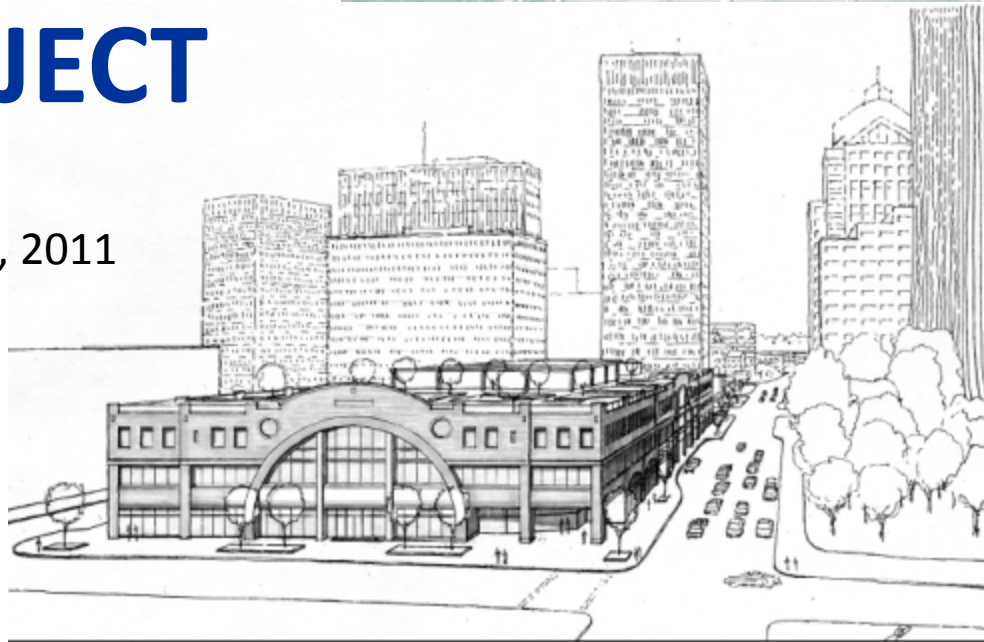




City of Rochester, NY
Thomas S. Richards, Mayor

MIDTOWN REDEVELOPMENT PROJECT

January 18, 2011



REDEVELOPMENT DESIGN TEAM



City of Rochester



LaBella Associates, PC



Trowbridge & Wolf

PURPOSE OF TODAY'S MEETING

Learn about infrastructure improvements for Midtown Plaza site:

- New Internal Street Grid
- Rehabilitation of Adjacent Streets
- Open Space
- Utilities
- Underground Parking Garage
- Underground Truck Service Tunnel

PURPOSE OF TODAY'S MEETING



- Solicit feedback and comments for consideration in the design process

WHERE CAN I REVIEW PROJECT MATERIALS?

- On display at today's meeting
- Online: www.midtownrochesterrising.com
- City Hall: 30 Church Street, Room 300B

VISION FOR THE SITE



“Revitalize the Downtown core through major public and private investment, job creation, and infrastructure development.”

VISION FOR THE SITE

“Transform the Midtown Plaza site into a mixed use area designed to attract a critical mass of residents, office space, and 24/7 amenities that contribute to a vibrant work-live environment.”

INFRASTRUCTURE DEVELOPMENT PARTNERS



City of Rochester, NY
Thomas S. Richards, Mayor



U.S. Department of Transportation
Federal Highway Administration



New York State
Department of
Transportation



WHERE ARE WE IN THE PROCESS?

- Infrastructure design is underway
- Draft Preliminary Report and Plans are published for review

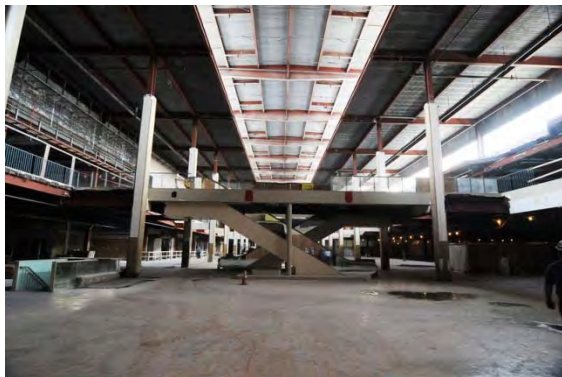
www.midtownrochesterrising.com

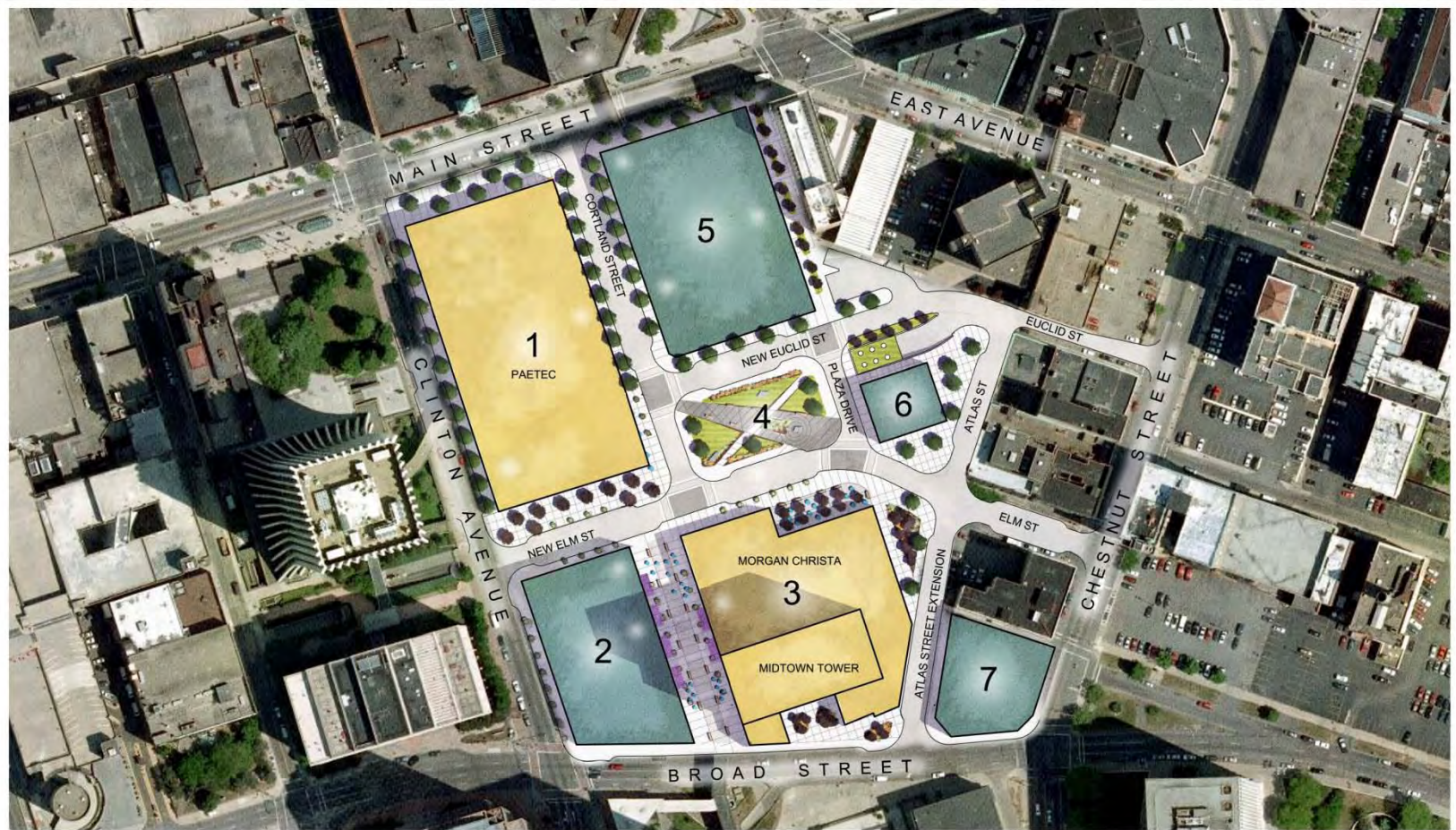
WHAT HAS BEEN COMPLETED?

