

Rochester

DOWNTOWN REVITALIZATION INITIATIVE

LPC MEETING #7

July 13, 2022



Preamble

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to any of the projects that may be discussed today. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote about that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

Do any members need to make a disclosure?

Agenda

- Project updates
- What we heard: Public Meeting 3
- Draft list discussion
- Strategic Investment Plan
- Next steps

Project Updates

Alta Vista

- Was not awarded LIHTC 9% - will reapply next cycle
- DRI award would make it more competitive

Kresge and Main Street Commons

- Agreement reached for site control – closing anticipated in August



What We Heard: Public Meeting 3 Recap

Public Meeting #3 comments

THEMES ACROSS COMMENTS/QUESTIONS ABOUT DRI PROJECTS

- Decarbonization
 - Building heating/cooling
 - Green public realm
 - Bike infrastructure
- Historic preservation
- Affordability and displacement
- Parking

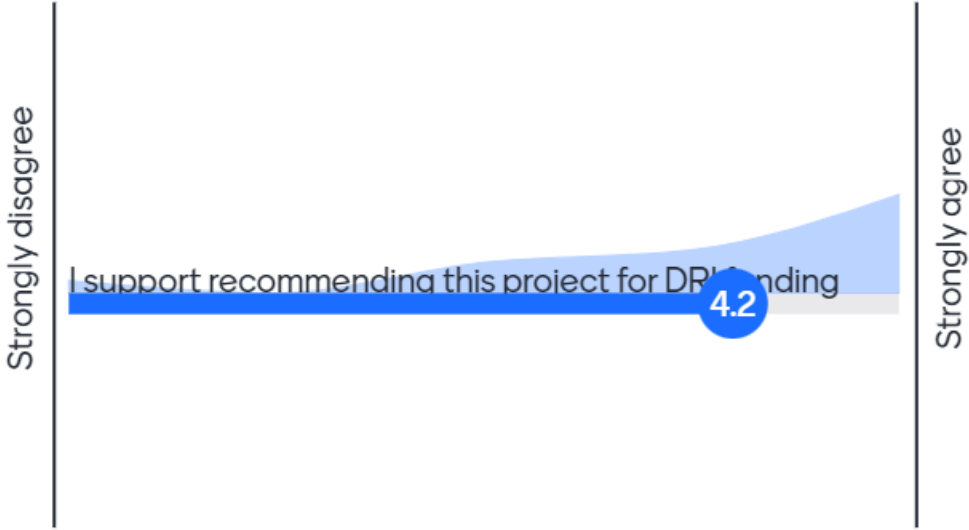
BEYOND DRI – DOWNTOWN NEEDS/QUESTIONS

- Grocery!
- Downtown Neighborhood Service Center

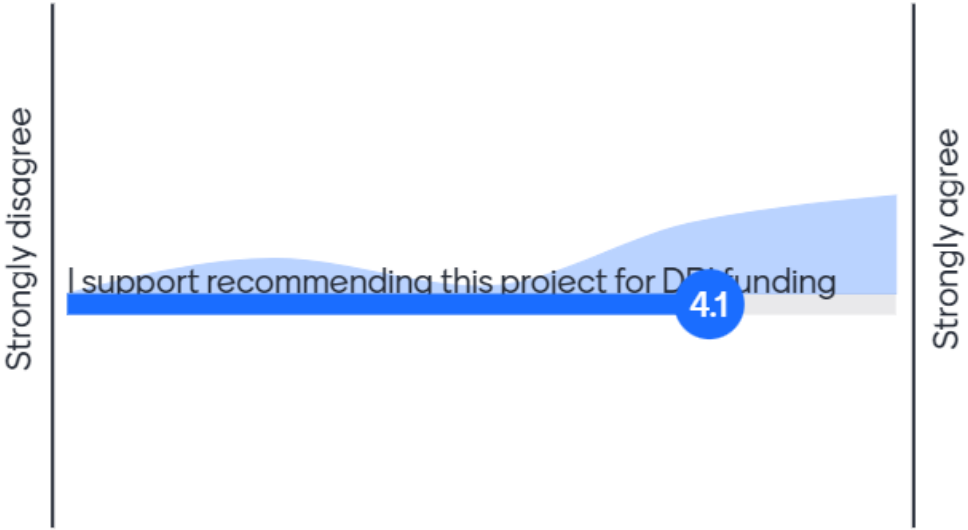
46 attendees

Public Meeting #3 polling results

Main & Clinton

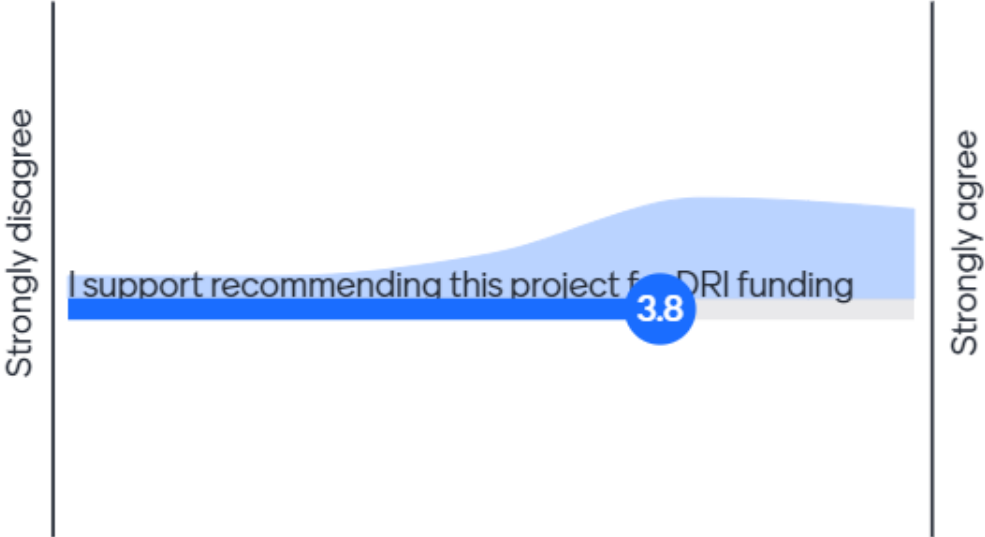


Main St Commons

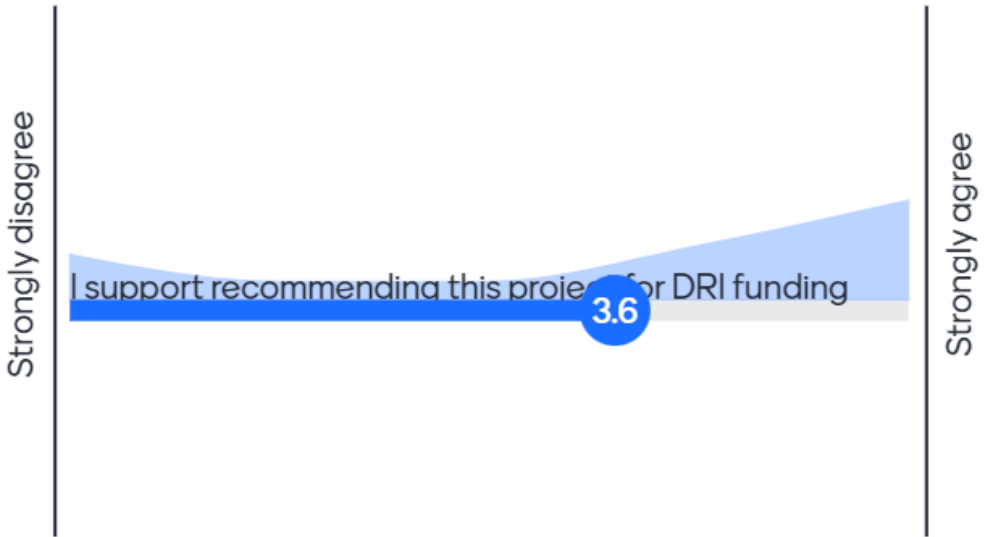


