

DEVELOPMENT / DESIGN FUND PROGRAM

Annual Report For the Year Ended December 31, 2015



Cottage Street Block Club Legacy Park Fall 2015



Center Performing & Visual Arts Spring 2013



Hamm Memorial Garden Fall 2013

The work of the Development/Design Fund Program has been made possible by the following:



*LOUIS S. &
MOLLY B. WOLK
FOUNDATION*

Community Design Center Rochester Our Mission

The Community Design Center of Rochester (CDCR) is a non-profit organization of design professionals promoting healthy, sustainable communities by encouraging quality design of the built environment and thoughtful use of built and natural resources. We do this by providing technical assistance and access to educational and training opportunities that increase awareness about the built environment, the impact of design and the importance of good urban planning. By actively engaging through partnerships in city and regional initiatives that include guiding communities in creating vision plans and encouraging community involvement in planning and developing processes, CDCR plays a critical role as an advocate for good design in the Greater Rochester Region.

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Cottage Street Block Club Legacy Park Fall 2015



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Community Design Center Rochester

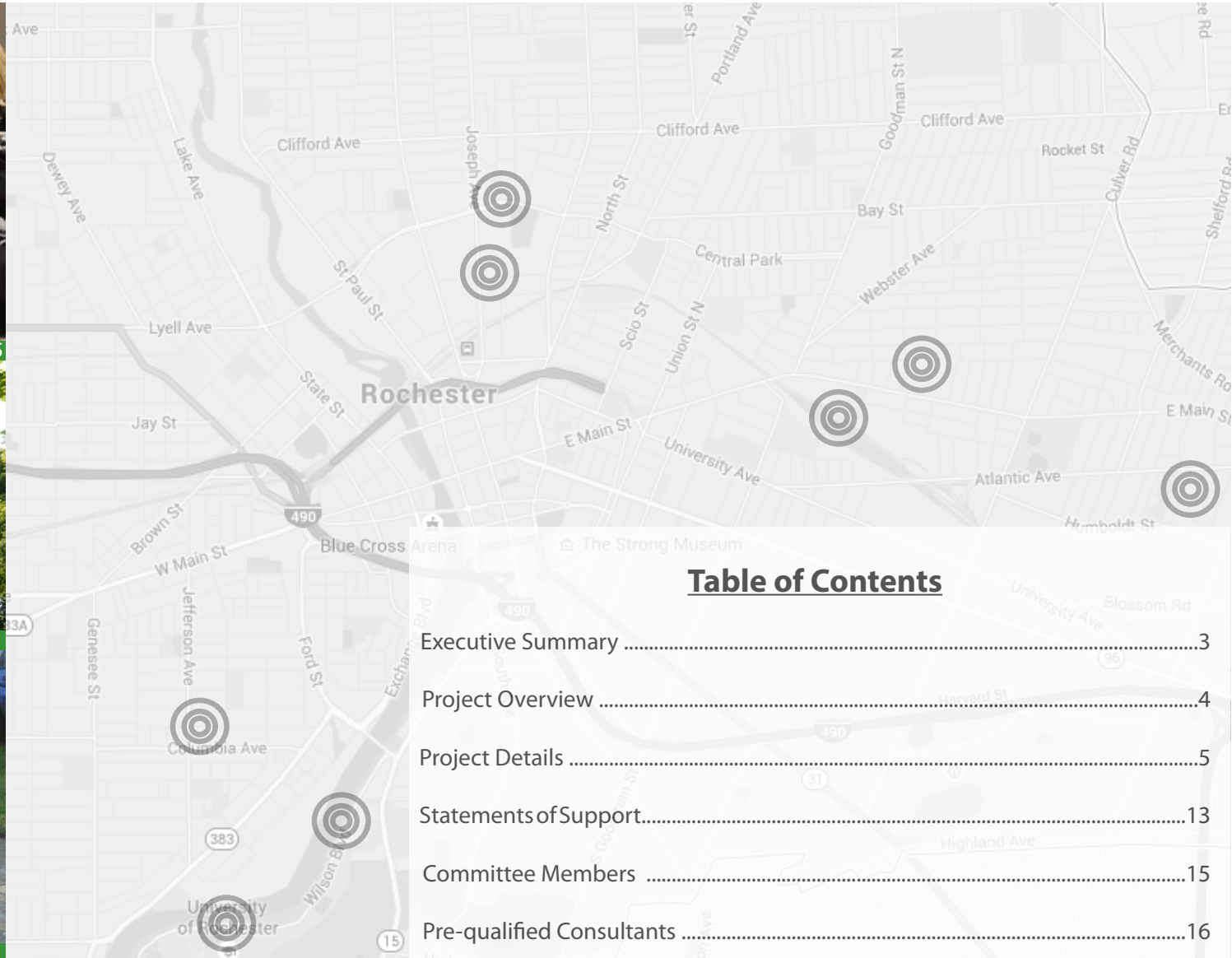


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www.cdcrochester.org

1115 E. Main Street, Rochester, NY



DEVELOPMENT / DESIGN FUND PROGRAM

Executive Summary

Overview

Four years ago we set out to connect nonprofit groups seeking to make physical improvements in their distressed City of Rochester neighborhoods with design professionals that could give vision to their ideas. Through generous support received from two local foundations, CDCR was able to establish the Development/Design Fund. CDCR staff provides technical assistance, capacity-building support and facilitation services to grantees who select and hire design professionals to work with them during their project's predevelopment phase. Fees are paid by the fund. The resulting building and site schematics, budgets, analysis and assessments are used to attract implementation funding. In the four years since its inception, the Development/Design Fund has achieved important successes. Among them:

- Support from the Max and Marian Farash Charitable Foundation and the Louis S. and Molly B. Wolk Foundation totaling \$193,000 leveraged New York State Council of the Arts general operating support received by CDCR.