- Establishment of Urban Renewal District
- Adoption of Urban Renewal Plan
- State and Federal Environmental Review
 - Generic Environmental Impact Statement
- Property Acquisition

WHAT HAS BEEN COMPLETED?

- Closure of the Facility
- Abatement of Asbestos and Hazardous Materials
- Building Demolition Underway
- Midtown Tower Land Disposition Agreement
- PAETEC Land Disposition Agreement



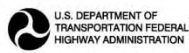


CONCEPT PLAN
MIDTOWN REDEVELOPMENT PROJECT

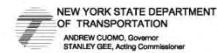
PROJECT SPONSOR:



City of Rochester
Department of
Environmental Services



FUNDING PARTNERS:



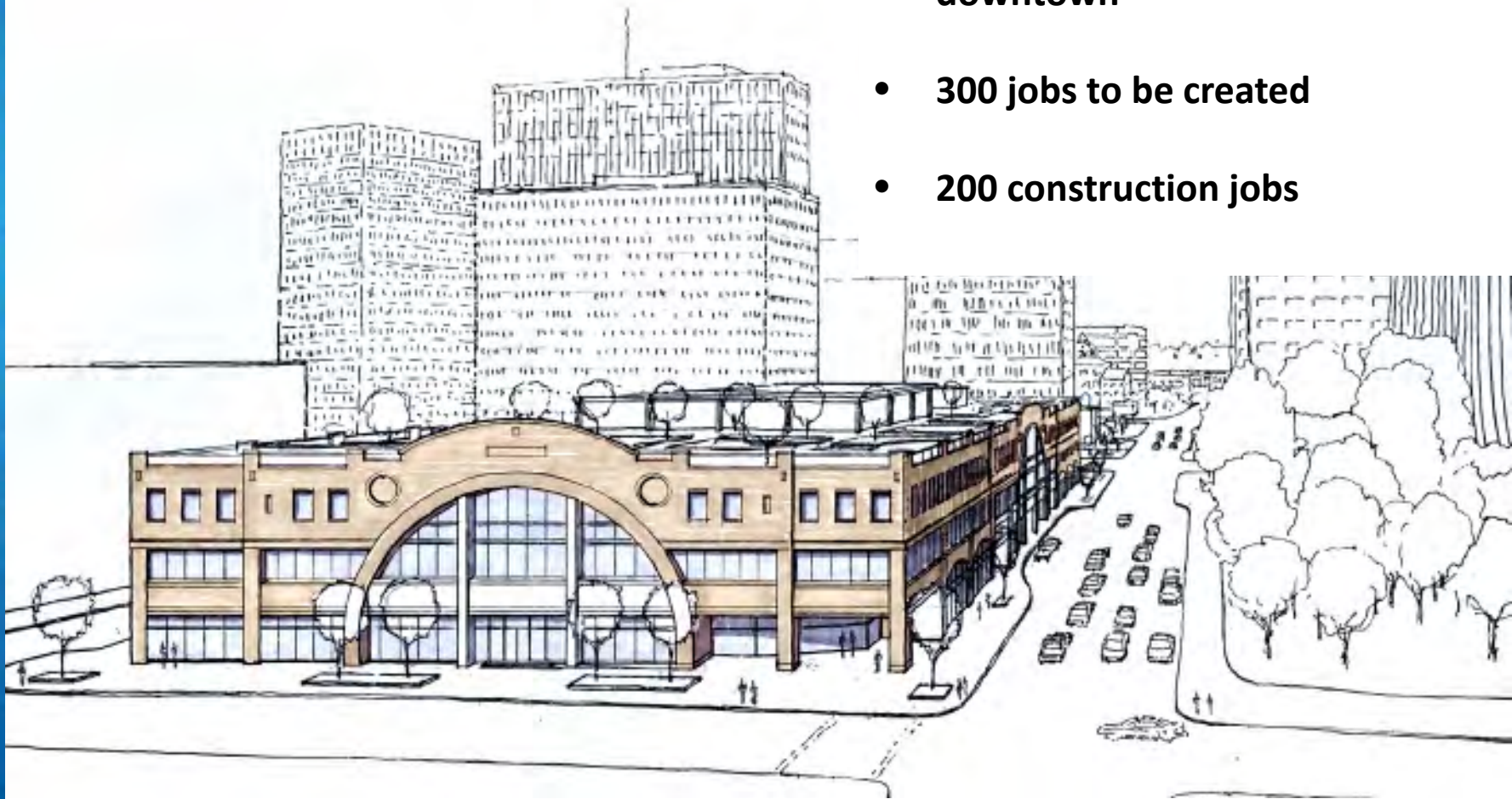
CONSULTANTS:



LABELLA



PAETEC



- Over \$53 million in investment
- 222,426 sq. ft. corporate headquarters
- 900 jobs relocated into downtown
- 300 jobs to be created
- 200 construction jobs



