

Eastview Expansions & Renovations

Victor, NY



WILMORITE

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Victor, NY

Owner:
Wilmorite, Inc.
Rochester, NY

Architects:
Simon Wong (1995 Expansion)
CMA Architecture, PC (Eastview Commons)
KA Architecture (Eastside Expansion)

Developer/Construction Manager:
Wilmorite Construction, LLC
Rochester, NY

Project Highlights:

Eastview Mall is a super-regional shopping center located in Victor, NY. Originally completed in 1971 at a total development cost of \$12 million (\$72.5M in 2017), the mall has seen numerous expansions and renovations as the retail business has evolved through the years.

By 1994, the mall was looking dated and sales gains were modest. The property needed an update and the demographics required bringing in stores at a higher price point. 525,000 sq. ft. of first-class retail space was added to the existing 750,000 sq. ft. regional shopping center. 1.2 million cubic yards of earth were moved as part of extensive sitework required for the project. Considerable wetland develop was performed under the direction and supervision of the New York State DEC. The expansion was completed in October, 1995 for \$25M (\$39.3M in 2017).

In 1999 Wilmorite built a \$9.6M (\$14.1M in 2017) 100,000 sq.ft. lifestyle center expansion at Eastview. This required off-site highway improvements along Route 96 including the widening of the road, adding new intersections, installing new traffic lights, as well as relocating 250,000 volt electrical transmission lines. Pre-construction services included substantial design development work to meet the requirements of the town.

In 2003, Wilmorite added a \$21M, 62,000 sq.ft. expansion and renovation which received industry accolades for distinctly combining an enclosed shopping center with an exterior restaurant and lifestyle component. Site work involved adding parking spaces, a new access road, and clearing space for the expansion by "carving out" the area from the embankment along Route 96. 100,000 cubic yards of earth were moved and a 13,000 sq.ft. retaining wall, which rises 18 feet above the new road, was built to stabilize the embankment.

The property continues to evolve to meet the changing demands of the retail industry. Including an L.L. Bean lifestyle addition in 2010, and the redevelopment of a former Bon-Ton department store into Von Maur in 2013.

2003 Expansion with lifestyle addition



1995 Expansion



1999 Eastview Commons



2013 Von Maur redevelopment

