



# 2013 Community Infrastructure Priorities for Regional Economic Development

January 2013

Compiled by **UNICON** - Unions and Businesses  
United in Construction

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### ***Formulas used to determine the number of direct and indirect construction jobs:***

<sup>1</sup>Employment number supplied by project planners.

<sup>2</sup>Construction Infrastructure employment numbers based upon formula supplied by the Alliance for American Manufacturing. See

[http://www.americanmanufacturing.org/files/peri\\_aam\\_finaljan16\\_new.pdf](http://www.americanmanufacturing.org/files/peri_aam_finaljan16_new.pdf) for details.

**Welcome to UNICON's 5<sup>th</sup> annual Community Infrastructure Priority List.**

In each year we have compiled this list, we have found ourselves with different challenges to funding of Capital Projects and 2013 is no different. UNICON works closely with a wide variety of community partners. We couldn't have compiled this list to facilitate economic development without representatives from the city and the county; local educational institutions like MCC, RIT and the University of Rochester; as well as businesses like RBA and Greater Rochester Enterprise.

***Certainly, the Governor's program of Regional Economic Development Councils has proven to be the best way to prioritize community initiatives. And, the Community Coalitions work sponsored by the Rochester Business Alliance supplements the Council's efforts well. We support these efforts fully and completely.***

Our list, however, remains rooted to bricks and mortar. We believe that construction is the foundation of economic development. And, that the jobs created by that construction can do more than anything else to improve the employment challenges we face.

Guarantees of Local Labor have always been important and we have all seen the impact of initiatives like COMIDA's local labor initiative can have.

But we need to do more. That's why UNICON – along with it's partners in the Rochester Building and Construction Trades Council, the County of Monroe, the City of Rochester and the Rochester Joint School Construction Board have all worked closely together to implement the most innovative minority workforce development program in this part of the country. Through it, we are training the next generation of construction workers and guaranteeing them the opportunity to make a career in the industry. And, by given employment to community residents, we take economic development right where it needs to be – in the neighborhoods and streets and

We appreciate your attention to these priorities and hope that we will all enjoy a 2013 that sees our continued improvement in downtown, our infrastructure and in our community.

Sincerely,

Kenneth L. Warner

# Top Three Community Priorities



### Priority #1: Eastman Business Park Revitalization

<b>Project</b>	<b>Eastman Business Park Revitalization</b>
Total Cost	\$242.6 million
Job Creation	*1,200 direct <sup>1</sup> *500 Construction <sup>1</sup>
Total Investment Requested	\$25 million



**Project Summary:** Eastman Business Park is one of the Finger Lakes region's most important industrial development sites. Originally built to house R&D, manufacturing, and logistical operations of Kodak, the park encompasses 1,200 acres with over 100 buildings and has more than 2.5 million square feet of available office, manufacturing, laboratory, clean room, and warehouse space, and 100 acres of land suitable for development. The park also has dedicated industrial infrastructure – including water processing and wastewater treatment plants, a 120-megawatt power plant providing electricity, steam, and chilled water, and 17 miles of railroad track- and 24-hour fire and safety services, conference facilities, and other business services.

Eastman Business Park is now home to more than 30 companies, including several new companies which would not have relocated to the region if it were not for the park's unique facilities and capabilities. Between 2003 and 2007, Kodak invested more than \$200 million to prepare the site for new business relocation.

The maintenance and expansion of the Eastman Business Park has been identified as one of the Finger Lakes Regional Economic Development Council's top priorities.

## Priority #2: Midtown Redevelopment & Midtown Tower

Project	Midtown Redevelopment & Midtown Tower
Total Cost	\$54.45 million
Job Creation	*86 Long-Term Jobs <sup>1</sup> *200 Construction Jobs <sup>1</sup>
Total Investment Requested	\$4 million



**Project Summary:** This project involves the adaptive reuse of the former Midtown Tower into a mixed focal point of commercial, office, and residential space. This will be the second private investment to follow the \$83.5 million public infrastructure project on the Midtown site. The Tower is part of the larger redevelopment of the former Midtown Plaza, an 8.2 acre site, into a new street grid with six development parcels.

Up until 2010, the site had 1.4 million square feet of obsolete commercial space and was 85% vacant. Dramatic in both its scope and impact on the vitality of the Center City, the entire site has undergone abatement of asbestos-containing materials and demolition of most structures.