Public Meeting #3 polling results

Edwards and Geothermal



Alta Vista



Public Meeting #3 polling results

Gateway and Atrium



Kresge



Draft List of Projects to Recommend for DRI

Requested DRI Funding

All project proposals submitted during Open Call

\$27.5M – 29M
All project proposals

Spring 2022



Projects recommended by LPC for DRI funding

\$12M – 16M
Recommended projects

Summer 2022



Projects awarded DRI funding by State agencies

\$9.7M
Awarded projects

Fall 2022

DRI project parameters for selection

Feasibility

- Readiness to start
- Completeness of funding plan
- Clarity of site control and regulatory steps
- Capacity of project sponsor to complete and maintain investment

Potential Impact

- Alignment with DRI goals and vision
- Transformative and catalytic potential
- Synergies with other DRI projects – “critical mass”
- Timeline to completion

Benefit/Cost

- % total DRI funds relative to impact
- Demonstrated need for DRI funds to complete project
- Other funds leveraged
- Relative community/economic benefit
- Past State investment
- Appropriateness of DRI as funding source

Public Input

- Community feedback from workshops, online, LPC meetings
- Previously expressed local and regional priorities

Draft list of projects to recommend for DRI funding

Projects	DRI Request
Main Street Commons - \$1,300,000	1,300,000
