University of Rochester

South Campus

Institutional Planned Development District

Town of Brighton
Town Board Meeting
January 28, 2015

- Process Summary
- Rezoning to IPD
- Incentive Zoning
- IPD Regulations Highlights
- Questions
Process

Summary
Process Components

- 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 Meetings - March 19, 2014 & Nov. 19, 2014
- Public Hearing on SDGEIS - March 26, 2014
- Final Environmental Impact Statement Accepted Sept. 10, 2014
- Findings Statement Issued October 22, 2014
- Planning Board Advisory Meetings & Report
Traffic . . .

Land Uses . . .

. . . Drainage. . .

Building Heights . . .

. . . impacts on police, fire services
EIS Accepted by Town Board

Rezoning

Planning Board
Zone Map

University of Rochester
South Campus IPD

Zone Map
October 1, 2014

Legend
- Blue: Institutional/Non-Residential
- Yellow: Residential
Comprehensive Plan Compared with Proposed Land Use

Town Comprehensive Plan Proposed Land Use
South Campus Master Plan

University of Rochester
South Campus IPD

Current Plan
October 1, 2014
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
Amenities

- Construction of a Drainage Outlet to Control Ponding of Wetland Area
  - Acts as an emergency spillway during a 100 year flood event
- A financial Amenity
  - for an annual amount starting at 45¢/SF for new development.
Proposed Amenities

- Planting Enhancements at 100’ Buffer
- No connection to Crittenden Road
- U of R Land Donation to Town
Proposed Drainage Improvement Amenities
South Campus Rezoning

Incentives
Incentives

- The rezoning itself
- Building Heights, Maximum
  - Higher maximum building heights in various areas of the IPD Lands than would otherwise be permitted
- Density
  - A maximum development density of 15,850 gross square feet per acre
South Campus

IPD Rezoning Regulations Highlights
IPD Regulation Highlights

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

- **Laboratories**
  - Regulations are included for Laboratories
  - Conditional Use Permit required
  - Bio Safety Level 3 and 4 will not be permitted
IPD Regulation Highlights

- **Land Use & Density**
  - **Maximum Sq Ft**
    - Institutional Land Use: 1,720,812
    - Residential Land Use: 815,000
  - **Protected Zones & Wetlands**
    - Old Growth Habitat
    - Landscape Buffers
    - Regulated Wetlands
  - **Lot Coverage:** 90 acres
  - **Woodlot EPOD review**
  - **Tree Planting & Landscaping**
IPD Regulation Highlights

- **Prohibited Uses**
  - Stadiums and event arenas serving large audiences

- **Bulk Regulations**
  - Setbacks 20 ft front/ rear, 10 ft. side
  - Building Heights
  - Buffers
    - 100 ft treed/ planted adjacent to residential
IPD Regulation Highlights

- Architecture
  - Building Placing & Massing
  - Facade composition/ Materials / Character
- Parking and Loading – demand analysis for Planning Board Review & Approval
- Signage – Continuity with the U of R Campus
- Sustainability - balance current and future needs among environment, economy, society
Questions and Discussion