

01 – Alta Vista at St. Joseph’s Park

PROPOSAL

Description:

- Transformation of 4 vacant lots into a 6-story, 84,000 sq. ft., mixed-use building
- Includes 76 affordable units, 14 of which would be for formerly homeless individuals with serious mental illness, substance use disorder, and/or who are victims/survivors of domestic violence
- Includes improvements to St. Joseph’s Park and event space to be leased out by Landmark Society of New York

Total Cost: \$32,412,803

DRI Request: \$2,000,000

- \$1,850,000 for building

- \$150,000 for park improvements

Sponsor: Ibero-American Development Corporation, Edgemere Development

Time Frame: Construction complete in Summer 2024



Left: Ground floor plan.

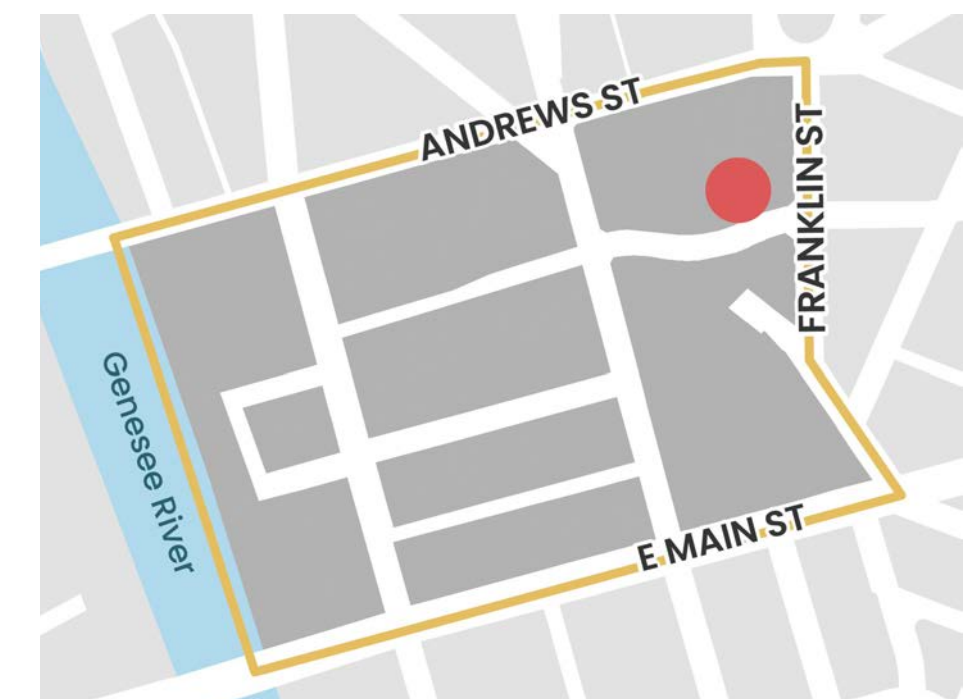
Right: Architectural drawing of proposed building facing south.

EXISTING CONDITIONS

Location: 101-113 Franklin St.; 317 + 325 Andrews St.; 106 Pleasant Ave.

Current site condition: Vacant parking lots adjacent to St. Joseph’s landmark.

Site control pending.



02 – Restoration and Redevelopment of the Northwest Corner of E. Main and N. Clinton*

* 2 proposals for these buildings

PROPOSAL

Description:

- Redevelopment of 4 largely vacant properties into mixed-use buildings featuring apartments and retail/commercial space
- Involves interior demolition and facade restoration
- Proposals include 10-12 market-rate apartments and 4,600 sq. ft. ground-floor commercial/retail spaces. May include several affordable units.

Total Cost: \$9,000,000-\$10,300,000

DRI Request: \$3,700,000-\$5,000,000

Sponsor: SOS General Contractors LLC / Home Leasing LLC

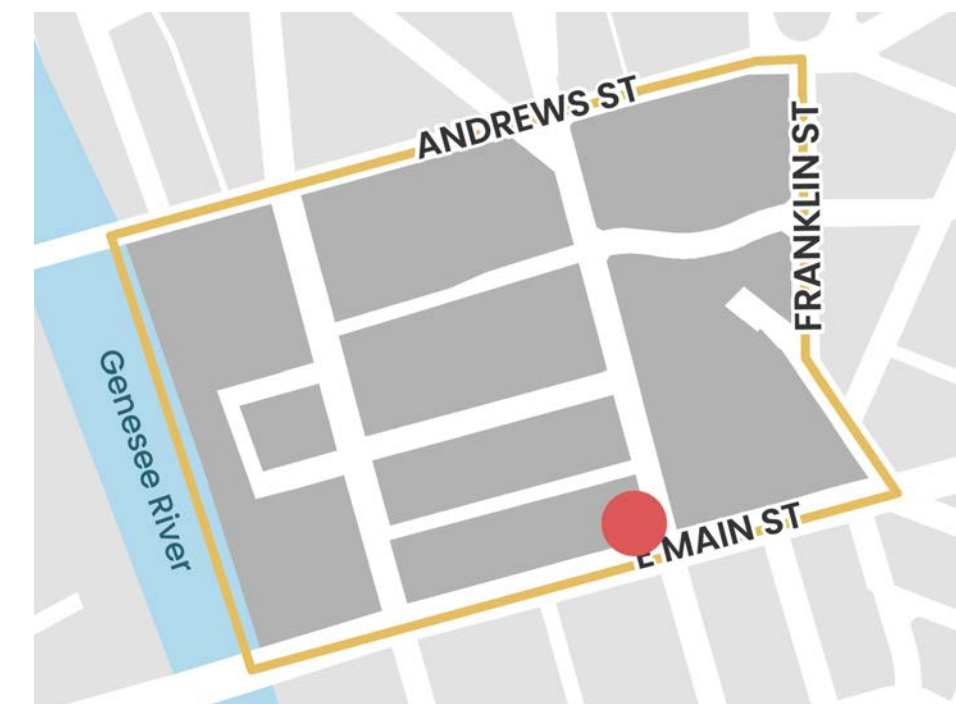
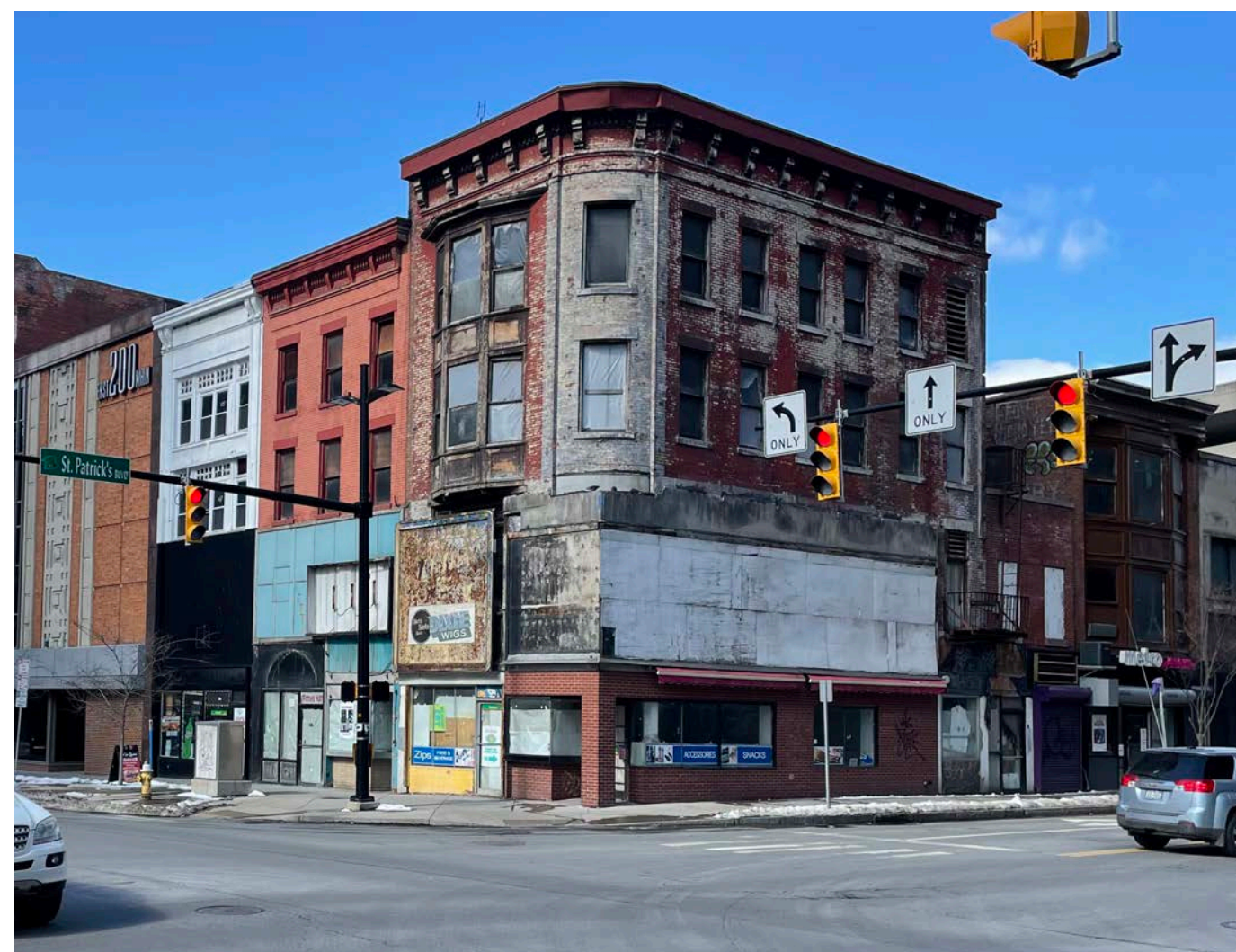
Time Frame: Complete 2024

EXISTING CONDITIONS

Location: 216-218 E. Main St., 220-222 E. Main., 224-226 E. Main St., 5-7 N. Clinton Ave. (NW corner of E. Main St. and N. Clinton Ave.)

