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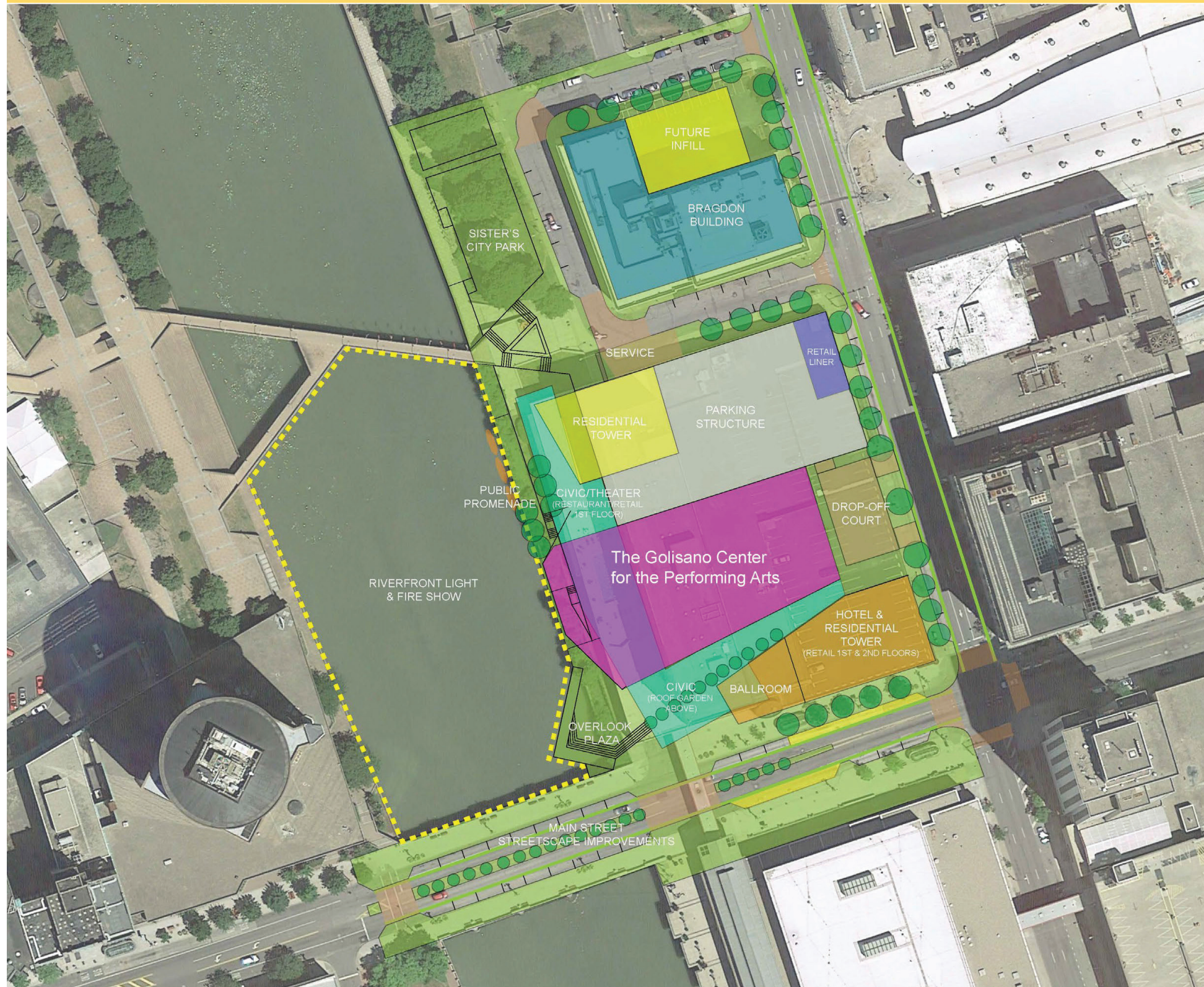
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THE GOLISANO ENTERTAINMENT COMPLEX AT RIVERSIDE PLACE

