University of Rochester
South Campus
Institutional Planned Development District
Town of Brighton
Public Informational Meeting
March 19, 2014

- Welcome
- Review Project Background
- Area Improvements Update
- South Campus Master Plan Update
- Supplemental Environmental Data
- Questions and Discussion
Project Background
Comprehensive Plan 2000

Existing Parkland
- Town
- County

Land Use Recommendations
- Residential
- Office / Commercial / Industrial
- Institutional
- Master Planned Area
- Park (parentheses indicate secondary recommendation)

LLR - Large Lot Residential
LDO - Low Density Office
Comprehensive Plan Land Use for South Campus Site
Comprehensive Plan Compared with Proposed Land Use

Town Comprehensive Plan Proposed Land Use

U of R Master Plan Proposed Land Use

Legend
- Institution/Office/Research
- Housing
Existing South Campus Land Use
U of R Campus Wide Master Plan

Campus Plan 2008

Campus Plan 2014

River Campus
Collegetown
Medical Center
Mid Campus
South Campus
Process Components to Date

- Proposed South Campus Rezoning
  - Institutional Planned Development (IPD)
- Public Informational Meetings
- Draft Environmental Impact Statement (DGEIS)
- DGEIS Review & Acceptance by the Town of Brighton
- Public Hearings
- South Campus Master Plan Generation
- Supplemental DGEIS (SDGEIS) Submittal & Review to Town
- Public Informational Meeting (March 19, 2014)
- Public Hearing on SDGEIS Scheduled for March 26, 2014
Area
Improvements
Update
I-390 / East River Road Improvements
I-390 Improvements by New York State DOT
South Campus Master Plan Update
Existing South Campus Natural Features and Buffer
South Campus Master Plan
Comparison of Master Plan to Plan in DGEIS

**DGEIS Plan**
Overall Total Square Footage: **2,643,478 Gross Square Feet**
(338,600 residential at Whipple Park & 2,304,878 office/research/clinical)

**Master Plan**
Overall Total Square Footage: **2,535,812 Gross Square Feet**
(815,000 GSF residential & 1,720,812 office/research/clinical)
South Campus Master Plan Maximum Building Heights

Legend
- **50’ To Eave Line, 60’ Maximum**
- **60’**
- **75’**
- **90’**

250 FEET
Supplemental Environmental Data
Highlights of the SDGEIS

- Comparison of Master Plan to the previous DGEIS Plan
- Removal of 8 Acres for NYS DOT/RG&E Infrastructure
- I-390 On-Ramp/Off Ramp at East River Road
- Draft Rezoning Ordinance for Proposed IPD
- Updated Technical Information
  - New Wetland Delineation and Report (Fall 2013)
  - Old Growth Habitat/Significant Trees Survey (Fall 2013)
  - Conceptual Grading Plans (Fall 2013)
  - Additional Traffic Analysis (November 2013)
  - Additional Stormwater Management Analysis and Drainage Area Study (Completed January 2014)
  - Site Utility Analysis and Planning (Ongoing)
Amenities

- Donation of U of R lands south of Crittenden Road (+/- 42.55 Acres)
  - Provides open space as recommended in Town Comprehensive Plan
- Planting Enhancements within the 100’ Buffer Zone
  - Infill screening/plantings adjacent to residential neighborhoods
- Elimination of access to Crittenden Road
  - Infill screening/plantings adjacent to residential neighborhoods
- Revised Storm Sewer Connections at Whipple Park
  - Redirects drainage away from areas which are prone to flood
- Construction of a Berm to separate Wetland Ponding from Furlong Creek Area
  - Redirects water away from Furlong Creek to reduce flooding
- Construction of a Drainage Outlet to Control Ponding of Wetland Area
  - Acts as an emergency spillway during a 100 year flood event
Proposed Amenities

- Planting Enhancements at 100' Buffer
- No connection to Crittenden Road
- U of R Land Donation to Town
Drainage Amenity 1: Redirect Whipple Park Drainage Area
Drainage Amenity 2: Berm to Redirect Wetland Ponding

Red Creek
Furlong Creek
Proposed Berm
Wetland
Whipple Park
Drainage Amenity 3: Emergency Outlet and Swale
Questions and Discussion