Current site condition: 4 buildings built in 1910 and renovated several times over the years, now vacant for nearly 40 years. All 4 buildings' mechanical systems, structure, facade and interiors require significant updating.

Site control pending.



03 – Main Street Commons

PROPOSAL

Description:

- Provides space for outdoor dining and small-scale entertainment, while enhancing pedestrian circulation within the district
- Involves demolition of existing building on site
- City will be responsible for maintenance, with agreement to be arranged with the adjacent private developer(s), allowing them to utilize portions of the site for café seating, small entertainment events, and an occasional full closure for larger events.



(clockwise from left) Rendering of entrance from E. Main St.; entrance from Division St., Commons seating and plantings

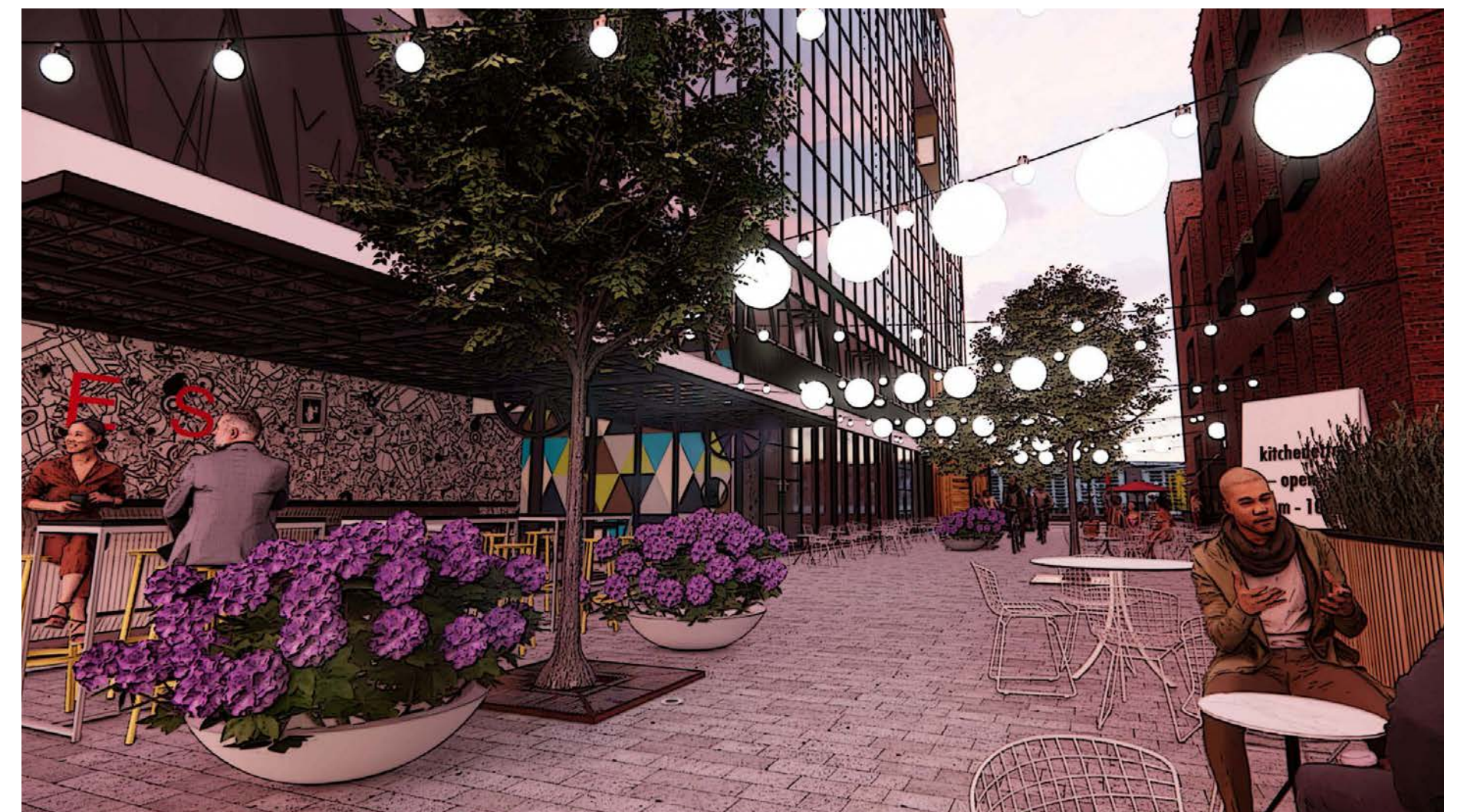


Total Cost:
\$1,500,000

DRI Request:
\$1,300,000

Sponsor: City of Rochester

Time Frame:
Construction complete Summer 2024

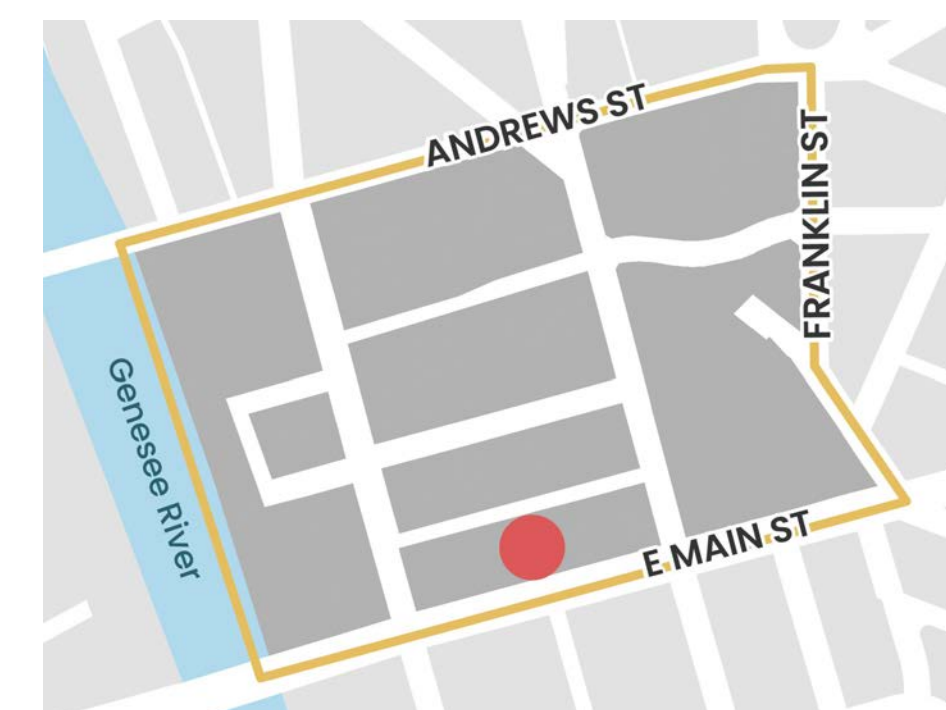
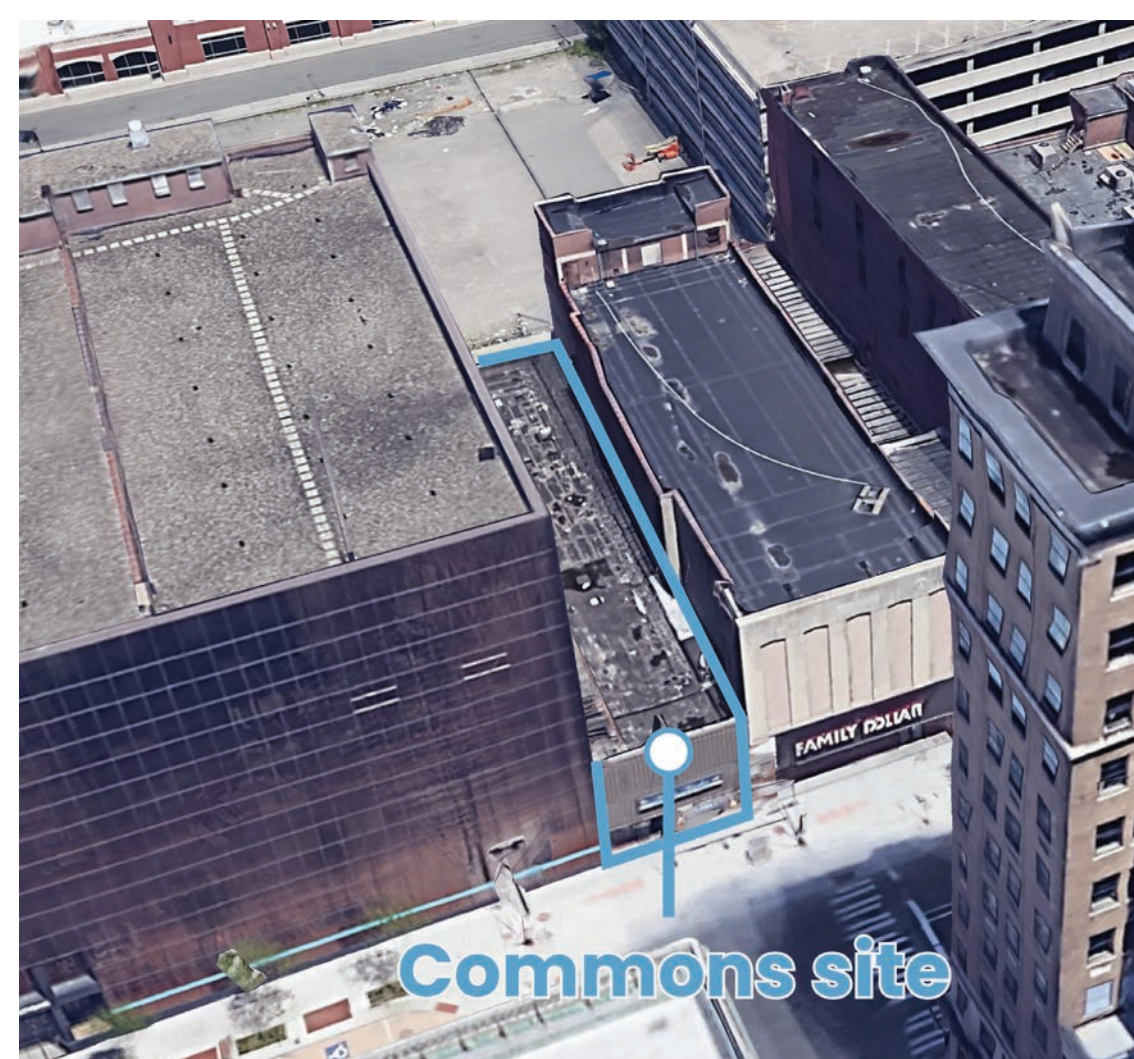


EXISTING CONDITIONS

Location: 170-172 E. Main St.