The first private investment on the site, the adaptive reuse of the former Seneca Building, is currently underway. The property was purchased by The Pike Co. and the \$19 million renovation will result in 109,000 square feet of office space. The entire redevelopment will be transformative not only for Center City but the entire region. The Tower itself will include approximately 190 residential units (including an affordable housing component), and 100,000 square feet of retail and office space.

### Priority #3: College Town Project

Project	College Town Project
Total Cost	\$90 million
Funding Secured	\$20 million
Job Creation	320 permanent <sup>1</sup> 900 construction <sup>1</sup>
Total Investment Requested	\$4 million



**Project Summary:** The University of Rochester's College Town, which will sit at Mt. Hope and Elmwood, is expected to provide an economic boost to the University of Rochester area. The City of Rochester will aide in the rebuilding of the intersections and also work with area businesses and the University of Rochester in order to develop the area and make it shopper friendly. The intersection of Mt. Hope and Elmwood will link the entrance of the U of R with the

commercial district across the street. This area will be developed to effectively collaborate the university's presence with the community in order to create a "collegetown" atmosphere, more friendly for area students, residents and shoppers alike.

In addition to funds committed by the University of Rochester, City of Rochester and the project developer, a \$20 million HUD Section 108 construction loan has been secured for the project. A request for \$4 million in ESD capital funds through the 2012 Regional Economic Development Council process has been submitted for the project.

This redevelopment project is expected to create 900 construction jobs and 320 permanent jobs, and will generate nearly \$2.5 million in annual sales tax revenue, and \$1.8 million in annual state income taxes, and \$600,000 in annual hotel taxes. Demolition and site work are expected to commence in November 2012 and construction will begin in spring 2013, with an estimated completion in summer 2014. Letters of intent have been signed for 75% of the ground floor retail and restaurant space.

# Continuing State Commitments

### I-390/ Kendrick Rd. Interchange

Project	I-390 / Kendrick Rd. Interchange Project
Total Cost	\$180 Million
Funding Secured	\$100 Million
Job Creation	<p>*20,000 new direct and indirect jobs over the next 20 years</p> <p>The Center for Governmental Research has recently estimated that this infrastructure will be instrumental in institutional growth and business development that could add more than 20,000 new jobs (both direct and indirect) to the region over the next 20 years. The construction phase of this project alone will create more than 850 jobs (both direct and indirect) and \$42 million in labor income.<sup>1</sup></p> <p>*850 Construction jobs<sup>1</sup></p>
Total Investment Requested	\$80 Million



UNIVERSITY of  
**ROCHESTER**

**Project Summary:** Since I-390 was constructed, significant growth and development have occurred along the Rte. 15 and 15A corridors. Congestion, delays and accidents are common and jeopardize the ability of interchange to accommodate current and future traffic demands associated with the University of Rochester's expansion plans, as well as future growth for the Rochester Institute of Technology, Monroe Community College, and several other large-scale projects planned along Mt. Hope Avenue and East Henrietta Road.

The I-390 Interchange Project will overhaul the corridor from the Genesee River to the I-390/I-590 Interchange, aimed at improving safety, relieving severe congestion and improving access to the interstate and local road system. New York State has committed \$100 million in funding for this project, but additional support is needed from both the State and our Congressional delegation.

## MCC Downtown Campus

Project	MCC Downtown Campus
Cost	\$78 million
Funding Secured	\$72 million
Job Creation	978 <sup>1</sup>



**Project Summary:** Since establishing a temporary campus in 1992, MCC has searched for a permanent downtown location that the college can own and build upon, and that the community can call home. MCC's vision is to give students a

campus that reflects their dreams and aspirations. A downtown campus is an investment in them – and in the entire community.

## Phase II: Facilities Modernization

<b>Project</b>	<b>Phase II – Facilities Modernization Project, Rochester City School District</b>
Cost	\$325 Million
Job Creation	4589 Direct and Indirect Jobs <sup>2</sup>
Total Investment Requested	\$325 Million



The Rochester City School District is creating a portfolio of high-quality schools for students and families to choose from. Providing the right school for every child means having great schools, great teachers and principals, and a curriculum that ensures every child can do his or her best. Providing state-of-the-art facilities is also part of the equation. The Rochester Schools Modernization Program (RSMP), \$1.2 billion program to upgrade Rochester's schools, will support the strategies for school improvement outlined in the district's Strategic Plan.

The seven-member Rochester Joint Schools Construction Board oversees the RSMP, which is a joint initiative of the Rochester City School District and the City of Rochester. The RSMP is a three-phase program to update and improve school facilities, and will span 15 years and total approximately \$1.2 billion.