Main and Clinton Mixed Use - \$5,000,000	5,000,000
Kresge Boutique Hotel and Restaurant - \$1,750,000	1,750,000
Edwards Building and Geothermal Co-op - \$2,750,000	2,750,000
Renovation of Gateway and Atrium Buildings - \$4,000,000	4,000,000
Alta Vista - \$2,000,000	2,000,000
Meng & Shafer Buildings and Secret Courtyard - \$750,000	-
Mortimer Street Plaza - \$750,000	-
Cox Building Adaptive Reuse - \$3,500,000	-
Clinton/Division Neighborhood Office and Retail - \$750,000	-
Albert Paley Archive and Exhibition Space - \$1,000,000	-
His Branches Community Health Center - \$1,000,000	-
	Total
	\$ 16,800,000

Draft list of projects to recommend for DRI funding

	Main & Clinton	Commons	Edwards	Gateway/Atrium	Kresge	Alta Vista
LPC support	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●	● ● ● ● ○
Public support	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●	● ● ● ● ○	● ● ● ● ○	● ● ● ● ○
Catalytic effect	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●	● ● ● ● ○	● ● ● ● ○	● ● ● ● ○
Readiness	● ● ● ● ●	● ● ● ● ○	● ● ● ● ○	● ● ● ○ ○	● ● ● ● ○	● ● ● ○ ○
Sponsor capacity	● ● ● ● ●	● ● ● ● ●	● ● ● ● ○	● ● ● ● ●	● ● ● ● ○	● ● ● ● ●
Community benefits	● ● ● ● ●	● ● ● ● ●	● ● ● ● ○	● ● ● ● ○	● ● ● ● ○	● ● ● ● ●
Alignment with goals	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●	● ● ● ● ○	● ● ● ● ○	● ● ● ● ○