Current site condition: Occupied by a building with main entrance on E. Main St., vacant now but most recently a convenience store.

Site control pending.



04 – Mortimer Street Plaza

PROPOSAL

Description:

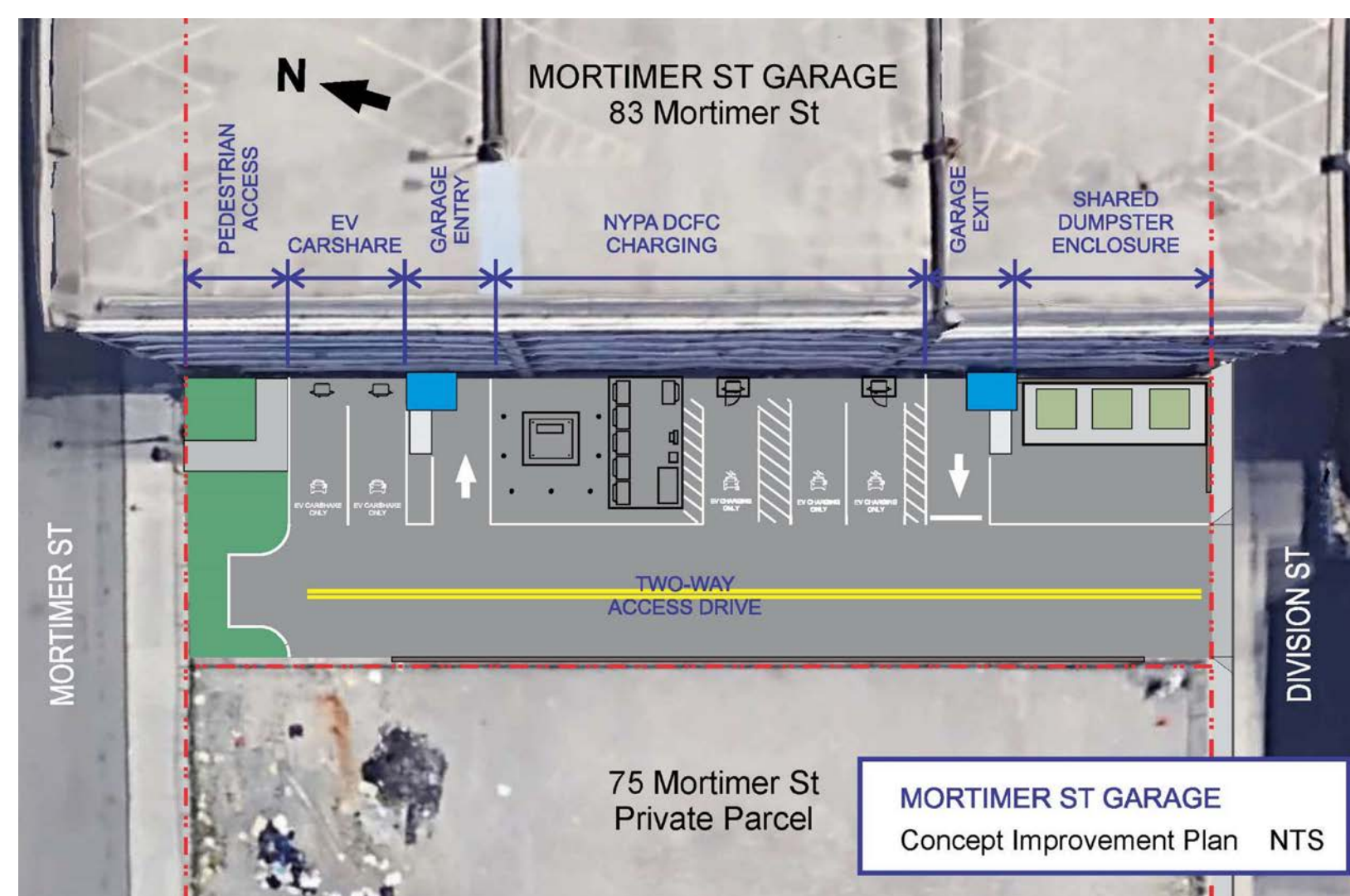
- Improvements to the rear, street-level portion of the Mortimer St. Garage site, to accommodate electric vehicle (EV) car-share stations, EV charging stations, and a shared trash/recycling enclosure.
- The trash/recycling area will serve businesses so that dumpsters currently located along Division St. can be consolidated to improve the overall pedestrian functionality and aesthetic of the street.

Total Cost: \$850,000

DRI Request: \$750,000

Sponsor: City of Rochester

Time Frame: Break ground in no more than 24 months



Left: Concept plan of Mortimer St. Plaza. Right: EV Charging station example

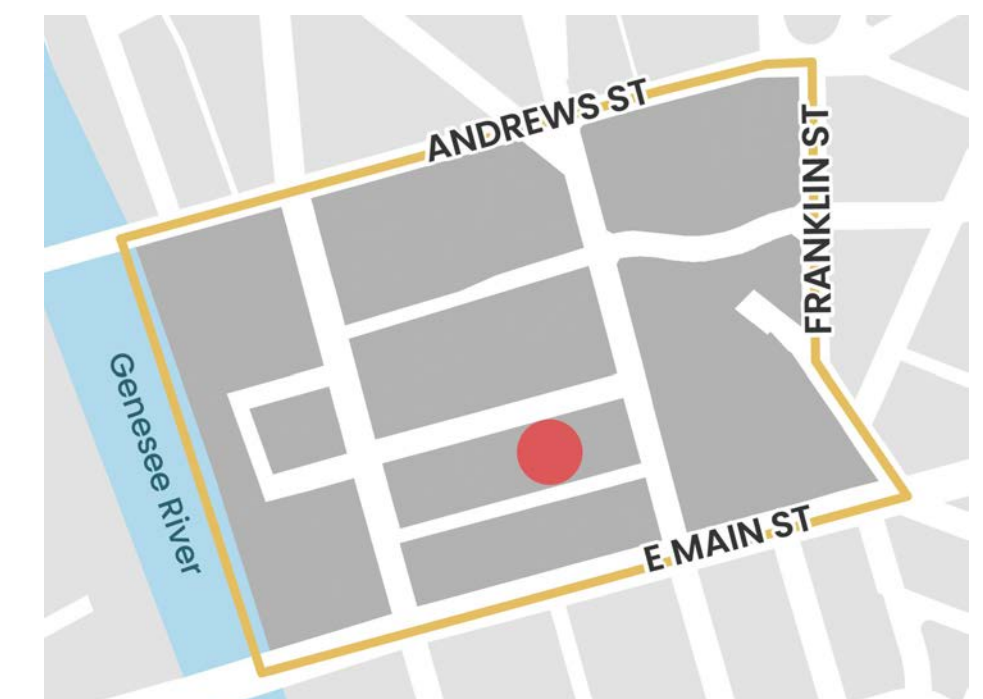
EXISTING CONDITIONS

Location: Just west of Mortimer St. Garage structure

Current site condition and uses: Currently serves as secondary entrance to City-owned and maintained garage



Recent photo of space proposed for Mortimer St. Plaza, as seen from Division St.