- Outreach, including 29 meetings with individual organizations and another 15 community gatherings, has resulted in 24 applications over 6 funding cycles.
- A rigorous evaluation process, including both a Program and Advisory Committee, has resulted in stronger applications for implementation funding and built nonprofit capacity and leadership.
- Neighborhood groups selected and worked with five design firms during the important predevelopment phase of their projects bringing them a step closer to realizing their dreams.
- Grants totaling \$45,000, made to eight projects, will leverage almost \$8 million of further design and construction spending in neighborhoods that have experience years of disinvestment.
- More than 30,000 city residents will benefit from arts and cultural programs, recreation activities, education and workforce development to be held at these locations.

Updates from 2015 2015 was a year marked with milestones for the Development/Design Fund. Among these:

- State Senator Robach, City of Rochester representatives and 30 community members heard updates from eight project sponsors at the November 5th Development/Design Fund Gallery Reception.
- Additional Wolk Foundation funding of \$30,000, received during 2014/15, helped leverage CDCR's New York State Council of the Arts operating grant; further strengthening the fund.
- Outreach to community organizations and word of mouth contributed to increased awareness of the Fund. Six applications were received for both the Spring and Fall, 2015 funding cycles.
- Four projects including a community greenhouse, commercial façade improvements and the adaptive reuse of an abandoned warehouse 'graduated' from the Fund and are moving closer to realization.

Looking Ahead As we plan for the future of the Development/Design Fund we build on a strong base of support and success:

- Funds available for future granting and program management totaled \$50,000+ as of December 31, 2015.
- We continue to identify opportunities to leverage the Fund through coordination with the Landmark Society and other partners.
- Wolk Foundation funding is continuing for 2016.
- Canandaigua National Bank recently announced that they will provide funding for the next five years.

Thank you for your interest in the Community Design Center Rochester and the Development/Design Fund Program. With your help we can change the face of the built environment in Rochester's most challenged neighborhoods.



