

APPENDIX B

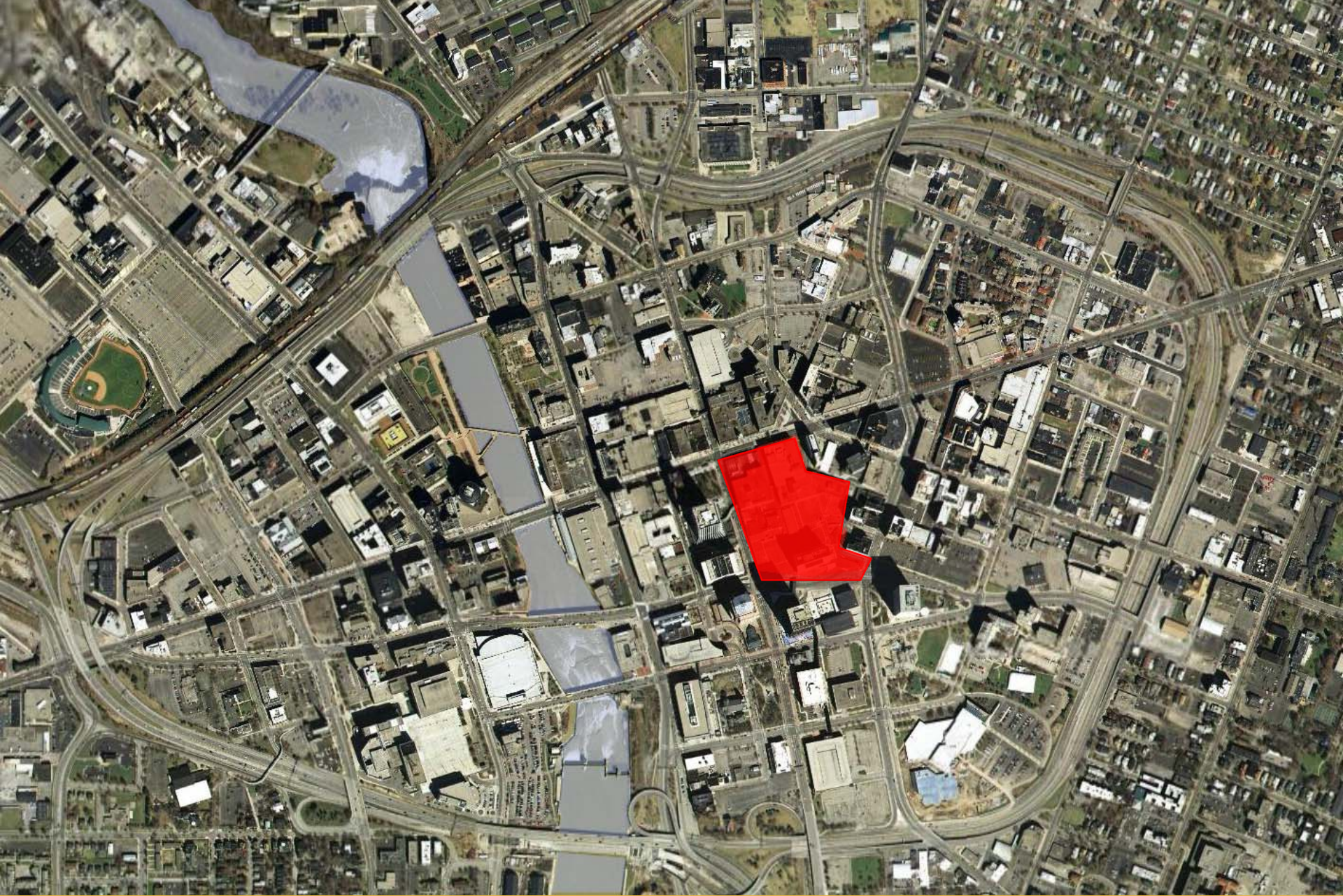
Rochester Midtown Concept Alternatives Presentation

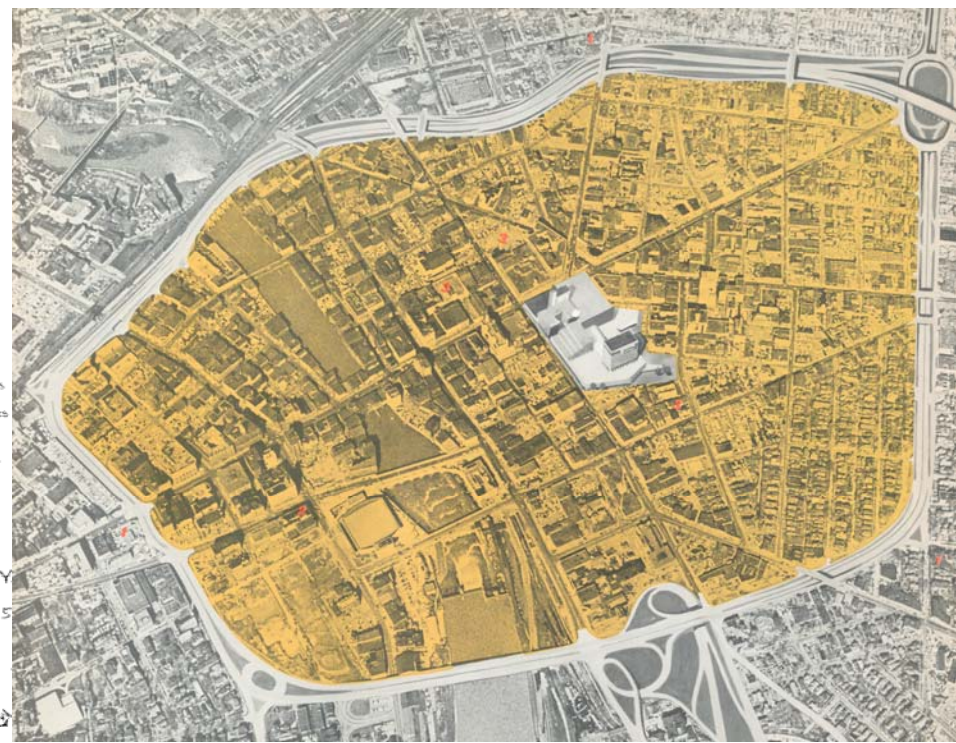
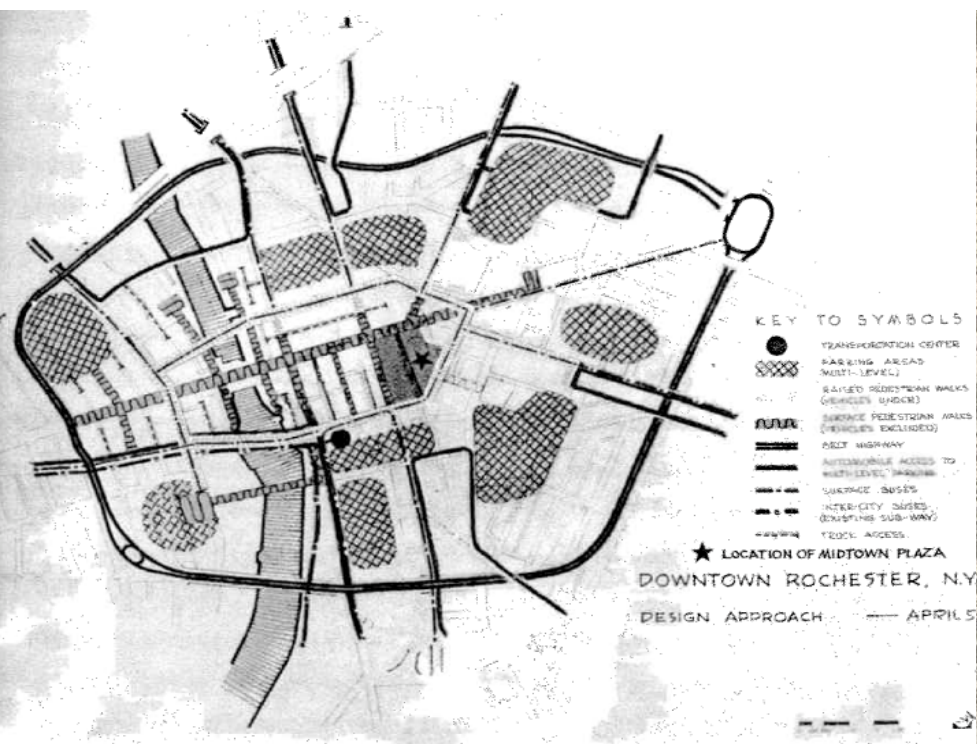