05 – Downtown Digital Media at Corner of East Main Street and Clinton Avenue

PROPOSAL

Description:

- Installation of LED high-definition video billboards and solar panel equipment at the NW corner of E Main St and N Clinton Ave, with 24-hour news, weather, advertisements for community events

Total Cost: \$1,150,000

DRI Request: \$500,000

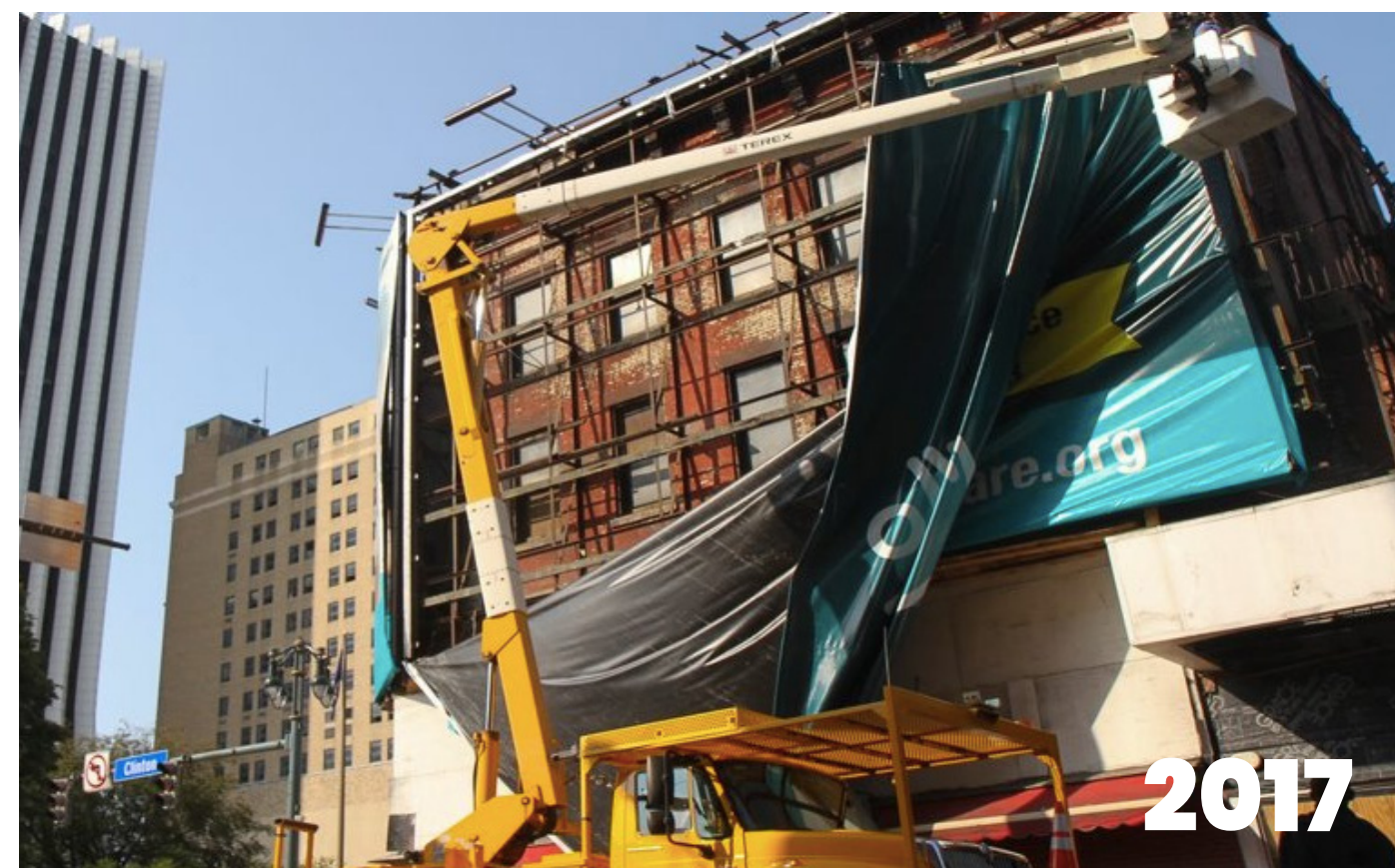
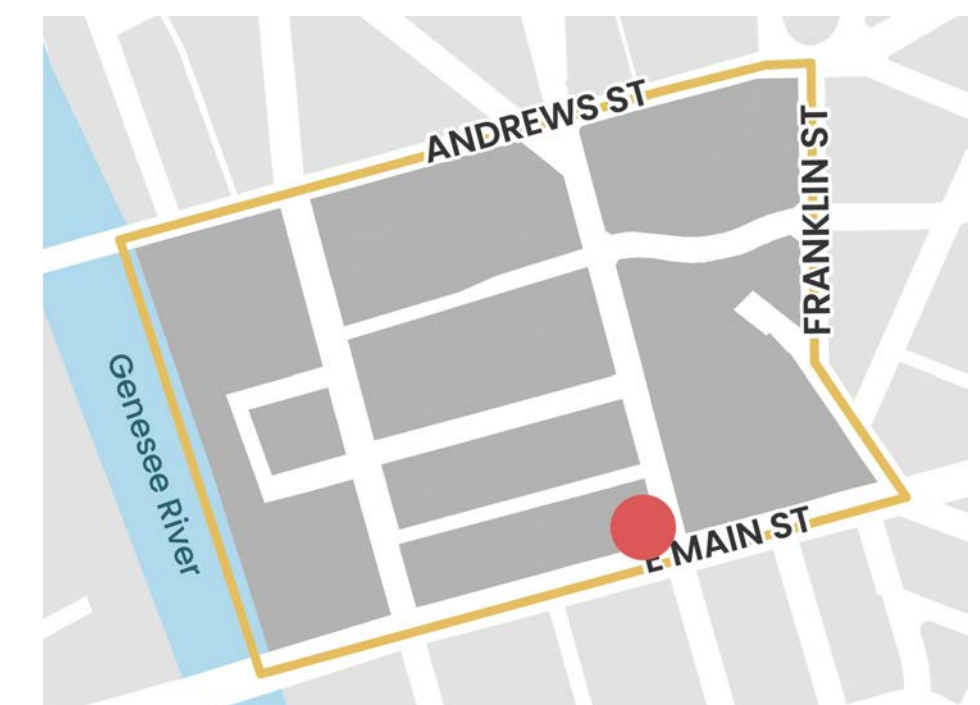
Sponsor(s): Xperience Live, LLC and ROC City Leasing, LLC

Time Frame: Completed by September 2023

EXISTING CONDITIONS

Location: 216-218 E Main Street, 220-222 E Main Street, 224-226 E Main Street, 5-7 N Clinton Ave (NW corner of E Main and N Clinton)

Current site condition: Buildings at the corner are largely vacant. The last full billboards (printed, not digital) to cover the building were removed in 2017. Before that, billboards had covered and/or stood above the buildings since the 1940s.



06 – Rehabilitation and Adaptive Reuse of Cox Building

PROPOSAL

Description:

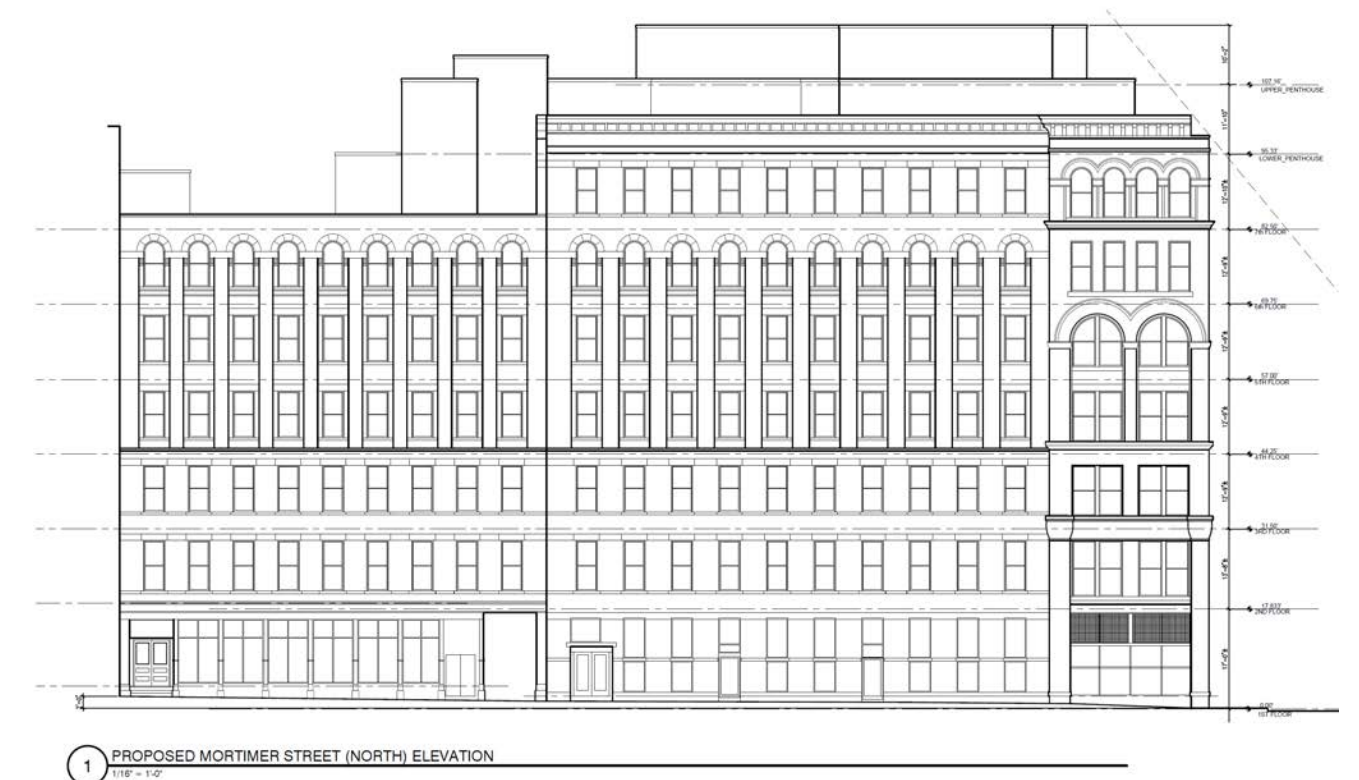
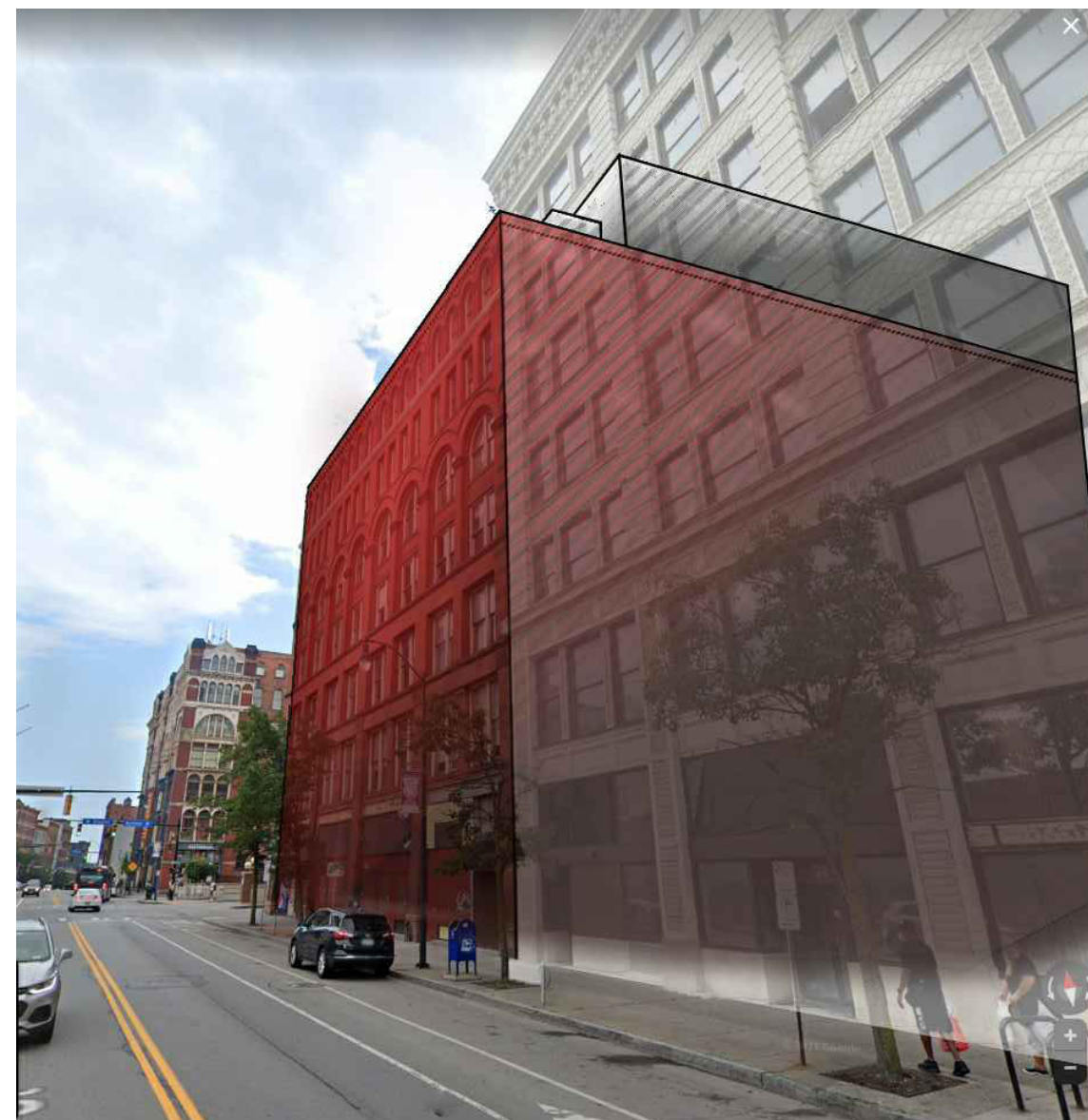
- Restoration of historic exterior and renovation of interior into 85 new residential apartments and three retail storefronts, across the street from the RTS Transit Center
- Residential units would be 1-, 2-, and 3-bedroom and townhouse apartments, for a total of 139,000 sq. ft., with amenities including a gym and pool. Involves addition of 2 upper floors.
- Street-level storefronts planned to include: pub/barber shop, accounting office, and retail/food store, totaling 4,809 sq. ft.

