University of Rochester
Institutional Planned Development
Town of Brighton, NY

- Welcome
- Review Process
- Review History/Timeline
- Current Status of Application
- I-390 Improvements
- Imaging Building
- Questions and Discussion
Comprehensive Plan 2000

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

Existing Parkland
- Town
- County

Comprehensive Plan 2000
Land Use Plan

Fig. 3
This plan demonstrates the proposed zoning designations per the towns 2000 comprehensive plan.
Introduction & Application Process Components

- Rezoning Application
  - Institutional Planned Development (IPD)
  - Incentive Zoning
- Public Informational Meetings
- DGEIS Scoping & Document Preparation
- DGEIS Review & Acceptance
- Public Hearings
- Master Plan Preparation*
- Supplemental-DGEIS Submittal & Review
- FGEIS Submittal & Review

* City PD#10
**Timeline**

- **IPD Rezoning Application Submittal** – August 10, 2004
- **DGEIS Scope Adopted by Town Board** – April 13, 2005
- **DGEIS – Deemed Complete by Town Board** – December 2, 2005
- **Public Meeting** – December 2005
- **Public Hearings**
  - Held on January 11, 2006
  - Closed on March 8, 2006
- **University of Rochester Campus Master Plan**
  - Announced late 2005; work started mid-2006
  - Completed 2009
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oct 13, 2008</td>
<td>Public Info Meeting – presentation on Master Plan – shift of focus for growth into the City</td>
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<tr>
<td>January ‘09</td>
<td>FGEIS – 1st draft submitted</td>
</tr>
<tr>
<td>January ‘09</td>
<td>Planning Board submittal – update presentation on progress and Master Plan direction</td>
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<tr>
<td>January ‘09</td>
<td>Town Board update at Open Forum</td>
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<tr>
<td>March ‘09</td>
<td>FGEIS review letter received from Town’s Consultants</td>
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<tr>
<td>September ‘09</td>
<td>Meeting to review new plan and coordination with Town Commissioner &amp; staff</td>
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<tr>
<td>March ‘10</td>
<td>Updated Plan submitted to Town Staff</td>
</tr>
<tr>
<td>January ‘11</td>
<td>FGEIS 2nd draft submitted to Commissioner Keef</td>
</tr>
<tr>
<td>May ‘12</td>
<td>Meeting with Town staff to discuss updated FGEIS</td>
</tr>
<tr>
<td>May ‘12</td>
<td>3rd FGEIS – 3rd draft submitted</td>
</tr>
<tr>
<td>October ‘12</td>
<td>Meeting with Town staff to review current University Plans</td>
</tr>
</tbody>
</table>
Amenities – per application

- **Donation of UR lands south of Crittenden Road – 44 acres**
  - Provides open space per Town Comp Plan

- **Additional landscape buffer**
  - Infill screening/plantings
  - Residential neighborhood benefit

- **Additional 50 ft. (no build) buffer**
  - Increased buffer to residents

- **Elimination of access to Crittenden Road**
  - Reduces traffic on residential streets
DGEIS Plan Components & Evolution

- **Rezone Plan and Map**
- **Zoning Plan** – Per 2000 Comprehensive Plan
- **Technical Reports to Address Potential Environmental Impacts**
  - Ecology / Geology
  - Terrestrial & Aquatic
  - Drainage / Wetlands
  - Traffic Studies
  - Community Impacts
- **Pods Map Outlining Density & Uses**
- **Future Potential Development Plan**
Public Meetings & Hearings

- **December 5, 2005 – St Agnes**
  - ✓ Buffers to Residences
  - ✓ Proposed Uses
  - ✓ Traffic

- **January & March 2006 Public Hearings**
  - ✓ Proposed Uses
  - ✓ Drainage
  - ✓ Traffic

- **October 2008 – Update to Review Master Plan**
  - ✓ Shift of UR expansion from South Campus to Med Center area
January & March 2006 Public Hearing Comments

