

# STRATEGIC CENTER CITY DEVELOPMENT

**2019**

**\$ Investment**

## MAJOR INSTITUTIONS/FACILITIES

<i>Rochester Riverside Hotel</i>	(3,000-seat PAC, 225-room hotel; 200 units housing, 480 space parking)	<b>\$200 million</b>
<i>Inner Loop Redevelopment, Sites #4 &amp; 5</i>	(The Strong expansion, housing buildings, hotel, and parking garage)	<b>\$105 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 Q2 2020)	<b>\$2 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>3 City Center</i>	(Building upgrades)	<b>\$8.5 million</b>
<i>Richford Hotel</i>	(Hotel conversion, 100 rooms, salon & spa)	<b>\$17.5 million</b>
<i>200 East Main Street</i>	(Conversion of former McCrory's to office use.)	<b>\$6.4 million</b>
<i>Legacy Tower</i>	(Building upgrades by Buckingham Properties)	<b>\$4 million</b>
<i>First National Bank Building</i>	(Historic renovation by developer Carmen Coleman)	<b>\$3.5 million</b>
<i>One East Avenue</i>	(Building & common area improvements, tenant build-outs)	<b>\$600,000</b>
<i>Courtyard by Marriott</i>	(Demo of existing East Ave. Inn & suites, new build hotel)	<b>N/A</b>
<i>Cadillac Hotel</i>	Boutique hotel conversion - 80 rooms	<b>N/A</b>

## HOUSING/MIXED-USE

<i>The Sibley Building</i>	(Winn Devel. bought in Nov. '12 for multi-use conversion)	<b>\$100 million</b>
<i>Manhattan Square (2 bldgs. + garage)</i>	(Conifer - bldg upgrades, replacing parking garage; 3-yr. project)	<b>\$85 million</b>
<i>The Metropolitan</i>	(Conversion of upper floors 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 hsng. units, 150K. s.f. office space, retail, parking garage)	<b>\$25 million</b>
<i>The Nathaniel, 103 Court St.</i>	(Morgan Mgmt.'s new constr. of 119 luxury, riverfront apts.)	<b>\$25 million</b>
<i>Union Square (Inner Loop, Site #3)</i>	(New constr., 66 mixed income hsng. units; Home Leasing/Trillium)	<b>\$18.5 million</b>
<i>Cox Building</i>	(Residential conversion to 80 lofts & 9K. of commercial)	<b>\$18 million</b>
<i>The Linc (former Alliance Building)</i>	(Conversion to 130 mid-range apts. & event space underway)	<b>\$18 million</b>
<i>Charlotte Square on the Loop</i>	(New const., 50 townhomes affordable apts., Inner Loop #1)	<b>\$12 million+</b>
<i>VOC Liberty Landing</i>	(New const., 33 affordable & supportive units for veterans)	<b>\$10.4 million</b>
<i>The Residences at The Columbus</i>	(Conversion to 104 apts, mixed-use & theater space)	<b>\$10 million</b>
<i>186-194 East Main Street</i>	(Two buildings - 32 lofts, office, retail, restaurants; by Fortified)	<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 & apartment building)	<b>\$7 million</b>
<i>Hiram Sibley Building</i>	(Planned conversion to housing and mixed-use)	<b>\$7 million</b>
<i>49 Stone Street</i>	(Planned conversion to 21 units + office, by Hudson Partners)	<b>\$4.7 million</b>
<i>220-226 East Main Street</i>	(Six apartments and first floor retail)	<b>\$2 million</b>
<i>10 Franklin</i>	(Conversion to three high-end units and fitness studio)	<b>\$1.5 million</b>
<i>Inn on Broadway Expansion</i>	(New build, mixed-use hotel 66 rooms), 18 apts, bar + restaurant)	<b>N/A</b>

## STREETS & PUBLIC PROPERTIES

<i>Blue Cross Arena</i>	(Revenue enhancing improvements, lighting, other upgrades)	<b>\$10 million</b>
<i>Rundel Library North Terrace</i>	(Creation of new outdoor public terrace with overlook & sculpture)	<b>\$8 million</b>
<i>Main Street Streetscape &amp; Wayfinding II</i>	(53 parking spaces & sidewalk infrastructure improvements)	<b>\$4.5 million</b>
<i>Roc City Skate Park</i>	(One of nine ROC the Riverway projects)	<b>\$2 million</b>
<i>ROC the Riverway Projects</i>	(13 projects total, 9 are "downtown" (NYS funding for 8 only)	<b>\$31.31 million</b>

## 2019 TOTAL

**\$900.2 million**

RDDC - 6/3/19 (Totals: Private = \$512.3 M.; Public = \$75.4 M.; Public/Private = \$312.5 M.)