Total Cost: \$31,064,550

DRI Request: \$3,500,000

Sponsor: LJB Development, LLC

Time Frame: Construction complete by Summer 2023

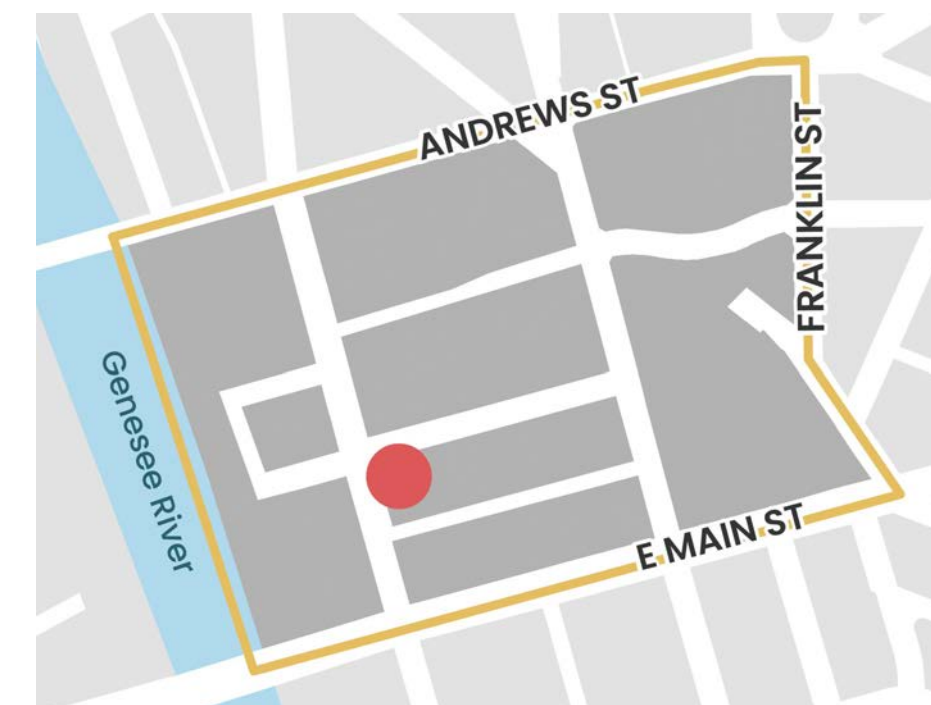


Proposal rendering and architectural drawing, showing addition of two floors over restored historic building.

EXISTING CONDITIONS

Location: 36 St. Paul St.

Current site condition and uses: Previously used as a mixed-use apartment, office, and retail building. Currently vacant.



07 – Albert Paley Archives and Exhibition Space in Sibley Square

PROPOSAL

Description:

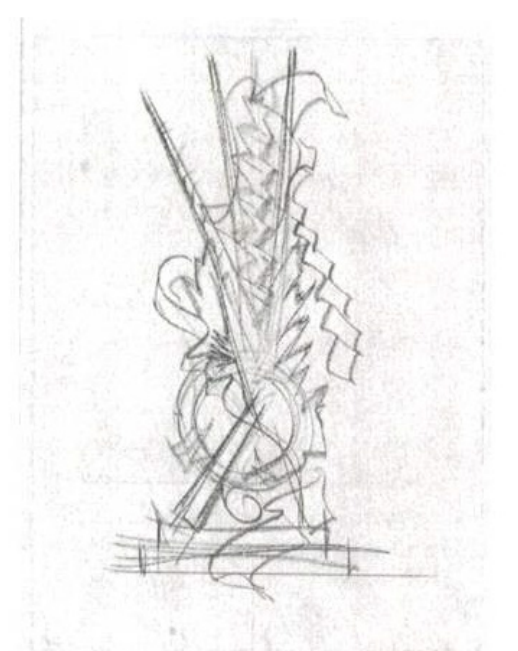
- Improvements to undeveloped, high-visibility space in Sibley Square needing full renovation and base infrastructure
- Elements of the Rochester artist's archives, exhibition maquettes, and interactive multi-media installations to be displayed for education and entertainment
- To be managed by RIT, who will institute curriculum and coordinate archives

Total Cost: \$2,600,000

DRI Request: \$1,000,000

Sponsor: Partnership between Albert Paley, Rochester Institute of Technology, and WinnCompanies

Time Frame: 6 months from award



(left) RIT City Art Space, which would be next door to the Paley Archives. Source: RIT. (right) Paley's work and archives.

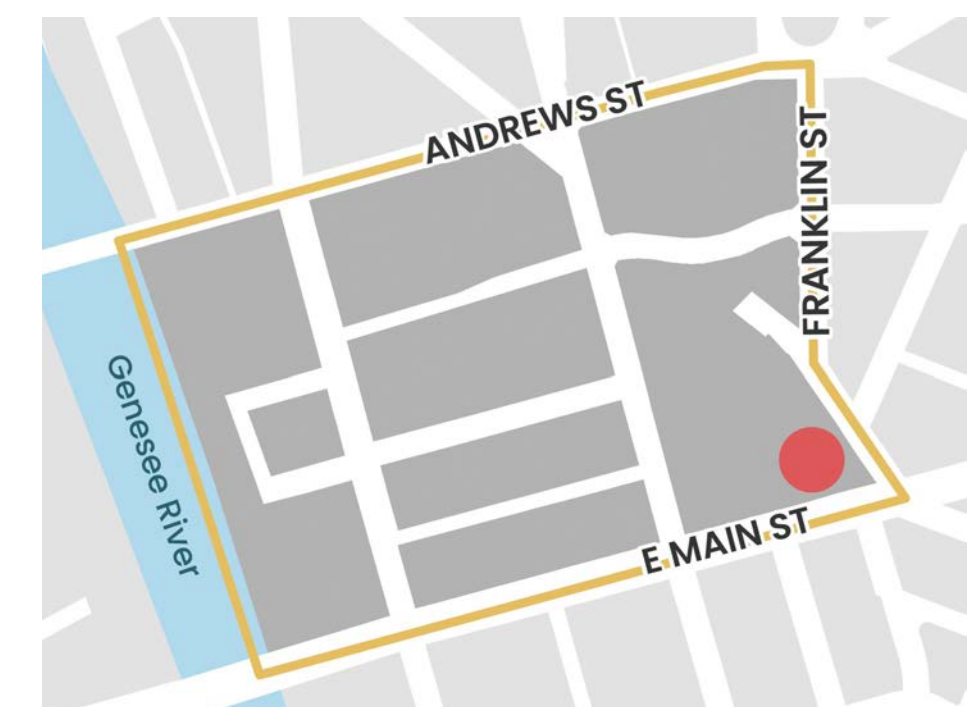
EXISTING CONDITIONS

Location: 272 E. Main St.