MIDTOWN TOWER

**80 South Clinton LLC
(Morgan Management and Christa
Companies)**

Over \$70 million in investment

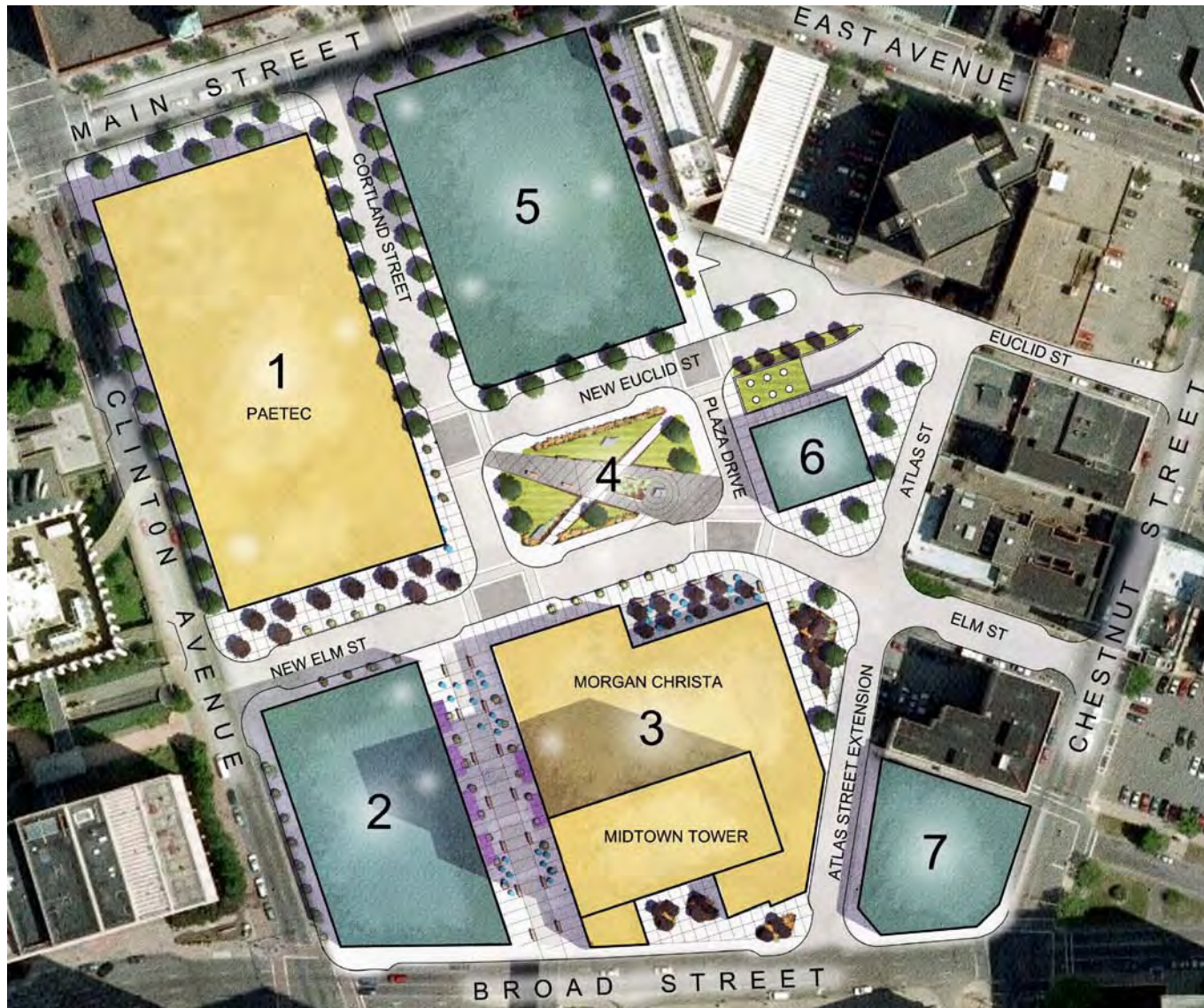
**177 Apartments and 24
Condominiums**

**92,000 sq. ft. of office, retail and
restaurant**

300-400 construction jobs

Midtown Rochester Rising

OTHER PARCELS



WHAT'S NEXT?

- Parcel Subdivision and Official Map Amendment
- Complete the Design
- 4 Construction Contracts
 1. Truck Service Tunnel, Pedestrian Tunnel
 2. Midtown Garage Repairs & Modifications
 3. New Streets, Sidewalks, Utilities, Amenities
 4. Open Space Parcel & Pedestrian Corridors

CONSTRUCTION SCHEDULE

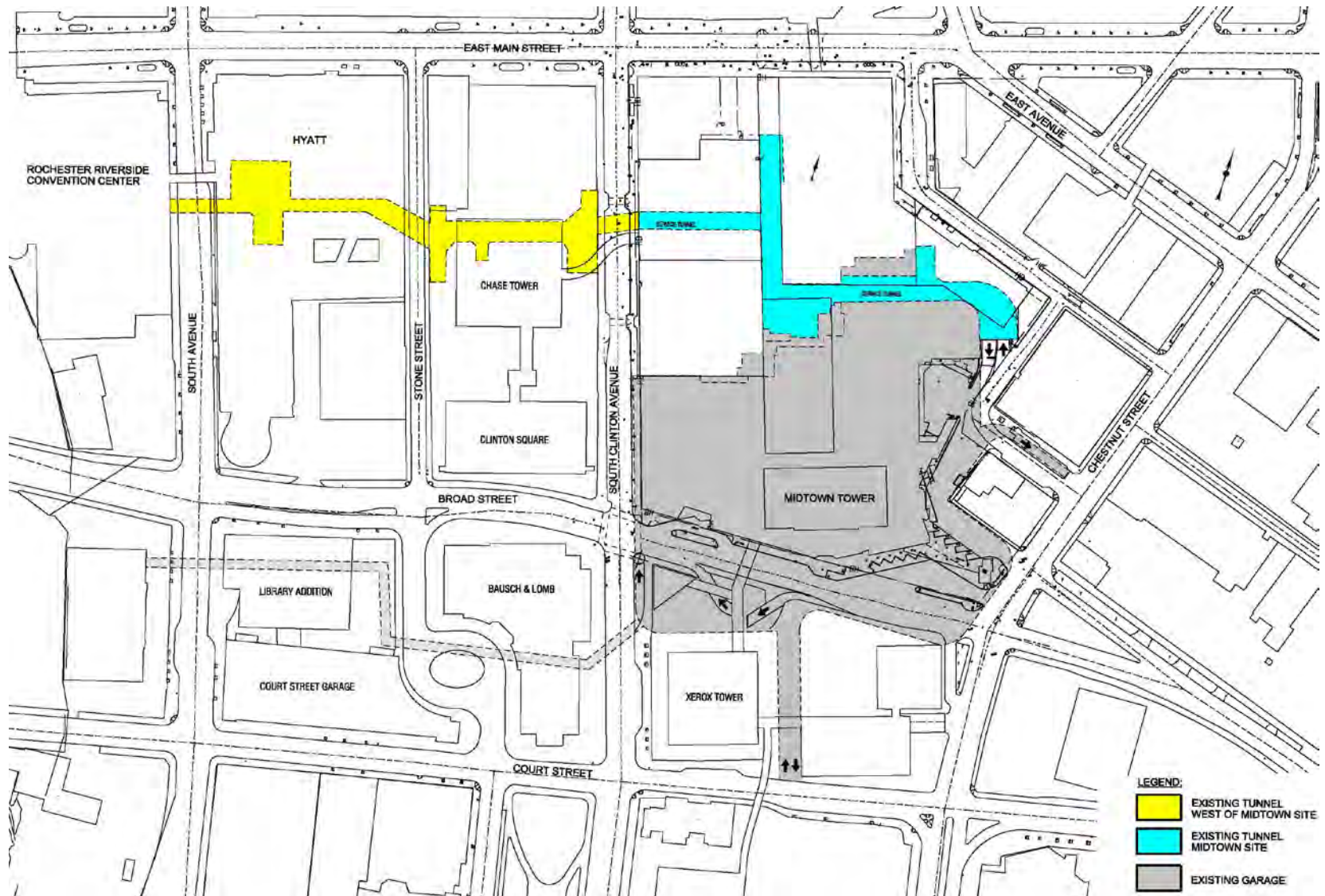
Contract 1 – Truck Service & Pedestrian Tunnel: 2011