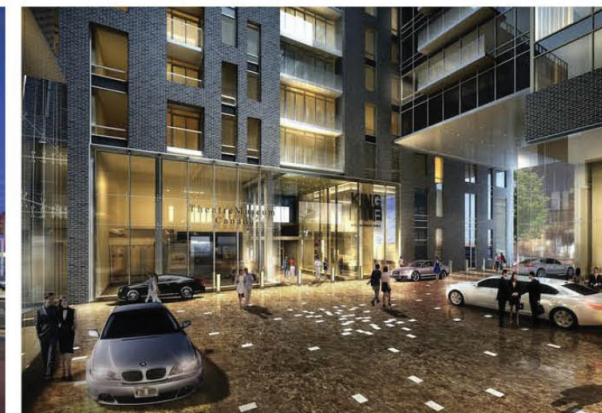
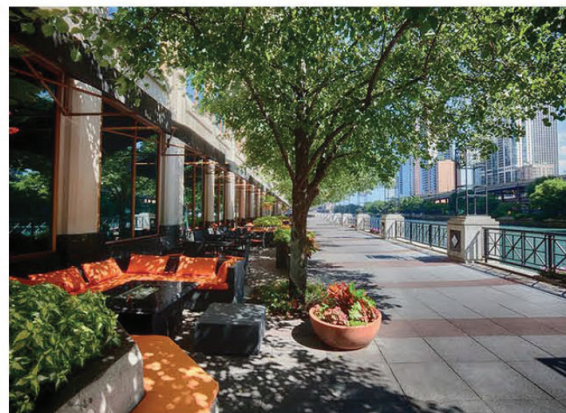
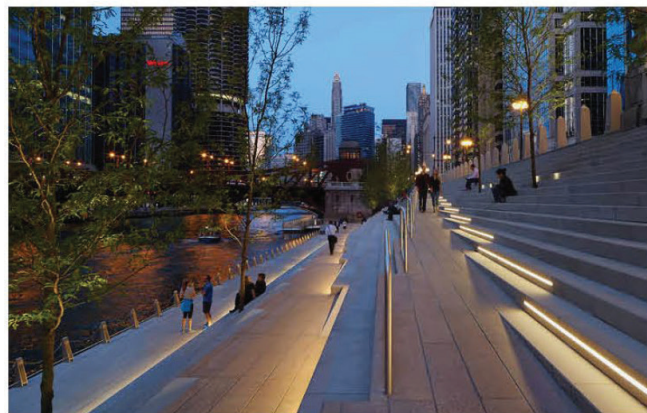




- 3,000 seat RBTL Performing Arts Theater
- 500 +/- Seat Theater
- 250 +/- Room Hotel (lower floors of high-rise tower) with event spaces
- 200 +/- Housing Units (Two Phases with a Portion of Affordable Units)
- 50,000-60,000 SF of combined retail, event, fitness, spa, lobby, and grand foyer space
- Over 600 linear feet of dynamic riverside walk-way & entertainment space
- 480 Space Parking Structure

