

**NBN6 Meeting Minutes**  
**October 13, 2008 5:30 – 7 p.m.**  
**Monroe County Parks Department**  
**171 Reservoir Avenue**

**Present:** Kate Alonco, Ronnie Bannington, Marcia Barry, Bob Boyd, Barb Case, David Chappius, Betty Dudman, Bill Gerling, Dave Halter, Amy Happ, Helen Hogan, Dan Hurley, Vessy Jivkova, Chris Jones, Alicia Lamphron, Joan Lindberg, Matt McCarthy, Jayne Morgan, Rose O'Keefe, Chris Peterson, Richard Pifer, Victoria Posner, Roger Ramsay, Lisa Reagan, Larry Staub, Rebecca Swank, Paul Urai, Carlene Woodward

**1. Community Sharing Collected via email.**

**Amy Happ (U of R).** I am on the Board for the South East Area Coalition (SEAC). Each year, SEAC holds their City Night event, their largest fundraiser of the year. This event will take place at the Rochester Academy of Medicine at 1441 East Avenue on Friday, December 5<sup>th</sup> from 6 – 9 p.m. Wine and Hors D'oeuvres will be served and there will be both a silent and a live auction. It is a great opportunity to get some holiday shopping done while supporting your community! Tickets are \$30 and I already have tickets available for purchase for those who are interested.

All **Gregory Street Residents** are invited to an Open House, from 3-5 p.m. Sunday Oct. 26<sup>th</sup> at the home of **Rose O'Keefe and Bob Meadows**, 217 Gregory St. Meet new neighbors, catch up with old friends; renters come meet some people in your neighborhood. Refreshments will be served and there will be prizes for children who come in Halloween costume. Call 256-1740 x 106 to attend or JUST SHOW UP!

**Sun. Oct 19 Lilac Neighbors Harvest Supper.** Celebrate the bounty of New York's food and friends. St. John's Home Auditorium. 5:30 – 7:30 p.m. Please call the Lindberg's (244-1217) by Oct. 13<sup>th</sup> to say how many are coming and what dish you will bring. Bring a table setting for each person. Coffee, tea and soft drinks will be provided. Sample NYS wines.

**Tues. Oct. 21 Mt. Hope Reconstruction Project between Elmwood and Raleigh.** Upper Mt. Hope Meeting. St. Anne Community Hall. 1600 Mt. Hope Avenue. 6:30 p.m. Marcia Barry of the Zoning Bureau will be the guest speaker. Learn about the plans for this important stretch of Mt. Hope Ave.

**Tues. Oct. 21 Meet the Candidates Night.** Swillburg Meeting. NYS Senatorial candidates Joe Robach and Rick Dollinger will address voters and take questions. The Artisan Church. 1235 S. Clinton Ave. 6:45 - 8:15 p.m. Free and open to the public.

**Sat. Nov. 1 Beauty and Blessings, Early Gifts to St. Andrew's Church from the Watson Family.** Lecture and tour by Marjorie Searl of the Memorial Art Gallery. Calvary St. Andrews Church 68 Ashland Ave. 11 a.m. Free parking at South & Averill Avenues. Info? Call 325-4950. Saturday October 25<sup>th</sup> is the **Swillburg Spooktacular** at Artisan Church on S. Clinton Avenue... FREE admission! Games, Bounce House, Goodies, Costume Contest and Dinner! Don't miss this great event! From 4-8 PM.

The Rochester Police Department will announce the **Eastside Commander** on November 3, 2008.

**NeighborGood Grant** applications for the Eastside of Rochester must be postmarked by Nov. 17, 2008. Contact Mairead Hartmann at The Community Foundation for an application form. [mhartmann@RACF.org](mailto:mhartmann@RACF.org)

**Barb Case** says the **Rockingham East of Goodman Block Club** is on its way to

becoming a reality. We had an initial meeting to elect temporary "officers" and to draft a document to define the group and how it will operate. Our first party has already been scheduled for January 31 - something to counter the winter blahs. We have also scheduled a meeting with Officers Goater and Edgett from the NSC office to present info on crime prevention and home security on Nov 5.

**The Highland Park Neighborhood** celebrated its 2<sup>nd</sup> annual "Taste of the Neighborhood" on Sept 14. Attendance was approximately 450. Business owners and residents contributed lots of great conversation, music and food. .... The Highland Park Neighborhood's "Ellwanger and Barry" exhibit is now on display at the Gatehouse at Mt. Hope Cemetery...please visit!