CANDIDATE FOR DRI FUNDING

Main & Clinton Mixed-Use

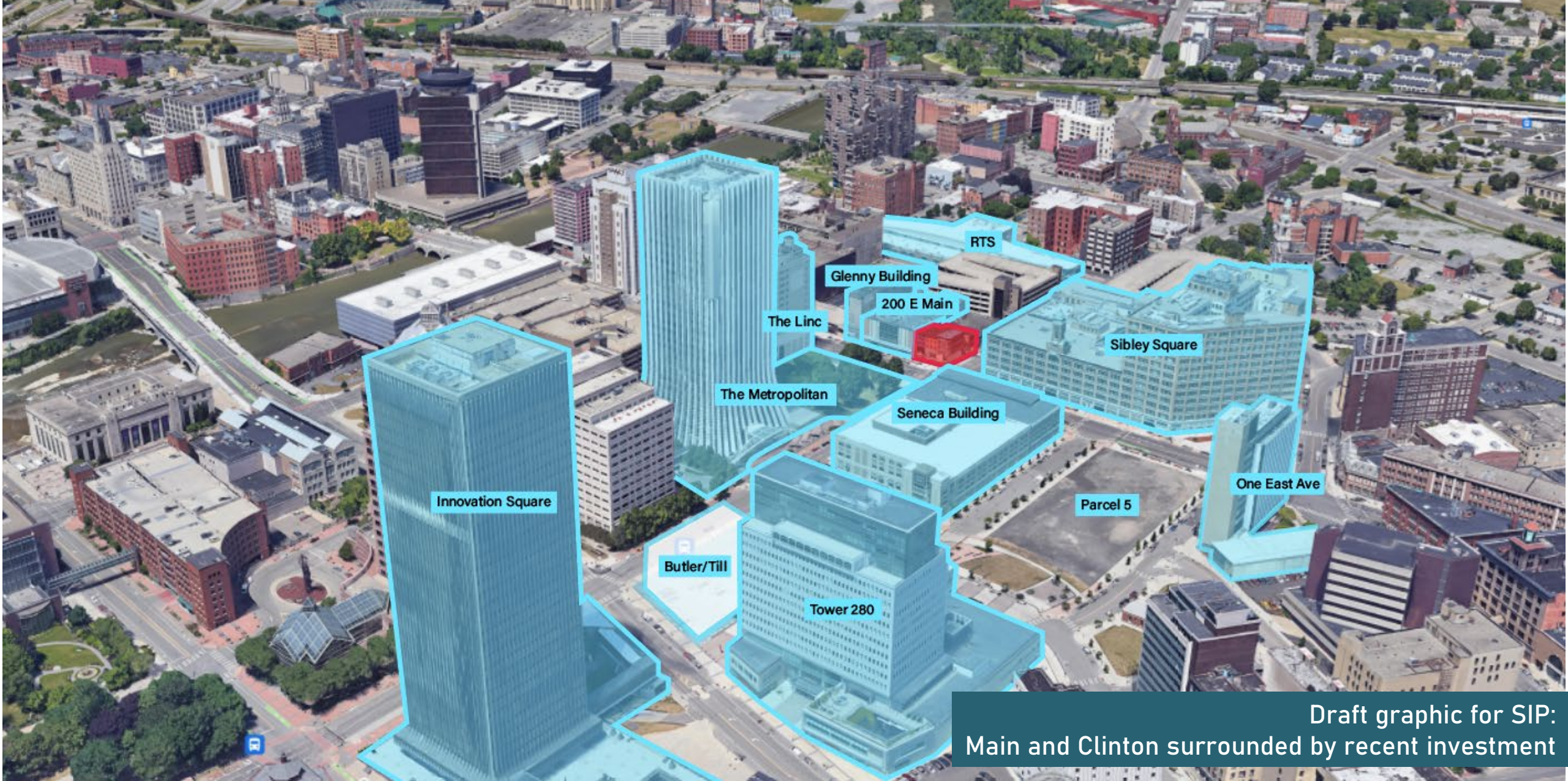
Total cost: \$10,300,000 DRI request: \$5,000,000

Transform 4 buildings into 11 middle-income apartments and 4 retail spaces



- ● ● ● ● LPC support
- ● ● ● ● Public support
- ● ● ● ● Catalytic effect
- ● ● ● ● Readiness
- ● ● ● ● Sponsor capacity
- ● ● ● ● Community benefits
- ● ● ● ● Alignment with goals

Why is Main and Clinton so important?