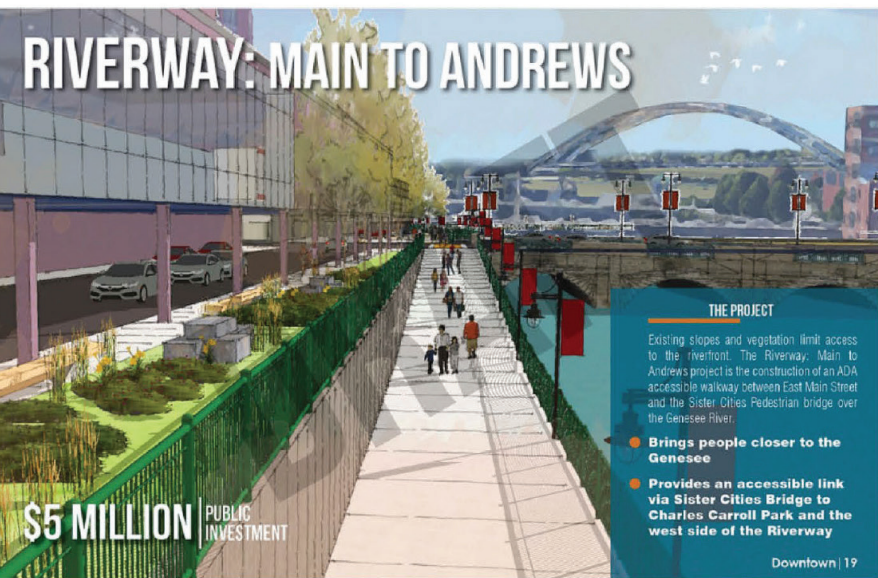
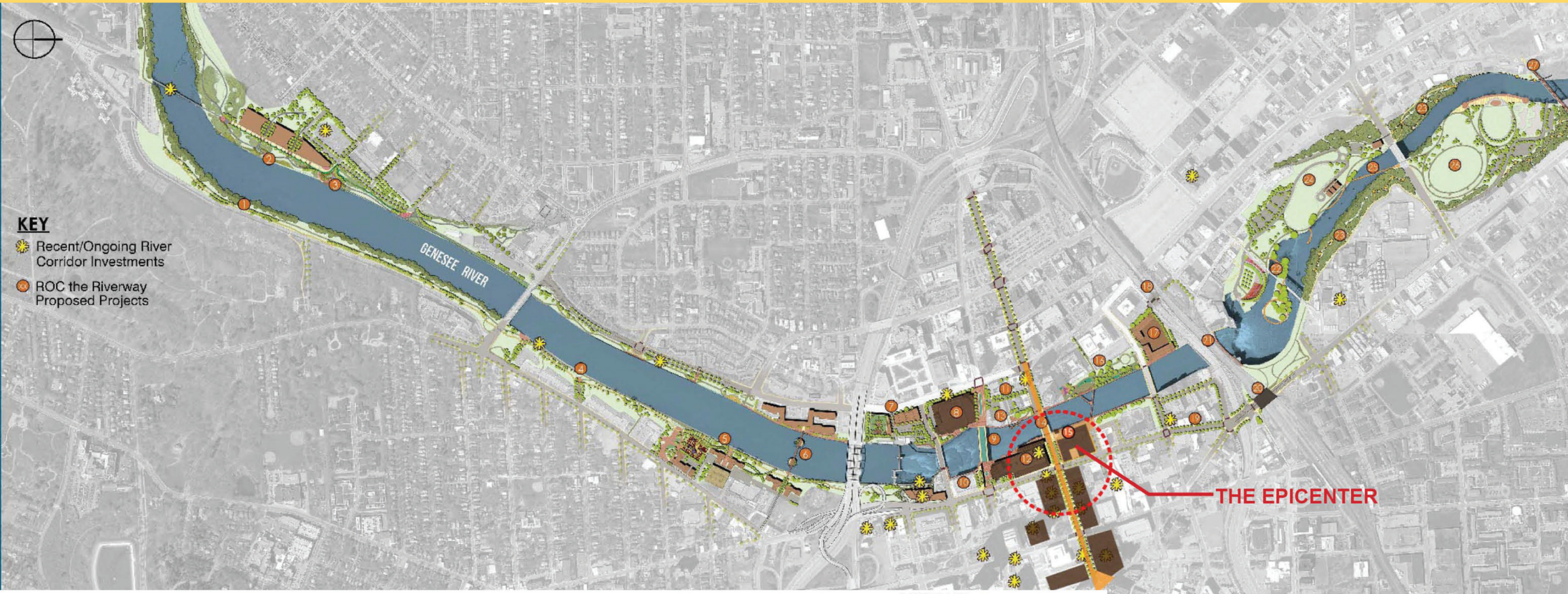
The Riverside Hotel site is at the epicenter of downtown Rochester's revitalization potential...

The site can support the development of the highly anticipated RBTL downtown Performing Arts Center in addition to an exciting mix of entertainment, hotel and residential activity. Our team has aggressively worked to confirm the physical and economic feasibility to place the PAC at Riverside Place. The following test suggests a great fit, in a bold and iconic way!



ROC THE RIVERWAY

- 1. Recharging the Trail
 - 2. Restore the Shore
 - 3. Water Landings
 - 4. Genesee Gateway
 - 5. Link to the River
 - 6. Bridge the Genesee
-
- 7. Riverside Development
 - 8. Arena on the River
 - 9. Aqueduct Re-imagined
 - 10. Library North Terrace
 - 11. Childs Basin
 - 12. ROC Convention Expansion
 - 13. Riverway Broad to Main
 - 14. Main Street Resurgence
 - 15. Riverway Main to Andrews
 - 16. Charles Carroll Plaza
 - 17. Riverfront Reborn
 - 18. Mill Street Connection
 - 19. Bridge the Loop
 - 20. Welcome Connection
-
- 21. Over the Falls Bridge
 - 22. Preserving Pont de Rennes
 - 23. Tree Top Trail
 - 24. Bee Bee Flats
 - 25. Connect the Gorge
 - 26. High Falls Adventure
 - 27. Running Track Bridge
 - 28. Downtown / Riverfront Management Entity (Not on Map)



The Rose Center
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Conclusions

- Downtown should be a place for all Rochesterians
- Embrace incremental retail success on Main Street today with a laser focus on long-term diversity
- Downtown has a parking allocation and culture challenge to solve for, not a capacity challenge
- Focus first on access, programming and design priorities to connect and activate the riverfront and Main Street
- Transformative success can only be achieved through bold leadership that creates a new culture of collaboration for a new Rochester