# Other Projects of Importance



## Inner Loop East Reconstruction & Port of Rochester Marina and Mixed Use Development

Project	Inner Loop East Reconstruction	Port of Rochester Marina and Mixed Use Development
Total Cost	\$21,898,041	Phase 1 – Marina & Infrastructure: \$19.74 million Phase 2 – Marina Expansion: \$9.2 million
Job Creation	*1,800 Long-Term Jobs Retained/Created <sup>1</sup> *337 Construction Jobs <sup>1</sup>	*300 Long-Term Jobs <sup>1</sup> *500 Construction Jobs <sup>1</sup>
Total Investment Requested	\$14,725,281	Phase 1: \$7.1 million Phase 2: \$9.2 million



### Inner Loop East Reconstruction

**Project Summary:** The Inner Loop surrounds the downtown area, isolating from nearby thriving neighborhoods. This grade-separated expressway is underused, overbuilt, and deteriorating. In order to encourage economic growth and create a more vibrant downtown, this project will eliminate a 2/3 mile segment of the Inner Loop between Monroe Avenue and Charlotte Street and replace it with a proper city street.

This project will increase traffic safety, reconnect thriving east side neighborhoods with the downtown area, enhance livability and walkability, and create nine acres of land for mixed use development. Reclaiming this land will raise local tax revenues, create jobs and generate private investment.

### Port of Rochester Marina and Mixed Use Development

**Project Summary:** Located at the confluence of the Genesee River and Lake Ontario, this two-phase marina project includes comprehensive redevelopment of the Port of Rochester site and features the creation of a modern 157 slip public marina basin and promenade, new streets and utilities, and will make available three new waterfront parcels from private mixed use redevelopment. This project will transform an under-developed public waterfront area into a year round recreationally oriented resource that will complement other significant public resource in the area.

These two projects – though distinct – are interrelated. The Inner Loop Reconstruction is a common sense yet transformative transportation investment whose time has come. Significant public investment is needed to repair or replace the overhead bridges, pavement, retaining walls, guide rail, etc. in the coming years regardless. However, if this overbuilt and unwarranted facility is simply preserved in its current state, the added benefits of increased acreage for private development and enhanced walkability and bike-ability will not be realized.

Perhaps more importantly – the earth generated by the Port Development can be used to fill in the Inner Loop – saving millions of taxpayer dollars. Although the Port Development is not dependent on the Inner Loops, these projects CAN and SHOULD be funded and advanced together.

## Rochester Public Market Improvements

<b>Project</b>	<b>Rochester Public Market Master Plan</b>
Total Cost	\$7.038 Million
Funding Secured	\$1.81 Million
Job Creation	129 Construction Jobs <sup>1</sup> 160 Long Term Jobs <sup>1</sup>
Total Investment Requested	\$5.228 million



**Project Summary:** In 1996, the City of Rochester began an initiative aimed at revitalizing its venerable public market. During the last 15 years the Rochester Public Market has truly become a success story. The 100 year old marketplace had once suffered from years of neglect, but by 2010 it was named “America’s Favorite Farmer’s Market.” Vending space are 100% leased with a substantial waiting list.

Over 2.4 million shoppers visit the Market annually. The Market has become the place to shop not only for “foodies” but also boasts the largest market-based food stamp EBT program in the country and provides a source of affordable, fresh produce in the heart of a distressed neighborhood of the City. Increasingly the Market has become the source of produce for a number of Rochester’s best restaurants and neighborhood groceries. Adjacent wholesale businesses are prospering and continuing their support of local agriculture by sourcing their produce from Market vendors. The latest farm census in Monroe County showed for the first time in decades an increase in the number of farms. Retail outlets, such as the Market, can be credited with much of this resurgence.

In 2011, the City developed a master plan for the future development and expansion at the site. The implementation of the plan will not only modernize and expand the number and variety of enclosed spaces, but also provide additional covered outdoor vending, expanded and enhanced restrooms and options for public/private development of market owned and adjacent privately owned parcels into additional storefronts and living units. A future phase will also redefine the public space at the market and add an indoor gathering space and demo kitchen/nutrition education center.

The Market is a job generator, a regional and national destination, an incubator for entrepreneurs and small businesses, and a proven retail outlet for farmers from 7 counties as well as hundreds of other purveyors of specialty foods, arts and crafts and general merchandise.

