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 Created: February 25, 2006  
**CITY OF ROCHESTER**  
 EDD - ECONOMIC DEVELOPMENT

**LEGEND**  
 Midtown Plaza Properties

**MIDTOW PLAZA**  
 Rochester, NY  

 NOTE: This map is intended for general use only. It is not intended for use in any legal proceeding. The accuracy of the information shown on this map is not guaranteed by the City of Rochester. The City of Rochester is not responsible for any errors or omissions on this map.

## **MIDTOWN PLAZA REVITALIZATION PROJECT SUMMARY**

The Midtown Revitalization Project involves the acquisition by the City of Rochester of the Midtown Plaza complex including 1.5 million square feet of primarily vacant office and retail building covering 8.6 acres in the heart of the central business district. With over \$55 million in assistance from the State of New York, the complex will be demolished to accommodate the new world headquarters for PAETEC Holdings Corporation. PAETEC will construct a new high-rise, 500,000 square foot building on a portion of the site and bring approximately 1,200 employees to downtown Rochester. The remaining portions of the site will be sold for private development for mixed-use housing, retail and office.

The City of Rochester has hired a consultant team, being led by LaBella Associates, to undertake an Environmental Impact Statement and prepare a redevelopment plan for the area. The studies are currently underway and will be completed in December 2008. The few remaining tenants of the building are being relocated with assistance from the City, and a majority of the property will be closed to the public on August 1, 2008. Asbestos remediation will commence on October 1, and demolition of the buildings will begin in March 2009.

It is the goal of the City and State to provide a site to PAETEC for construction in the latter half of 2009. The PAETEC building will be completed in late 2011/early 2012.

# MIDTOWN PLAZA CLOSING SCHEDULE

<b>City acquires title to the Midtown Properties</b>	<b>May 1</b>
<b>Chase and Xerox skyway bridges closed</b>	<b>June 30</b>
<b>All tenants relocated/vacated (except Clear Channel and Trailways)</b> <i>Most all tenants will have vacated by the end of June.</i>	<b>July 31</b>
<b>Midtown closed to the public (except Euclid Bldg.)</b> <i>Only access into the Euclid building will be the lobby ent. of the Euclid building. Only access to the garage will be through Euclid Building Lobby and Broad St Gateway Atrium.</i>	<b>July 31</b>
<b>Midtown Parking Garage closed</b> <i>Broad St. Gateway Atrium underground tunnel and Euclid building access to Midtown Garage closed.</i>	<b>September 30</b>
<b>Clear Channel and Trailways relocated</b>	<b>December 30</b>
<b>Midtown Plaza Properties fully vacated and closed</b>	<b>December 31</b>