Current site condition and uses: Vacant retail space with 100 feet of window-front and entrance on Liberty Pole.



Adjacent storefronts at the Sibley Building



08 – Edwards Building Rehabilitation and Geothermal Well Field/Cooperative

PROPOSAL

Description:

- Rehabilitate and redevelop historic Edwards Building into dynamic mixed-use development
- 114 apartments and 13,700 sq. ft. ground floor commercial space for neighborhood retail (such as fast-casual restaurant, bike repair, urban grocery), with artist studio and creative workshop space on lower level
- Construct parking lot with 111 geothermal wells below to provide heating and cooling energy to Edwards and 3+ other nearby developments
- Focus on sustainable lifestyle amenities (e-bike share, EV car share, bus incentives)

Total Cost: \$36,000,000

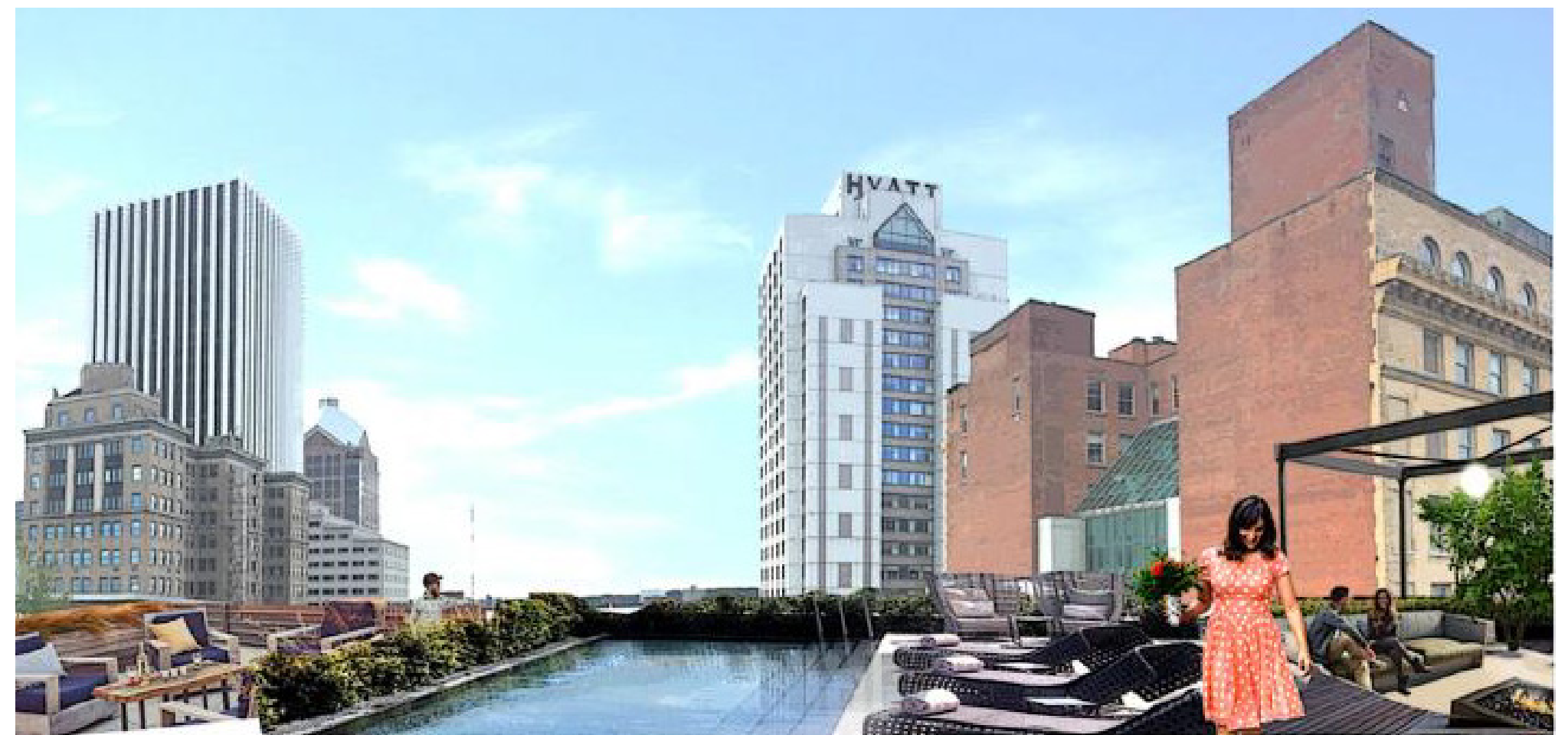
DRI Request: \$2,750,000

Sponsor: FORTIFIED / Dutton Properties

Time Frame: Construction complete early 2024



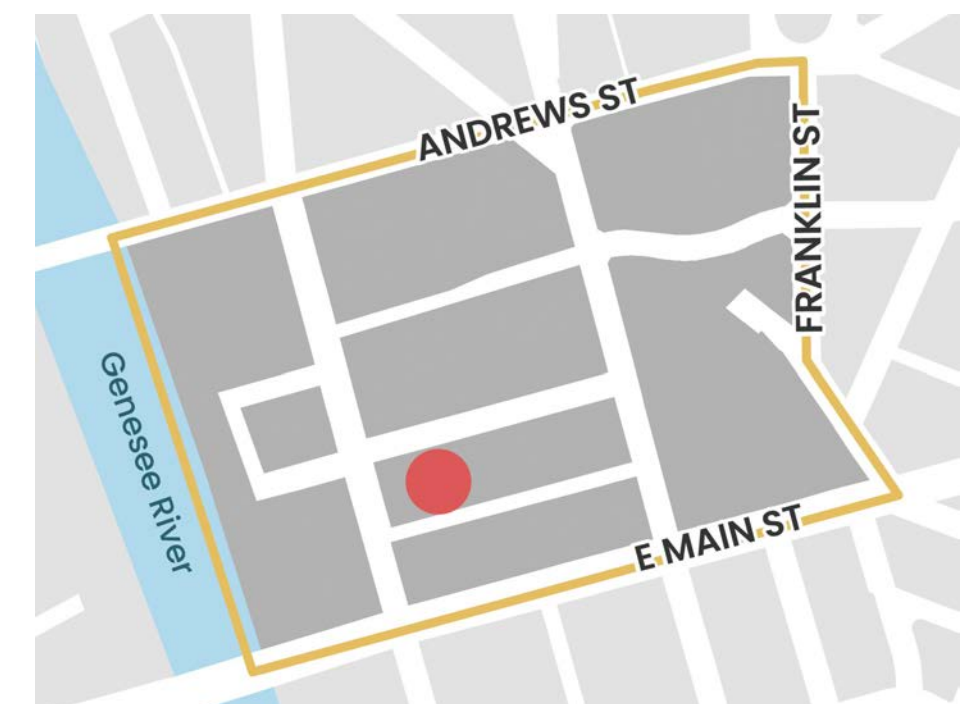
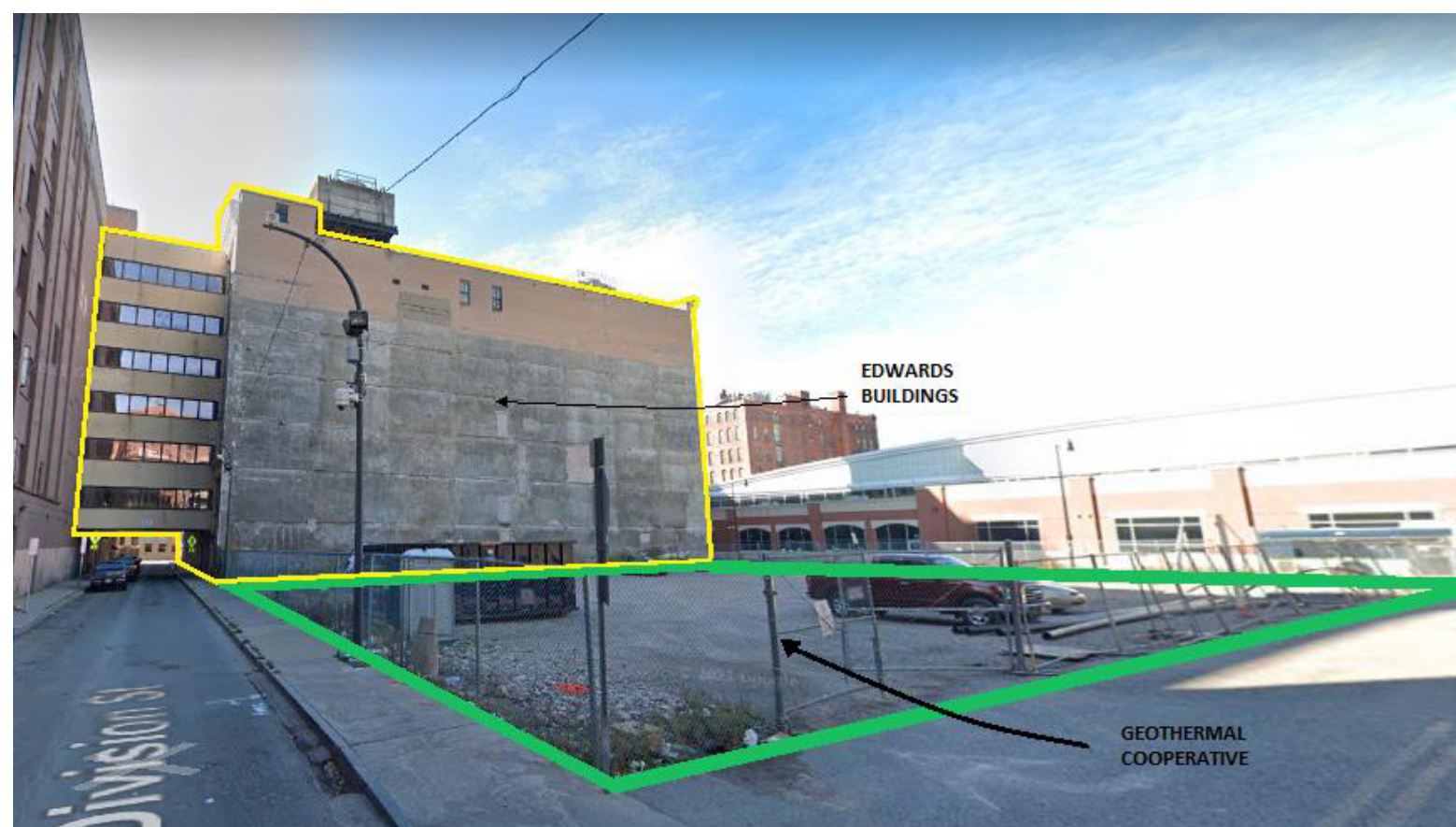
(left) Future Edwards Building overlooking parking lot / geothermal well-field. (right) Rendering of proposed rooftop of Edwards Building