## **2. NBN Sector 6 Action Plan**

Matt McCarthy gave an overview and history of the Draft NBN6 Action Plan. The Planning Committee used the last Action Plan as a framework for this document. A Green Category was added to the previous goal topics. A Visioning Session in the spring brought forth hundreds of ideas. Subsequent meetings set priorities, goals and ultimately the action plan. The Plan was well received by City of Rochester department representatives and the Plan was tweaked slightly.

Matt invited questions.

Q: On pp. 13 – 14 of The Plan, if issues are already identified, how does the Sector go to the next step? For example, parking needs for the U of R and Highland Hospital have been identified as issues.

A: Create a model for the next step of solving the problem. Use the U of R and Highland Hospital as a test case. Create a model for voicing concerns and create a system for articulating those concerns.

Q: How will the success of the activities be evaluated? Shouldn't measurement criteria be integrated into the Plan?

A: In the database for the Sector Plan, there will be goal indicators to measure progress toward completion. Measurement of progress toward goals will be a topic of discussion at the November NBN6 meeting.

Q: In the Asset List, schools are included as Sector assets that are outside the Sector. What is the rationale for including these schools?

A: Sometimes the students from those schools do community service projects in Sector 6. Some of the schools are seen as potential assets. Schools outside the Sector will be noted as such in The Plan with an asterisk and an explanation.

Q: What time frame does this Plan cover?

A: Approximately 2 years: 2008 – 2010.

The heading of The Plan will include the dates.

Joan Lindberg and Matt McCarthy will work on formatting and editing the final document.

The group voted to approve The NBN6 Plan. Alleluia!

### **III. Budget**

David Chappius said that the busiest time for neighborhood expenditures is in the summer. However, the City's fiscal calendar ends on June 30<sup>th</sup>. Therefore, NBN Sectors do not have funds available in the summer during the time of busiest activities. Funds are not available until City Council approves the NBN contract, sometimes two or three months into the next fiscal year. Now however, NBN contracts will run from January to December. The next budget contract is a transition and will go from July 1, 2008 to Dec. 31, 2009. Going forward in 2010, the NBN budgets will be on a calendar year cycle.

### **IV. Mt. Hope Reconstruction Project**

Marcia Barry of the Rochester Zoning Bureau spoke about the collaborative effort that has shaped the Mt. Hope Reconstruction Project during the construction moratorium. The scope of the project runs north to south from approximately The Elmwood Inn to Raleigh Street on the east and west side of Mt. Hope Avenue. Street plans include the widening of Mt. Hope Avenue, with the extra land being taken from the west side of the street. A raised traffic median will be installed to inhibit left turns into the businesses. One individual owns most of the property on the east side of Mt. Hope (between Elmwood and Crittenden). The U of R owns the property on the west side of Mt. Hope.

The Mt. Hope Task Force is comprised of representatives from the Upper Mt. Hope Neighborhood Association, the Upper Mt. Hope Business Association, SEAC, neighborhood churches, the U of R, and CityGate. The reconstruction plan impacts the businesses the most. The Mt. Hope Task Force members meet twice a month to review these plans. There has been an ongoing dialog since March 2008, the beginning of the moratorium.

Marcia explained that Mt. Hope Avenue is about to be transformed. This stretch of Mt. Hope Avenue has only three significant buildings. This area was originally residential. Now there is no cohesive look to the street. The proposed College Town on the west side of Mt. Hope will be mimicked by the businesses on the east side of the street. Buildings will come right up to the street, giving flexibility at the rear of the properties. To make this cohesive vision happen, the Zoning code needs to be changed. The current C-2 zoning designation needs to be changed to CV (College Town Vision). The CV designation would relax use and parking regulations while establishing more stringent design standards. On the eastside, parking lots at the rear of the properties would be connected and combined. Curb cuts would be decreased. Easements must be obtained to connect the rear parking lots. Screening will protect homes adjacent to the rear parking lots. The overall goal is to enhance what is now a strip mall.

On November 3, 2008, the Plan will go before the Rochester Planning Commission for approval.

On November 25, 2008, the Plan will go before Rochester City Council for approval.

Copies of the plan are available at the SEAC and SWPC offices.

Q: How much of this project will be paid for with public money?

A: The only public money is for street reconstruction. Phase I of the street reconstruction will be paid for with federal transportation tax dollars. That money is committed.

Q: McDonald's is excited about the Mt. Hope Reconstruction Plan, except for the restrictions on limited vehicular access and drive-throughs. What will happen?

A: Drive-throughs are not part of the College Town look. Drive-throughs must be at the back of the property. Drive-through windows at the front or side of a business must obtain a variance. The City wants to be very conservative with drive-throughs.