Rochester Midtown

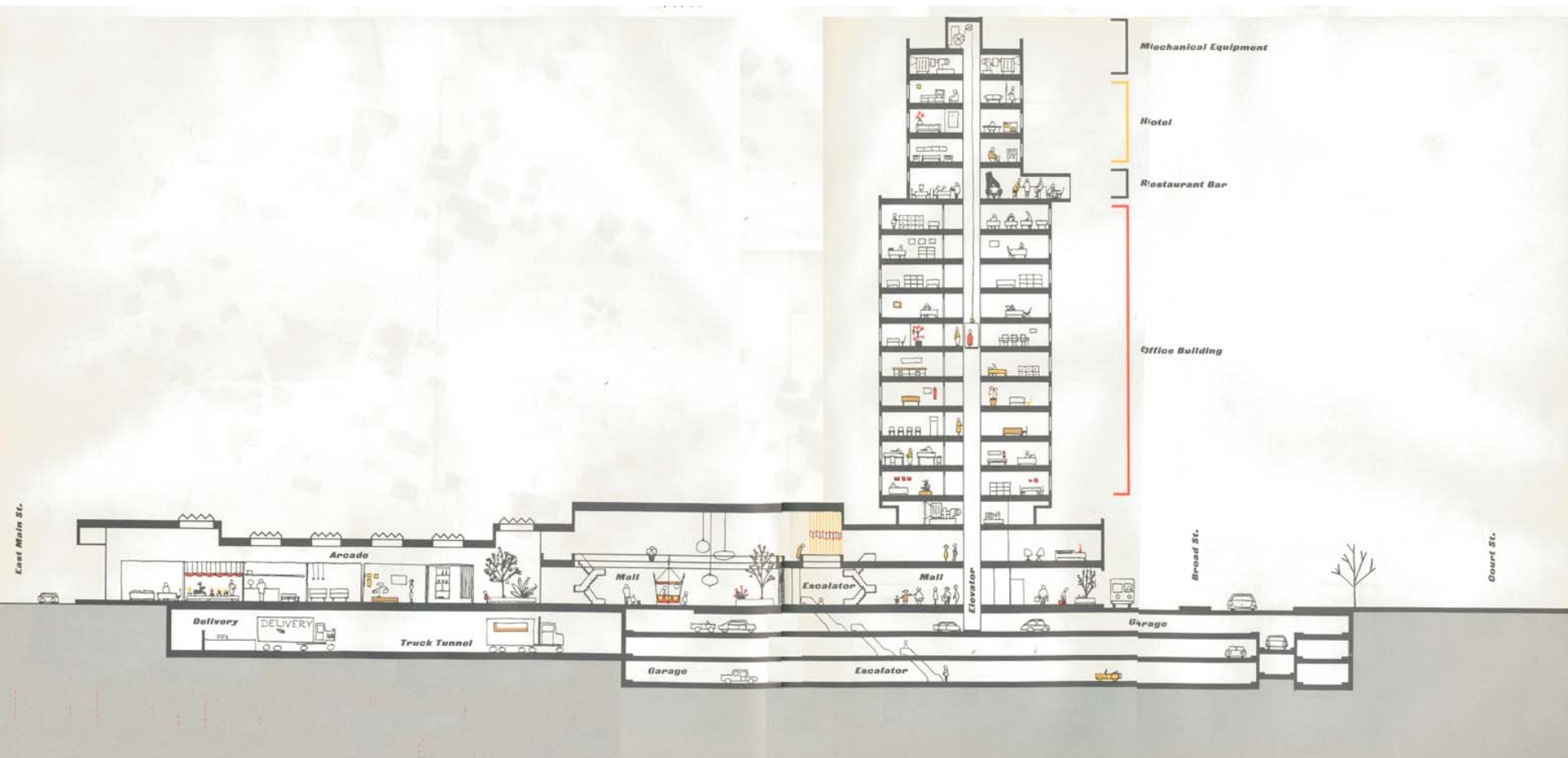
Concept Alternatives Presentation

August 25, 2008

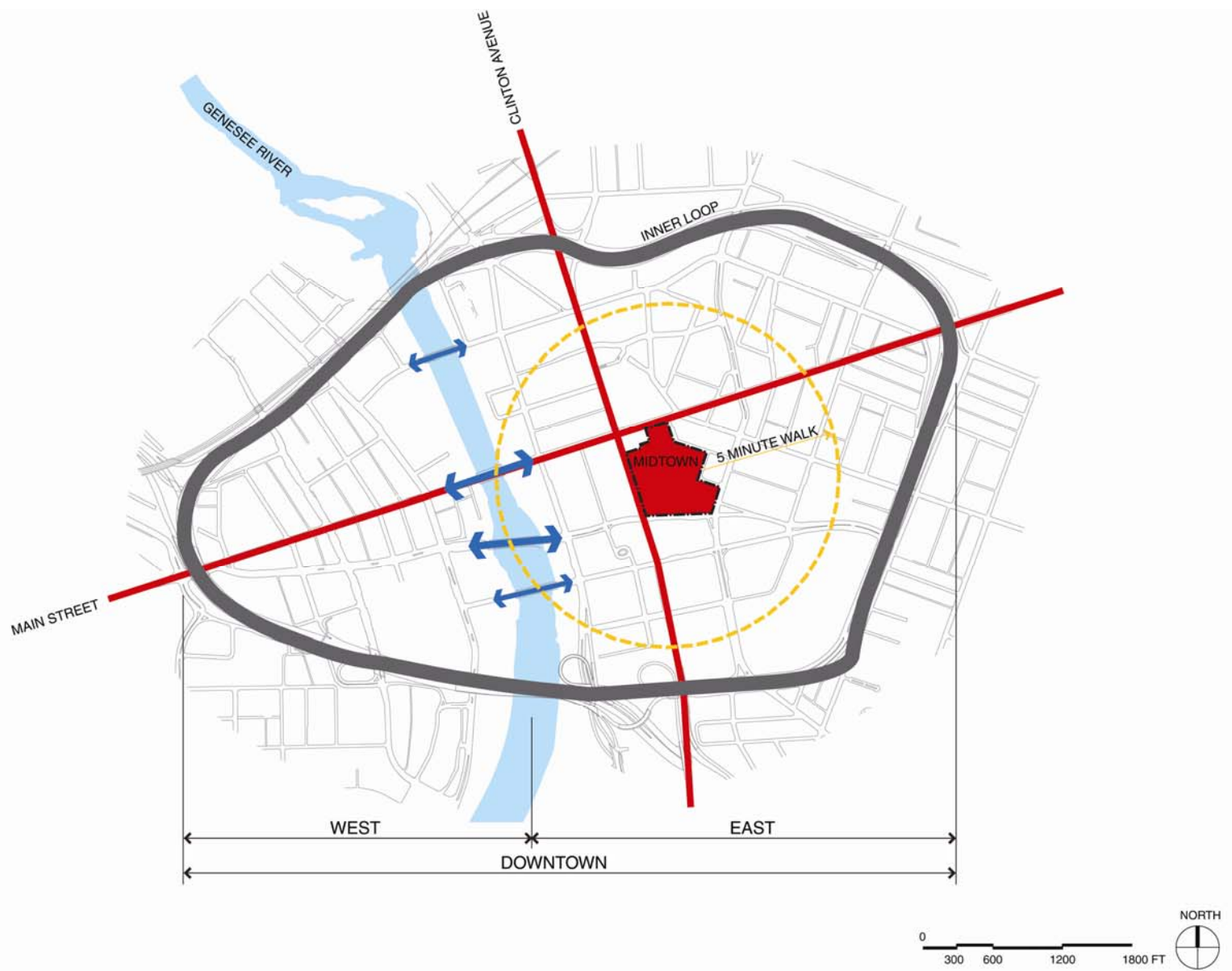




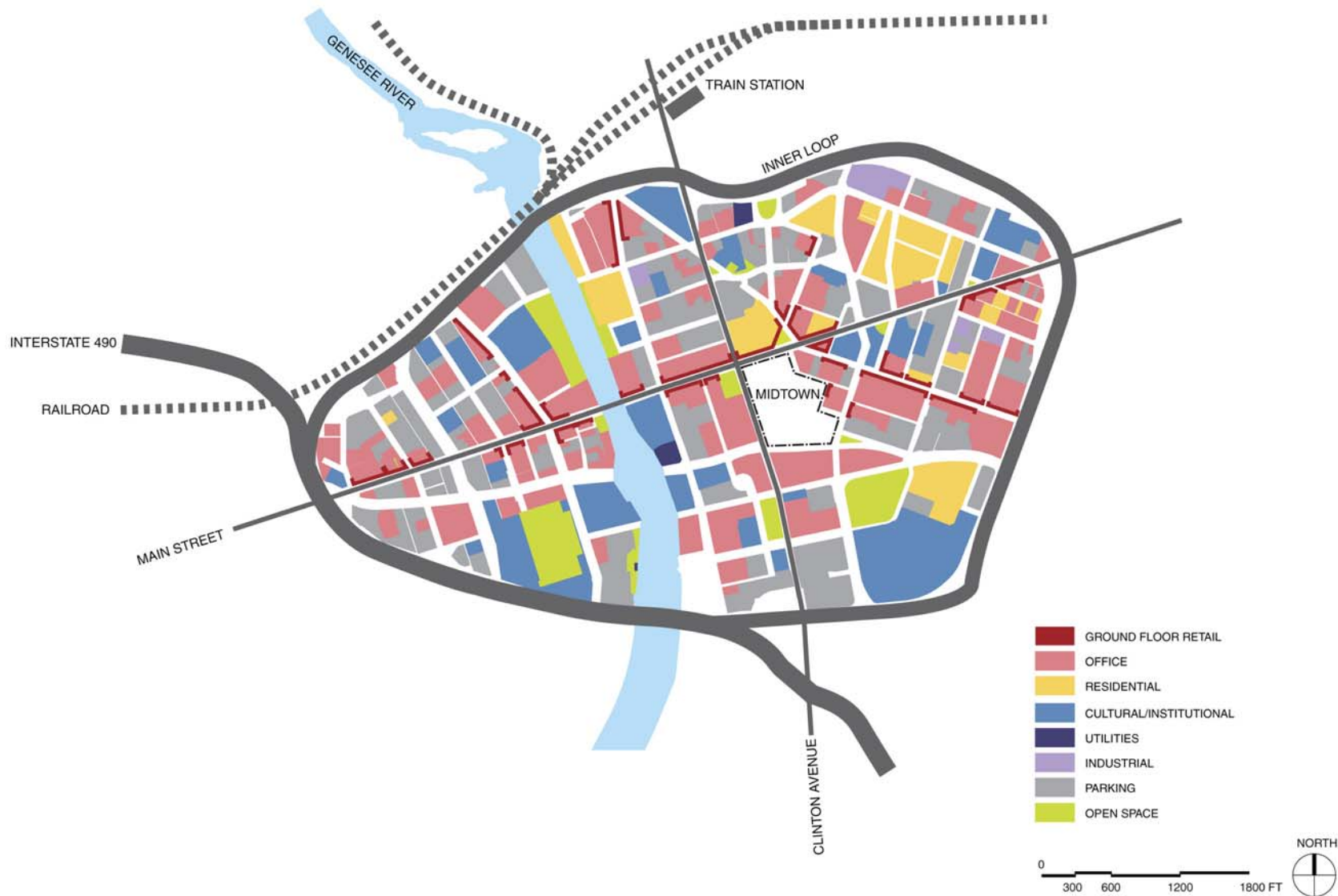
Midtown Mall- Victor Gruen's Town Square



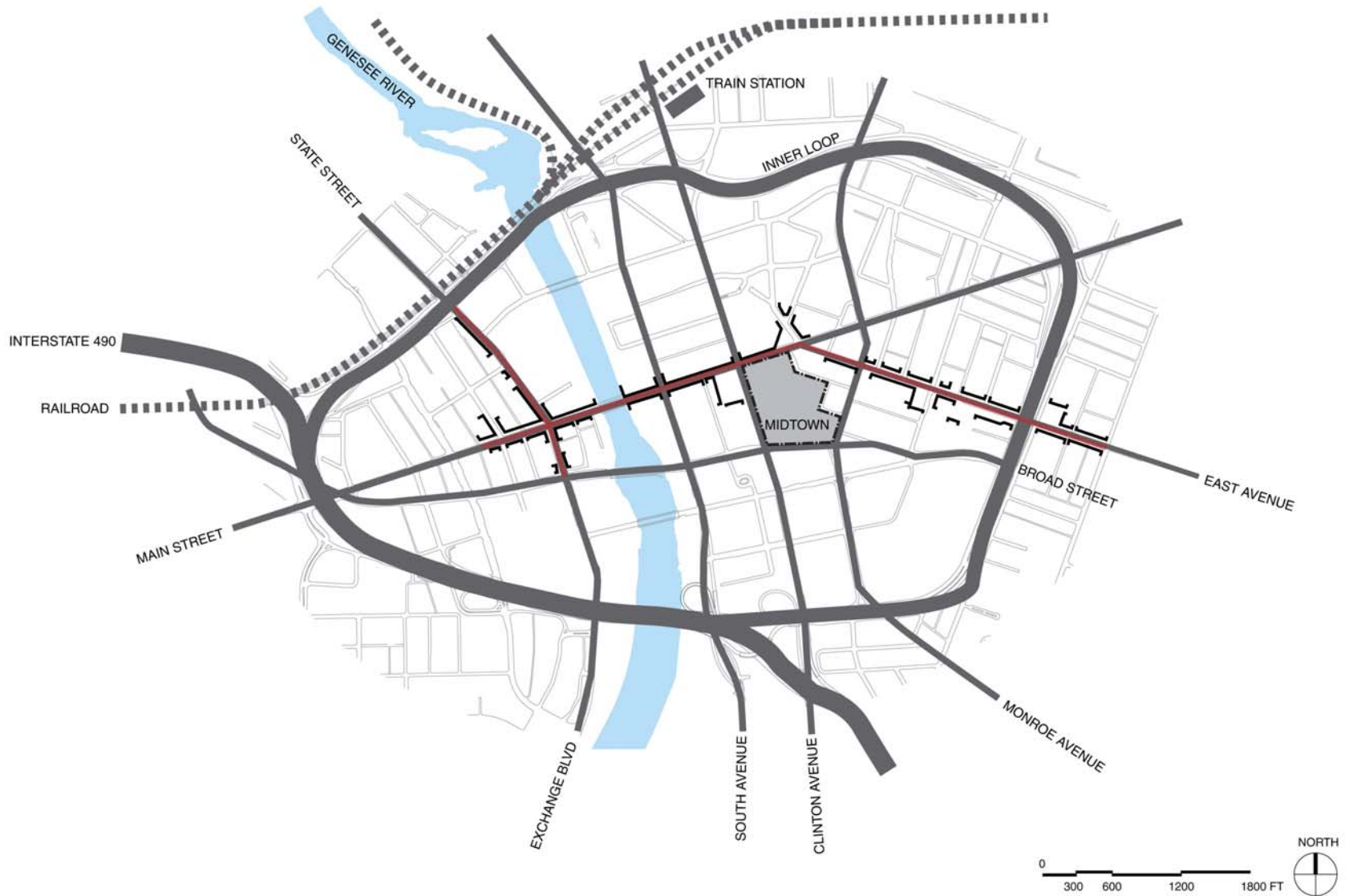
Midtown Mall- Victor Gruen's Town Square