Cottage Street Block Club Legacy Park Fall 2015



Center Performing & Visual Arts Spring 2013

Hamm Memorial Garden Fall 2013

DEVELOPMENT / DESIGN FUND PROGRAM

<i>Organization</i>	<i>Joseph Avenue Arts and Cultural Association</i>	<i>Dazzle School of Visual and Performing Arts</i>	<i>Changing of the Scenes Neighborhood Association</i>	<i>North Winton Village Association</i>	<i>Plymouth Exchange Neighborhood Association</i>	<i>Beechwood Neighbors Greenhouse Collective</i>	<i>Ibero - American Development Corporation</i>	<i>Cottage Street Block Club</i>
<i>Award Cycle</i>	Spring 2013	Spring 2013	Fall 2013	Fall 2013	Spring 2014	Fall 2014	Fall 2014	Spring 2015
<i>Project</i>	Converting B’nai Israel - Ahavas Achim into center for performing & visual arts	Adaptive re-use of a two-story commercial building	Remediation & development of Hamm Memorial Site	Conceptual facade designs for commercial properties	Site planning/ design for a community park	Site planning for greenhouses, gardens, market, and cafe	Adaptive reuse of warehouse into El Camino Community Center	Site planning and design for Legacy Park Station
<i>Grant Award</i>	\$5,000	\$5,000	\$5,000	\$7,500	\$5,000	\$5,000	\$7,500	\$5,000
<i>Estimated Construction Cost</i>	\$2,862,888	\$722,280	\$732,780	\$1,069,650	\$1,651,000	\$304,014	\$598,651	\$195,420
<i>Consultant</i>	Pardi Partnership Architects	Pardi Partnership Architects	McCord Landscape Architects, PLLC.	Architectura, PC.	Stantec	Environmental Design & Research	Pardi Partnership Architects	McCord Landscape Architects, PLLC.
<i>Status</i>	Completed 2014	Completed 2014	Completed 2014	Completed 2015	Completed 2015	Completed 2015	Completed 2015	Completed 2016
<i>501(c)3 Sponsor</i>	Group 14621	Self	Sector 4 Community Development Corporation	Self	The M.K. Gandhi Institute	North East Area Development	Self	Sector 4 Community Development Corporation
Total Grants = 8			Grants Made = \$45,000			Expected Leverage = \$176:\$1		
Completed Projects will Serve a Population of 30,000+				Worked Directly with 120 Individuals Representing 13 Community Organizations				



R O C H E S T E R

The Project

The initial concept for the former B'nai Israel - Ahavas Achim was to become a museum of history and religion, celebrating the diverse culture of the neighborhood in which it resides. The program has since been altered to accommodate multiple uses. The former synagogue will become a Center for Performing and Visual Arts providing programming to thousands of area residents. The Center will also include flexible community space and resources.

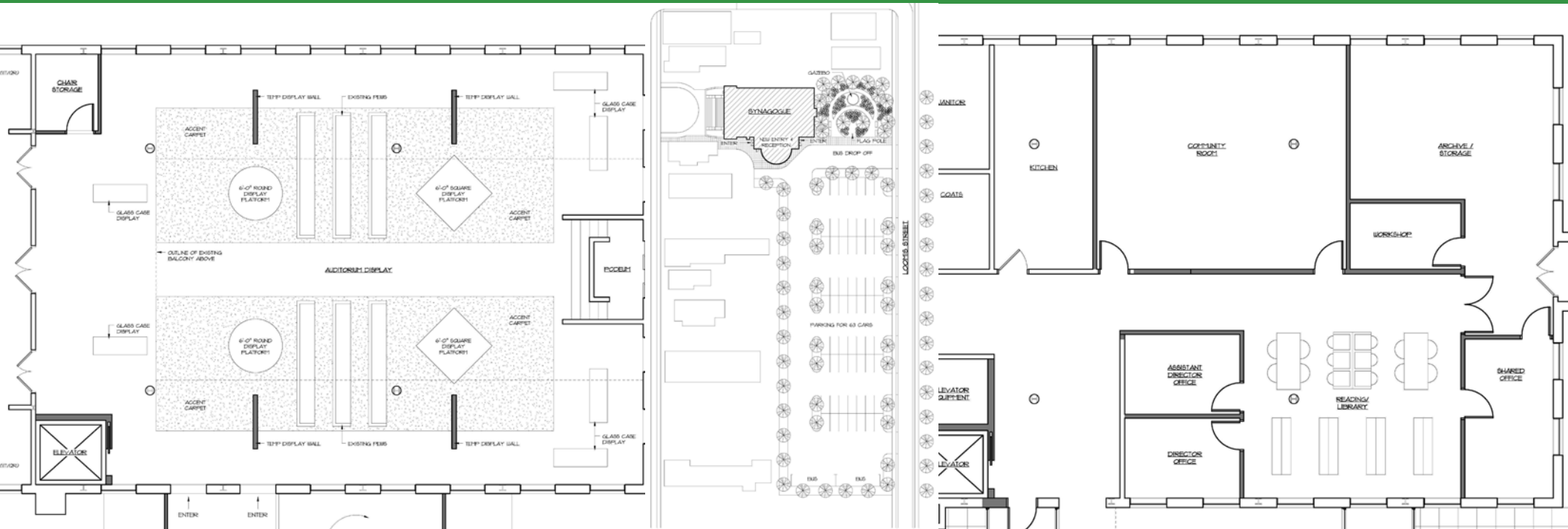


Current Status

- Completing the architectural drawings for the stabilization of the building with Pardi Partnership Architects with granted funding from the Community Foundation;
- Listed on the New York State and National Register of Historic Places.