Q: Will the median on Mt. Hope Avenue look like the median on Elmwood Ave.?

A: The median will be elevated, landscaped, hardscaped, and perhaps contain some artwork. 31,000 cars per day travel Mt. Hope Ave. and it has a very high accident rate. The median design was necessary to decrease the number of accidents, and thereby qualify for the federal funding.

Q: What impact will the Mt. Hope Reconstruction plan have on CityGate?

A: The U of R plans to use CityGate for parking.

Q: If businesses are sited at the street, there will be a loss of parking. It seems that this plan will usurp parking spaces from one business to another. Will this project take property by invoking eminent domain?

A: The Mt. Hope businesses recognize that the impact of the median is offset by parking lots in the rear of the businesses. It's advantageous to the businesses. There will be some on street parking spaces.

Q: Will present companies have to tear down their buildings?

A: Two buildings are already scheduled for demolition. One individual owns many of the properties on the east side of Mt. Hope Ave.

**Richard Pifer of the University of Rochester** answered many of the following questions.

Q: What is the vision for the west side of the street?

A: The U of R will go to a national development organization with a Request for Proposal (RFP). The university will present a blank slate of land and then ask for ideas as to how the property should best be developed. Retail businesses should be on the first level, with mixed development behind. Mixed development might include housing, administrative offices, and clinical research offices that support both the U of R and the neighborhood.

Q: What about the lost 400 parking spaces at the former Wegman's site?

A: There is a joint proposal among the U of R, the Upper Mt. Hope neighbors, and businesses to enforce parking rules. Contractors and university people now do park in the neighborhood. The joint proposal would ask for RPD parking enforcement. Good businesses will require sufficient parking. Future plans may include a parking garage near the Eastman Dental Center or behind the Nursing School.

The U of R has hired Chase Management, a parking and transportation consultant. Strategies to ease the parking situation include carpooling, shuttles, and zip cars. 70 – 80 new bicycle racks have been installed on campus. The U of R is working with RTS to create door-to-door bus routes. This would be a new paradigm in bus transportation. The U of R and RTS are talking about annual bus passes that could be purchased with pre-tax dollars.

Parking spaces are very expensive. One parking space costs \$22K - \$24K per year. The U of R is trying to take advantage of the existing infrastructure to avoid high cost parking.

Back in the spring of 2008, the U of R instituted a generous program that gave U of R employees \$9,000 toward the purchase of a first City home in Sectors 4 and 6. Hopefully, these employees will walk or bike to work. All of these efforts are attempts to address parking problems.

Q: Is the U of R constrained by the agreement with Wegmans not to build a grocery store on the site of the former Mt. Hope Wegmans?

A: There is no constraint.

Q: Is Erie Harbor part of the U of R's long-range plan?

A: The U of R is very excited about both the Erie Harbor and Brooks Landing developments, as well as cleaning up the Genesee River. Southwest neighbors have been very positive about Riverview, the undergraduate housing in the 19<sup>th</sup> Ward. That enthusiasm will also extend to the South Wedge development.

Q: Is the Hess gas station a thorn in the side of this project?

A: The City has been reviewing the intersection of Mt. Hope and Crittenden. There will be some property on the west side of Mt. Hope that will be taken in order to widen Mt. Hope Avenue. Hess will be impacted by the street-widening plan.

Traffic volume even plays into the consideration of the proposed height of the buildings on the west side of Mt. Hope. The FAA ceiling for buildings in that area is approximately the height of Goler House. There is a traffic volume review of all the neighborhood streets. Traffic is a constraining, limiting factor to the size of the buildings on the west side of the avenue.

Q: Will businesses south of Crittenden remain the same?

A: No business will be forced out, but there is new construction coming. Structured development is attractive to a developer. There are no surprises.

The Mt. Hope Task Force will continue to meet beyond the redevelopment phase of the project.

Q: What's next with the Mt. Hope Reconstruction project?

A: On Tuesday October 21, 2008, the Upper Mt. Hope Neighbors will host a meeting at St. Anne Community Center at 6:30 p.m. Marcia Barry of the Zoning Bureau and Paul Way of Rochester's Department of Environmental Services will speak about the project. Neighbors will have an opportunity to look at the plan and to ask questions.

On November 3, 2008, the new College Town Vision (CV) Zoning designation will go before the City's Planning Commission.

On November 25, 2008, the new CV Zoning for College Town will go before City Council.

The U of R Master Plan will be complete by the end of 2008. Public meetings will take place.

The City of Rochester is finalizing the street designs. Community meetings will be scheduled.