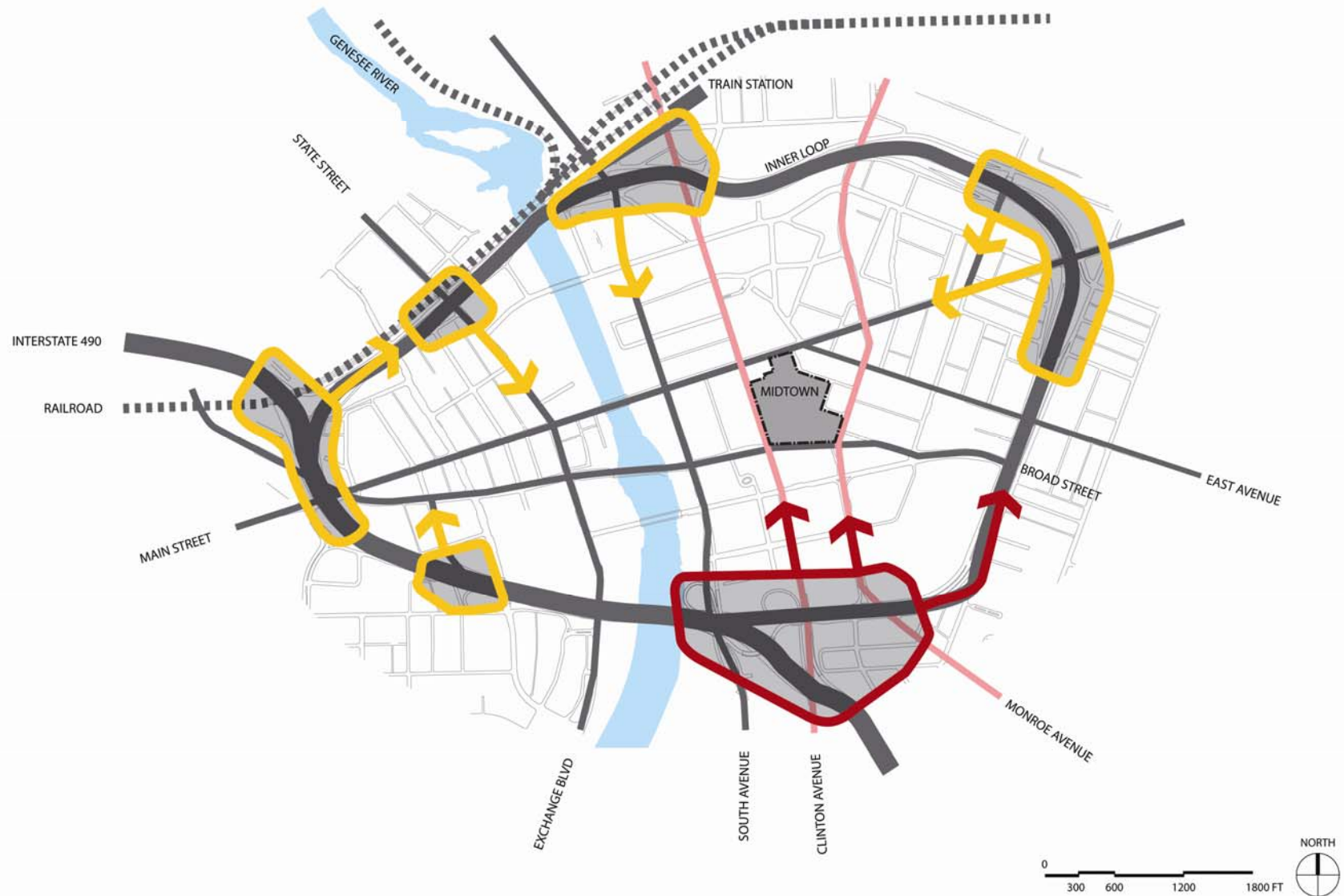
Midtown sits at the center of Rochester



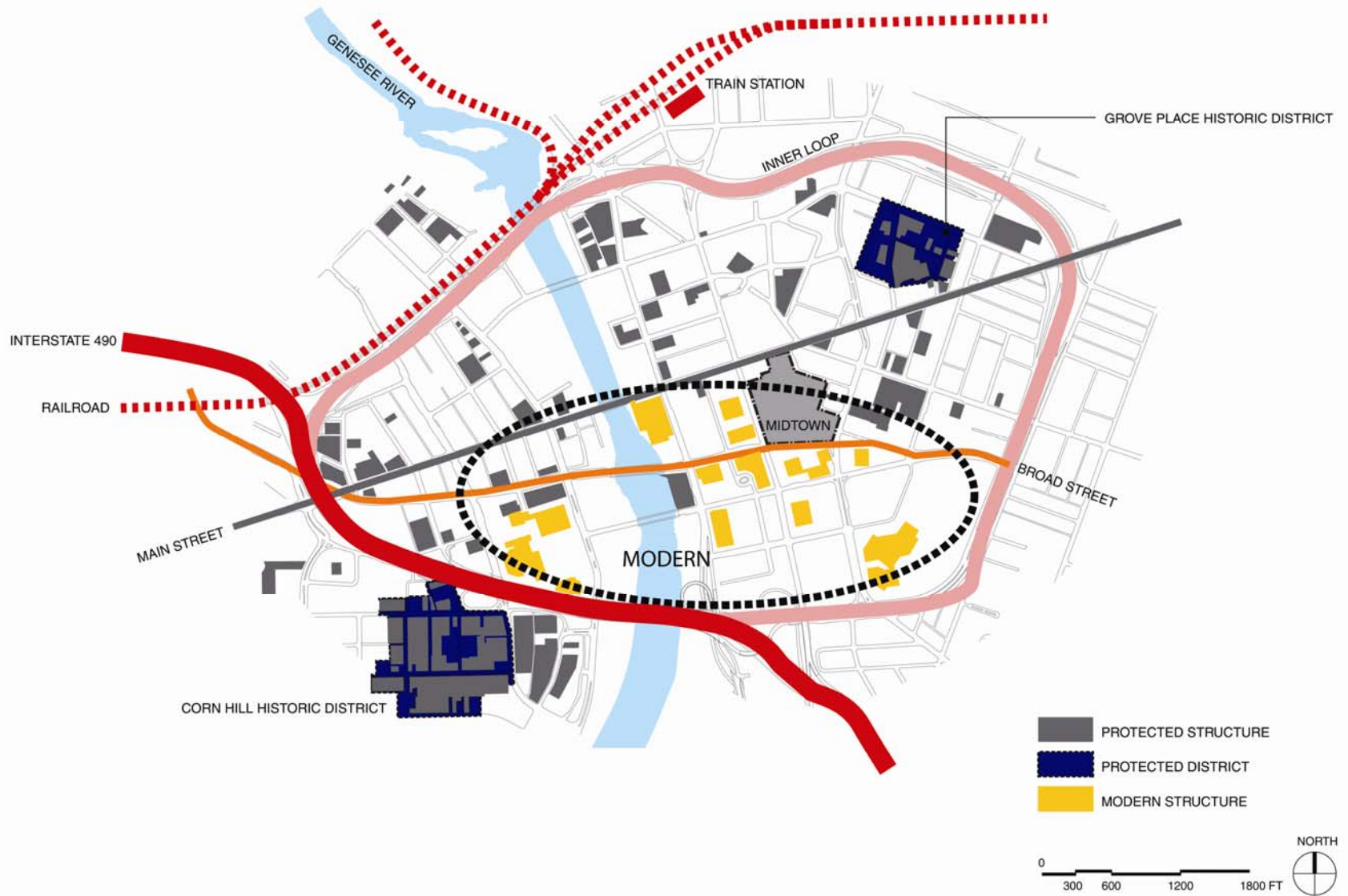
Inner Loop land use



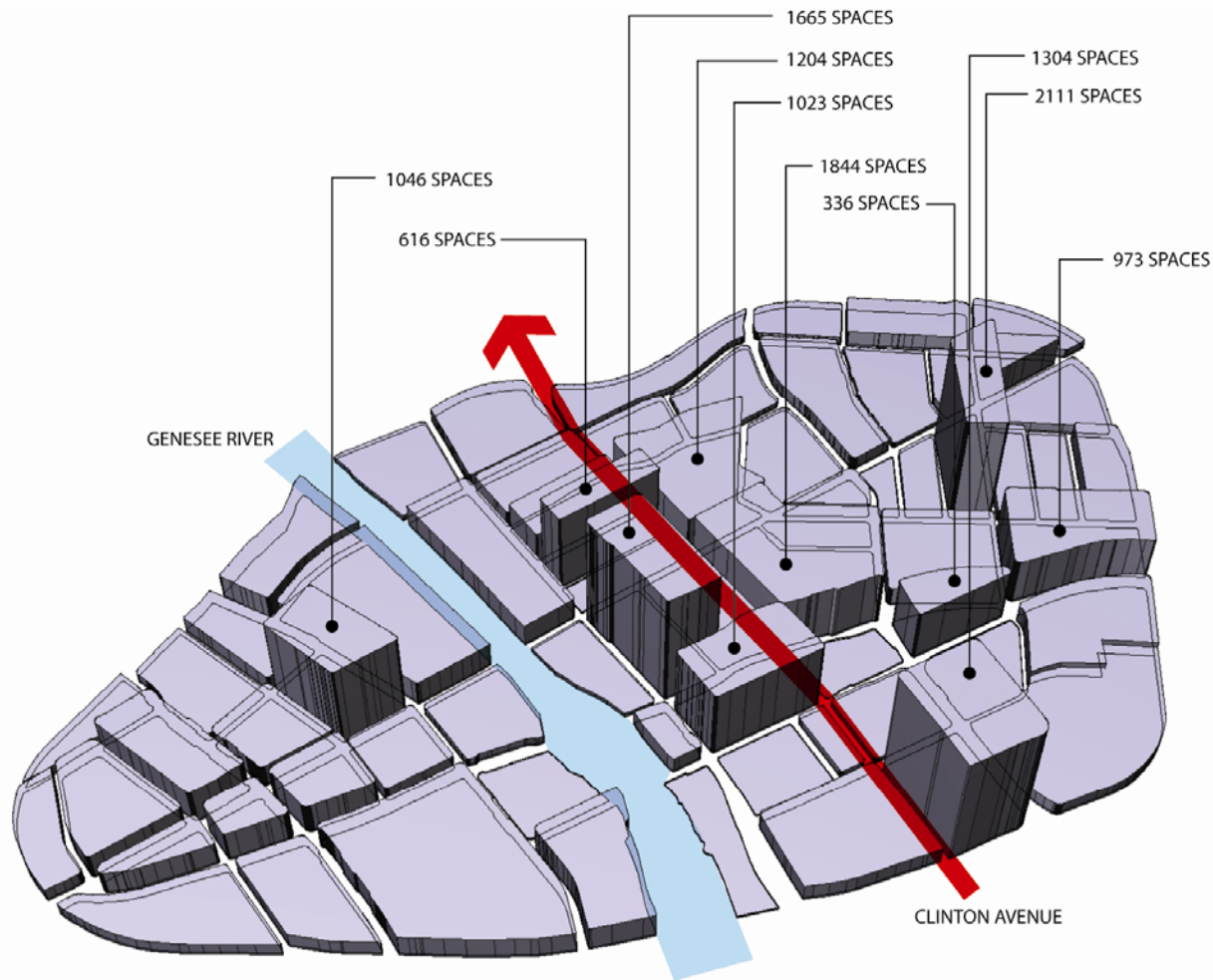
Ground level retail opportunities pass through the heart of downtown