EXISTING CONDITIONS

Location: 34 St. Paul St. and 75 Mortimer St.

Current site condition and uses: Empty lot and building both vacant for 20+ years. Building in sound structural condition but requires substantial renovation, while lot needs unstable soil removal.



09 – Historic Redevelopment of Kresge Building into Boutique Hotel and Restaurant

PROPOSAL

Description:

- Redevelopment into 28-room hotel next to Main Street Commons project, with 2-3 commercial tenants, for a total of 26,000 sq ft
- Food and beverage focus of commercial space, with restaurant, brewery/distillery space on ground floor, and rooftop bar/restaurant/event space

Total Cost: \$11,700,000

DRI Request: \$1,750,000

Sponsor: FORTIFIED / Dutton Properties

Partners: Good Luck, Jackrabbit Club

Time Frame: Open by end of 2024



Rendering of Kresge Building facing E. Main Street (top) and facing Division Street (bottom)

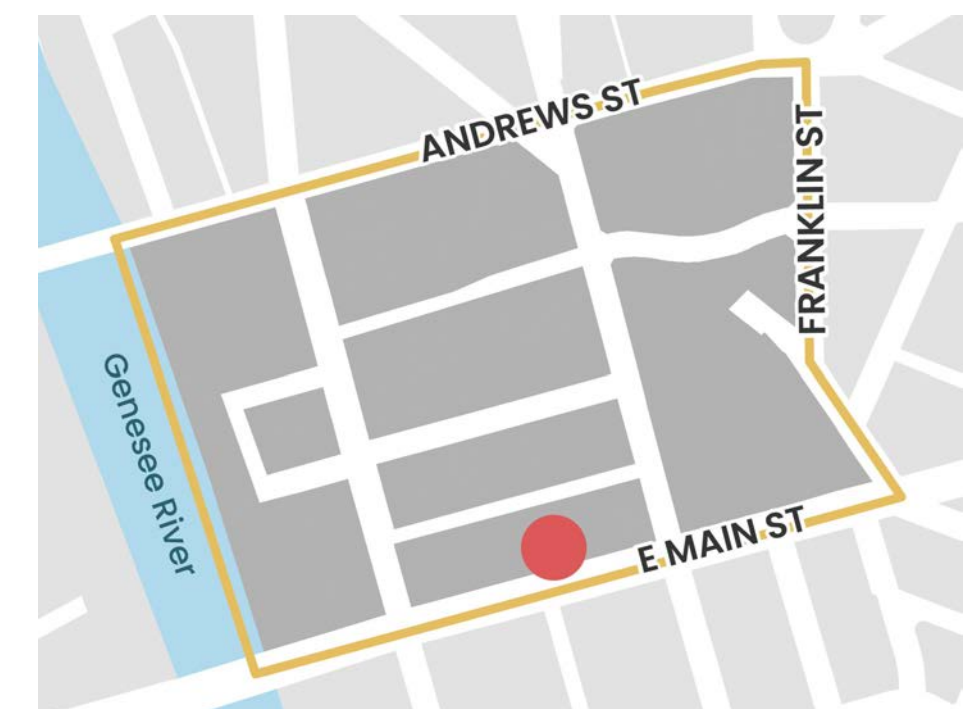


EXISTING CONDITIONS

Location: 176-182 E. Main St.

Current site condition and uses: Currently Family Dollar on first floor, vacant above. In good structural condition, with facades in good shape. HVAC and elevator need updates.

Site control pending.



10 – Redevelopment of Meng & Shafer Buildings and the Secret Courtyard

PROPOSAL

Description:

- Redevelopment into mixed-use buildings with 4 apartments and 2 commercial spaces, with a courtyard in between for use by commercial tenant (such as restaurant, distillery, gallery)
- Improvements include removal of front panel on E. Main Street and facade replacement

Total Cost: \$2,600,000

DRI Request: \$750,000

Sponsor: FORTIFIED / Dutton Properties

Time Frame: 17 months from award to completion

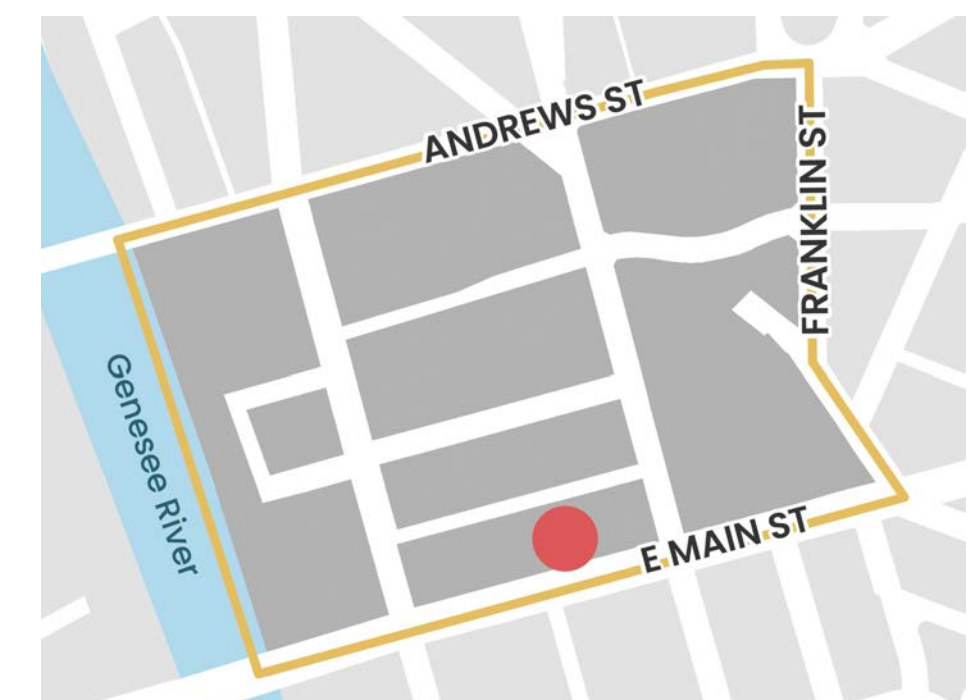
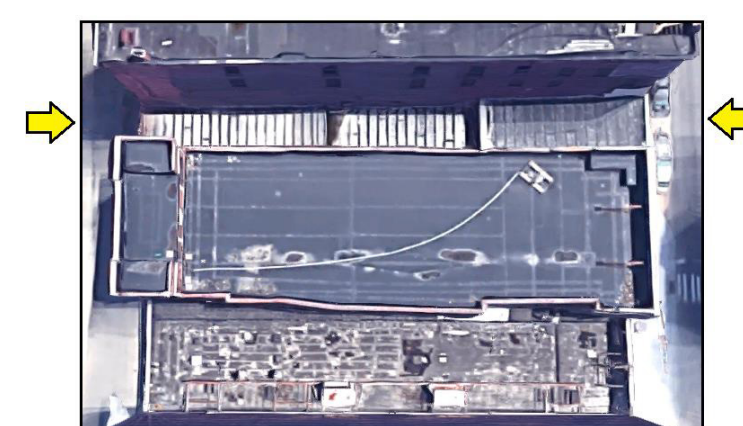
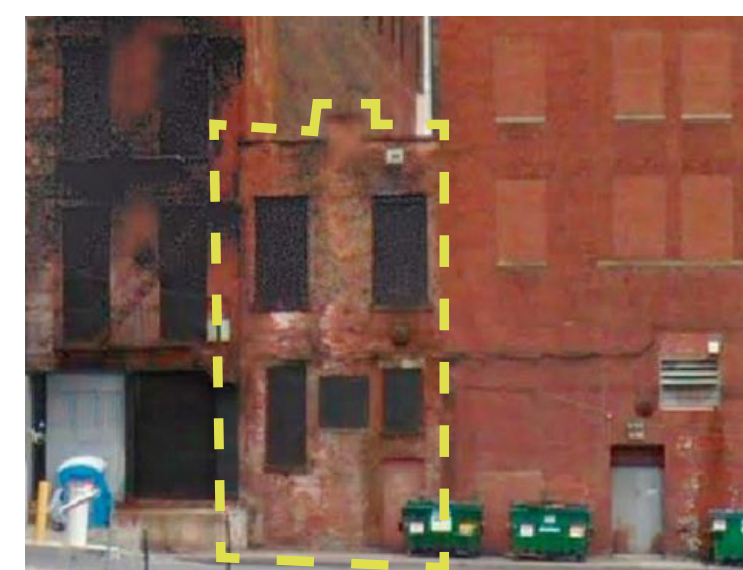
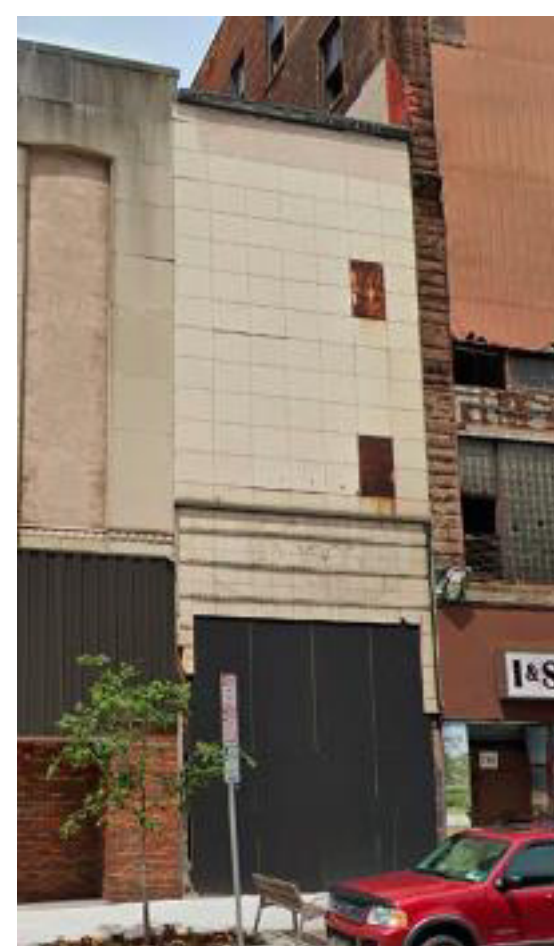