Converting B'nai Israel - Ahavas Achim into a Center for Performing & Visual Arts 692 Joseph Avenue





Development/Design Fund Program Spring 2013

Dazzle School of Visual & Performing Arts

Grant Award: \$5,000

Consultant: Pardi Partnership Architects

R O C H E S T E R

The Project

Since 2002 Dazzle School has provided arts programming to children with developmental disabilities ages 6 to 21. As the Dazzle School grows, 130-134 Webster Avenue, is the logical solution for their need for more space being adjacent to the school's existing buildings: the Dazzle Theater, 112 Webster Avenue and the Dazzle School and Administration Building, 110 Webster Avenue. Through this grant, Dazzle worked with Pardi Partnership Architects, to assess renovation costs, develop conceptual plans and drawings, and explore options for leasing or renting building space. The rehabilitation of this building will serve not only the Dazzle School but the surrounding community with a significant improvement to the overall streetscape.



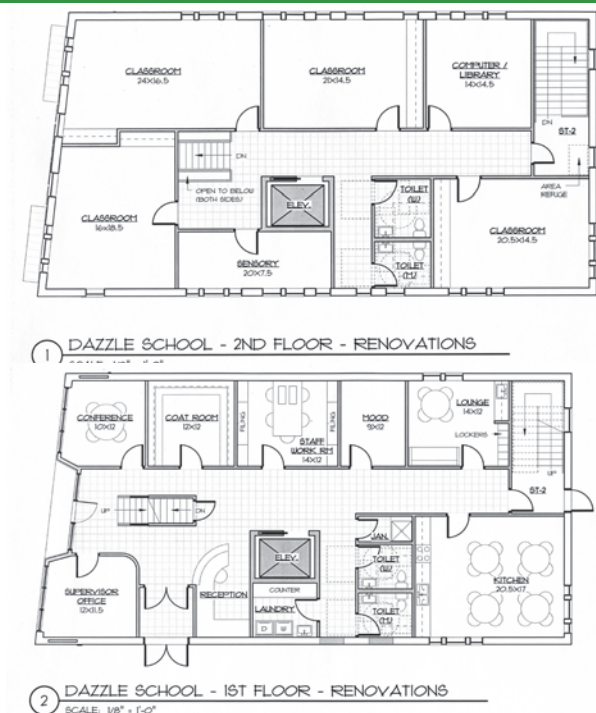
Current Status

- Developed a prioritized stabilization plan;
- Secured \$100,000 for the project;
- Meeting with foundations for additional funding.



Adaptive Reuse for the New Dazzle School Building 130-134 Webster Avenue

Building Stabilization in Progress 2016





The Project

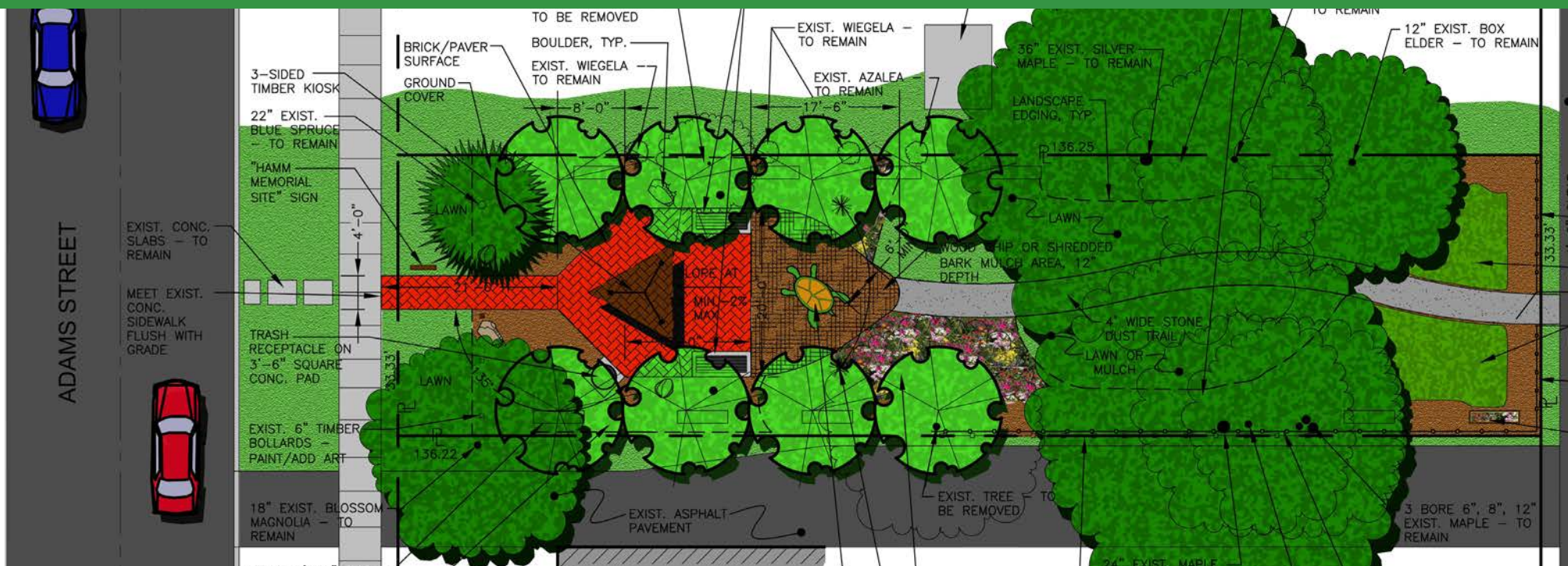
For years the Changing of the Scenes Neighborhood Association (COTS) and local partners have kept the story of James and Bessie Hamm alive. The Hamms opened their home to help area students achieve academically and established and maintained the Ralph Bunch Scholarship. COTS, along with community participants, have maintained the site of the Hamms' former residence at 301 Adams Street. They are now looking to enhance the site as a permanent memorial to the Hamms, who have given so much to the community. The site will feature interpretative signage, play space for children and plantings. Although some of the implementation will require hired services, much of the project will be realized through the efforts of the community.



