

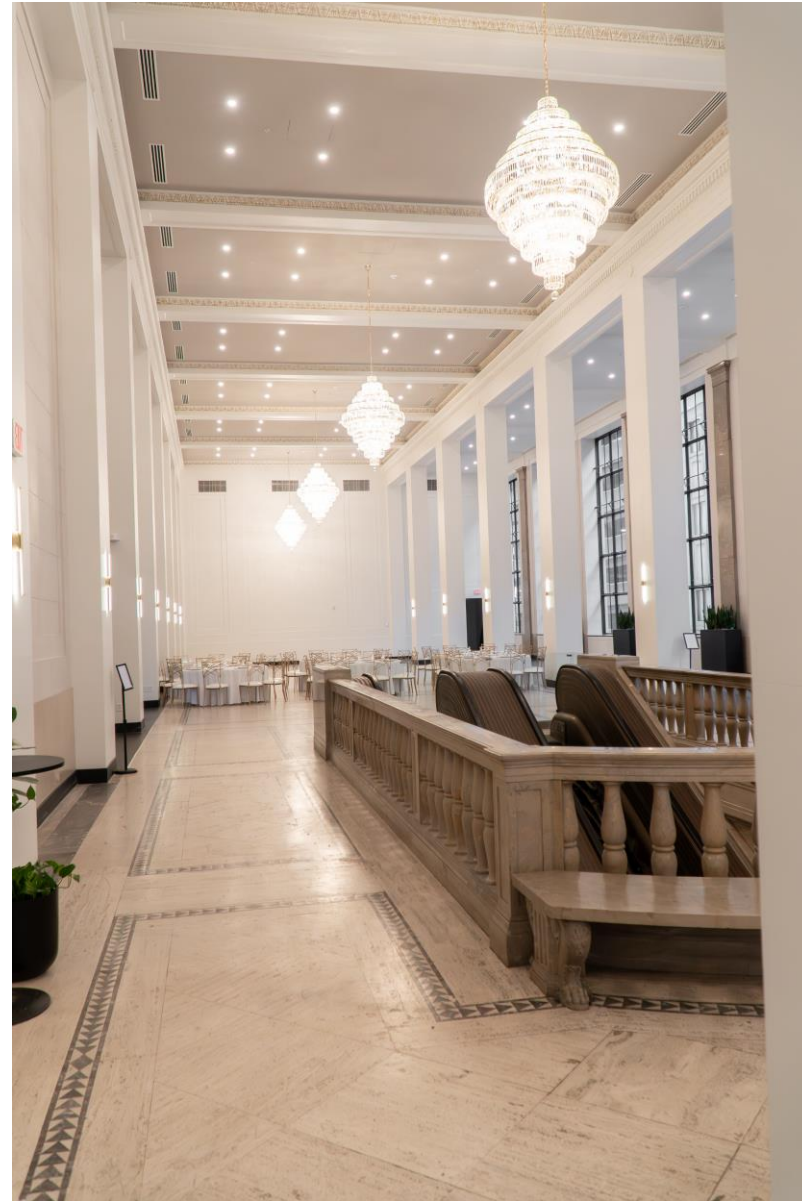
PROPOSED SECOND FLOOR PLAN







BEFORE

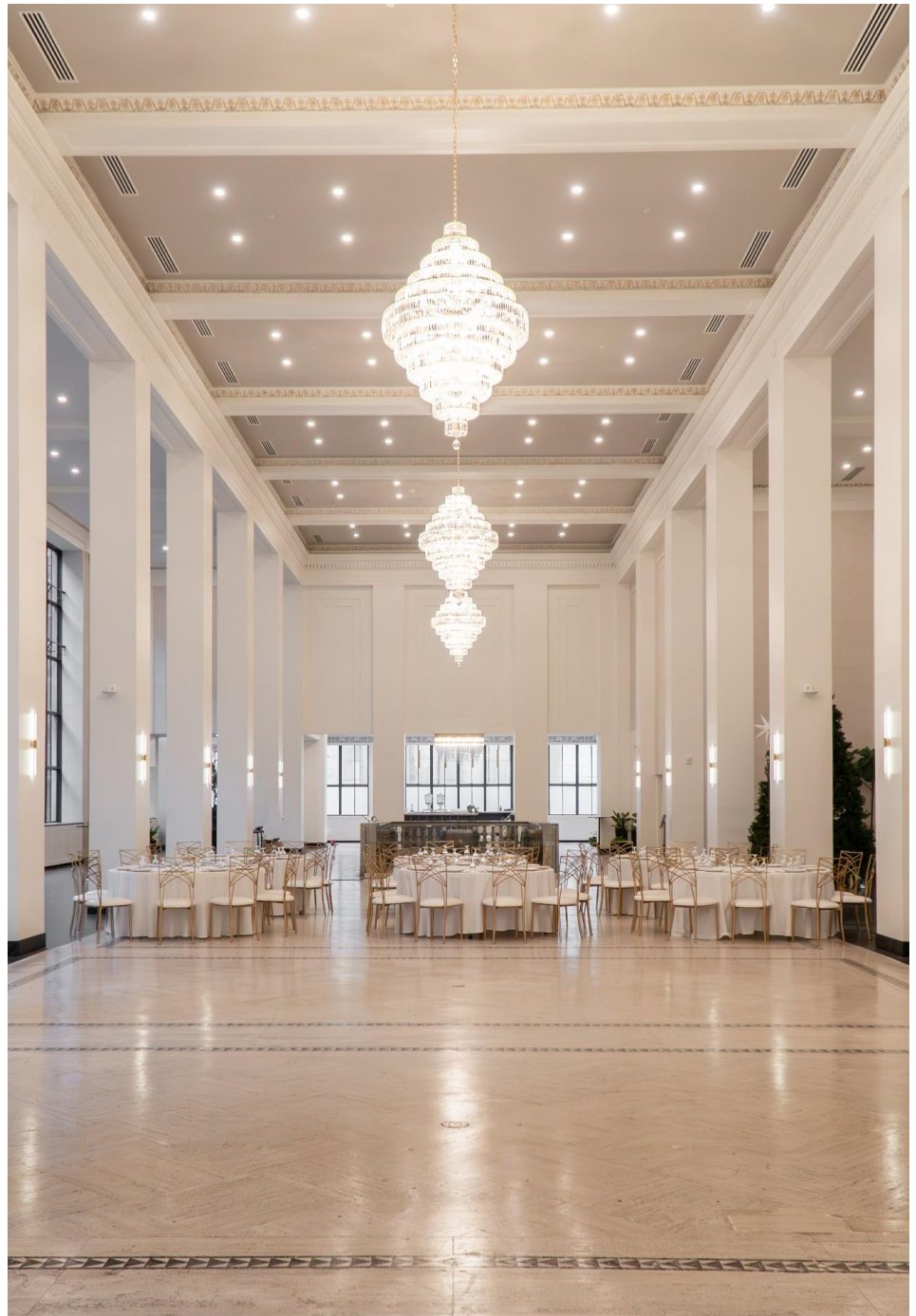


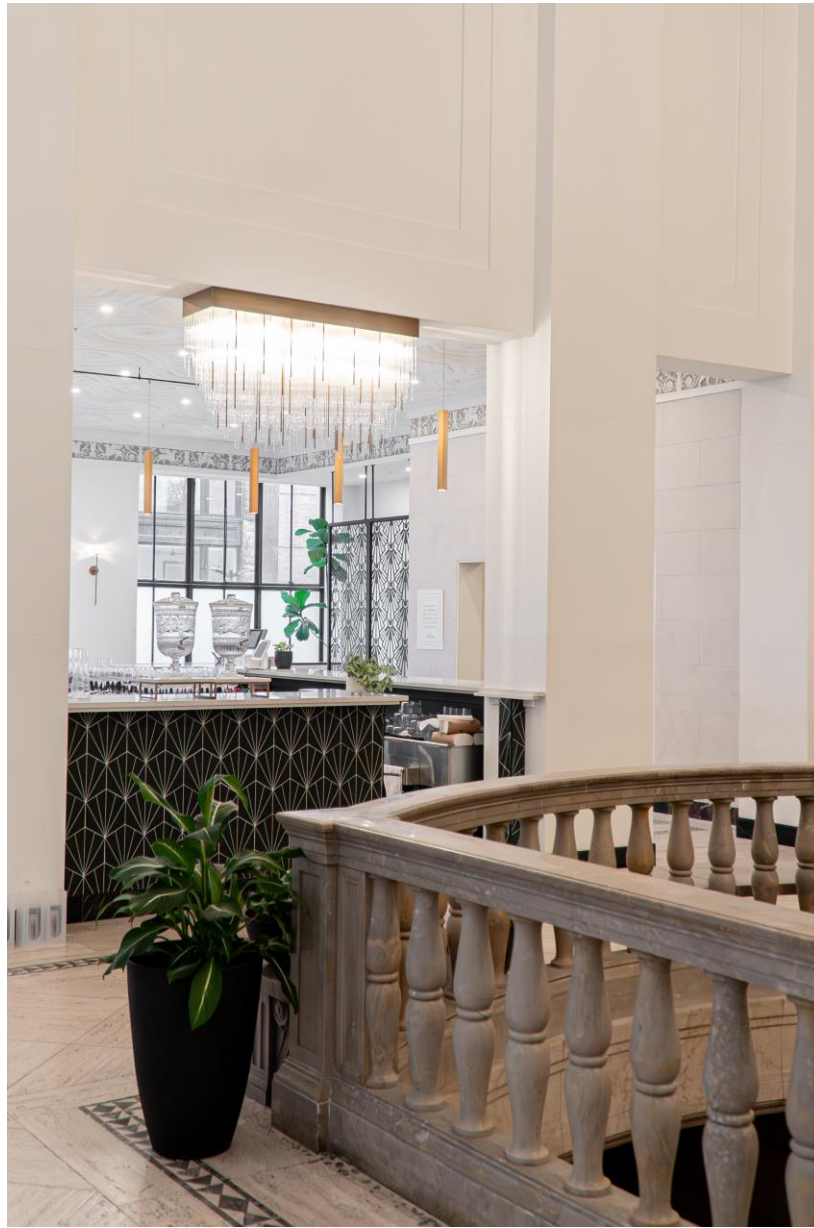
FINAL













Project Description/Narrative

In a maximum of 300 words, describe the basic program requirements, special site problems and how the design process and solution satisfies these. Please also state any technical, environmental or social advancements regarding your project. **(The minimum font size should be 10pt/Arial.) DO NOT change the background of this slide.**

The name of the project can be mentioned generically. For example entrants can say “The education center was designed for the university.” Instead of “the John Johnson Educational Research Center was designed for the university.”

Arbor Midtown

The renovation of the bank hall at The Linc has been long in the making. Within the second floor of the 15-story building, the elegant original two-story volume was converted into offices in the 1960s/70s, stripping it of much of the original detail. Unfortunately this space sat unused for many years. By the start of the latest iteration of this project, much of the original plaster and stone detail, had been removed, leaving little to save and restore. Our involvement with this building began in 2015, with the overall renovation of the building. Since that time, the hope has been to revitalize the bank hall space, converting it to a ballroom. Unfortunately, the right tenant was not found for the space until 2022, with Arbor Venues. The assembled development team—183 East Main Street LLC (owner), Arbor Venues (tenant), Taylor, The Builders, and Hanlon Architects really allowed the space to live up to it’s potential. Much of the work of this project was sensitively restoring the remaining original features, while sensitively bringing the modern amenities necessary for an event venue.