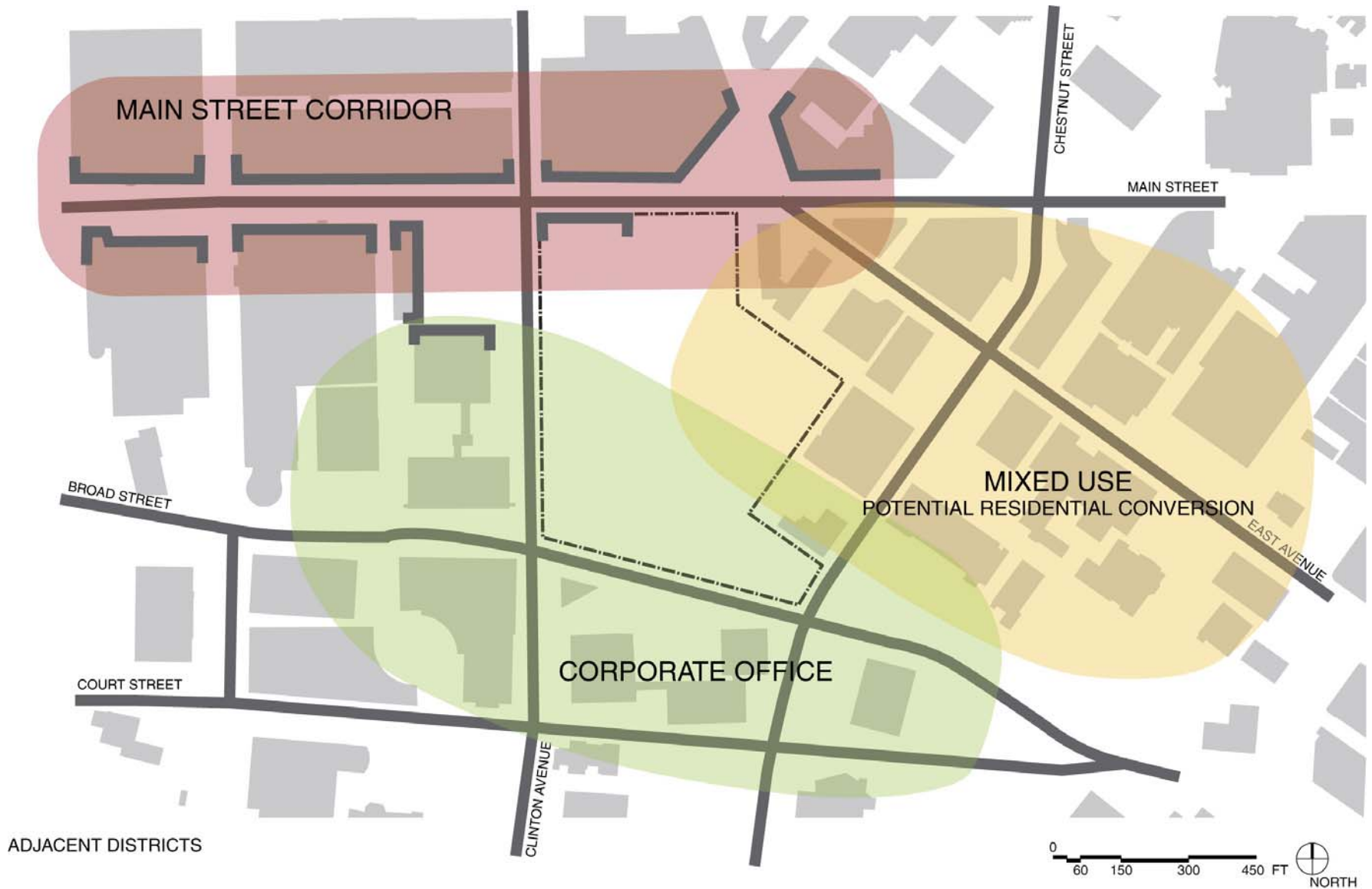
Primary access to downtown is via north-south streets. Clinton Street and Chestnut Street are the main arteries



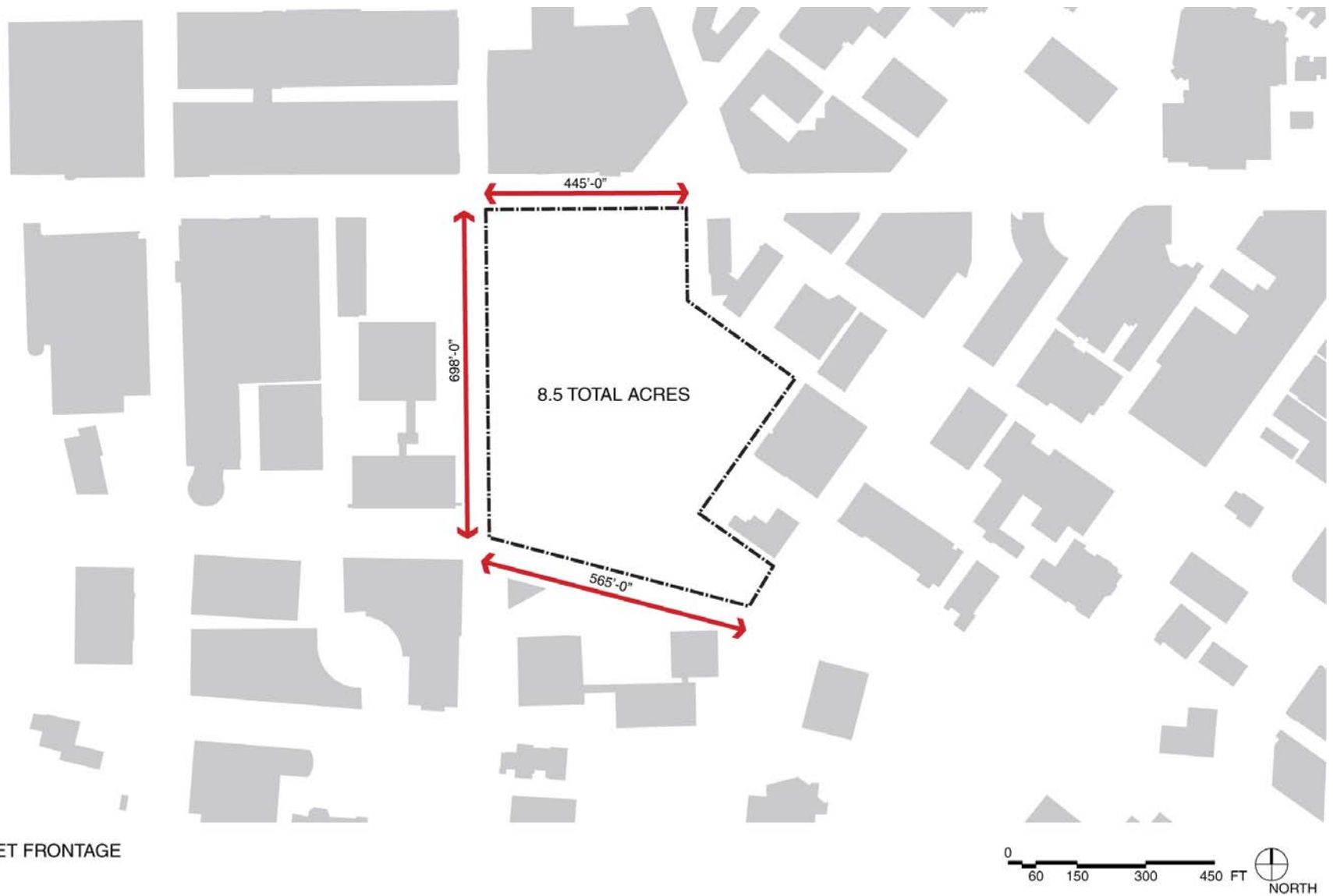
Modern redevelopment flourishes in southern downtown, adjacent to 1-490



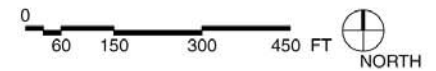
Significant parking densities are focused on Clinton, Broad and Court Streets