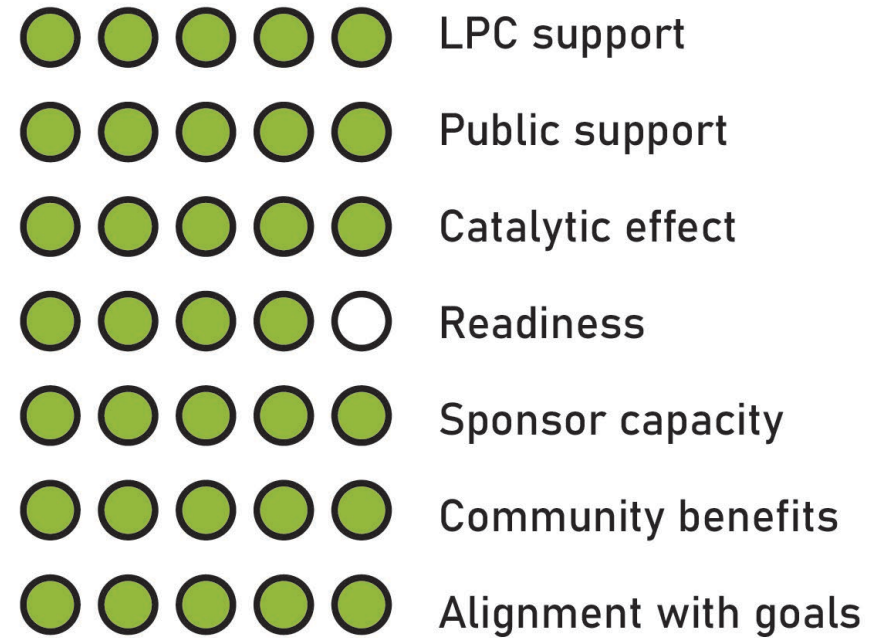
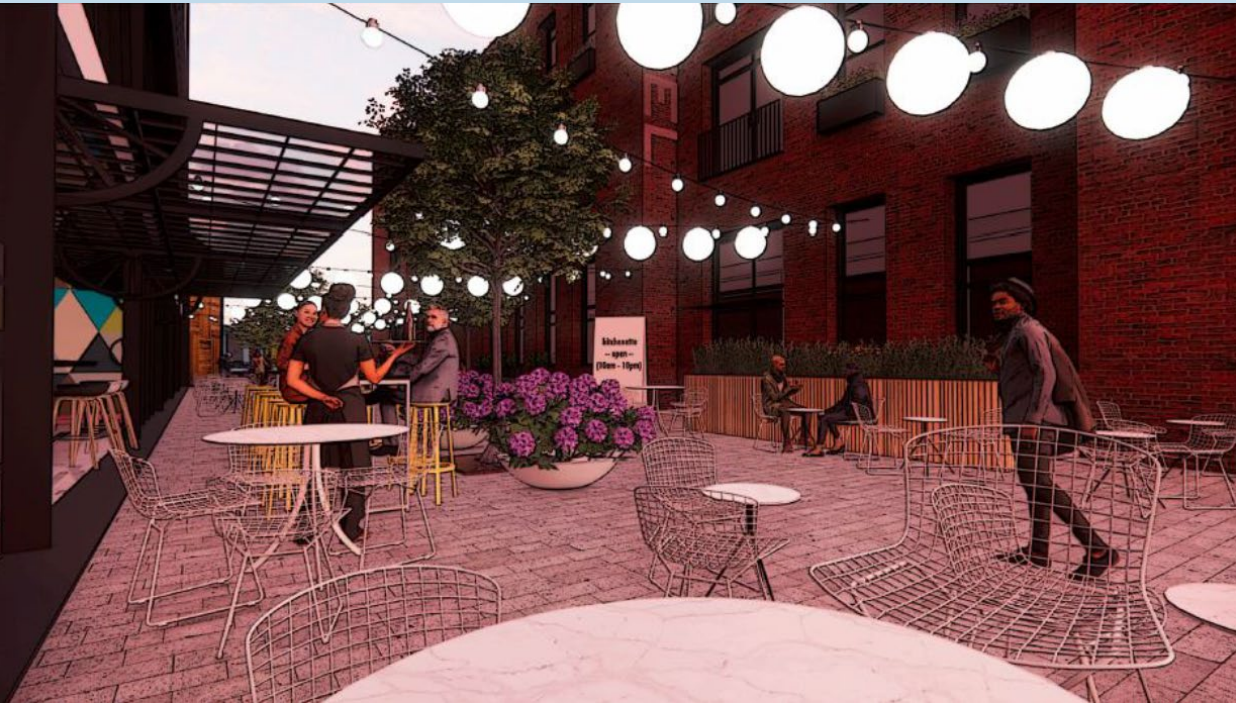


