

# STRATEGIC CENTER CITY DEVELOPMENT

**2018**

**\$ Investment**

## MAJOR INSTITUTIONS/FACILITIES

<i>Performing Arts Center &amp; Tower</i>	(3,000-seat PAC, 150-units housing, 1,700-space parking)	<b>\$135 million</b>
<i>Inner Loop Redevelopment, Sites #4 &amp; 5</i>	(The Strong expansion, new housing bldg., hotel, and parking garage)	<b>\$105 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>The Commissary (Downtown Kitchen Incubator)</i>	(Completion anticipated in 2018)	<b>\$1.0675 million</b>
<i>Parcel 2</i>	(Floors 4-6, apartments; floors 2-3, office; floor 1, retail)	<b>N/A</b>

## OFFICE & GEN. BUSINESS

<i>CGI Expansion Project</i>	(Gut rehab of Gateway & Atrium buildings, )	<b>\$50 million</b>
<i>Hyatt Regency Rochester</i>	(Major hotel upgrades; new Morton's Steakhouse by 11/17)	<b>\$18.5 million</b>
<i>3 City Center</i>	(New M&T offices, building upgrades, retail/restaurant space)	<b>\$8.5 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>200 East Main Street</i>	(Conversion of former McCrory's to office use.)	<b>\$6.4 million</b>
<i>Northside Furniture Building</i>	(Office & retail conversion project in Grove Place Nbhd.)	<b>\$6 million</b>
<i>Kirstein Building</i>	(Renovation of 8,000 SF of office space for D4)	<b>\$4.8 million</b>
<i>Legacy Tower</i>	(Building upgrades by Buckingham Properties)	<b>\$4 million</b>
<i>180 Charlotte St. (former Isaac Heating)</i>	(Building upgrades for undisclosed tenant)	<b>\$1.1 million</b>
<i>One East Avenue</i>	(Building & common area improvements, tenant build-outs)	<b>\$600,000</b>

## HOUSING/MIXED-USE

<i>The Sibley Building</i>	(Winn Devel. bought in Nov. '12 for multi-use conversion)	<b>\$200 million</b>
<i>The Metropolitan</i>	(Planned conversion of upper 1/2 to 125 housing units)	<b>\$35.4 million</b>
<i>Inner Loop Redevelopment, Site #2</i>	(Morgan Management/Christa market rate housing project)	<b>\$27 million</b>
<i>Alex Park, North Campus</i>	(300 hsg. units, 150K. s.f. office space, retail, parking garage)	<b>\$25 million</b>
<i>Court Street Apartments</i>	(Morgan Mgmt.'s new constr. of 119 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 + Inner Loop Site #1</i>	(New const. of 10 townhomes + 49 affordable units )	<b>\$12 million+</b>
<i>Alliance Building</i>	(Planned conversion event space & 130 mid-range apts.)	<b>\$18 million</b>
<i>Columbus Building</i>	(Conversion to 54 apts & mixed-use)	<b>\$10 million</b>
<i>88 Elm Street</i>	(Conversion to 36 apts. & commercial space)	<b>\$10 million</b>
<i>186-194 East Main Street</i>	(Two buildings - 32 lofts, office, retail restaurants)	<b>\$9.8 million</b>
<i>Terminal Building</i>	(Planned conversion to 71 housing units)	<b>\$9.1 million</b>
<i>131-163 State Street</i>	(Conversion to 44 housing units + retail spaces; 1/18 start)	<b>\$8 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>220-226 East Main Street</i>	(Six apartments and first floor retail)	<b>\$2 million</b>
<i>Metro Co-Work (342-350 East Ave.)</i>	(13 loft apts. plus co-working, office & retail space)	<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>

## STREETS & PUBLIC PROPERTIES

<i>Inner Loop Fill-In</i>	(September '14 start, three-year completion)	<b>\$23.6 million</b>
<i>Blue Cross Arena</i>	(Revenue enhancing improvements, lighting, other upgrades)	<b>\$10 million</b>
<i>Broad Street Aqueduct Bridge Project</i>	(Spring '16 construction start; subst. compl. in 2017)	<b>\$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>Main Street Streetscape &amp; Wayfinding</i>	(53 parking spaces & sidewalk infrastructure improvements)	<b>\$4.5 million</b>
<i>Roc City Skate Park</i>	(Fundraising underway for SE downtown location)	<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>Beebee Station Demolition/Remediation</i>	(Work started in July 2014)	<b>N/A</b>

**2017 TOTAL**

**\$864.44 million**