Contract 2 – Garage Modifications & Rehabilitation: 2011

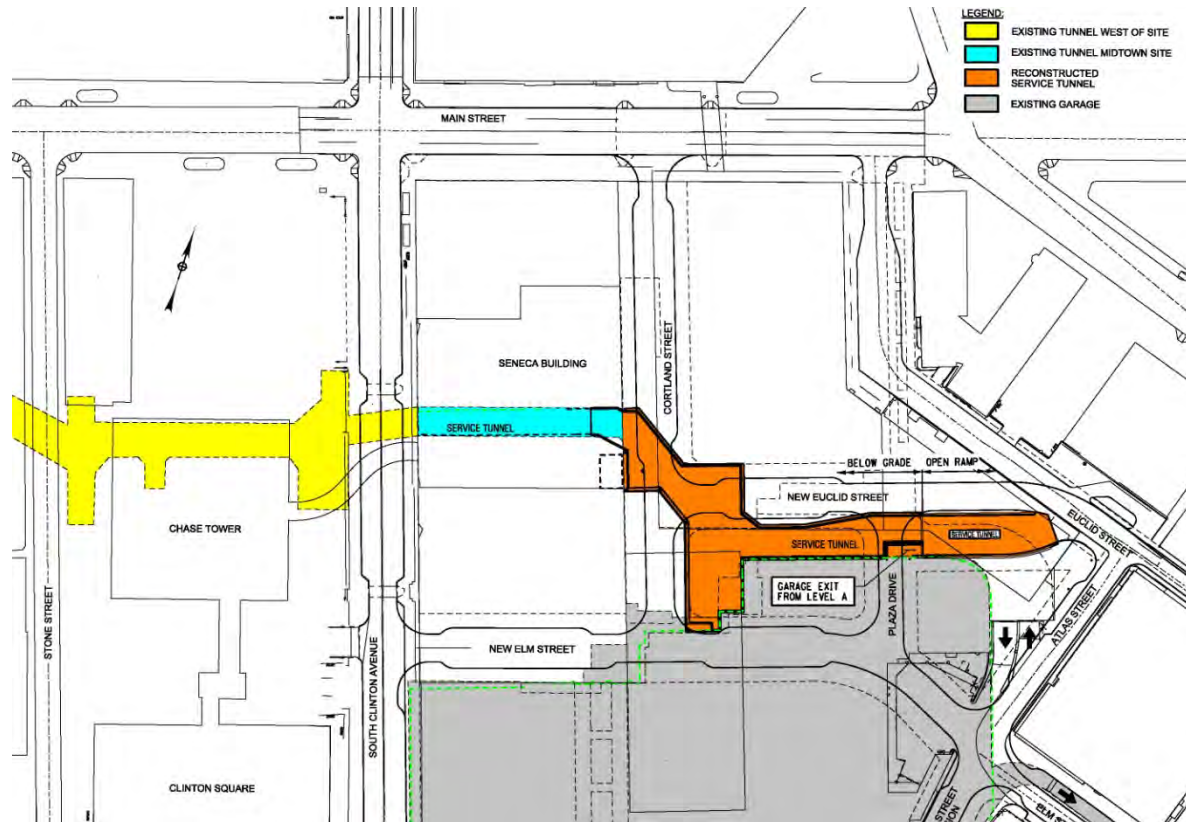
Contract 3 – Streets, Utilities, Landscaping: 2012