Current Status

- Worked with city officials and volunteers to install planting in summer of 2015;
- Applying for 501(c)3 status to take ownership of the parcel;
- Continuing to seek funding opportunities.

Hamm Memorial Site 301 Adams Street



The Project

Having successfully executed a Main Street Grant to assist with facade restorations in the past, the North Winton Village Association (NWV) sought funding to explore potential facade design and cost analysis for an additional 16 buildings along East Main Street and the Winton Shopping Plaza. These improvements will elevate both the commercial area of the neighborhood and are dedicated to maintaining the spirit and aesthetic of the early - 1900's neighborhood.



Current Status

- Showcase completed renovations
- Continue to seek funding opportunities;
- Work with business owners to make improvements.



East Main Street Revitalization 1826,1832,1888,1900,1942-1944, 1947,2109, 2284-2298 East Main Street



Before



Facade Improvements Completed 2015

The Project

During the Brownfield Opportunity Area study which began in 2006 in conjunction with the City of Rochester and 2012 community charrette in conjunction with the CDCR, the Plymouth Exchange Neighborhood Association (PLEX) identified two vacant lots between S. Plymouth Avenue and Exchange Street as a location for a community park. This former canal bed and rail line is under transformation to accommodate over 300 local children and seniors. The concept design for the site is programmed for multi-use and year round activity which includes age appropriate play and exercise equipment, raised garden beds for seniors, game tables/surfaces, formal/informal gathering spaces, and historic/informative signs.



Current Status

- The Plymouth Exchange Neighborhood Association has received funding and approval from the City of Rochester for the first phase of the project with the initial site development. This phase will include the installation of plantings, walks, signs, and lighting;
- Funding for phases two and three will now be sought to complete the project.

Plymouth Exchange Community Park 719 Exchange Street





R O C H E S T E R

The Project

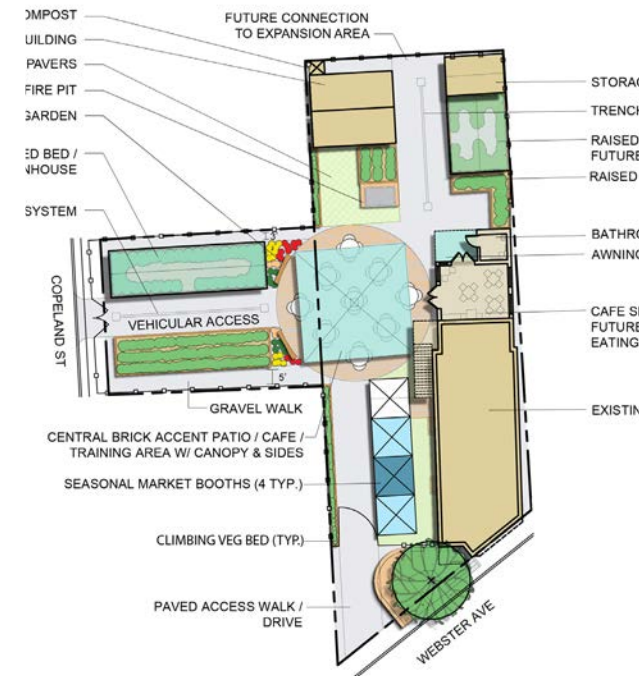
The Beechwood Neighbors Greenhouse Collaborative seeks to create access to healthy foods and practices, support families, build relationships, and develop economic pathways toward sustainable change. The project intends to improve upon a valued community asset, the Freedom Market, by constructing a greenhouse and outdoor agricultural gardens, an on-site kitchen, seasonal outdoor market, and café. Instruction available through the facility will include gardening, canning, food service, construction, and entrepreneurship. Through this project the community will gain access to healthy foods and knowledge of their preparation. Users of the facility will also have the ability to grow and prepare foods and to educate their youth; further reinforcing the ties the community.