(from left) Rendering of redeveloped Meng & Shafer buildings with courtyard in between; rendering of front of Meng Building, facing E. Main Street; rendering of front of Shafer Building, facing Division Street.

EXISTING CONDITIONS

Location: 186 E. Main St.

Current site condition and uses: Two buildings built in 1860s, long-vacant - one facing E. Main St., the other facing Division St., with a courtyard in between.



(clockwise from left) Existing Meng Building facade; existing Shafer Building facade; buildings and courtyard from above.

11 – Clinton & Division Neighborhood Office and Retail

PROPOSAL

Description:

- Redevelopment into mixed-use commercial building, with 5,000 sq. ft. of office space on 2nd floor (for tech, business, and/or artists) and 5,000 sq. ft. retail/service on 1st floor (such as coffee shop, bakery, music venue)
- Improvements include structural reinforcements, new plumbing, new roof, electrical system, as well as rooftop solar panels

Total Cost: \$2,825,000

DRI Request: \$750,000

Sponsor: FORTIFIED / Dutton Properties

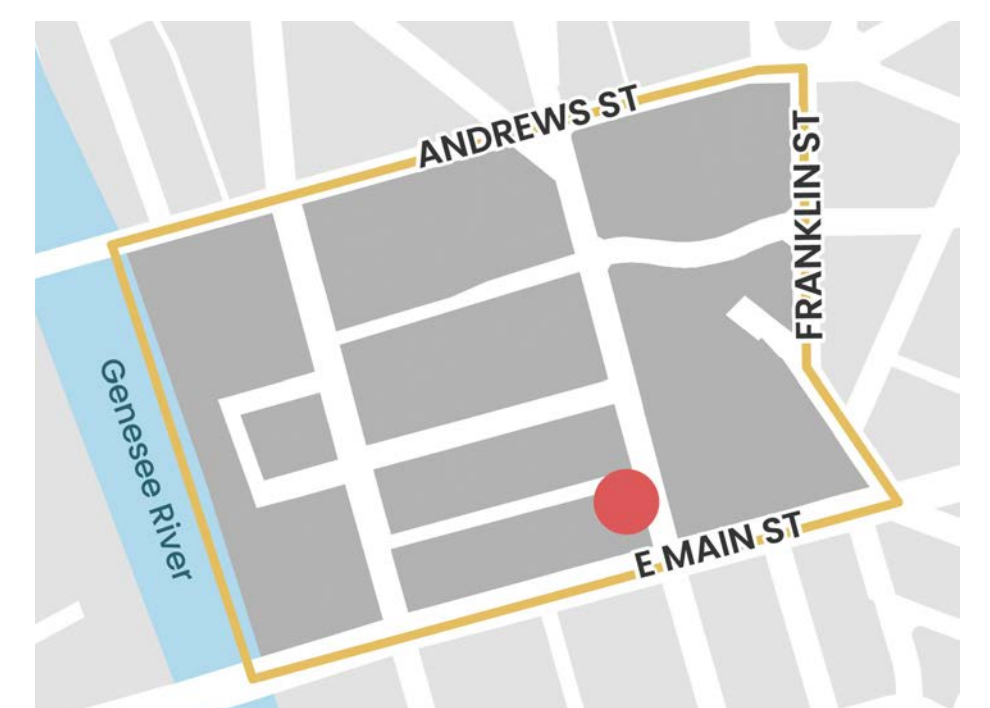
Time Frame: 30 months from award to completion



Rendering of redeveloped 9-17 N. Clinton Ave., as seen from NE corner of N. Clinton Ave. and Division St.

EXISTING CONDITIONS

Location: 9-17 N. Clinton Ave.
Current site condition and uses: Highly-visible, long-vacant building at corner of N. Clinton Ave. and Division St.



12 – Renovation of Streetfront Sibley Square Space into Community Health Center

PROPOSAL

Description:

- Renovation and finishing of space in Sibley Building for primary care clinic with 8 exam rooms, 2 behavioral consult rooms, a retail pharmacy, and space for office and community programs
- Projected to provide care for 5,000-6,000 additional patients. Services would include: Primary care, women’s health and prenatal care, behavioral health care, case management, COVID-19 testing and vaccinations, community development
- 15-year lease for 7,400 sq ft already signed with Sibley Building
- 3rd His Branches clinic in Rochester but first in City Center

Total Cost: \$2,545,675

DRI Request: \$1,000,000

Sponsor: His Branches, Inc.

Time Frame: Health Center open October 2023

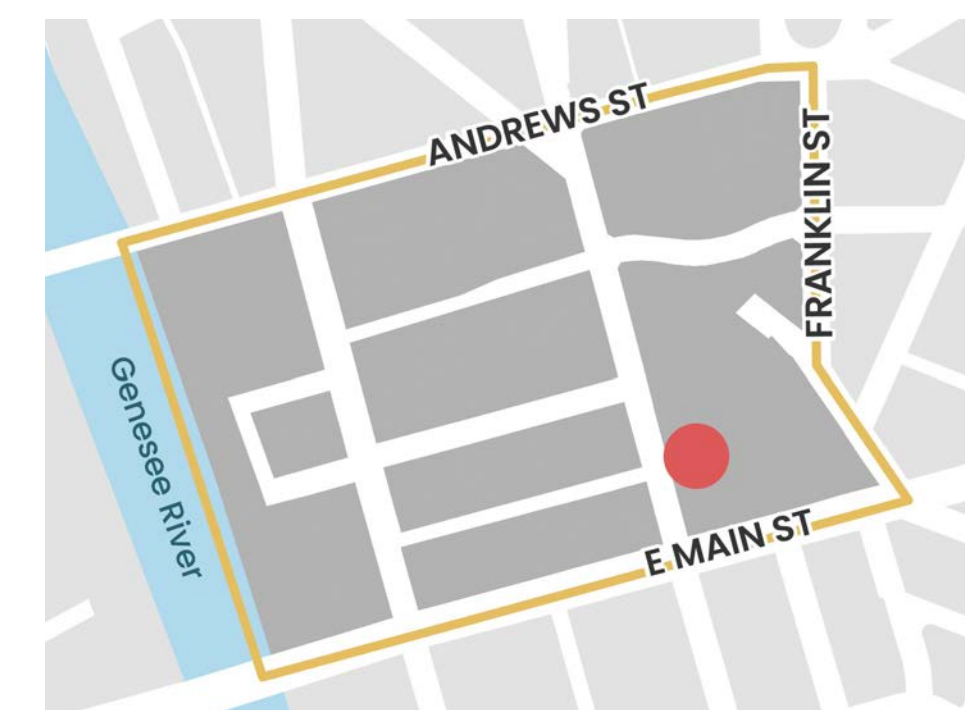


An original location of a His Branches Clinic outside of Downtown. Source: His Branches.

EXISTING CONDITIONS

Location: Sibley Building, along N. Clinton Ave.

Current site condition and uses: Vacant commercial space, next to RPD Patrol Section Office.



The proposed location of the clinic is in this street-front space on N. Clinton Ave., to the left of the pictured entrance.

13 – Renovation of Granite, Atrium, and Gateway Buildings for Mixed Use Development

PROPOSAL

Description:

- Redevelopment of 340,000 sq. ft., with 143 mixed-income apartments and 80,000 sq. ft. commercial space
- High-performance buildings, net zero if feasible

Total Cost: \$119,332,796

DRI Request: \$4,500,000

- \$500,000 for Granite Building
- \$4,000,000 for Atrium and Gateway Buildings

Sponsor: SAA | EVI



EXISTING CONDITIONS

Location: 124-150 E. Main St.

Current site condition and uses: Granite Building is current CGI Communications HQ, and Atrium and Gateway Buildings are both vacant.

Site control pending.

