



## Developing Rochester: Marketplace Senior Apartments

November 12, 2024 - Spotlights



Henrietta, NY Cornerstone and Genesis Housing Development Corp. are co-developers for Marketplace Senior Apartments, a newly constructed 150-unit senior supportive housing building. It is located on the Marketplace Mall campus in the Town of Henrietta and is close to services and amenities. The building is all-electric and will be highly energy efficient, with features such as a fourth-story patio/balcony overlooking the entire site, large community rooms with kitchenettes, exercise rooms, laundry rooms, covered entrances and leasing office for community manager and service providers.

Unit amenities include kitchen with dishwashers, living/dining room, master bedroom with walk-in closet, hall closet, bulk storage, Energy Star/NYSERDA, central air and roll-in showers. Marketplace Senior Apartments is in very close proximity to shopping centers, healthcare facilities, bus stops, and grocery stores. U of R Orthopedics is across the street among many retail stores and

Wegmans. The building is part of a bigger story to revitalize the Marketplace Mall as a town center and regional asset for decades into the future.

Project Info:

Project Title Marketplace Senior Apartments

Project Location Henrietta, NY

Property Type Senior Affordable/Supportive

Project Type New

Total Square Footage 150,000 s/f

Year Started December 2022

Completion Date July 2024

Project Team:

Architect SWBR Architects

Developer Rochester's Cornerstone Group, Ltd. and Genesis Housing Dev. Corp.

Civil Engineer BME Associates

Property Management Cornerstone Property Managers, LLC

General Contractor Pike Residential Construction

Green Building Consultant Sustainable Comfort, Inc.

Legal Counsel Cannon Heyman & Weiss, LLP

Mechanical Contractor Kennedy Mechanical

Plumbing Kennedy Mechanical

Financing/Lender Raymond James and JP Morgan Chase, Tax-Exempt Bonds, NYS SHOP capital funds, NYS Clean Energy Initiative funds, Private Equity, HUD financing

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