

# ERIE HARBOR

Erie Harbor is an apartment project in Downtown Rochester that includes the redevelopment of a masonry apartment project originally constructed in the 1970s. The original housing project had deteriorated, which resulted in a low occupancy rate and poor living conditions. Additionally, the historical uses of the property dating back to the industrial age resulted in contamination of the site, which ultimately resulted in it becoming part of the New York State Brownfield Cleanup Program. Conifer Realty and their design team collaborated with the City of Rochester, neighborhood groups and all project sponsors to collectively and successfully construct Erie Harbor.



*View of 5-story midrise apartments from west side of Genesee River showing first floor parking garage.*



*Former apartment buildings during demolition with recycled concrete pile to the right.*

## Interesting Facts

1. As part of the Environmental Cleanup, the site required a two foot cap of clean fill over the existing soils. This was accomplished by re-using the concrete from the demolished apartments which previously inhabited the site. The concrete was used to support the new parking lot and associated infrastructure. By using the concrete from the buildings on site, the costs and energy use associated with exporting thousands of yards of material were avoided.

2. The former apartment buildings were supported by a pile foundation system. Since the loading of the new apartments did not exceed that of the old apartments, the design team was able to utilize the existing piles and caps to support the new buildings. This effort significantly reduced the project cost with respect to the foundation, creating a true “re-use” site.
3. The concrete fill from the old buildings was also used to elevate the new structures to promote views of the Genesee River and downtown Rochester.



*Installation of foundation system and Slab over existing pile caps.*



*Project parking lot after recycled concrete is placed.*



*City of Rochester public walkway adjacent to the project along the Genesee River and integrated into the project.*

4. The many historical uses of the site left behind over 40 dilapidated sewer laterals which connected to the City of Rochester’s combined sewer system. The increasingly poor condition of the laterals resulted in an increased flow of groundwater into the combined sewer system, taxing the wastewater treatment plant at Van Lare. During the demolition and construction of Erie Harbor, the contractor made many exploratory excavations to uncover the laterals so that they could be properly plugged or reused for the new project resulting in a net flow reduction into the sewer system.



## PROJECT:

Erie Harbor | Rochester, NY

## CLIENT:

Conifer Realty | Rochester, NY

## ENTRANT:

Passero Associates | Rochester, NY