Three distinct districts are found adjacent to our site



STREET FRONTAGE

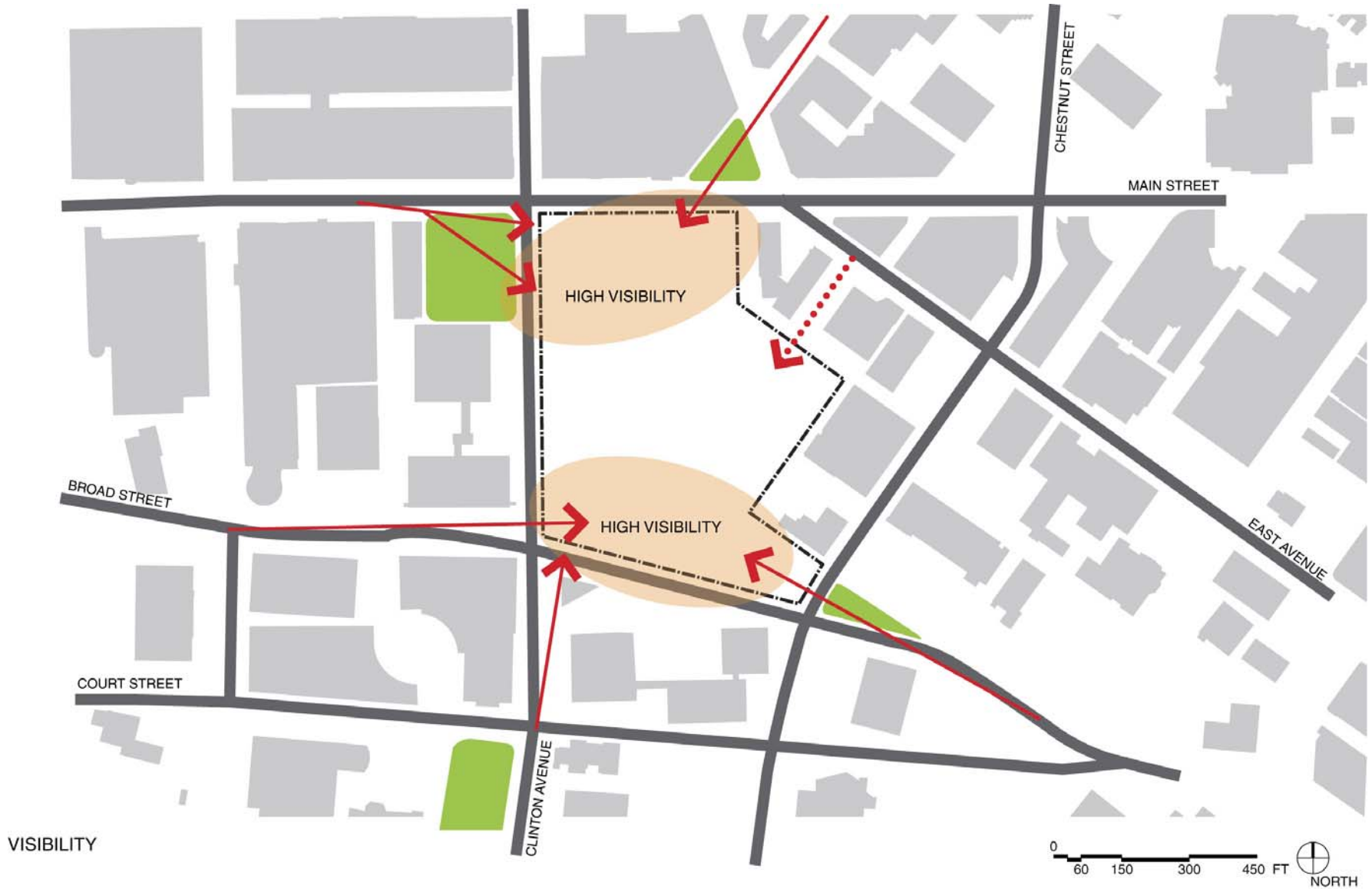


The most significant street frontages are on Clinton and Broad Streets

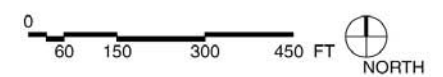


CORNER CONDITIONS

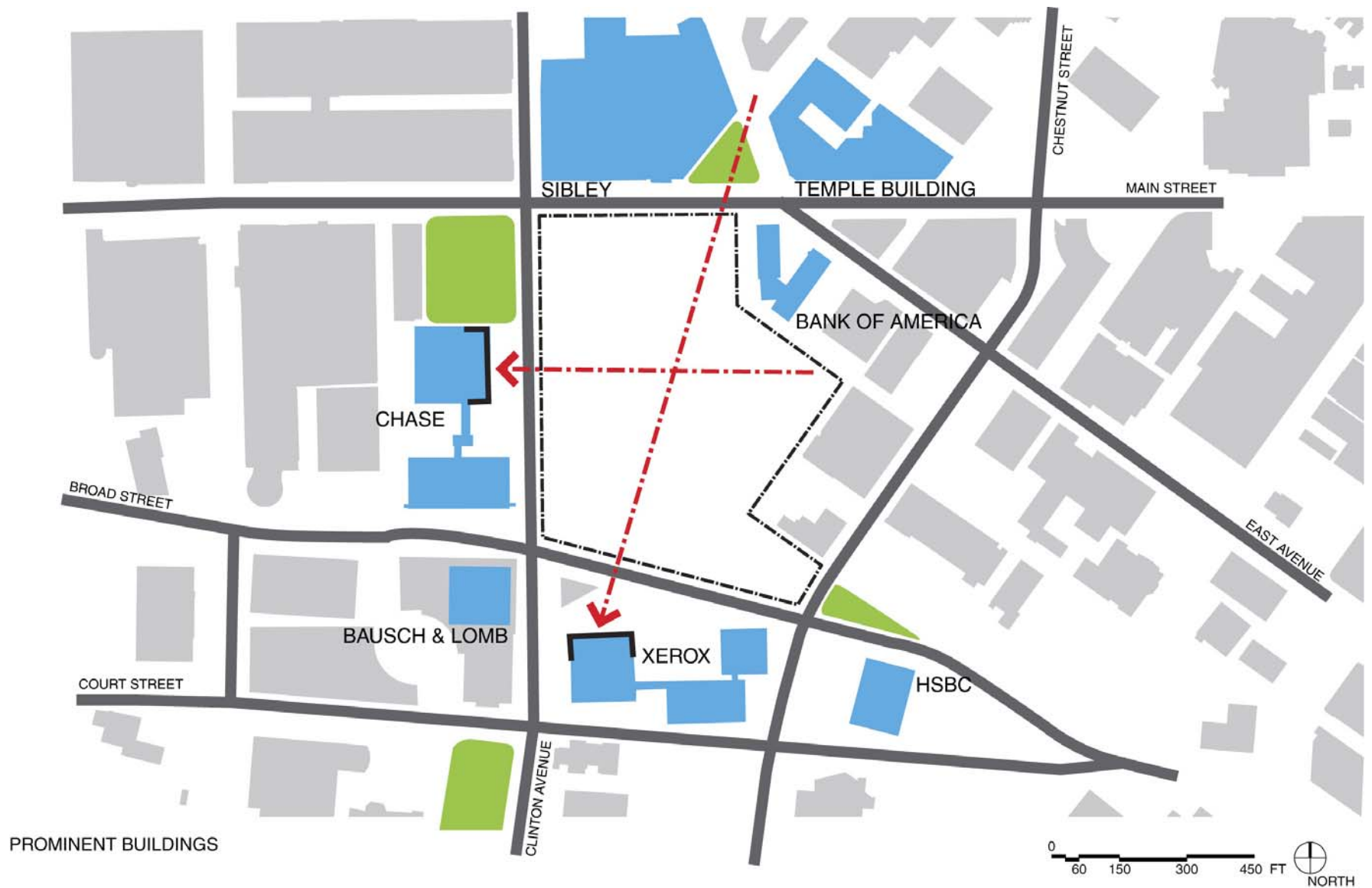
Each site corner features a unique address



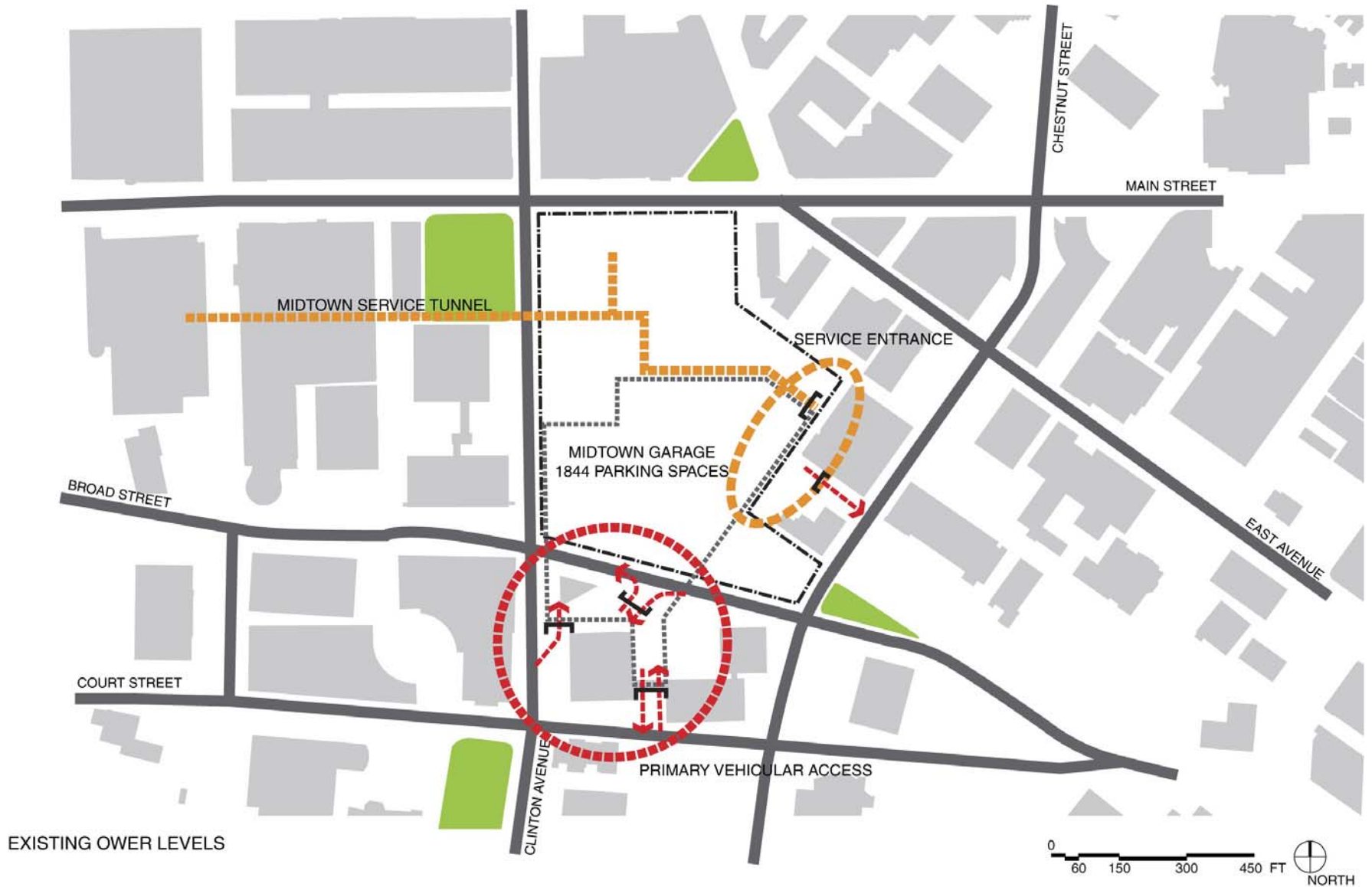
VISIBILITY



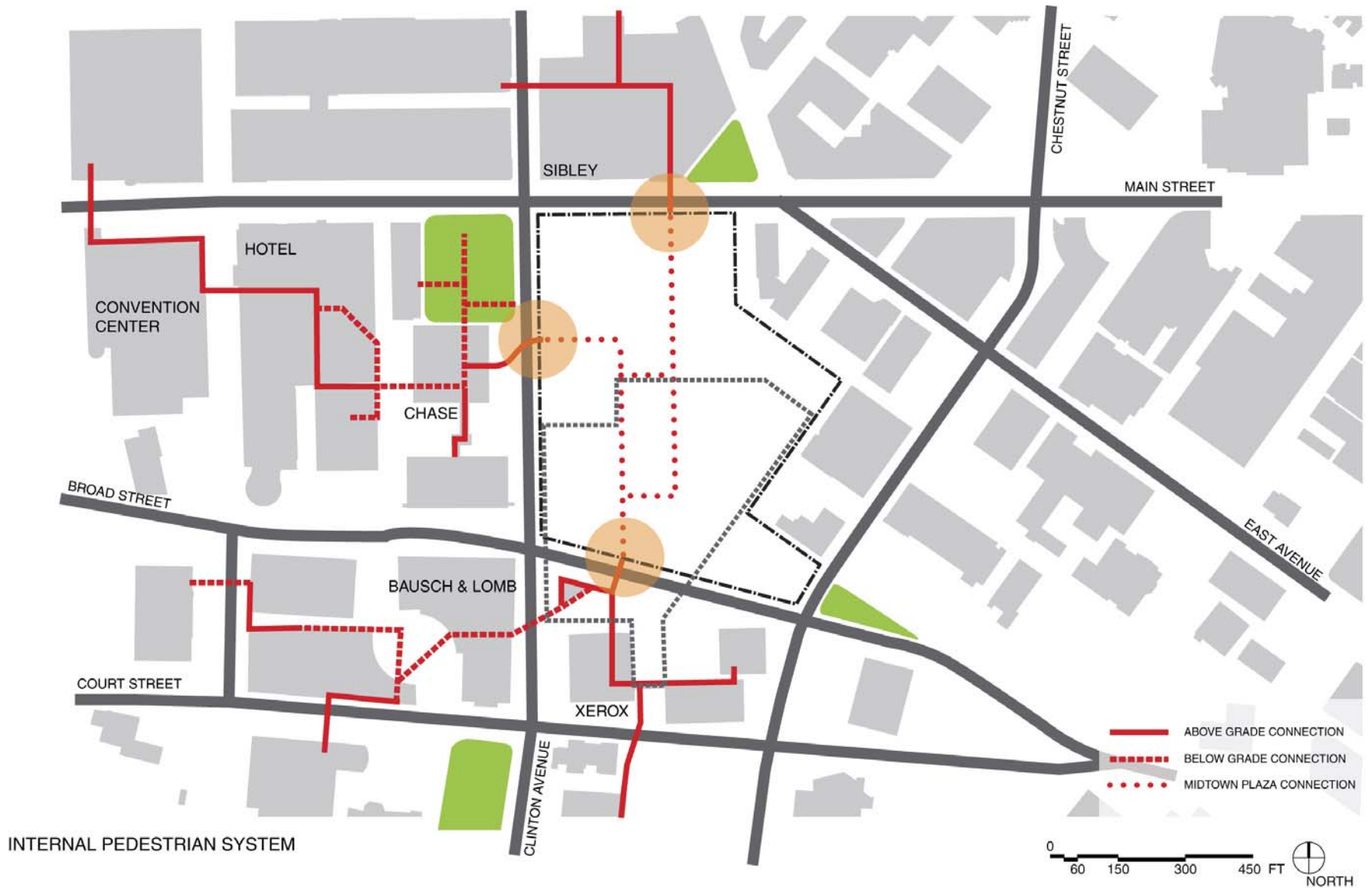
All corners of the site offer some degree of visibility from off site



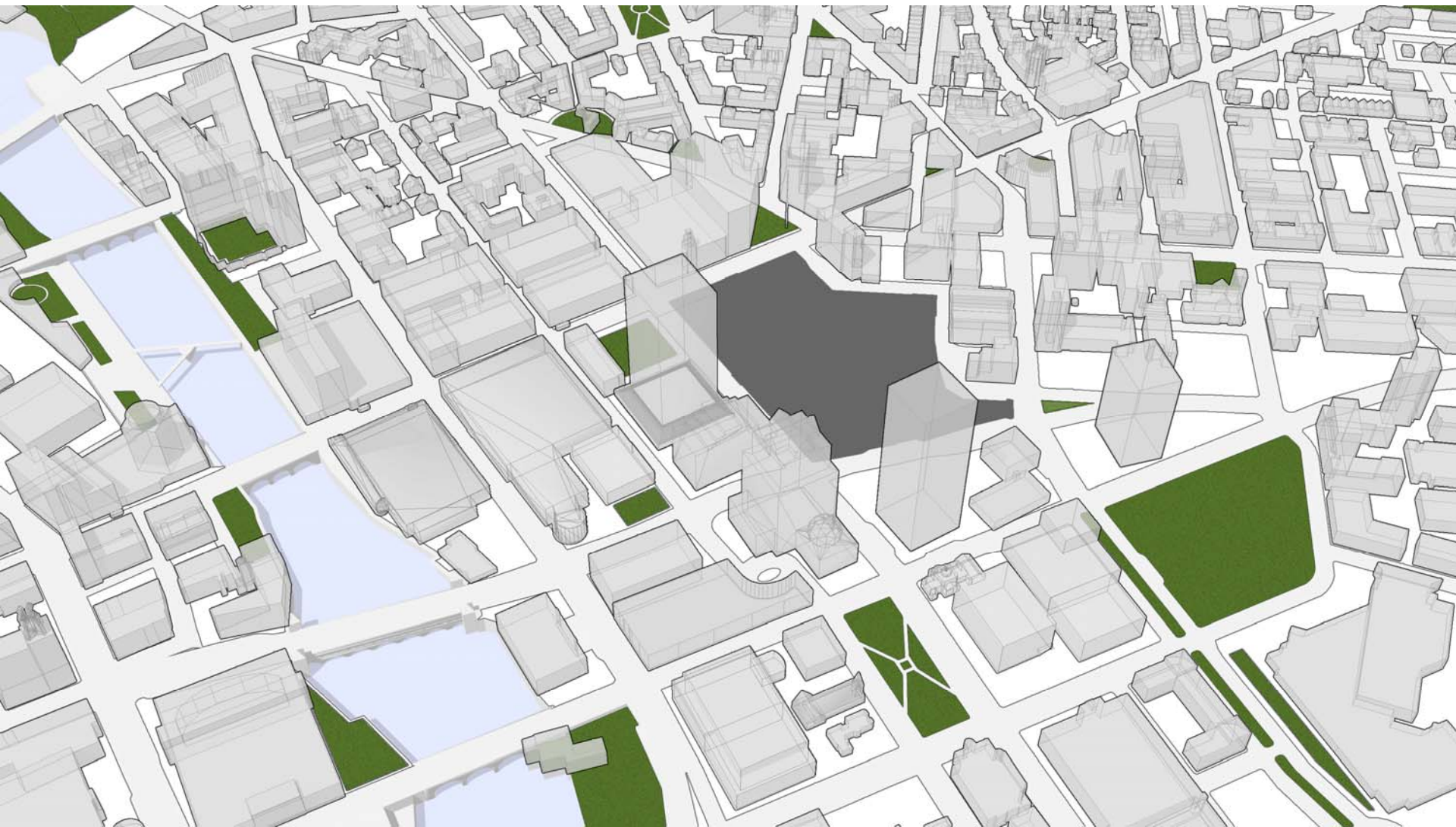
A number of prominent buildings directly face Midtown