Contract 4 – Open Space, Pedestrian Corridors: 2013

CONTRACT 1: TRUCK SERVICE TUNNEL

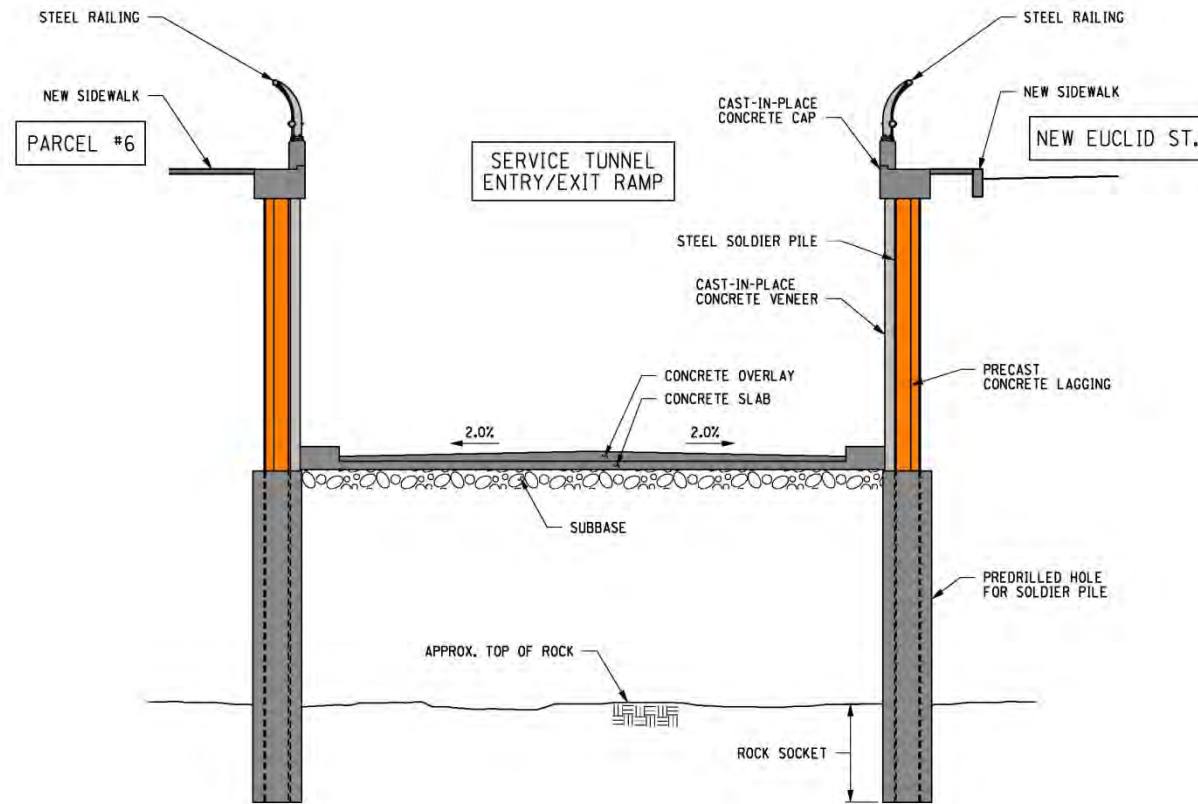


CONTRACT 1: TRUCK SERVICE TUNNEL



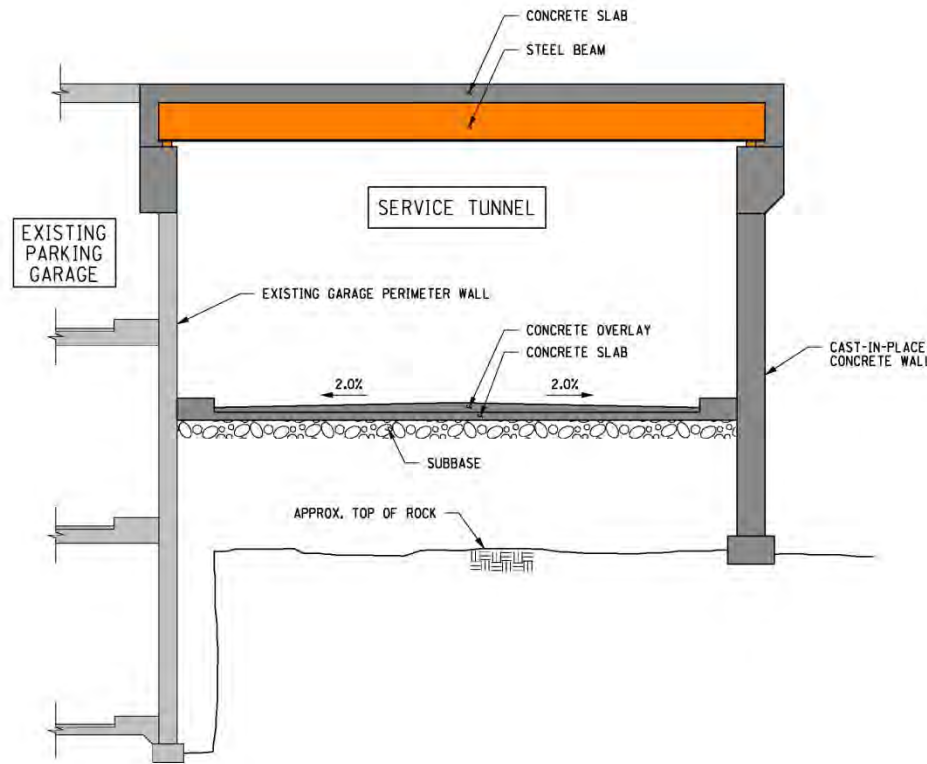
- Modified existing tunnel alignment
- Incorporate new garage exit
- Loading dock access
- Accommodate tractor trailer to Seneca Building

CONTRACT 1: TRUCK SERVICE TUNNEL



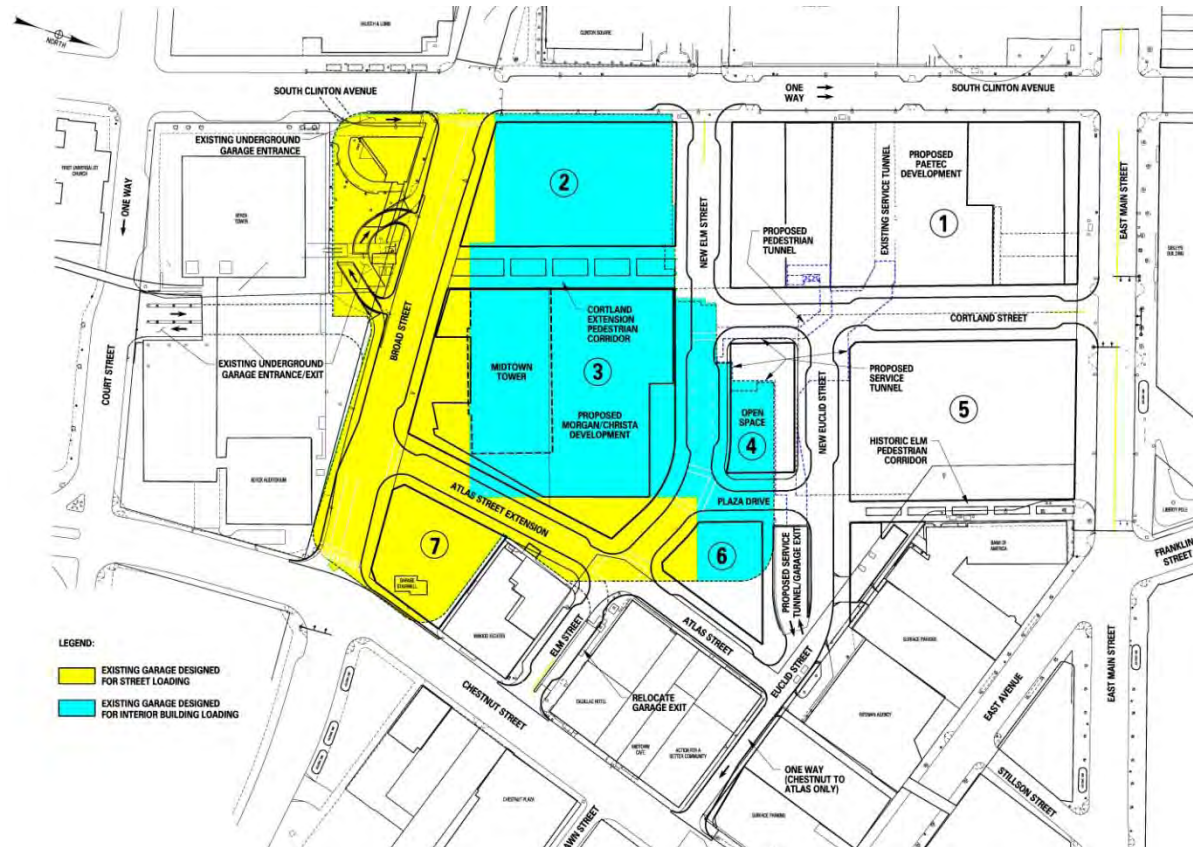
- Steel soldier pile wall system socketed into rock
- Concrete veneer wall treatment
- Concrete cap with steel railing (or concrete parapet)

CONTRACT 1: TRUCK SERVICE TUNNEL



- 30' wall to wall
- 14' minimum vertical clearance
- Utilize existing garage perimeter wall
- Roof framing pocketed into walls

CONTRACT 2: PARKING GARAGE MODIFICATIONS



- Strengthen/reconstruct roof slab under roads
- Close off Chestnut exit & add new exit in proposed service tunnel
- Relocate one exhaust shaft
- Cap-over stair & elevator openings
- Waterproof undeveloped parcels
- Reestablish pedestrian access

CONTRACT 2:

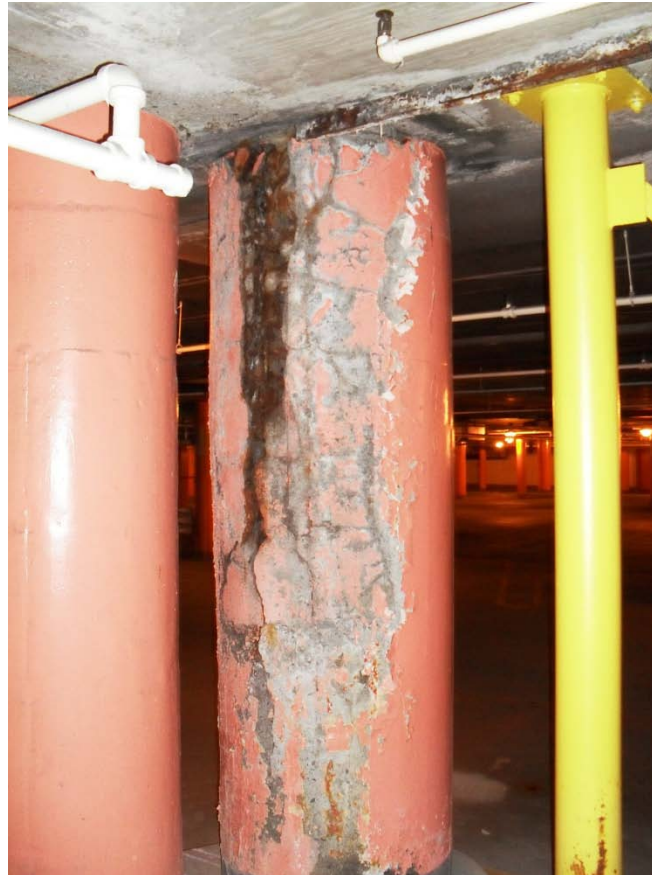
PARKING GARAGE REHABILITATION

Goal: Maintain structural integrity and operation

Work to include:

- Repairs to deteriorated concrete
- Replace leaking joints
- Fire suppression system maintenance
- HVAC maintenance
- Electrical system maintenance

CONTRACT 2: PARKING GARAGE REHABILITATION



Severe concrete deterioration at leaking joint

CONTRACT 3: INTERNAL STREET NETWORK

- Alignments based on preferred concept plan in DGEIS
- Function – local streets with 11 ft travel lanes and 8 ft parallel parking lanes
- Sidewalks – 8 ft to 20 ft wide

CONTRACT 3:

INTERNAL STREET NETWORK

Parking

- On street – approximately 91 spaces
- Off street – short term parking lot near Bank of America building

Enhancements

- Street lighting, landscape plantings, sidewalk patterns, etc.