**Midtown Redevelopment Plan / SEQRA Assistance**  
**City of Rochester**

PROJECTED SCHEDULE - MILESTONE SUMMARY

March 25, 2008

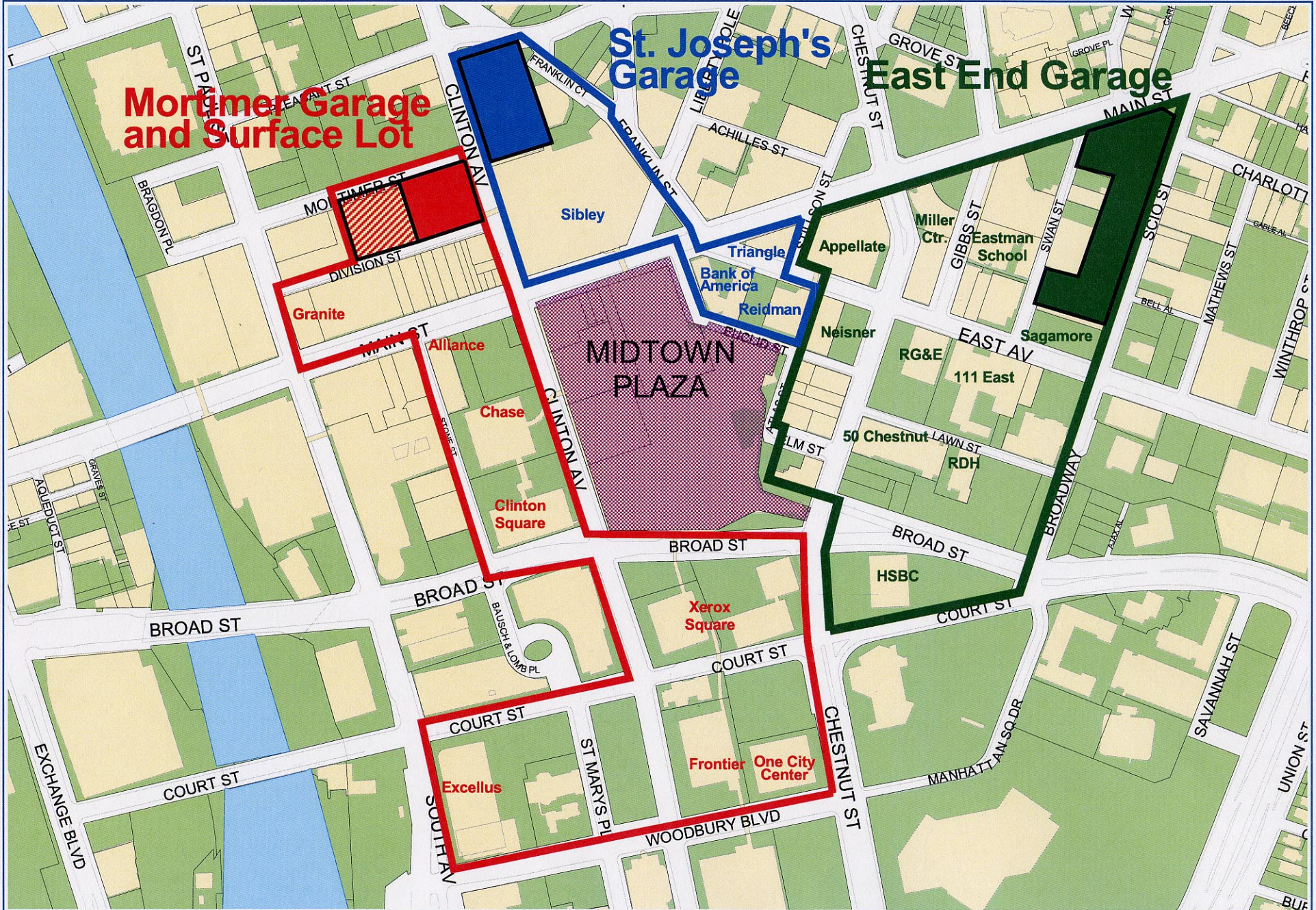
<b><i>Begin Outreach regarding Process, Existing Conditions, Needs *</i></b>	<b><i>02/13/08</i></b>
Information Needs Identified / Prioritized and Preliminary Studies Begun	02/22/08
<b><i>PAETEC Requirements and Preferences Defined</i></b>	<b><i>03/31/08</i></b>
Data Collection Summary	03/31/08
<b><i>Preliminary Studies Completed / Development of Planning Requirements Begun</i></b>	<b><i>03/31/08</i></b>
Planning Requirements Defined / Identification of Alternatives Begun	04/07/08
<b><i>City Acquires Title to the Midtown Properties</i></b>	<b><i>05/01/08</i></b>
<b><i>Three Redevelopment Alternatives Identified &amp; Characterized</i></b>	<b><i>05/12/08</i></b>
Three Suggested Redevelopment Alternatives Vetted and Refined	05/26/08
Analysis of Redevelopment Alternatives and Impact Studies Begun	05/26/08
<b><i>SEQR Determination of Significance &amp; Draft Scope Issued *</i></b>	<b><i>06/02/08</i></b>
SEQR Final Scope for SEQR Draft EIS Issued	06/30/08
<b><i>Chase and Xerox Skyway Bridges Closed</i></b>	<b><i>06/30/08</i></b>
Analysis of Redevelopment Alternatives and Impact Studies Completed	07/21/08
All Tenants (excl. Clear Channel and Trailways) Vacated and Relocated	07/31/08
<b><i>Midtown (excl. Euclid Building) Closed to Public</i></b>	<b><i>07/31/08</i></b>
<b><i>Preferred Redevelopment Alternative Identified</i></b>	<b><i>08/11/08</i></b>
Selected Redevelopment Alternative Characterized and Illustrated	09/08/08
<b><i>Publish Draft EIS &amp; Establish Comment Period *</i></b>	<b><i>09/23/08</i></b>
<b><i>Midtown Garage &amp; Broad Street Underground Skyway from Atrium Closed</i></b>	<b><i>09/30/08</i></b>
SEQR Draft EIS Comment Period Concluded	10/14/08
Mitigating Redevelopment Plan Refinements Reviewed and Finalized	11/11/08
<b><i>Final EIS Distributed</i></b>	<b><i>11/18/08</i></b>
<b><i>SEQR Findings Issued</i></b>	<b><i>12/02/08</i></b>
Clear Channel and Trailways Vacated and Relocated	12/30/08
<b><i>Midtown Plaza Properties Fully Vacated and Closed</i></b>	<b><i>12/31/08</i></b>