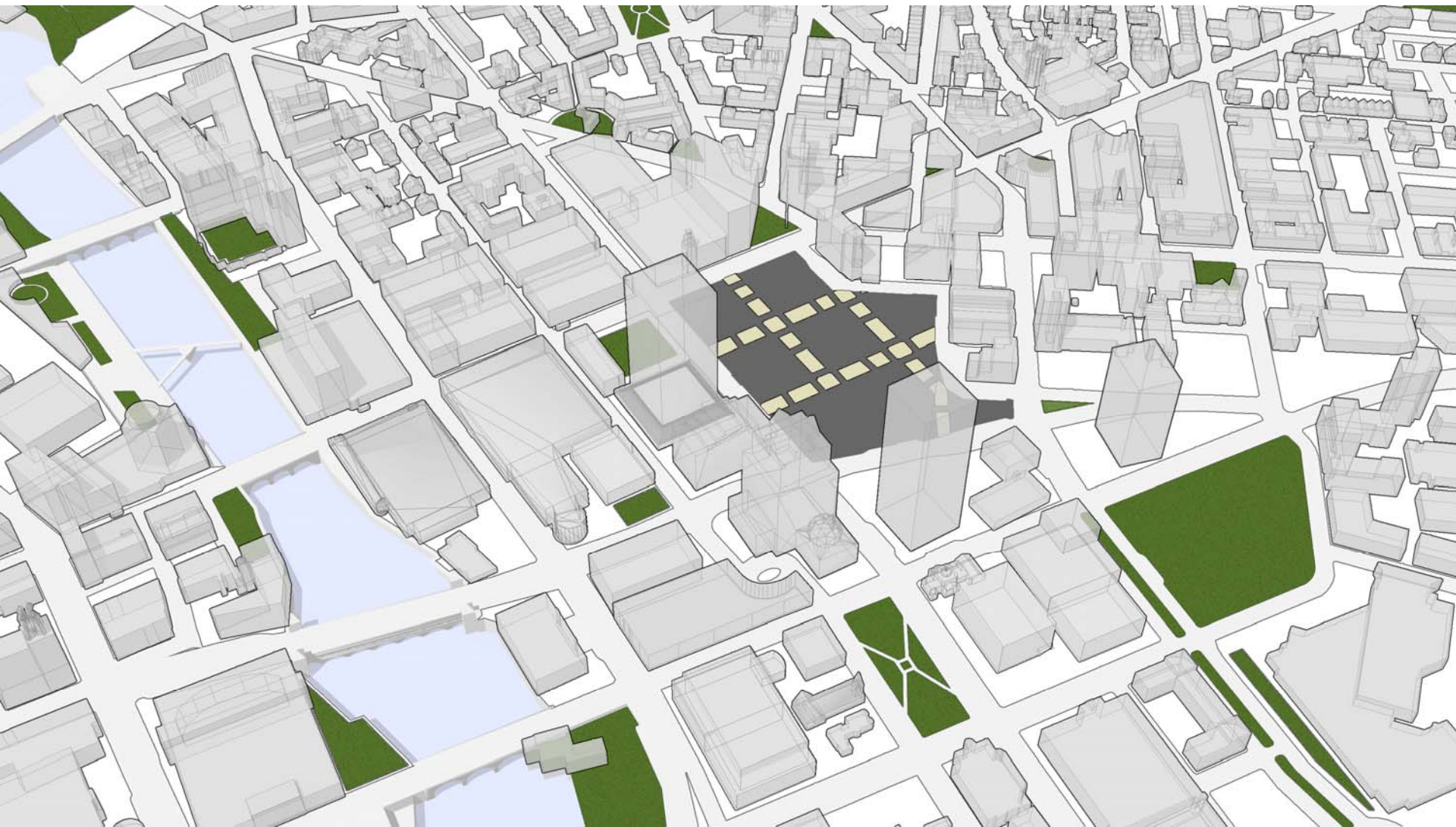
Access to Midtown Garage is found on Clinton, Broad and Court Streets



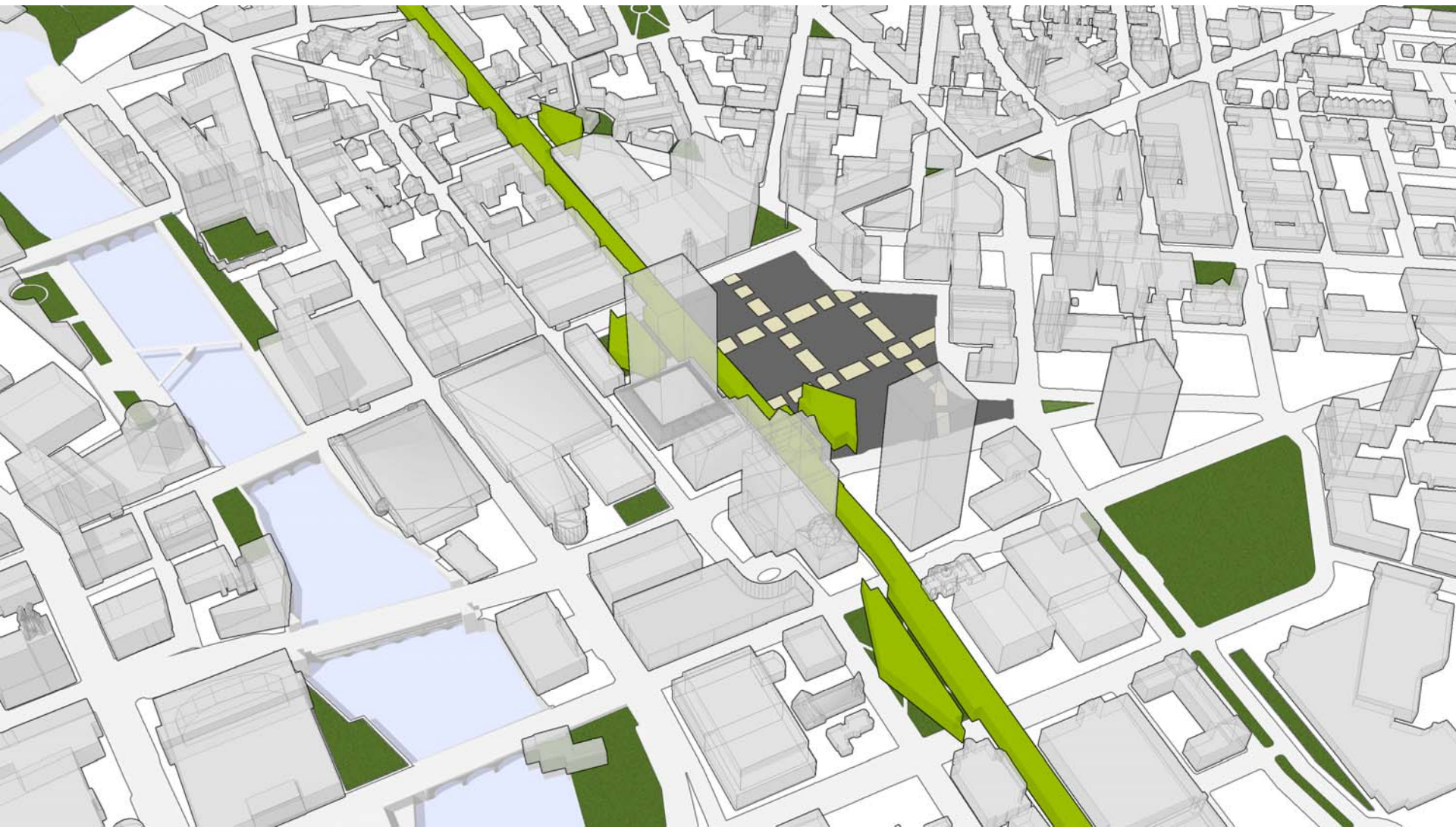
Skyway network creates connections to the north, south and west from the site above and below grade