Working with SHPO and the NPS, as part of historic tax credit programs brought many requirements, which in the end, resulted in a superior final project and design. Taylor, The Builders brought many excellent craftsperson’s onto the team, particularly the plaster restoration team.

AIA's Framework for Design Excellence

As we are less than a decade away from the [AIA 2030 Commitment](#), AIA Rochester continues to include a focus on sustainability in our annual Design Awards this year and into the future.

Please choose a minimum of **three** of the ten measures of the [AIA's Framework for Design Excellence](#). In 300-500 words, please explain how your project addresses these three measures. You may duplicate this slide to accommodate your responses. **(The minimum font size should be 10pt/Arial.) DO NOT change the background of this slide.**

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The ten measures in the Framework for Design Excellence are:

1. Design for Integration: What is the big idea behind this project and how did sustainability inform the design concept?
2. Design for Equitable Communities: How does this project contribute to creating a walkable, human-scaled community inside and outside the property lines?
3. Design for Ecology: In what ways does the design respond to the ecology of its place?
4. Design for Water: How does the project relate to the regional watershed?
5. Design for Economy: How does the project efficiently meet the program and design challenges and provide “more with less”?
6. Design for Energy: Is the project energy-efficient and sustainable while improving building performance, function, comfort, and enjoyment?
7. Design for Wellness: How does the design promote the health of the occupants?
8. Design for Resources: How did the design team optimize the amount and makeup of material used on the project?
9. Design for Change: Is the building resilient, and able to easily accommodate other uses in 50-100 years?
10. Design for Discovery: What lessons for better design have been learned through the process of project design, construction, and occupancy, and how have these been incorporated in subsequent projects?

The AIA's Framework for Design Excellence is a great tool for guiding the design process. Throughout the design process, three measures were continually worked toward. First, “Design for Equitable Communities,” second, “Design for Change,” and finally, “Design for Economy”. While this space has a potential to be exclusive, in itself, the re-use of this existing space, bringing vibrancy to what was otherwise an empty space, brings people, regularly to Main Street. This added density brings a vibrancy downtown that may not otherwise exist. Arbor Midtown at The Linc is at least the third iteration of use of the bank hall. The original structure, and its' resilience has aided in the continued use of this building. It is an excellent space, and should continue to be for many years to come. The finalized design allows for an infinite number of possibilities to continue to exist there as time progresses. This space was designed with long-term economic value in mind. We want to design spaces that will hold up over time, with minimal wear and tear.

AIA Rochester Community Impact Award

As architects and designers our focus and priority are the pure aesthetics and functionality of the buildings and spaces we design. The color, materials, scale, and functionality of the client's needs drive the projects. After the pencils are put down and the construction dust has cleared, there sits a building/structure/space that now impacts the community where it has been placed. While the design may be added to, subtracted from, and ultimately give way to another, its impact is a permanent part of the community and site's history.

In that spirit, as part of the 2023 Design Awards, we are requesting that you include with each submission a brief summary explaining its "community-impact goals". Projects can affect communities in many ways: improving the housing stock, rejuvenating a neighborhood, adding a pedestrian or biking route, filling a gapped-tooth "street smile" with a parklet, steering the life of a business district in a previously unforeseen path, adding beauty and functionality, and more.

This information is intended to be used during and following the Design Awards event in promotion of the Design Awards via AIA Rochester's social, news outlets, and in promotion of AIA Rochester.

Community Impact Award summary (500 words or less):

The overall vision of Arbor Midtown renovation was to rehabilitate a long vacant space brimming with potential. Being able to do this has been an excellent use of existing resources of the existing building—both in the value of space and in the value of the embedded energy. Utilizing the former bank hall as a ballroom brings more regular visitors to the ever-more-vibrant downtown streets, making continued and additional investment in our city more viable.