



Midtown Rising E-Community Bulletin

March 2010

SITE DEVELOPMENT NEWS

Midtown Tower Redevelopment. On January 8, Empire State Development (ESD) awarded Christa Companies/Morgan Management a [\\$1.2 million grant](#) toward the adaptive reuse of Midtown Tower. The award was part of \$22.4 million total [Upstate Regional Blueprint Funding](#) package for 23 projects to revitalize New York's Upstate economy. These funds will assist the Christa/Morgan team in [converting the Midtown Tower](#) into 186 residential market-rate apartments, 24 market-rate condominium units and some minor commercial space. The commercial space in the Tower that will be renovated equals about 12,000-square-feet with the balance of the Tower's 297,000-square-feet dedicated to residential development.

INFRASTRUCTURE NEWS

Engineering and Design. At their December 2009 meeting, the Rochester City Council approved a Professional Services Agreement for the infrastructure design/engineering components of the project, including the public right-of-way elements, open space, new streets, sidewalks and utilities. On January 19, the Council [awarded](#) LaBella Associates, P.C. the contract to perform these engineering design services and to develop a preliminary site plan for designing the streets and sidewalks around the Midtown Plaza block. The design process will take approximately 10-12 months, with the bid phase commencing in early 2011. Construction on the site is expected to last through 2012.

CONSTRUCTION AND SCHEDULE UPDATES.

Abatement. The abatement and soft demolition of the Midtown buildings is about two-thirds complete. There are [over 200 workers](#) at the site on a daily basis performing this work. The abatement component of the project remains on schedule to be completed by the end of August 2010. Weekly [construction updates](#) and progress on the individual buildings are posted on the

Midtown Rising [Web site](#). Questions regarding the abatement process can be directed to [ESD's Finger Lakes Regional Office](#).

Demolition. On February 22, ESD advertised a [Notice to Bidders](#) in the [NYS Contract Reporter](#) that it will be accepting sealed [bids for the Midtown Demolition and Site Preparation Contract](#) no later than March 16 at 11:00 a.m. The Midtown demolition contract is expected to be awarded by the ESD Board of Directors at the April 15 board meeting, which will be held in Rochester. The work laid out in the demolition contract includes the following:

Work to be Performed by Demo Contractor	Estimated Start - Finish
Pedestrian Sky Bridge from Xerox Building (Broad Street)	June 1, 2010 – September 1, 2010
Pedestrian Sky Bridge from Chase Tower (Clinton Avenue)	June 1, 2010 – September 1, 2010
Pedestrian Sky Bridge from Sibley Building (Main Street)	June 1, 2010 – September 1, 2010
B. Forman Building	June 1, 2010 – February 1, 2011
Midtown Mall (partial demolition, Alternates #1 & #2)	June 1, 2010 – February 1, 2011
Midtown Tower (partial demolition, Alternate #3)	June 1, 2010 – February 1, 2011
Seneca Building (partial demolition, basement Floors 1-3 to remain)	June 1, 2010 – February 1, 2011
Citizens Bank Building (asbestos abatement will precede demolition)	June 1, 2010 – February 1, 2011
Scheer Building (asbestos abatement will precede demolition)	June 1, 2010 – February 1, 2011
Wendy's Building (asbestos abatement will precede demolition)	June 1, 2010 – February 1, 2011
McCurdy's Building	September 1, 2010 – Oct. 3, 2011
Euclid Building	September 1, 2010 – Oct. 3, 2011
Service Tunnel (partial demolition, tunnel redirection, no parking)	June 1, 2010 – October 3, 2011

Since some of the existing structures and building features meet today's building codes and can be incorporated into future developments. Alternates #1, #2 and #3 will allow for additional time to determine whether certain structures are removed. The underground parking garage will be left in tact and the underground service tunnel will remain operating throughout the duration of the project.

Project Schedule. To view the complete Midtown Rising development timeline, please click [here](#).

COMMUNICATIONS & MEDIA

As part of Midtown Rising's efforts to keep downtown stakeholders, community leaders and the media informed of the progress to date, project leaders held [briefings](#) with the [Midtown Advisory Committee](#) on January 22 and members of the local media on March 3. Once the demolition contractor has been selected, ESD and the City will hold community and neighborhood briefings similar to those conducted last Fall regarding the [abatement process](#).

Other ways we keep constituents informed about the project include:

Speakers Bureau. Organizations or groups wishing to schedule a speaker or presentation about the Midtown Project should contact [Michael Keane](#) at the City of Rochester at (585) 428-6064.

Facebook and Twitter. Midtown Rochester Rising has a presence on [Facebook](#) and [Twitter](#). Follow us or become a fan of Midtown Rising to keep up on the latest project news and updates.

Midtown Rising is a redevelopment partnership that will position Rochester for its future by significantly shaping the rebirth of the downtown core through major public and private investment, job creation and infrastructure development. The Midtown Rising E-Community Bulletin is intended to update readers on Midtown Rising's progress in redeveloping the former Midtown Plaza. The contents of this E-Bulletin should not be reproduced without the express written consent of the City of Rochester. For additional information, please e-mail gold@s@cityofrochester.gov.