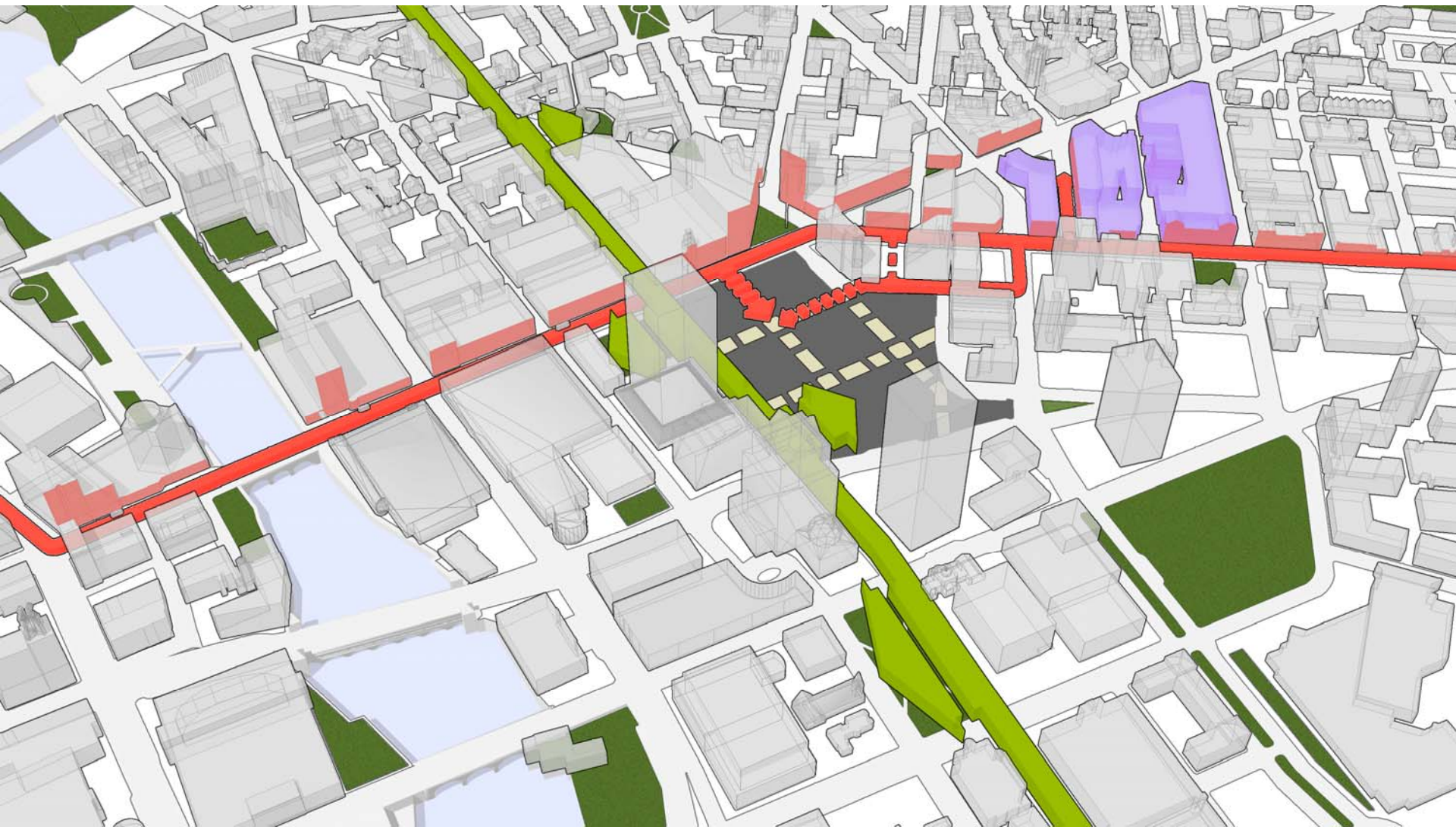
Midtown Site



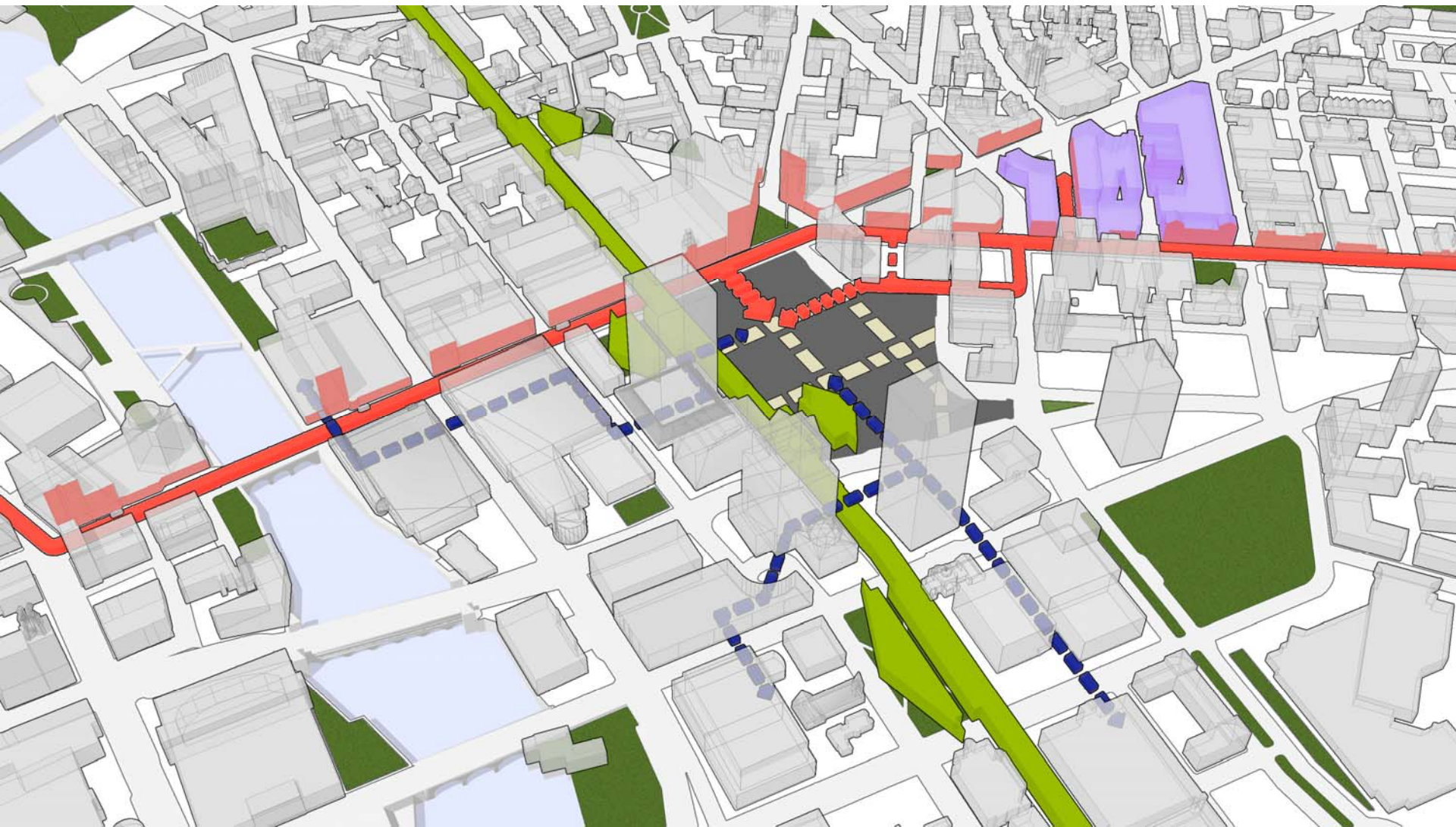
Promote Connections Across Site



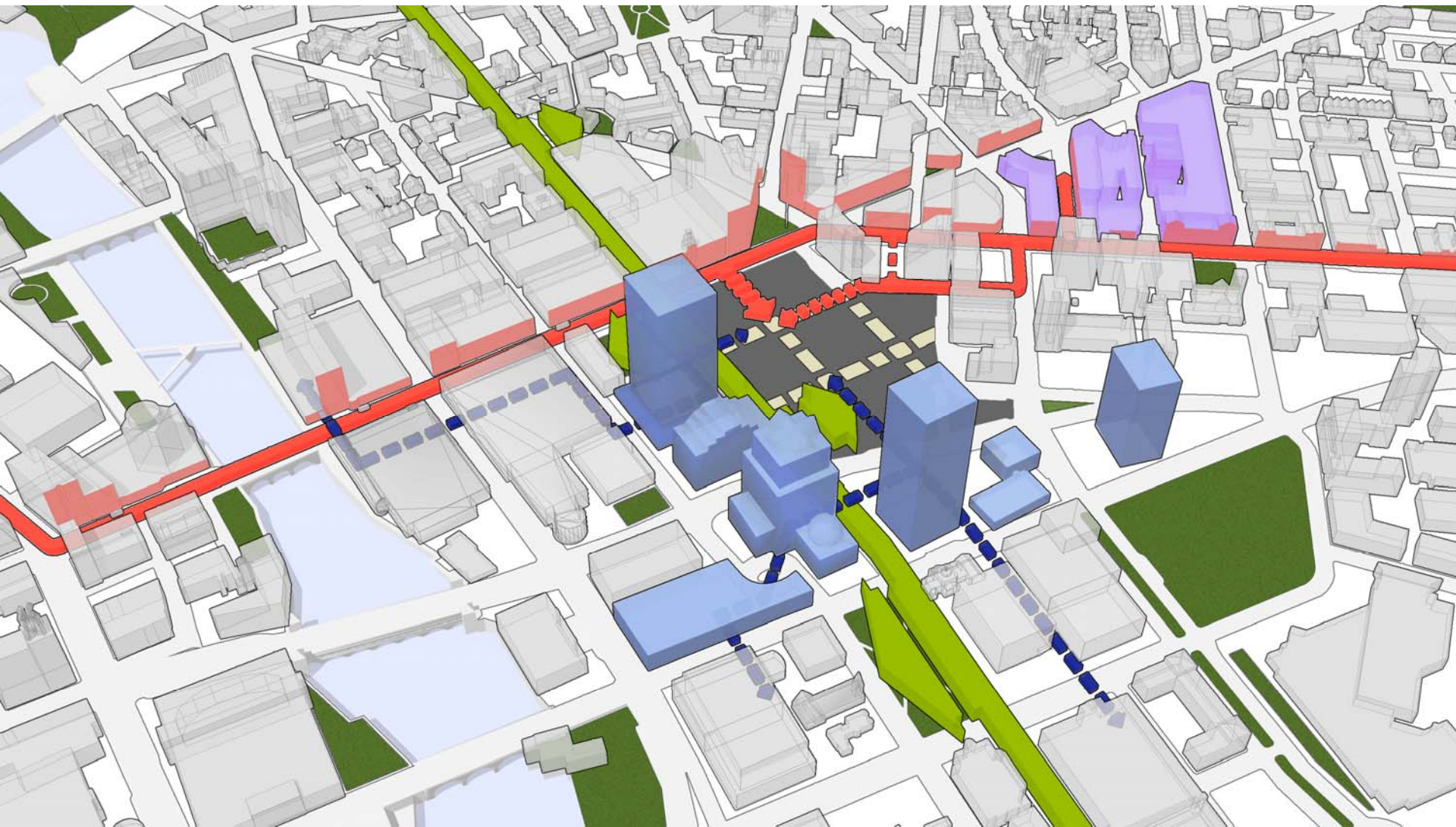
Provide Open Space along Clinton Avenue



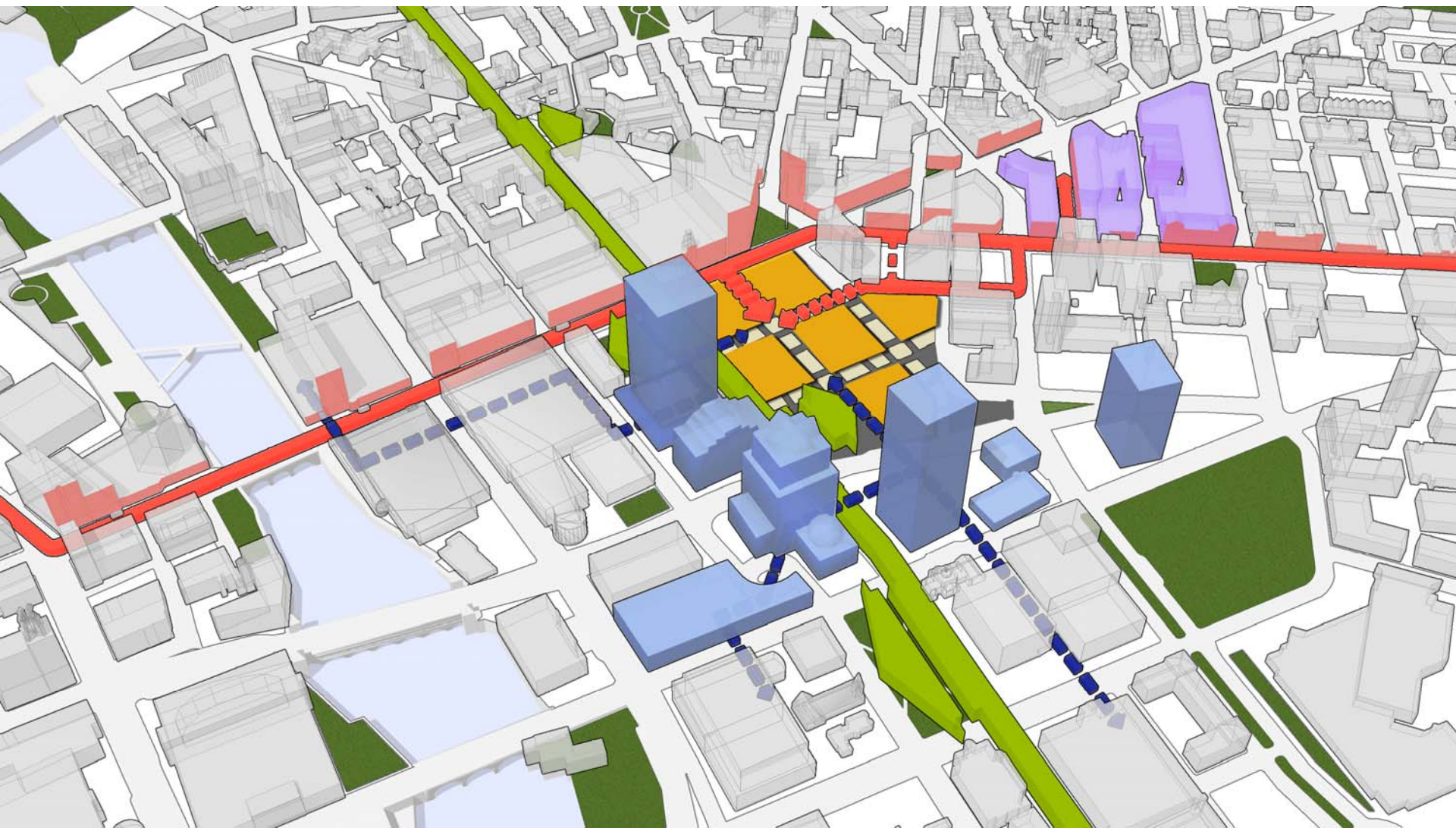
Provide Connections from Main Street and East Avenue



