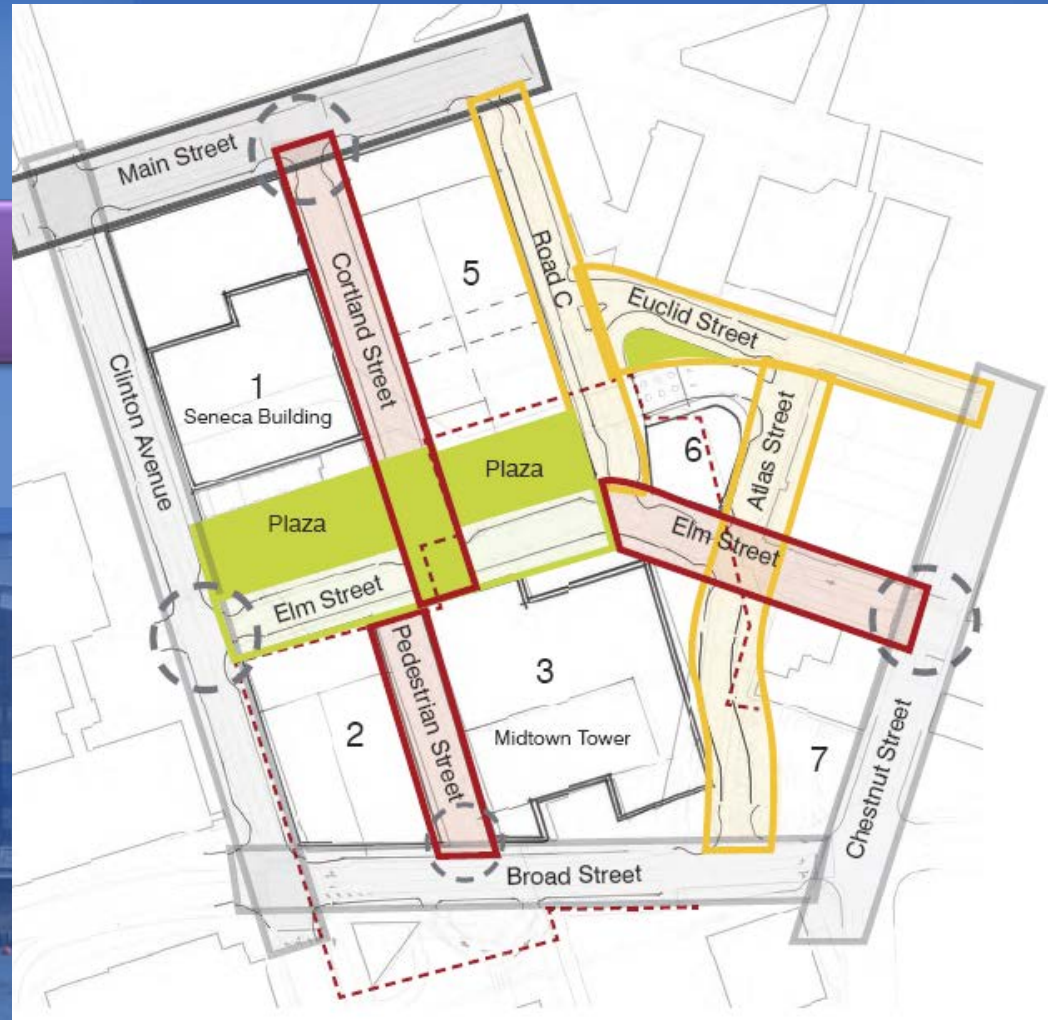
# Infrastructure Funding

<u>Sources</u>	<u>Amount</u>	<u>Uses</u>	<u>Amount</u>
New York State	\$ 55,900,000	Acquisition & Relocation	\$ 23,400,000
City	\$ 43,700,000	Abatement & Demolition	\$ 42,900,000
Federal	\$ 4,700,000	Planning & Design	\$ 3,000,000
REDCO & URA	\$ 2,500,000	Truck Tunnel	\$ 9,400,000
<u>Monroe County</u>	<u>\$ 250,000</u>	Streets, Utilities & Garage	\$ 22,800,000
<b>Total</b>	<b>\$ 107,050,000</b>	Open Spaces & Corridors	\$ 2,700,000
		<u>Other</u>	<u>\$ 2,850,000</u>
		<b>Total</b>	<b>\$ 107,050,000</b>



# Midtown Rising

## Street Naming



# Midtown Rising

## Infrastructure Timeline

	June 2012	Oct 2012	Feb 2013	March 2013	Spring 2013	July 2013	Fall 2013	Spring 2014	Sum 2014	Fall 2014
<b>Tunnel</b>										
<b>Garage</b>						<i>Partially Open</i>				
<b>Streets</b>						<i>Partially Open</i>				
<b>Open Space</b>										

# Midtown Rising Update

Questions and Comments