

## MARY STONE

The long-awaited Corn Hill Landing project on the Genesee River downtown should be completed in August, developer Mark Construction Co. Inc. said this week.

The \$20 million riverside project, initiated in 1999, includes 127 apartments, 15,000 square feet of office space and 14,000 square feet of retail and restaurant space.

"Now after six years, we're probably within six months of completion," said Saul Foti, vice president of Mark IV's commercial division.

Most of the retail space has been leased, Foti said. The tenants include a dry cleaner, a wine shop, a bakery, an Asian cuisine restaurant and an eyewear store.

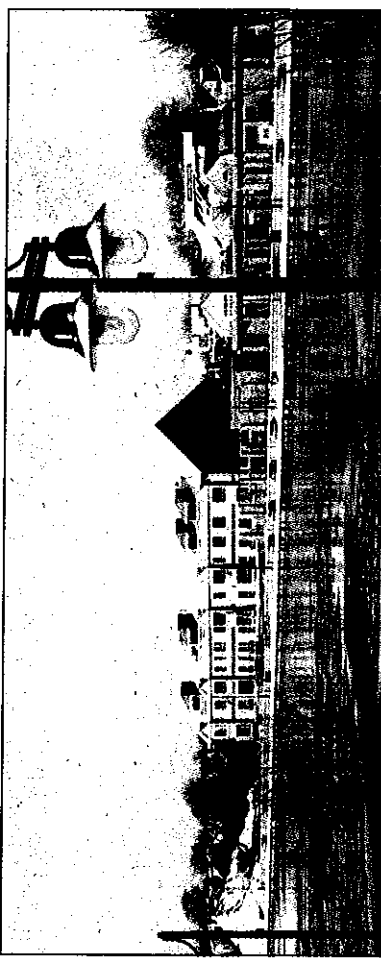
What remains to be leased is approximately 4,000 square feet of restaurant space that features a 1,200-square-foot deck overlooking the water.

Spread across nine acres just off Exchange Boulevard, directly south of I-490 and the Troup Howell Bridge, Corn Hill Landing is a great place to start a business, shop owner Wayne Roberts said.

Roberts, who retired from his job as an environmental engineer at Eastman Kodak Co. in late 2003, said he has been working with Mark IV for three or four years—since the early stages of the Corn Hill Landing project—to secure a space for his new

flavor, combined with the project's waterside location and the proximity of residences, was key to his decision to lease his 1,500-square-foot showroom.

"I was looking for a venture," Roberts said. "And it's a fun business to be in, I hope."



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shop, Corn Hill Fine Wines and Spirits.

He was interested as soon as he saw the project's design sketches, which described the project as having a European flavor.

In addition to an underground parking lot for Corn Hill Landing residents, Foti said an additional 220 parking spots will

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## CORN HILL LANDING

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be available on Exchange Boulevard, where four lanes will be reduced to two. Foti expects striping to be done this spring.

Many of the retailers are going through the interior design process and are preparing to open by early to mid-summer, Foti said.

Retailers at Corn Hill Landing will complement the tenants at the nearby Corn Hill Center, where a dentist, chiropractor, bar and convenience store are located. Additionally, Mark IV will open a 2,000-square-foot fitness center, free to tenants at Corn Hill Landing and open to the public, Foti said.

The variety and accessibility of these outlets will be instrumental to the success of Corn Hill Landing, he said.

"There's that metro living environment, but we have all the ingredients to make it work," Foti said.

