University of Rochester

South Campus

Institutional Planned Development District

Town of Brighton
Public Informational Meeting

October 29, 2014

- Welcome
- Project Update
- Re-zoning
- Master Plan Evolution
- Environmental and Technical Work Update
- Imaging Building
- Questions and Discussion
U of R South Campus Rezoning & Master Plan

Project Update
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)
- Public Informational Meeting - March 19, 2014
- Public Hearing on SDGEIS - March 26, 2014
- Final Environmental Impact Statement Accepted Sept 10, 2014
- Findings Statement Issued October 22, 2014
We Heard You!

Traffic . . .
Land Uses . . .
. . . Drainage . . .
Building Heights . . .
. . . impacts on police, fire services
We Heard You . . .

And we Responded!!
EIS Accepted by Town Board
District Map

University of Rochester
South Campus IPD

District Map
October 1, 2014
Comprehensive Plan Compared with Proposed Land Use

Town Comprehensive Plan Proposed Land Use

University of Rochester
South Campus IPD

Zone Map
October 1, 2014

Legend
- Institutional/Non-Residential
- Residential
Existing South Campus Land Use

- Office and Research
- Residential
South Campus Master Plan

University of Rochester
South Campus IPD

Current Plan
October 1, 2014
Land Use

- Site Plan Review
  - Every Project goes to the Planning Board for Review, Approval

- Laboratories
  - Bio Safety Level 3 and 4 will not be permitted
  - Regulations are included for Laboratories
  - Site Plan Review
  - Conditional Use Permit required

- Density
  - Institutional Land Use reduced
  - Residential Land Use increased
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
Additional Amenity

- The University of Rochester has offered a financial amenity under incentive zoning.

  - The proposed amenity would be an annual amount based on an initial rate of 45¢/SF for new development to be deposited into one or more Town infrastructure trust funds.
Building Heights

Maximum Building Heights Map

October 1, 2014

35 ft ht. Residential Zone

Legend
- 90' max height
- 75' max height
- 50' max height
- 35' max height
- Landscape buffer
University of Rochester
South Campus IPD

Wetlands Map
October 1, 2014

Legend
- Wetland
- 100' Wetland buffer
Existing South Campus Aerial
Existing South Campus Natural Features and Buffer
University of Rochester
South Campus IPD

Current Plan
October 1, 2014

South Campus Master Plan
South Campus Rezoning

Environmental Analysis
& Technical Work Efforts
Summary

- **Environmental Work & Technical Information**
  - New Wetland Delineation and Report (Fall 2013)
  - Old Growth Habitat/ Significant Trees Survey (Fall 2013)
  - Additional Traffic Analysis (November 2013)
  - South Campus Grading Plans (2014)
  - Additional Stormwater Management Analysis and Drainage Area Study (2014)
  - Site Utility Analysis and Planning (Ongoing)
  - Planting Enhancement Plans (2014)
  - Water Supply System Analysis with Town & MCWA
排水分析与改善

- 完全协调与城镇及NYS DEC
- 现场及周边区域进行了全面分析
- 持续改进计划
- 未来改良计划提出
- 额外设施改善
Drainage Analysis – Existing

UNIVERSITY OF ROCHESTER SOUTH CAMPUS
Existing Drainage Conditions Plan
Drainage Analysis – Proposed

**Key:**
- Drainage Area #1 - 37.61 Acres
- Drainage Area #2 - 72.78 Acres
- Drainage Area #3 - 55.17 Acres
- Drainage Area #4 - 19.28 Acres
- Drainage Area #5 - 41.5 Acres
- Offsite Runon - 44.0 Acres

**Existing NYSDOT Detention Pond with Discharge to Canal**

**Red Creek Tributary 1**

**Red Creek Tributary 2**

**Discharge to Canal**

**Existing Detention Pond (with upgrades)**

**Furlong Creek**

**UNIVERSITY OF ROCHESTER SOUTH CAMPUS**

Proposed Drainage Conditions Plan

Fig. C
Overall Plan
Drainage Analysis

Key:
- Areas of Old Growth Forest
- Stormwater Ponds, Forebays & Bioretention
- Underground Storage
- Redevelopment Area
- Drainage Area 2A (to Bioretention)
- Drainage Area 2A (not to bioretention)
- Drainage Area 2C
- Drainage Area 2D

UNIVERSITY OF ROCHESTER SOUTH CAMPUS
Proposed Drainage Conditions Plan

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Figure E:2
Drainage Analysis

Key:
- Green: Areas of Old Growth Forest
- Blue: Stormwater Ponds, Forebays & Bioretention
- Light Blue: Underground Storage
- Gray: Redevelopment Area
- Light Purple: Drainage Area 2A (to Bioretention)
- Dark Purple: Drainage Area 2A (not to bioretention)
- Orange: Drainage Area 2E

UNIVERSITY OF ROCHESTER SOUTH CAMPUS
Proposed Drainage Conditions Plan
Drainage Analysis

Key:
- Green: Areas of Old Growth Forest
- Blue: Stormwater Pond 1A
- Gray: Redevelopment Area
- Yellow: Drainage Area to Pond 1A
- Red: Drainage Area 1B (not to pond)
- Orange: Drainage Area 3A
- Purple: Drainage Area 3B

UNIVERSITY OF ROCHESTER SOUTH CAMPUS
Proposed Drainage Conditions Plan
Drainage Analysis