Current Status

- Developing business plan to manage project upon completion;
- Seeking funding for construction and development cost.

Development/Design Fund Program Fall 2014
Awardee: Beechwood Neighbors Greenhouse Collaborative
Fiduciary: North East Area Development
Grant Award: \$5,000
Consultant: Environmental Design Research (EDR)



Families Growing a Healthy Community, One Seed at a Time, The Freedom Market 359 Webster Avenue



The Project

The Ibero-American Development Corporation (IADC) has significant investment in new housing and on-the-ground expertise working with residents in El Camino Revitalization Area community through Project Hope. Residents have outgrown existing meeting spaces and often find it difficult to hold neighborhood meetings and other activities. Working with residents, the IADC collectively viewed developing a sustainable community center as the next step in neighborhood redevelopment progress. An unused manufacturing/warehouse building was identified for re-purposing to include an auditorium, conference spaces, offices, kitchen, training facilities, and multi-purpose rooms.



Current Status

- Presenting pre-development study finding to the IADC's board and governing bodies;
- Investigating funding sources to fund the project both internally and externally.



El Camino Community Center Feasibility 200 Clifford Avenue



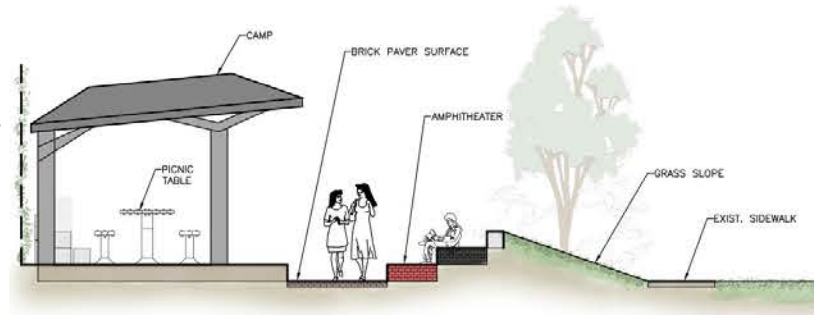
The Project

The Cottage Street Block Club (CSBC) serves to preserve the vibrant history and identity of the Cottage Street Neighborhood and promote collective responsibility for the neighborhood's quality of life for current and future generations. Actively working with residents, they have Identified 1158 South Plymouth Ave to be an ideal location for an interactive outdoor space to celebrate the neighborhood's cultural history. Site elements include interpretive signage, a stage, seating, and gardens making it a destination for everyone.