Provide Connections from Skyways



Compliment the Existing Corporate Towers



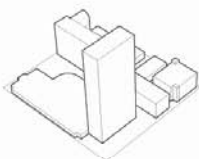
Develop the Interstitial Spaces



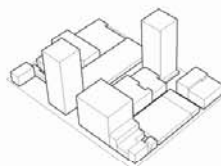
62% COVERAGE



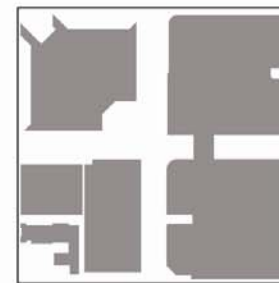
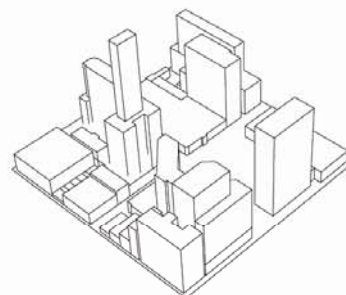
62% COVERAGE



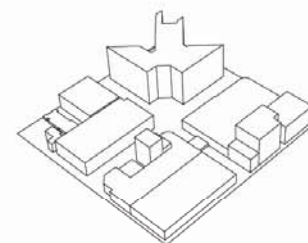
74% COVERAGE



63% COVERAGE



67% COVERAGE



KANSAS CITY, MO
STUDY AREA: 258,761
OPEN SPACE: 98,401
COVERAGE: 62%
FLOOR AREA: 1,200,000
FAR: 5.5



CLEVELAND, OH
STUDY AREA: 448,000
OPEN SPACE: 164,686
COVERAGE: 62%
FLOOR AREA: 1,983,000
FAR: 5.25



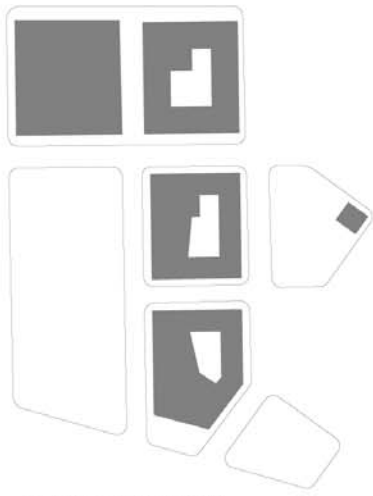
LOUISVILLE, KY
STUDY AREA: 632,400
OPEN SPACE: 166,098
COVERAGE: 74%
FLOOR AREA: 2,635,000
FAR: 5.0



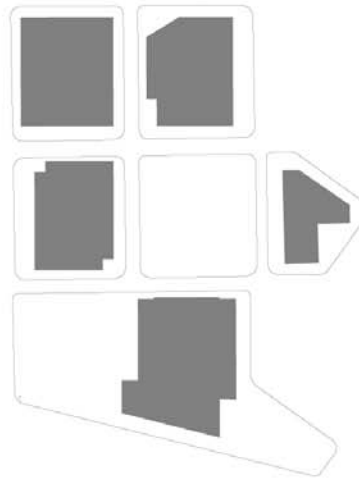
CINCINNATI, OH
STUDY AREA: 810,000
OPEN SPACE: 297,129
COVERAGE: 63%
FLOOR AREA: 4,890,000
FAR: 7.0



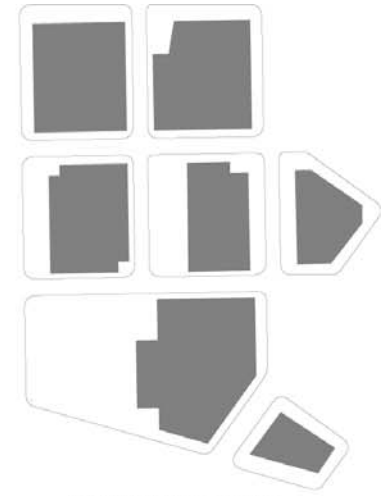
INDIANAPOLIS, IN
STUDY AREA: 940,800
OPEN SPACE: 141,844
COVERAGE: 67%
FLOOR AREA: 4,180,000
FAR: 5.25



CONCEPT 1-LOW DENSITY



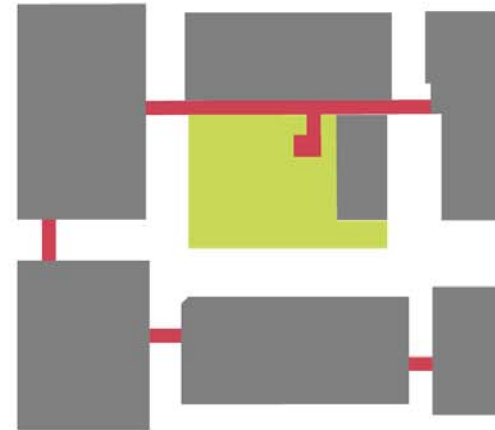
CONCEPT 2-MEDIUM DENSITY



CONCEPT 3-HIGH DENSITY



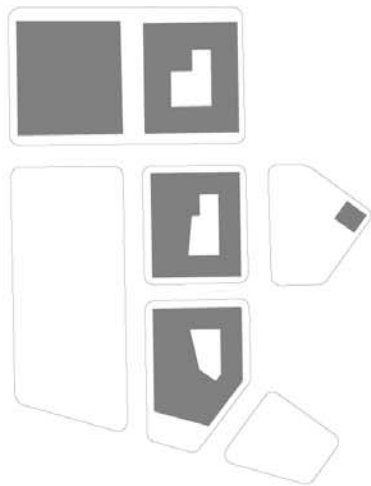
SCHOUWBURGPLEIN-ROTTERDAM, NETHERLANDS



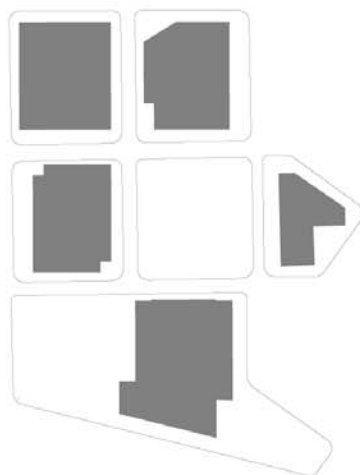
FOUNTAIN SQUARE- CINCINNATI, OH



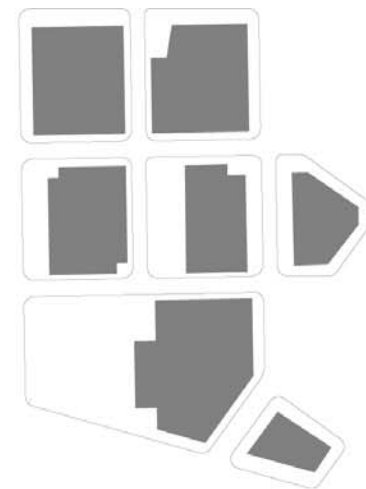
ACTIVE PLAZA



CONCEPT 1-LOW DENSITY



CONCEPT 2-MEDIUM DENSITY



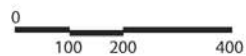
CONCEPT 3-HIGH DENSITY



BLOOMSBURY SQUARE-LONDON, UK



RECTOR PLACE-NEW YORK, NY



RESIDENTIAL PARK

Concept 1- Low Density



- 1- COMMERCIAL BLOCK
- 2- HOTEL
- 3- RESIDENTIAL BLOCK

Building Area : 427,850 SF

FAR : 1.11

Coverage : 37%

Concept 2- Medium Density



- 1- PAETEC OPERATIONS CENTER
- 2- PAETEC TOWER
- 3- HOTEL/ SERVICED RESIDENTIAL
- 4- PARKING STRUCTURE
- 5- RESIDENTIAL TOWER
- 6- MIXED USE TOWER

Building Area : 1,055,050 SF

FAR : 2.73

Coverage : 40%

Concept 3- High Density



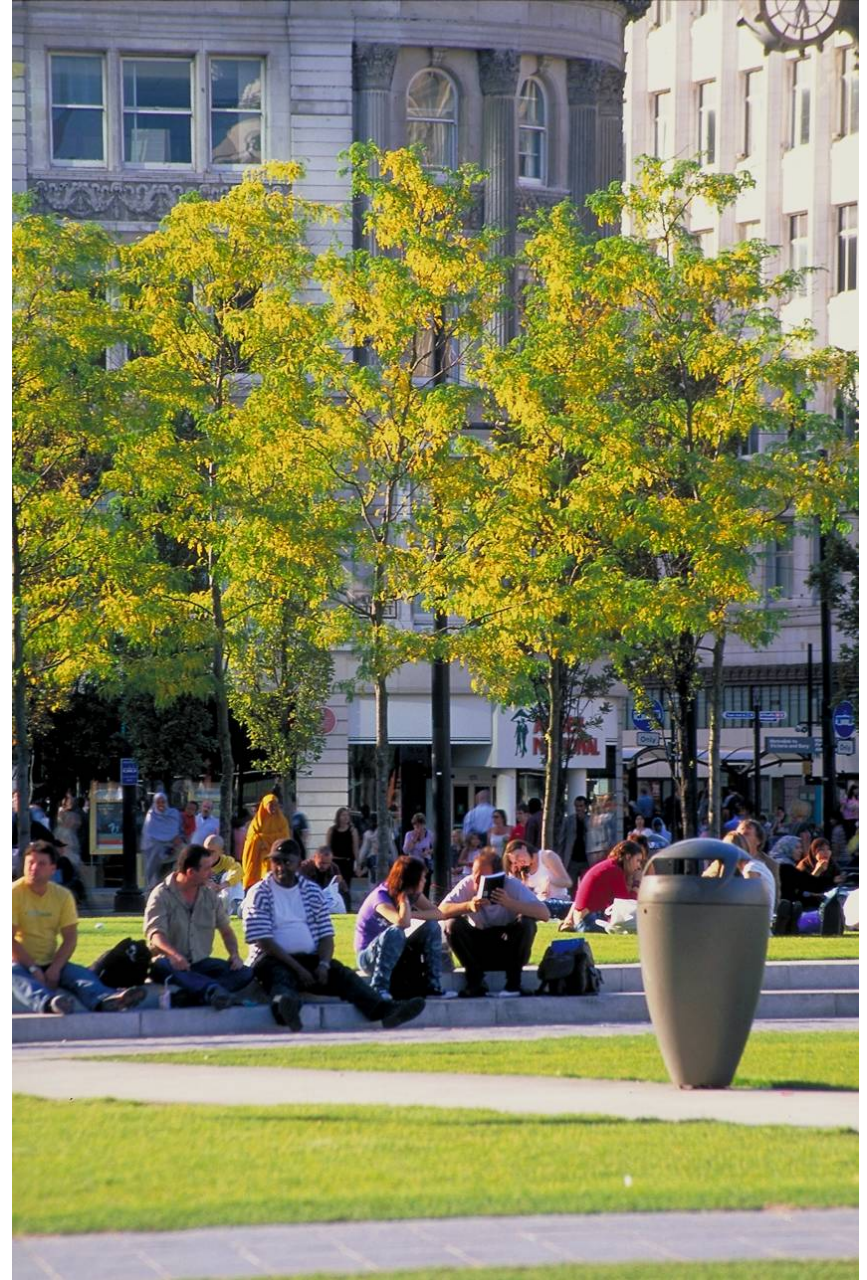
- 1- PAETEC OPERATIONS CENTER
- 2- PAETEC TOWER
- 3- HOTEL/ SERVICED RESIDENTIAL
- 4- PARKING STRUCTURE
- 5- RESIDENTIAL TOWER
- 6- OFFICE TOWER

Building Area : 1,225,100 SF

FAR : 3.17

Coverage : 47%



















Bloomsbury Square-London, UK



Rector Place-New York, NY



Schouwburgplein-Rotterdam, The Netherlands



Fountain Square-Cincinnati, OH