UNIVERSITY OF ROCHESTER SOUTH CAMPUS
Proposed Drainage Conditions Plan

Key:
- Areas of Old Growth Forest
- Stormwater Ponds, Forebeys & Bioretention
- Underground Storage
- Redevelopment Area
- Drainage Area 1B
- Drainage Area 3B (to pond)
- Drainage Area 3A (not to pond)
- Drainage Area 4

Figure F
Drainage Analysis – Additional Amenities

Key:
- Drainage Area #1 - 45.0 Acres
- Drainage Area #2A - 17.7 Acres
- Drainage Area #2B - 34.2 Acres
- Drainage Area #2C - 8.4 Acres
- Drainage Area #2D - 5.7 Acres
- Drainage Area #3 - 41.8 Acres
- Drainage Area #4 - 28.3 Acres
- Drainage Area #5 - 41.5 Acres

Red Creek Tributary 1
Red Creek Tributary 2
Swale Closure Location
Discharge to Canal
Existing Detention Pond (with upgrades)
2.75 Acre Portion of Drainage Area #4 Redirected to Drainage Area #3 Via A Storm Sewer Pipe Connection
New Storm Pipe
Furlong Creek
Proposed Drainage Improvement Amenities

1. Wetland
2. Furlong Creek
3. Whipple Park
Drainage Amenity 1: Redirect Whipple Park Drainage Area
Drainage Amenity 3: Emergency Outlet and Swale
Traffic & Transportation

- Fully Coordinated with the Town, Monroe County DOT & NYS DOT
- U of R Instrumental in I-390 Improvements
- Plan of Action for Monitoring Future Growth
June 18, 2014

Mr. Ramsey Boehner
Environmental Review Liaison Officer
Town of Brighton
2300 Elmwood Avenue
Rochester, New York 14618

Re: UNIVERSITY OF ROCHESTER IPD REZONING – FGEIS

Dear Mr. Boehmer,

We have completed our review of the May 2014 FGEIS that addressed our previous traffic comments on the DGEIS and offer the following comments and recommendations.

As discussed at the 5.27.14 meeting, this report may be overstating the trip increase that may be generated by the full development. There are many unknown factors contributing to the traffic impact conclusions; the type of development, the associated trip generation, driving patterns that may or may not change based on the pending and future I-390 corridor improvements, etc., all of which make it very difficult to identify specific mitigating measures. In consideration of such, we concur that the best approach is to continue to require an overall update to the regional traffic impact study (TIS) every five years, the next one being done in the fall of 2015.

Additionally, we concur that as individual developments are proposed that are projected to generate >100 new trips, a specific traffic analysis will be required to be completed for review by the associated municipalities, and the necessary mitigation identified. Once this mitigation is identified, the associated municipalities must agree on whether or not the mitigation is desired, or if everyone can live with congestion associated if the mitigation is not done, or if the development intensity should be reduced.

We provided historical information relative to extending the westbound left turn lane on Elmwood Avenue at Kendrick Road, and look forward to working with the City and the U of R to resolve this congestion issue.

Sincerely,

Brent H. Penwarden III, P.E.
Associate Engineer

cc: T. Rice, MCDOT
J. Pond, MCDOT
Jim McInnis, City of Rochester – City Engineer
Mitch Rawe, City of Rochester – Director of Planning and Zoning
David Goehring, NYS DOT Regional Traffic Engineer
Christine Bianchi, T Y Lin International

File: U:\M:\U of R\IPD\DGEIS - March 2014 U of R - 5 changes received FGEIS comments 5.0.14.doc
I-390 Improvements by New York State DOT
U of R Dedicated Land for the Roadway Improvements
Roadway / Traffic Improvements

I-390 / East River Road & Kendrick Road
Water System Analysis & Improvements

- Fully Coordinated with the Town & Monroe County Water Authority
- Proposed Water main extension into South Campus
- Plan of Action for Monitoring Future Growth
Monroe County Water Authority
P.O. Box 10999 • 475 Norris Drive • Rochester, New York 14610-0999
Phone: (585) 442-2000 Fax (585) 442-6280

July 8, 2014

T Y Lin International Group
Attention: James Feeley, PE
255 East Avenue
Rochester, New York 14604

Re: Letter of Intent to provide Water Service to University of Rochester
South Campus – Second Service connection off of Southland Drive
Town of Brighton, NY

Dear Mr. Feeley,

Monroe County Water Authority (MCWA) has reviewed your inquiry for receiving public water at the above location to feed two proposed buildings as shown on the attached map and has determined that the property is eligible for service and there is enough existing capacity to serve the project as presently designed with a second connection off Southland Drive.

Any future development will require MCWA approval and improvements to the distribution system including, but not limited to the installation of:

1.) A 12" water main from Crittendon Road at the Lehigh Valley Trail to Murfin Drive
2.) An 8" connection off W Henrietta Road just south of Erie River Road, with a 6" Pressure Sustaining valve (PSV) on the private side.

The design and installation of the proposed water service must comply with MCWA Rules and Regulations and Monroe County Department of Health requirements in order to receive final design approval and be placed in operation.

Please contact Heidi Young if you have any further questions in this regard. Heidi can be reached at (585) 442-2001 ext. 246

Yours truly,

Tod A. Ferguson, P.E.
Technical Support Supervisor

cc: Heidi Young, MCWA
South Campus

Imaging Building
Site Plans
University of Rochester
South Campus IPD

Current Plan
October 1, 2014
Exterior Renderings
Questions and Discussion

University of Rochester
South Campus IPD

Current Plan
October 1, 2014