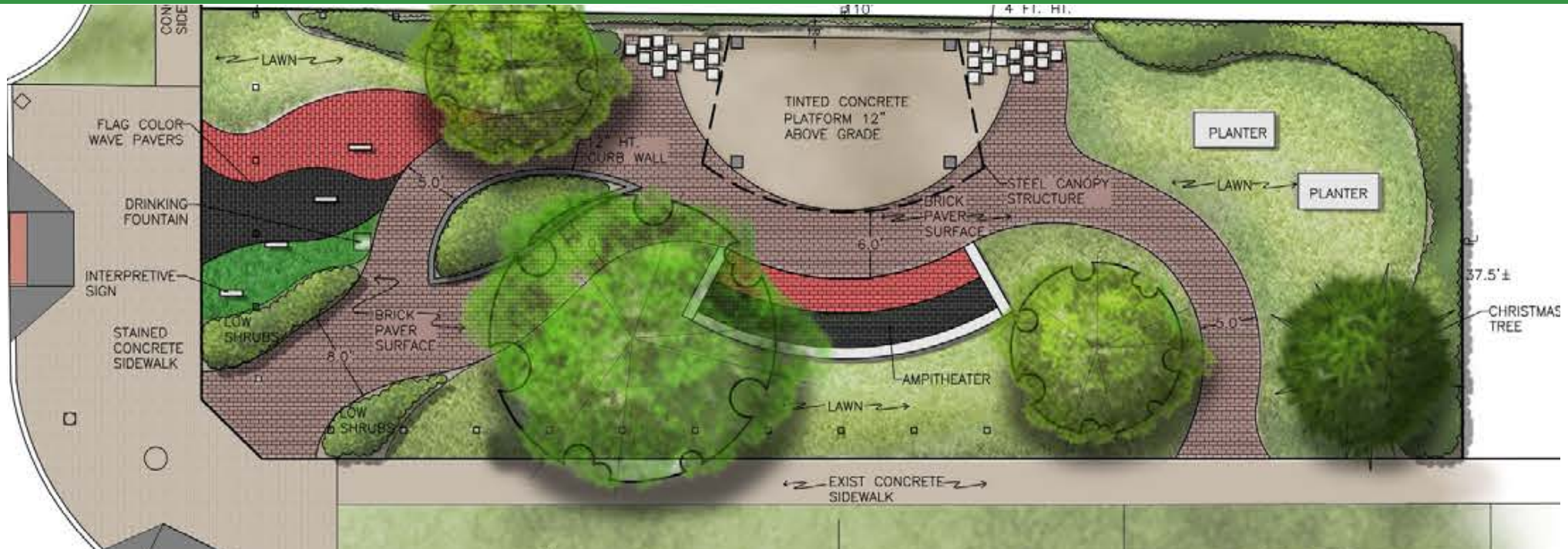
Current Status

- The CSBC has created a Limited Liability Company so that they may submit a proposal to the City of Rochester for purchase of the lot;
- The CSBC continues to search for funding to construct the park.



SECTION A-A

Legacy Park Station 1158 South Plymouth Avenue



DEVELOPMENT / DESIGN FUND PROGRAM

Statements of Support: Awardees

“Joseph Avenue Business Association (JABA): A Feasibility Study: Converting Congregation B’nai Israel - Ahavas Achim into a Center for Performing & Visual Arts”

The Joseph Avenue Arts and Culture Alliance is actively working to convert a long dormant synagogue on Joseph Avenue into a Performing and Visual Arts Center that will serve to enhance the neighborhood and strengthen area revitalization. All of this derives from the initial support that we received via a grant to the Joseph Avenue Business Association from the Community Design Center which enabled us to complete a Feasibility Study relating to our effort.

Neil Scheier

Vice President

Joseph Avenue Business Association

Dazzle School of Visual Performing Arts (Dazzle): 130 - 134 Webster Avenue Facilities Expansion

Please make it known that this project could not have taken off the way it has without the design center and your support. From the \$5,000 feasibility study grant to contacts for help with additional funding and to the many meetings you have attended with our team to present to funders, because of the your work it has been possible to move forward, be it inch by inch but nonetheless, so very important to have your support and assistance.

Anne Harvey

Executive Director

Dazzle School of Visual & Performing Arts

Changing Of The Scenes Neighborhood Association (COTS): Hamm Memorial Site

The Community Design Center’s Development/Design Fund program has afforded us a wonderful opportunity to re-establish the James and Bessie Hamm legacy. It has given the community a fantastic project to rally behind, encouraging great fellowship and creating new formidable relationships.

John Lightfoot

President

Changing of the Scenes Neighborhood Association

Ibero-American Development Corporation (IADC): El Camino Community Center Feasibility

As the community wrestles with necessary urban re-planning and the recognition that our region possesses outstanding physical attributes that can coexist with innovative design ideas, it is comforting to know that a great resource exists that can assist in helping merge the community’s vision for the future with the greatness of the past without the risk of stagnating. The Rochester region is privileged to be able to count on an entity like the Community Design Center of Rochester (CDCR) in its midst. Just like any other community, the community that the Ibero-American Development Corporation serves, dreams about a better future as a legacy to the next generation. In pursuing that dream, the collective imagination needs to be channeled to include sustainability, stewardship and respect to the environment; CDCR is a safe resource that helps us keep that balance, and whose vision we strongly support.

Eugenio Marlin

President & CEO

Ibero-American Development Corporation

DEVELOPMENT / DESIGN FUND PROGRAM

Statements of Support: Consultants & Stakeholders

Plymouth-Exchange Neighborhood Association (PLEX): PLEX COMMUNITY PARK

As a consultant, we have found our participation on a grant funded project (PLEX Park) has provided two primary benefits. The first benefit is that it is in-keeping with Stantec's commitment to the community. We strive to be actively involved in community and neighborhood driven projects. The second benefit is that we have been able to provide junior staff with the opportunity to lead the design and public participation process which aids in their career development.