Draft graphic for SIP:
Main and Clinton surrounded by recent investment

Main Street Commons

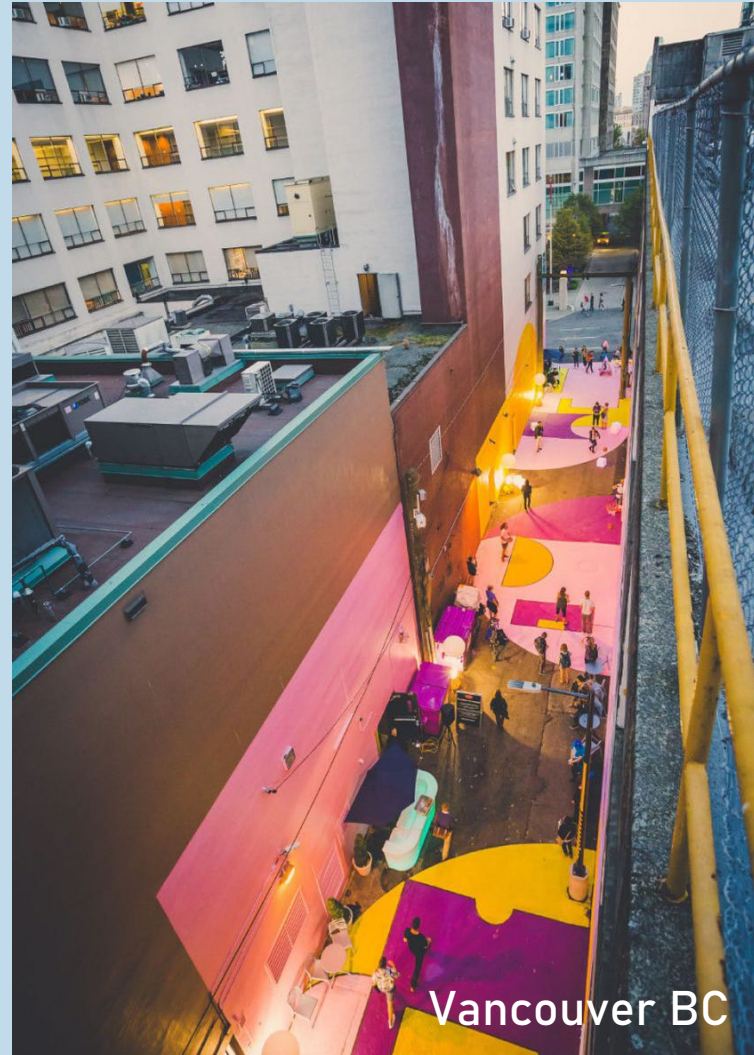
Total cost: \$1,500,000 DRI request: \$1,300,000

Create new outdoor public space enhancing pedestrian circulation and perception of safety while providing space for outdoor dining and entertainment



Would a Main Street Commons still work before/without adjacent projects?

Examples of alleyways without openings to adjacent buildings



CANDIDATE FOR DRI FUNDING

Edwards & Geothermal

Total cost: \$36,000,000 DRI request: \$2,750,000

Renovate long-vacant building into 114 housing units with 25,000 sf commercial. Install shared geothermal wellfield.