Pavement

- Asphalt with granite curbs

CONTRACT 3:

INTERNAL STREET NETWORK

Intersections

- Curb bump outs to reduce pedestrian crossing distances
- ADA accessible ramps
- High visibility cross walks
- 25 to 30 ft corner radii

Pedestrian Corridors

- Historic Elm Street
- Cortland Street Extension

CONTRACT 3:

INTERNAL STREET NETWORK

- Service Tunnel Entrance – relocate from Atlas Street to Euclid Street
- Relocate existing underground parking garage exit on Elm St to within rebuilt service tunnel

CONTRACT 3:

INTERNAL STREET NETWORK

Traffic

- New signal at Cortland St and Main and Elm & Chestnut
- Stop signs at all other intersections
- Euclid Street (Chestnut to Atlas) – reverse flow from one way westbound to one way eastbound

Drainage

- Separate and combined storm sewers

CONTRACT 3: UTILITIES

Public Utilities

- Sanitary sewers: New separate and combined sanitary sewers
- Domestic water: new watermain
- Fire water (Holly System): new watermain and hydrants

Private Utilities

- Coordination to take place in Final Design

CONTRACT 3:

SPECIAL DESIGN CONSIDERATIONS

- Portion of Elm Street, Atlas Street, and Plaza Drive are located on top of the garage roof slab. Slab strengthening will be required.
- Some utilities and storm drainage will be located within the underground garage. Utilities will be suspended from the roof slab.

CONTRACT 3: ADJACENT STREETS

Broad Street (Chestnut to Clinton)

- Convert from one-way to two-way
- New curbs and sidewalks
- Replace asphalt wearing surface

South Clinton Avenue (Broad to East Main St.)

- Mill and resurface, maintain existing lanes
- New sidewalks on east side

CONTRACT 3: ADJACENT STREETS

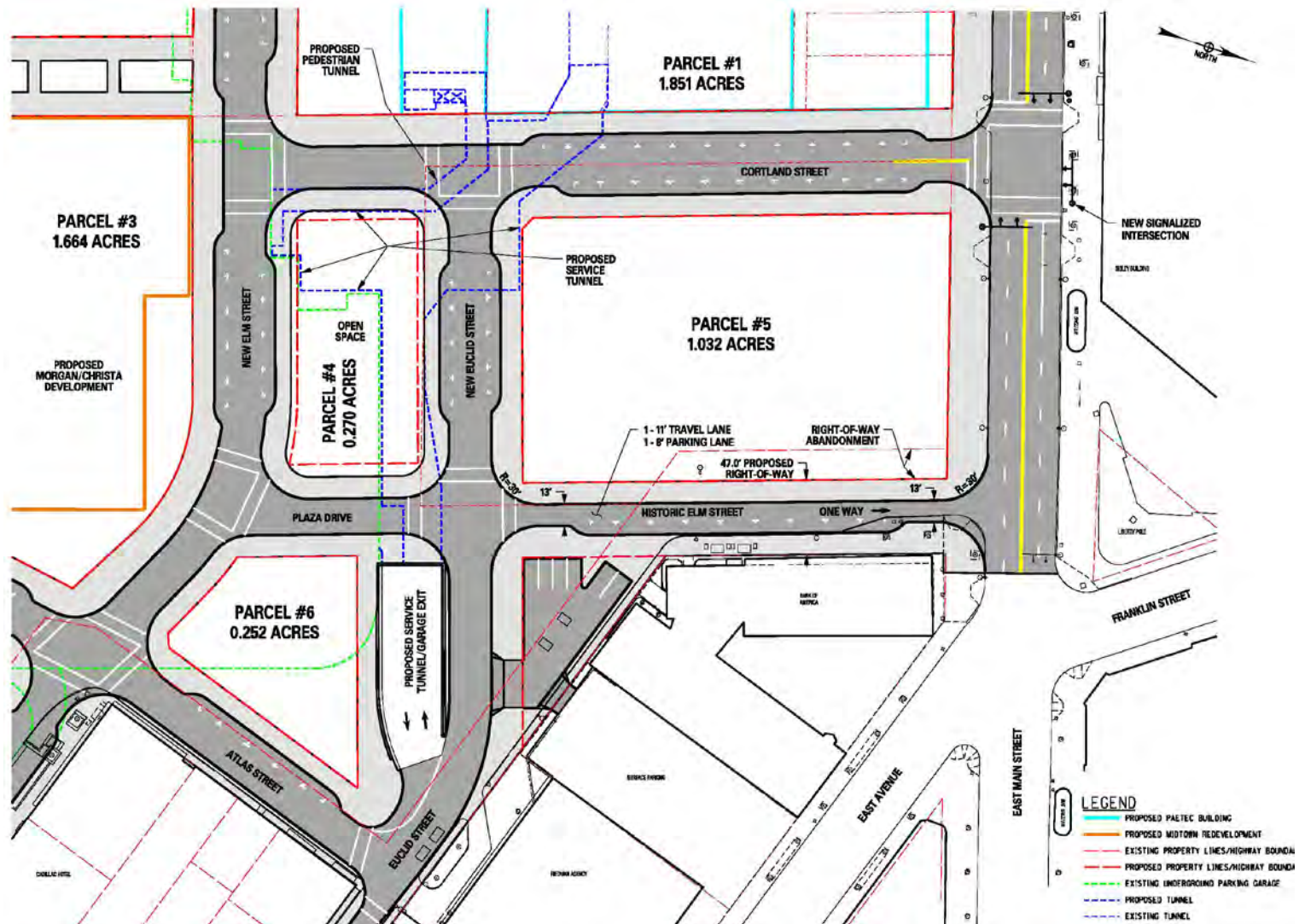
East Main Street (S. Clinton to East Ave)

- Mill and resurface, maintain existing lanes
- New sidewalks on south side

ALTERNATE A: HISTORIC ELM STREET (Road Option)

- One way northbound
- 1-11 ft travel lane
- 1-8 ft parking lane
- 14 ft sidewalks

ALTERNATE A: HISTORIC ELM STREET



ALTERNATE A: HISTORIC ELM STREET (Road Option)

Pros:

- 9 on-street parking spaces
- Access to Bank of America unchanged
- Pedestrian connectivity to Liberty Pole
- Less cost

