



## **Upper Crown Associates develops Upper Crown Mill: A \$10 million commercial/residential condominium project**

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Throughout the 1800s various mills prospered, taking advantage of the water power of Nine Mile Creek that meanders through the village. One of the most prominent mills in operation at this time was the wool producing Upper Crown Mill, centrally located in the village. The Upper Crown Mill prospered throughout the 1800s and into the early part of the 1900s developing into a moderate density development with main large mill structures and numerous out buildings housing offices, maintenance and other related services to the operation.

By the 1960s the operation and the mill had ceased and eventually the operation was closed. From the time of its closing until 2006 the mill site had steadily declined and deteriorated as many of the buildings were razed leaving only original stone foundations and had become a liability to the village.

In 2006, Upper Crown Mill Associates LLC, a development partnership, consisting of partners from Erie Materials, MCK Building Associates and Lake Architectural, purchased the property with the intent to develop the site for a commercial/ residential condominium project. The overall design intent was to replicate in scale, architectural detailing and where possible locate new structures on or near foundations of the original buildings. The project cost is \$10 million. The site is three acres. The two most prominent buildings on the site are the 12,000 s/f LEED Certified, Marcellus Public Library and a three-story, 36,000 s/f, 29-unit residential building with a 12,000 s/f underground parking garage situated on the foundations of the main mill building that once existed alongside Nine Mile Creek. To compliment the main building and to continue the representation of the original mill, numerous other building were incorporated in the development that included: a two-story, 2,400 s/f commercial/residential condominium; a residential two-unit, 3,800 s/f cottage; a 1,800 s/f two-story commercial condominium building; and two parking garages completed the project. Approximately 20 of the condos have been sold to date.

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