### Monroe County Downtown Facility Improvements

Project	Monroe County Downtown Facility Improvements
Total Cost	\$53 Million
Funding Secured	\$0
Job Creation	691 <sup>1</sup>
Total Investment Requested	\$42 Million



**Project Summary:** This project reinforces Monroe County's commitment to Downtown Rochester and would include needed renovations and improvements at five major County facilities, including the Terminal Building (\$13M), County Office Building (\$14M), Civic Center Garage (\$4M), Hall of Justice Courtroom Construction (\$5M) and Public Safety Building Renovations (\$3M). In total, nearly 700 jobs would be created.

## Monroe County Jail Master Plan Improvements

<b>Project</b>	<b>Monroe County Jail Master Plan Improvements</b>
Total Cost	\$30 million
Funding Secured	\$0
Job Creation	391 <sup>1</sup>
Total Investment Requested	\$30M



***Project Summary:*** This project includes a series of comprehensive facility infrastructure improvements for Monroe County Sheriff Office facilities, including the downtown jail. This project would ensure regulatory compliance and improve safety for officers and inmates. In total, nearly 400 jobs would be created.

### Monroe County Rochester Pure Waters District Improvements

Project	Monroe County Rochester Pure Waters District Improvements
Total Cost	\$27 million
Funding Secured	\$0
Job Creation	352 <sup>1</sup>
Total Investment Requested	\$27 million



**Project Summary:** This project includes a number of critical capital improvements to the District's wastewater treatment process and associated facilities. The four major elements are Thickener Complex Renovations (\$6.5M), construction of a new Maintenance Center (\$7M), SCADA System Upgrades (\$0.6M), and relocation of the Rochester Operations Center (\$10M). Over 350 jobs would be created.

## Monroe County Northwest Quadrant Pure Waters District Improvements

<b>Project</b>	<b>Monroe County Northwest Quadrant Pure Waters District Improvements</b>
Total Cost	\$29 million
Funding Secured	\$0
Job Creation	378 <sup>1</sup>
Total Investment Requested	\$29 million



**Project Summary:** This project includes a number of critical capital improvements to the District's wastewater treatment process and associated facilities. The four major elements are construction of a secondary clarifier (\$11.5M), and thickener domes (\$5M), general system improvements (\$2.5M), and a reconstructed aeration system (\$10M). Over 375 jobs would be created.

## University of Rochester Health Sciences Center for Computational Innovation

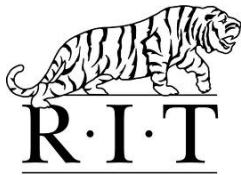
<b>Project</b>	<b>Health Sciences Center for Computational Innovation</b>
Total Cost	\$100 million
Funding Secured	\$71 million
Job Creation	900 jobs at the University and in the community <sup>1</sup>
Total Investment Requested	\$5 million



**Project Summary:** The University of Rochester and IBM have agreed to partner and create a \$100 million Health Sciences Center for Computational Innovation(HSCCI) dedicated to applying high performance computing solutions to the nations health challenges. This partnership between two of the largest employers in the state will enhance Rochester's position as an international center for biomedical research and a magnet for research funding, scientific talent, industry and academic collaboration and private sector job growth.

Given the experience of other similar IBM-university partnerships, including those with other institutions in New York State, it is anticipated that the HSCCI will stimulate regional economic activity in the life sciences by generating innovative technologies that can be spun off into commercial ventures and make the region attractive for relocation of existing companies.

<b>Project</b>	<b>The Golisano Institute for Sustainability at RIT</b>
Total Cost	Total construction costs are \$50 million. Total project costs, including equipment, start up, and program development are \$107 million
Job Creation	75 On-Site <sup>1</sup> 1,000 Off-Site <sup>1</sup> 160 Construction Jobs <sup>1</sup>
Total Investment Requested	\$10 million additional is being sought from NYS to equip the facility



**Project Summary:** Golisano Institute for Sustainability at RIT was established to serve as a platform for universities, corporations, and governments around the globe to collaborate in the creation of innovative education and technology development systems related to sustainable design, life-cycle engineering, remanufacturing and pollution prevention. RIT intends to become the first technological university to provide a full spectrum of career-focused, integrated, and interdisciplinary programs that embody the principles of sustainability in product development.

The initiative will yield a sustainable and long-term return in jobs and economic growth. The most significant impacts will be off-site and catalytic. GIS will create 75 direct, on-site jobs, plus additional direct jobs off-site. Based on results from 2002 to 2010, direct off-site job creation will be nearly 1,000. Job retention through GIS activity will be nearly 1,200. Continued innovation and outreach by GIS faculty and staff could spur the creation of thousands of additional jobs, maintaining and enhancing the region and state as leaders in sustainable business practices.