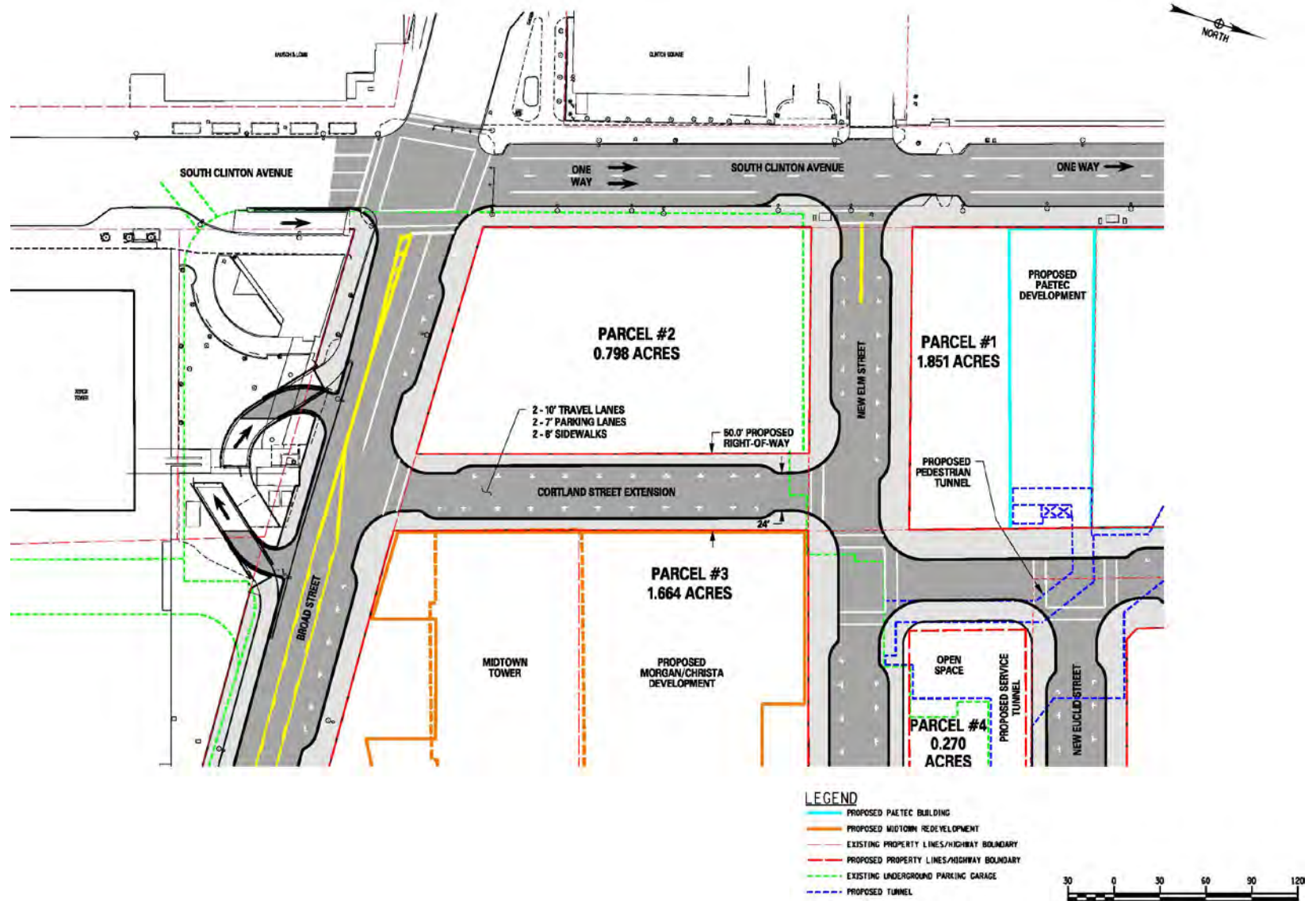
Cons:

- Right of way wider; Parcel #5 smaller
- Maintains an awkward intersection at E. Main Street

ALTERNATE B: CORTLAND STREET EXTENSION (Road Option)

- Two way street
- 2-10 ft travel lane
- 2-7 ft parking lane
- 8 ft sidewalks

ALTERNATE B: CORTLAND STREET



ALTERNATE B: CORTLAND STREET (Road Option)

Pros:

- 19 on-street parking spaces
- Improved street level access for deliveries and retail shopping

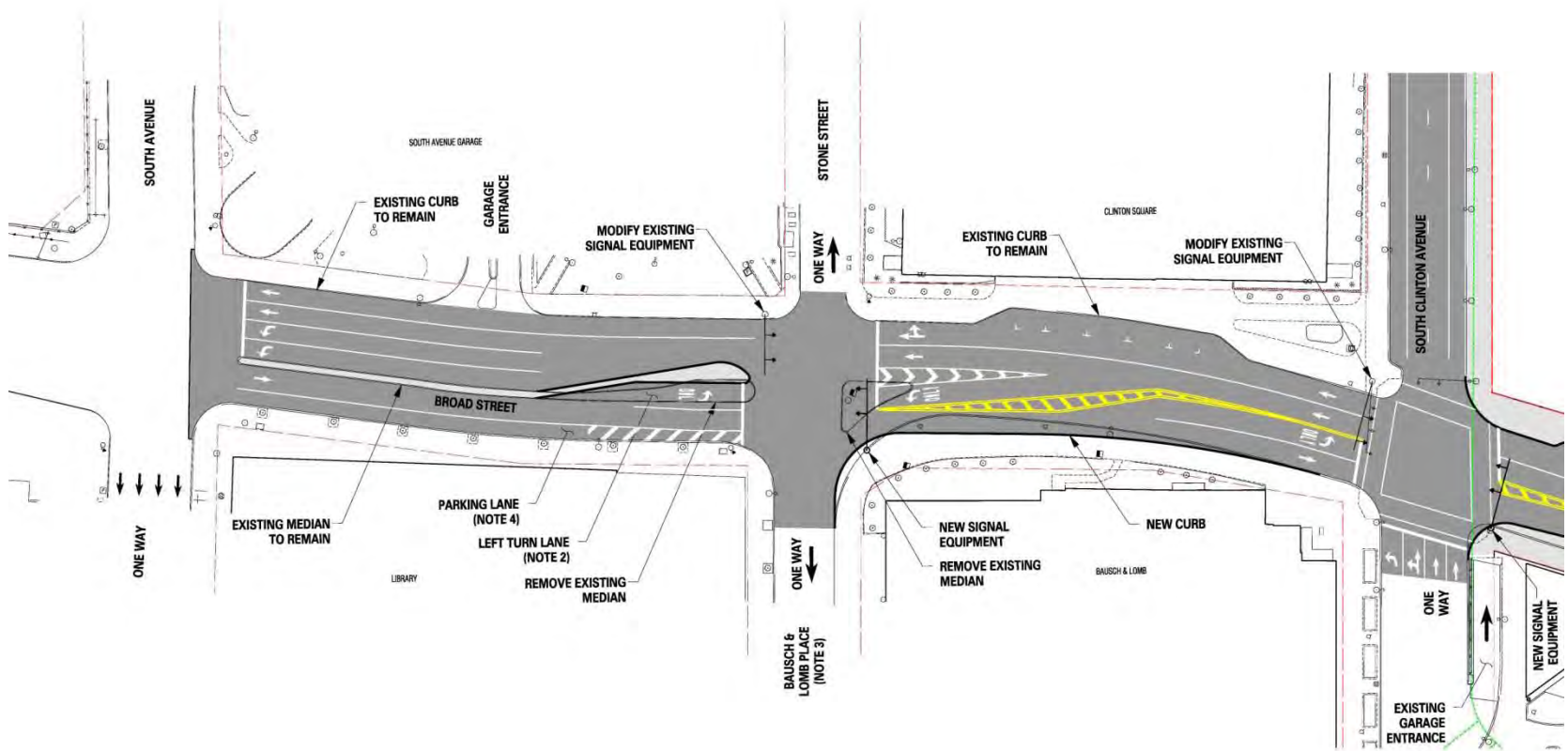
Cons:

- Cost: Garage roof slab requires strengthening
- Traffic Concerns: Vehicle conflicts at Cortland Street and garage entrance/exit

ALTERNATE C: BROAD STREET (S. Clinton to South Ave.)