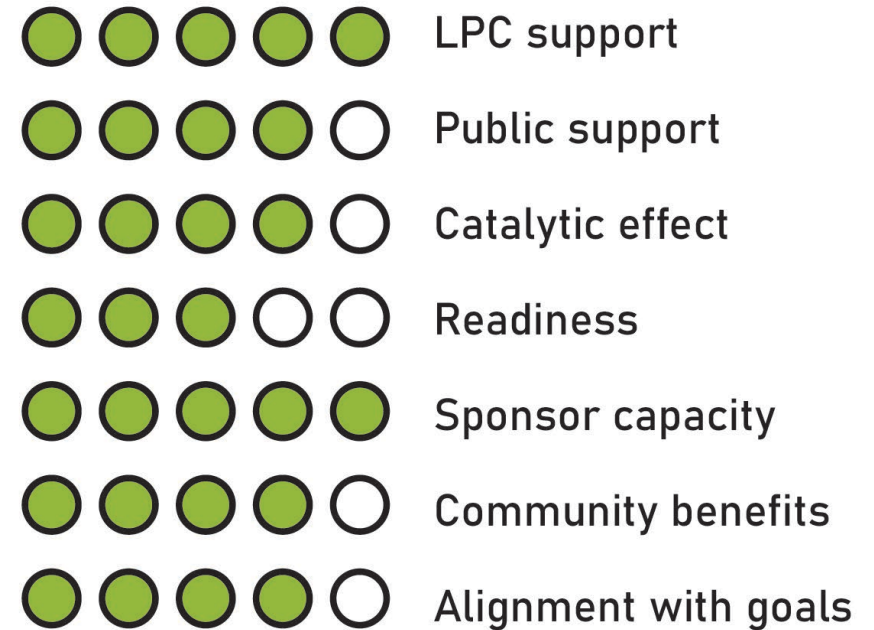


- ● ● ● ● LPC support
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- ● ● ● ○ Readiness
- ● ● ● ○ Sponsor capacity
- ● ● ● ○ Community benefits
- ● ● ● ● Alignment with goals

Gateway/Atrium Buildings

Total cost: \$73,995,000 DRI request: \$4,000,000

Renovate two Main Street buildings into 168 units of mixed-income housing and 20,000 sf commercial space



CANDIDATE FOR DRI FUNDING

Kresge Hotel & Restaurant

Total cost: \$11,700,000 DRI request: \$1,750,000

Renovate historic building into boutique hotel and restaurant with private event space and focus on local food/beverage scene



- LPC support
- Public support
- Catalytic effect
- Readiness
- Sponsor capacity
- Community benefits
- Alignment with goals

CANDIDATE FOR DRI FUNDING

Alta Vista

Total cost: \$32,412,803 DRI request: \$2,000,000

Build new 6-story, mixed-use building on vacant lot, providing 76 affordable units including 14 supportive housing units. Make improvements to historic St. Joseph's Park.



- LPC support
- Public support
- Catalytic effect
- Readiness
- Sponsor capacity
- Community benefits
- Alignment with goals

Recent/Ongoing Investment



ROC the Riverway

Main Street Improvements Phase 2

RTS Transit Center

Glenny Building

East Main Street

Sibley Square

Main Street Improvements Phase 1

North Clinton Avenue

Andrews Street

Franklin Street

Draft DRI Recommendations

Edwards Bldg
+ Geothermal

Gateway/
Atrium

Main Street
Commons

Kresge
Hotel

The
Mayflower

Alta Vista



All SIP Projects



ROC the Riverway

Cox Building

Edwards Bldg + Geothermal

Gateway/ Atrium

RTS Transit Center

Mortimer Plaza

Main Street Commons

Kresge Hotel

Meng + Shafer

Glenny Building

The Mayflower

Clinton/Division

Health Center

Paley Archives

Sibley Square

Alta Vista

North Clinton Avenue

Andrews Street

Franklin Street

East Main Street

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	Total
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Strategic Investment Plan

What is included in the Strategic Investment Plan?

- Downtown Profile and Assessment
- Vision, Goals, and Strategies
- Management and Implementation Strategy
- Community Involvement
- Project Profiles

What's Next?

Next steps

- Tomorrow - Ballot sent
- ! • Monday/ASAP - Ballot due
- July 29 - Strategic Investment Plan submitted to State
- August through late 2022 - State evaluation and decision-making
- 2023 - Project implementation begins



Public Comment