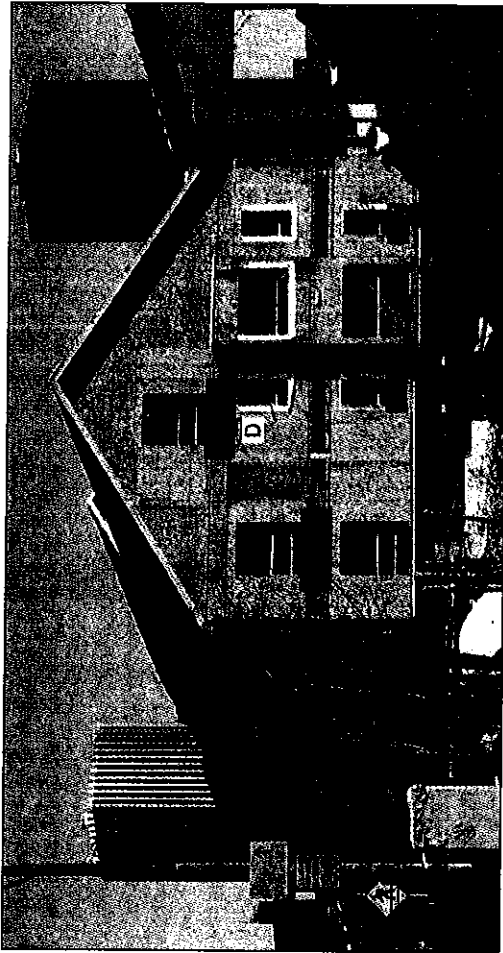
Interest in the Corn Hill Landing apartments has been strong, he said.

Apartments, which range in price from \$650 for studios to up to \$1,550 for four-bedroom, three-bath units have attracted 50 reservations, but Foti said people are reluctant to sign leases more than one to two months in advance.

"A lot of people don't make a lease decision until one to two months before their new lease begins," Foti said. "This spring we expect demand to surge; we expect to sell out by early summer."

The property's skyline and riverside view complement the project's village-type design, which is a draw for potential residents, Foti said.

The first part of Corn Hill Landing was completed nearly five years ago by the canal agency, a subsidiary of the state



The Corn Hill Landing will have a European flavor, with interior roads running under bridges into a European-style market square.

mote the theater.

"Live entertainment on the river is something that should have been done years ago," Levy said. "I'm their man to run and operate it; I'm excited about it."

He is not sure when the theater will open

but estimates it will be late-summer or early fall.

"We'd like to maybe kick something off for Labor Day," he said.

Another attraction to the Corn Hill Landing is the Mary Jameson, a tour boat that will operate from Corn Hill.

The owner of the Sam Patch Tour Boat, the non-profit operation Corn Hill Waterfront and Navigation Foundation recently bought a second boat to offer educational programs, afternoon cruises and private charters.

Sam Patch sails out of Corn Hill and Schoen Place in Pittsford.

"One of our organization's goals was to have a couple of boats to showcase our local historic waterways," said Eric O'Neil, the organization's general manager.

O'Neil expects the boat to be running by spring.

Foti said Mark IV is in discussions with the company to become harbor master to

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# At my retirement party, I can still dance.



Genesee River, but it reeds the Erie Canal. The canal agency spent \$2 million on the Corn Hill Landing promenade, which features a double-wall along the river, antique-style lighting, signage, benches, sidewalks and landscaping, along with boat docking and pump-out facilities. Mark IV has a 40-year agreement to sublease the promenade.

"The city is leasing the promenade from the state and we're subleasing that from the city," Foti said.

Located near Corn Hill Landing, the Troup Howell Bridge is being made into a signature bridge with 433-foot-long steel beams that will span the river, depicting a gateway into the city. Work began in April 2004 to replace the bridge, with an anticipated completion date of 2007. But traffic is expected to begin moving on the bridge in 2006.

The construction cost for the bridge is approximately \$37 million and is being funded with state and federal money through the state Department of Transportation.

As evidenced by the pedestrian feel of the Corn Hill Landing, the project's architects Barkstrom & LaCroix Architects were aiming for an Old World style.

Managing partner Richard LaCroix said the firm presented its drawings first to the existing Corn Hill neighborhood and then to the city.

"Today, it's pretty close to what we originally designed," LaCroix said. "Essentially, we wanted to design a village."

The design achieved this by using columns, sloped roofs, awnings and European-style dormers and by avoiding large expanses of glass typical of most contemporary architecture, LaCroix said.

The project features four buildings connected by enclosed bridges, now under construction. Interior roads run under the bridges into what is described as a European-style market square. A 400-seat amphitheater is also part of the project.

Foti said Mark IV is in discussions with Stuart Levy, owner of Nathaniel's Pub on Exchange Boulevard, to operate and pro-

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