- Continue two way conversion to Stone Street
- Mill and resurface pavement
- New signal at Stone Street

ALTERNATE C: BROAD STREET (S. Clinton to South Avenue)



ALTERNATE C: BROAD STREET (S. Clinton to South Avenue)

Pros:

- Completes the two-way conversion
- Opportunity to convert Bausch & Lomb from one-way to two-way

Cons:

- Cost

CONTRACT 4: OPEN SPACE & PEDESTRIAN CORRIDORS

- Generous sidewalks for uninterrupted movement
- Well defined pedestrian crossings
- Unique street amenities (lighting, benches, etc.)
- Deciduous street trees for separation and comfort
- Raised planters when over garage

CENTRAL OPEN SPACE

Functions:

- Mitigation for removal of Mall Atrium
- Central Gathering Space
- Green space for residents
- Support for mixed-use activities
- Open view corridors

CENTRAL OPEN SPACE

Letter of Resolution – State Historic Preservation
Office Coordination:

- City to conduct a review process for final design, planning, and programming of the space
- City will invite participation of stakeholders in historic preservation and downtown development
- Public meeting announcements will be advertised
- Goals:
 - Commemorate or facilitate the types of public functions once served by Midtown Atrium
 - Develop an appreciation of the significance of the Atrium to the Rochester community

CONTRACT 4: CENTRAL OPEN SPACE



CORTLAND STREET PEDESTRIAN CORRIDOR

- Interaction with ground floor retail
- Amenities (planting, lighting, furnishings)

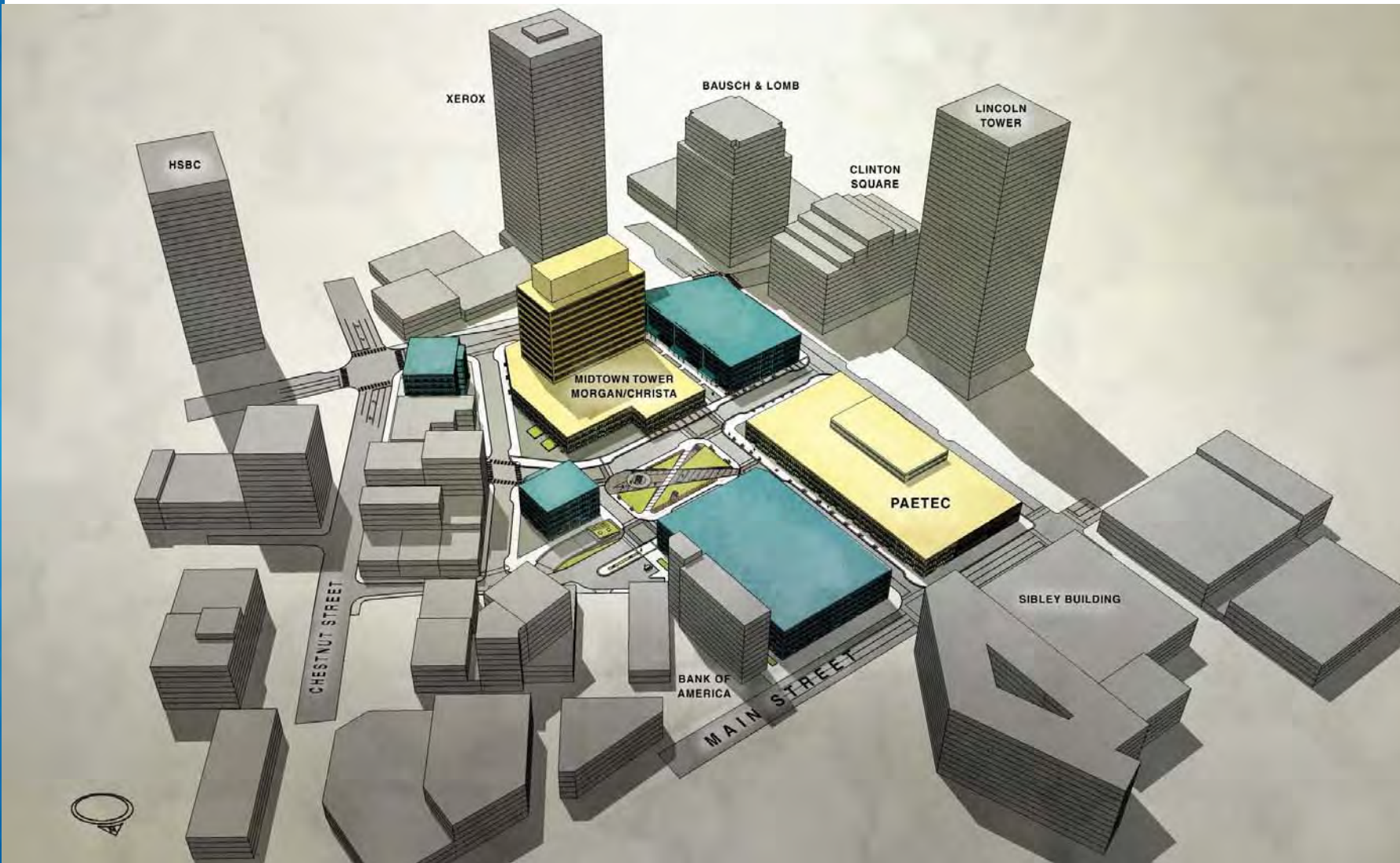


HISTORIC ELM PEDESTRIAN CORRIDOR

- Linear green spine, urban respite
- Connection from Liberty Tower to site interior



BIRD'S EYE VIEW LOOKING SOUTH



HOW CAN I PROVIDE INPUT?

Submit a comment sheet by January 25, 2011

COMMENT SHEET
MIDTOWN REDEVELOPMENT PROJECT
(FORMER MIDTOWN PLAZA SITE)
Project ID 10103 DP'S PIN 4751.23
PLEASE SUBMIT COMMENTS ON OR BEFORE JANUARY 25th, 2011
(PLEASE PRINT)

NAME:
ADDRESS:
REPRESENTING:
(if applicable)
COMMENT:

PLEASE PLACE STAMP INDICATED ON BACK, TAPE SHUT (DO NOT STAPLE) AND MAIL

RETURN ADDRESS
FOLD HERE

RETURN TO:

JAMES R. MCINTOSH, P.E., CITY ENGINEER
CITY PIN # 10103
CITY OF ROCHESTER
DESIGN ENGINEERING SERVICES
30 CHURCH STREET, ROOM 300B
ROCHESTER, NY 14614
PLACE STAMP HERE
FOLD HERE

THANK YOU FOR YOUR PARTICIPATION!