\* Public presentations anticipated at three steps: Kick-off, SEQR Scoping & SEQR DEIS Hearing



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EDD - ECONOMIC DEVELOPMENT

# MIDTOWN GARAGE RELOCATION PLAN



## MIDTOWN GARAGE RELOCATION PLAN

The attached relocation map for the soon-to-be displaced **monthly parkers** from the Midtown Garage displays the areas that the City has to offer in the way of alternative parking sites. With the Midtown Garage closing on September 30, 2008, we have developed a parking relocation plan (as shown on the map) that is based on where **monthly parkers** work and their proximity to one of the following three relocation garages: **Mortimer Street Garage (and its adjacent surface lot), St. Joseph's Garage, and East End Garage**. Employees that currently park in the Midtown Garage and work in a building in one of the three color zones identified on the map will be guaranteed a parking space in one of the above garages. If people choose to park at any other location (garage or surface lot), parking would be available on a first-come, first-served basis. **Again, the City is only able to offer guaranteed parking for displaced Midtown Garage monthly parkers at Mortimer Street Garage (and its adjacent surface lot), St. Joseph's Garage and East End Garage.**

1. **Red Zone** is made up of the following buildings that will be guaranteed up to **700 monthly parking spaces** at the **Mortimer Street Garage and its adjacent surface lot**: Granite Building, Alliance Building, Chase Tower, Clinton Square, Xerox Square, Excellus Building, Frontier/Three City Center Building, and One City Center Building.

**The Mortimer Street Garage will not be re-opened until September 1, 2008**, and is located at 65 North Clinton Avenue, at the corner of North Clinton & Mortimer Street, connected by the Skyway to the MCC Damon City Campus, and is a short walk to the identified buildings in this color zone. The monthly cost for parking in this garage will be \$74, and it will be \$55 for the adjacent surface lot. **Monthly parking at this location will NOT be available until September 1, 2008**, and the garage operator has yet to be determined by the City. All inquiries regarding parking at this location should be directed to Larry Seltzer, Municipal Parking Coordinator, at 428-7457.

2. **Green Zone** is made up of the following buildings that will be guaranteed up to **300 monthly parking spaces** at the **East End Garage**: HSBC Plaza Building, Rochester District Heating (RDH) Building, RG&E Building, 111 East Avenue, Neisner Building, 50 Chestnut Building, Miller Center, Appellate Courts, Sagamore Building, and Eastman School of Music.

The East End Garage is located at 475 East Main Street, across from the Metro YWCA and the Eastman School of Music, and is a short walk to the identified buildings in this color zone. The monthly parking cost in this garage is \$66 and is currently operated by All Pro Parking. **Monthly parking is available now at East End Garage**. All inquiries regarding parking at this location should be directed to Karl Silas, Garage Manager, at 325-7860.

3. **Blue Zone** is made up of the following buildings that will be guaranteed up to **300 monthly parking spaces** at the **St. Joseph's Garage**: Bank of America Building, Reidman Building, and Triangle Building.

The St. Joseph's Garage is located at 70 North Clinton Avenue, connected to the MCC Damon City Campus, and is a short walk to the identified buildings in this color zone. The monthly parking cost in this garage is \$67 and is currently operated by Central Parking Systems. **Monthly parking is available now at St. Joseph's Garage**. All inquiries regarding parking at this location should be directed to Donna Fountaine, Garage Manager, at 232-1880.