

# STRATEGIC CENTER CITY DEVELOPMENT

**2016**

**\$ Investment**

## MAJOR INSTITUTIONS/FACILITIES

<i>MCC Damon Campus Facility</i>	(Construction start, Fall '15; completion in early 2017)	<b>\$78 million</b>
<i>HTR Business Accelerator Cooperative</i>	(Incubation and business support facility plus HTR's HQ)	<b>\$24 million</b>
<i>Frontier Field</i>	(Upgrades to existing facility)	<b>\$7.5 million</b>
<i>RIT Center for Urban Entrepreneurship</i>	(Physical improvements underway)	<b>\$4 million</b>
<i>The Strong</i>	(Toy Industry Association addition, completion in fall 2015 )	<b>\$4 million</b>

## OFFICE & GEN. BUSINESS

<i>CGI Expansion Project</i>	(Gut rehab of Granite, Gateway and Atrium Buildings)	<b>\$50 million</b>
<i>Hilton Garden Inn</i>	(Rehab of National Clothing Co. bldg., 110 rooms)	<b>\$18 million</b>
<i>Hyatt Regency Rochester</i>	(Upgrades to existing facility by new owners, announced 1/16)	<b>\$15 million</b>
<i>Democrat and Chronicle Headquarters</i>	(Under construction)	<b>\$12.6 million</b>
<i>Geva Theatre Center</i>	(Building improvements and facility upgrades)	<b>\$8 million</b>
<i>Riverfront Building, Corn Hill Landing</i>	(New 50,000 s.f., 4- to 5-story office bldg; 2016 const. start )	<b>\$7 million</b>
<i>Legacy Tower</i>	(Building upgrades planned by Buckingham Properties)	<b>\$6 million</b>
<i>Monroe Litho Buildings</i>	(Storage, office & retail conversion in 2 phases)	<b>\$6 million</b>
<i>384 East Avenue Inn &amp; Suites</i>	(Gut rehab, 125 rooms, Phase 3 complete by Spring 2016)	<b>\$2.75 million</b>
<i>Little Theatre Upgrades</i>	(Digital conversion and building restoration work, 2013-16)	<b>\$1.98 million</b>
<i>One East Avenue</i>	(Building & common area improvements, tenant build-outs)	<b>\$600,000</b>
<i>454 East Broad Street</i>	(Conversion to a family medicine clinic; const. start 9/15)	<b>\$3 million</b>

## HOUSING/MIXED-USE

<i>The Sibley Building</i>	(Winn Devel. bought in Nov. '12 for multi-use conversion)	<b>\$200 million</b>
<i>Tower280</i>	(179 hsng. units, 158K. office; construction Q1 '14 - July '15)	<b>\$59 million</b>
<i>The Metropolitan</i>	(Planned conversion of upper 1/2 to 125 housing units)	<b>\$35.4 million</b>
<i>Alexander Park, North Campus</i>	(300 hsng. units, 150K. s.f. office space, retail, parking garage)	<b>\$25 million</b>
<i>Court Street Apartments</i>	(Morgan Mgmt.'s new constr. of 100 luxury, riverfront apts.)	<b>\$25 million</b>
<i>Cox Building</i>	(Residential conversion to 80 lofts & 9K. of commercial)	<b>\$18 million</b>
<i>Charlotte Square</i>	(New const. of 72 apts. & 10 townhomes; mid '16 & '17. )	<b>\$11.5 million</b>
<i>Alliance Building</i>	(Planned conversion to 130 mid-range apartments)	<b>\$18 million</b>
<i>Terminal Building</i>	(Planned conversion to 71 housing units)	<b>\$9.1 million</b>
<i>Hive @ 155</i>	(Conversion with 89 units + 30K sq. ft. of retail space)	<b>\$15 million</b>
<i>50 Chestnut Street</i>	(Conversion to 54 apts & mixed-use; 1/16 completion)	<b>\$10 million</b>
<i>88 Elm Street</i>	(Conversion to 36 apts., comm. Space & auditorium; by 1/16)	<b>\$10 million</b>
<i>North Plymouth Terrace</i>	(Three-phased construction of 24 condos & comm. building)	<b>\$7 million</b>
<i>Woodbury Place</i>	(Conversion of 3 loft-style bldgs. into 44 units in 2 phases)	<b>\$7 million</b>
<i>Hiram Sibley Building</i>	(Planned conversion to housing and mixed-use)	<b>\$7 million</b>
<i>Mills at High Falls III</i>	(Conversion of existing building to 14 units)	<b>\$6 million</b>
<i>The Centers at High Falls</i>	(Conversion to 5 units of high end housing & mixed-use)	<b>\$1.7 million</b>
<i>350-360 State Street</i>	(1st floor retail, (3) 2 story lofts w/decks, & (2) 1 bed apts.)	<b>\$1.1 million</b>
<i>Granite Building</i>	(Planned conversion to mixed-use)	<i>(see above)</i>

## STREETS & PUBLIC PROPERTIES

<i>Midtown Block Improvements</i>	(Fall '12 - Q1 '14 -- truck tunnel, garage, streets & pub.space)	<b>\$107.05 million</b>
<i>Inner Loop Fill-In</i>	(September '14 start, three-year completion)	<b>\$23.6 million</b>
<i>Promenade at Erie Harbor Park</i>	(26-ft. wide pedestrian promenade & 200-ft. pedestr. bridge)	<b>\$4.7 million</b>
<i>East Main Street Enhancement Project</i>	(50 parking spaces & sidewalk infrastructure improvements)	<b>\$2.4 million</b>
<i>Roc City Skate Park</i>	(Fundraising underway for new location on river downtown)	<b>\$2 million</b>
<i>Rundel Library Improvements</i>	(Private investment in Local Hist. Div & Master plan Phase II)	<b>\$1.075 million</b>
<i>Martin Luther King, Jr. Park, Phase 3</i>	(Fountain renovation to be completed by summer 2015)	<b>\$1 million</b>
<i>High Falls FlourGarden</i>	(300' raceway garden is underway, completion in 2015)	<b>\$1 million</b>
<i>Beebe Station Demolition/Remediation</i>	(May 2012 through December 2016; work starts in July 2014)	<b>N/A</b>
<i>Broad Street Bridge Project</i>	(Spring '16 construction start; subst. compl. by Winter '16)	<b>N/A</b>

**2016 TOTAL**

**\$857.1**