- Proposed Building Uses
- Stormwater / Drainage
- Wetlands
- Traffic
- Buffers to Residences
- Master Plan
Master Plan – Changes to the DGEIS

- **UR Strategic Plan**
  - Connections, Coherence, Compaction

- **Comprehensive University Campus Master Plan**

- **Rezone Application** - Concept Site Plan revisions
  - Increase in housing component – add 476,400 sq ft
  - *Decrease* in Institutional area by 682,000 sq ft
  - Buffers - expanded buffer adjacent to residences
  - Non-residential buildings along highway

- **Traffic Analysis Update**
  - I-390 on-ramp at Kendrick Road
  - Change in timing/uses for South Campus
  - Traffic Study Update every 5 years
S-DGEIS

✓ Master Plan - changes to the University Strategic Plan
✓ Changes to the DGEIS
• Highlights of the S-DGEIS to reflect the Master Plan

- Changes and Additions
- Concept Plan Updates & Comparisons
- DGEIS and Master Plan Summary Comparison
- Traffic Impact Study Update
March 18, 2013 – Update to Review IPD Application & South Campus Plans

✓ Update to South Campus Master Plan
✓ NYS DOT I-390 & E. River Road plans
✓ Planned Clinical Building on E. River Road
Comparison of South Campus Plans

**IPD Application Materials / DGEIS**

<table>
<thead>
<tr>
<th>Office/Research &amp; Supporting Uses:</th>
<th>1,972,207 GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL PROPOSED:</td>
<td>1,972,207 GSF</td>
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</table>

**Current Master Plan for South Campus**

<table>
<thead>
<tr>
<th>Office/Research/Ambulatory:</th>
<th>1,290,050 GSF</th>
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</thead>
<tbody>
<tr>
<td>Residential:</td>
<td>476,400 GSF</td>
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<tr>
<td>TOTAL PROPOSED:</td>
<td>1,766,450 GSF</td>
</tr>
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</table>

Reduction in Office / Research – 682,000 GSF
- I-390 Corridor Improvements by NYS DOT
Proposed D.O.T. Plan
Proposed AAC Site Work – Phase Three

PHASE 3 OBJECTIVES:
1. INSTALL NEW CONNECTOR DRIVE BEHIND BUILDING.
2. INCREASE VISITOR PARKING.
3. REMOVE EXISTING ENTRY DRIVE TO SIMPLIFY VISITOR ACCESS AND WAYFINDING TO THE BUILDING.
• I-390 Improvements by NYS DOT
• I-390 Improvements by NYS DOT
Final Generic Environmental Impact Statement

FGEIS

✓ Changes & Additions to the DGEIS
✓ Responds to Public / Agency Comments received
Highlights of the updated FGEIS to reflect the Master Plan

- DGEIS and Master Plan Summary Comparison
- Traffic Impact Study Update
- I-390 On-Ramp included in DOT Plan
- Info about the City PDD - TIS update every 5 years
- Updated response to comments received to reflect the adopted Master Plan and TIS
- Proposed Rezoning Resolution
- Updated technical information
  - Wetlands
  - Stormwater Management
  - Utilities and services
Amenities – per application

- Donation of UR lands south of Crittenden Road – 44 acres
  - Provides open space per Town Comp Plan

- Additional landscape buffer
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- Additional 50 ft. (no build) buffer
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- Elimination of access to Crittenden Road
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Additional Amenities

- **I-390** – at the Town’s urging:
  - UR took the lead on phasing – E River Rd and West Henrietta Road improvements
  - UR took the lead on Kendrick Rd On-Ramp

- **Agreed to Participate in joint Stormwater Study with Town and County**
  - Along Furlong Creek, in response to Public Hearing Comments
    - (50% of flow is from off-site)

- **St Agnes Detention Pond**
  - Upgrades to improve drainage for the benefit of residential neighbors
Questions and Discussion

UNIVERSITY OF ROCHESTER CAMPUS MASTER PLAN

May 28, 2008

ASG Architects & Planners