



Midtown Rising E-Community Bulletin

November 2009

SITE DEVELOPMENT NEWS

- **Abatement and Air Monitoring Contracts.** [Cambria Contracting, Inc.](#) and [Paradigm Environmental Services, Inc.](#) were selected in May as the contractors to perform the abatement and air monitoring work, respectively. Both contractors began work in July. The abatement and soft demolition will be completed in May 2010, but the air monitoring services contract will continue through the demolition phase. [New York State approved](#) these two construction contracts:
 - *Cambria Contracting, Inc.* (\$34,135,000) for abatement, hazardous material removal, and soft demolition services. This contract secures the services of qualified abatement contractor to perform all removal activities necessary to prepare the Midtown Plaza buildings for demolition.
 - *Paradigm Environmental Services, Inc.* (\$1,690,000) for air monitoring services. The purpose of this contract is to secure services of a consultant that will provide project monitoring and air sampling to support the asbestos removal, decontamination and demolition of the Midtown Plaza buildings.
- **Construction Fencing.** [Installation](#) of [construction fencing](#) at the Midtown Rising project began November 3 and will continue for two to three weeks until the perimeter of the 8.6-acre site is contained. Bus stops, bus shelters and crosswalks in the area will not be affected by the installation and will remain accessible. Signs will instruct pedestrians where to cross. Installation of the fencing is not expected to delay motorist traffic.
- **Demolition Contract.** ESD anticipates awarding the demolition contract during the first quarter of 2010. The bid opportunity will be advertised in the New York State Contract Reporter this December.
- **Midtown Tower Developer.** The City of Rochester selected a [proposal](#) from Christa Development Corp. and Morgan Management LLC to redevelop Midtown Tower. The Tower proposal calls for a mix of commercial and residential space, with the upper floors containing 186 market-rate rental units and 24 owner-occupied condominium units. The total cost of the project is estimated to be \$71 million with \$64.8 million being funded through loans. The developers will also utilize the FHA Section 220 Mortgage Insurance Program and will be

pursuing \$4 million in grants through the State's Upstate Regional Blueprint Fund. The City had originally received three proposals for the adaptive re-use of the Midtown Tower, including Christa/Morgan, and the Harmony Group and Dutton/Bartow. The City [issued the original RFP](#) in December 2008. The project is anticipated to take approximately 36-48 months to complete.

- ***Trailways Relocation.*** On November 4, Trailways—one of Midtown Plaza's original tenants—[began operations at 186 Cumberland Street](#), becoming the last tenant to vacate the former Midtown Plaza site. Trailways and Greyhound will both run operations at the Cumberland location, just south of the Amtrak Railroad Station.
- ***Amendments to the City of Rochester Comprehensive Plan.*** On November 9, 2009 the Rochester City Council will be considering legislation amending the City of Rochester Comprehensive Plan and Zoning Map by adopting the Amended Midtown Urban Renewal Plan. In January 2008, the City undertook an extensive planning process relating to the redevelopment of this 8.6 acre area located within the Midtown Urban Renewal District. The amended Midtown Urban Renewal Plan includes the creation of a new street grid, creation of 6-7 development parcels, retention of the former Midtown Parking Garage, potential retention of the Midtown Tower, creation of open space and additional design requirements.

INFRASTRUCTURE NEWS

Rochester City Council will be asked to approve 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 at the January meeting. The City anticipates initiating the design process in January for designing the streets and sidewalks around the Midtown block. The design process will take approximately 10-12 months, with the bid phase commencing in early 2011. The total construction phase will last through the 2011 and 2012 construction seasons.

CONSTRUCTION AND PROJECT SCHEDULE

Construction Status. Weekly construction updates are posted on the [Construction Update page](#) of the Midtown Web site. Construction-related questions can also be directed to LiRo Engineers at (585) 232-3552.

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

COMMUNICATIONS & MEDIA

Public Briefings. A total of three public briefings were held in September to educate the adjoining Midtown building owners, local media and the general public on the [abatement and air monitoring process](#). Similar public briefings will be scheduled on the demolition process in the first quarter of 2010.

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

Facebook and Twitter. Midtown Rochester Rising now 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.

This E-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 information on additional Midtown activity, please e-mail midtownrising@gmail.com.