*Malinda Gaskamp
Managing Senior Associate
Stantec*

Advisory Committee

The Development/Design Fund Program has been a strong asset for the City of Rochester. The process supports empowerment of Neighborhood Associations to develop a plan with experts that can help them document their vision so then the community members can apply for funding or gain support from the City or area foundations to make the vision a reality. It educates community members of the different aspects of planning and how much work goes into planning a vision for neighborhood development. The residents and business owners build relationships with one another and then see themselves as partners with CDCR and the City of Rochester in making change.

*Nancy Johns Price
Southeast Neighborhood Service Center
City of Rochester*

I have participated in this program by attending events and serving on occasion as a member of its advisory group. The Design Fund program empowers Rochester communities by supporting them in identifying community assets that are at risk, and providing planning and development services that can return them to contributing, productive use. This important program gives control over communities' priorities to those who know them best, while the competitive aspect of the awarding process assures their active participation.

*Jim Fraser
Community Activist*

I am pleased to provide my support for future funding of the Development/Design Fund Program administered by Community Design Center of Rochester. In my neighborhood work in these targeted areas I see the benefit of such funding. By targeting and being intentional with location and stakeholders you are encouraging a comprehensive approach and outcome.

*Daisy Rivera Algarin
Sr. Marketing Specialist
City of Rochester*

DEVELOPMENT / DESIGN FUND PROGRAM

Development Design Fund Program Committee

Tim Burke

Grater Architects, Architect

David Burrows

Burrows Architects, Architect

Howard Decker

CDCR Board of Directors , Architect

Maureen Duggan

CDCR Executive Director

William S Johnson

Senior Associate
Johnson/Lewis Associates

Aaron Lehman

CDCR Development/Design Fund Coordinator

Development Design Fund Advisory Committee

Tony D'Arpino

Project Executive,
Home Leasing

Jim Fraser

Founder,
The Urban Village Collaborative

David Hawkes

Southwest Quadrant Administrator,
City of Rochester

Cynthia Howk

Architectural Research Coordinator,
Landmark Society of Western NY

Ron Maier

Chapter Board Programs Co-Chair,
Design Build Institute of America

Dawn Noto

President, Susan B. Anthony
Neighborhood Association

Ron Penders

Northwest Quadrant Administrator,
City of Rochester

Nancy Johns - Price

Southeast Quadrant Administrator,
City of Rochester

Daisy Rivera - Algarin

Sr. Marketing Specialist,
City of Rochester

Pamela Reese - Smith

Northeast Quadrant Administrator,
City of Rochester

Mimi Tilton

Principal at Parry Building LLC
Landmark Society of Western NY,
Board of Trustees

DEVELOPMENT / DESIGN FUND PROGRAM

Development/Design Fund Pre-qualified Consultant List

Architectura

247 North Goodman Street
Rochester, NY 14607

Barkstrom & LaCroix

50 Chestnut Plaza
Rochester, NY 14604

Bayer Landscape Architecture, PLLC

19 N Main Street
Honeoye Falls, NY 14472

Bero Architecture

32 Winthrop Street
Rochester, NY 14607

Chait Studios

234 Mill Street
Rochester, NY 14614

Edge Architecture

277 Alexander Street, Suite 407
Rochester, NY 14607

Environmental Design Research(EDR)

274 North Goodman Street
Rochester, NY 14607

Gardner Plus

40 Wildbriar Road
Rochester, NY 14623

GRH

333 Glen Haven Road
Rochester, NY 14609

HBT Architects

16 S. Main Street
Pittsford, NY 14534

Hunt EAS

4 Commercial Street, Suite 300
Rochester, NY 14614

Lew Childs

1925 Highland Avenue
Rochester, NY 14618

McCord Landscape Architecture, PLLC

2127 Five Mile Line Road
Penfield, NY 14526

Pardi Partnership Architects

25 Circle Street, Suite100
Rochester, NY 14607

Passero Associates

Main Street, Suite100
Rochester, NY 14614

Pebble-Stream

1010 Highland Avenue
Rochester, NY 14620

Stantec

61 Commercial Street, Suite 100
Rochester, NY 14614

SWBR Architects

387 East Main Street
Rochester, NY 14604

TYLin

255 East Avenue
Rochester, NY 14604