

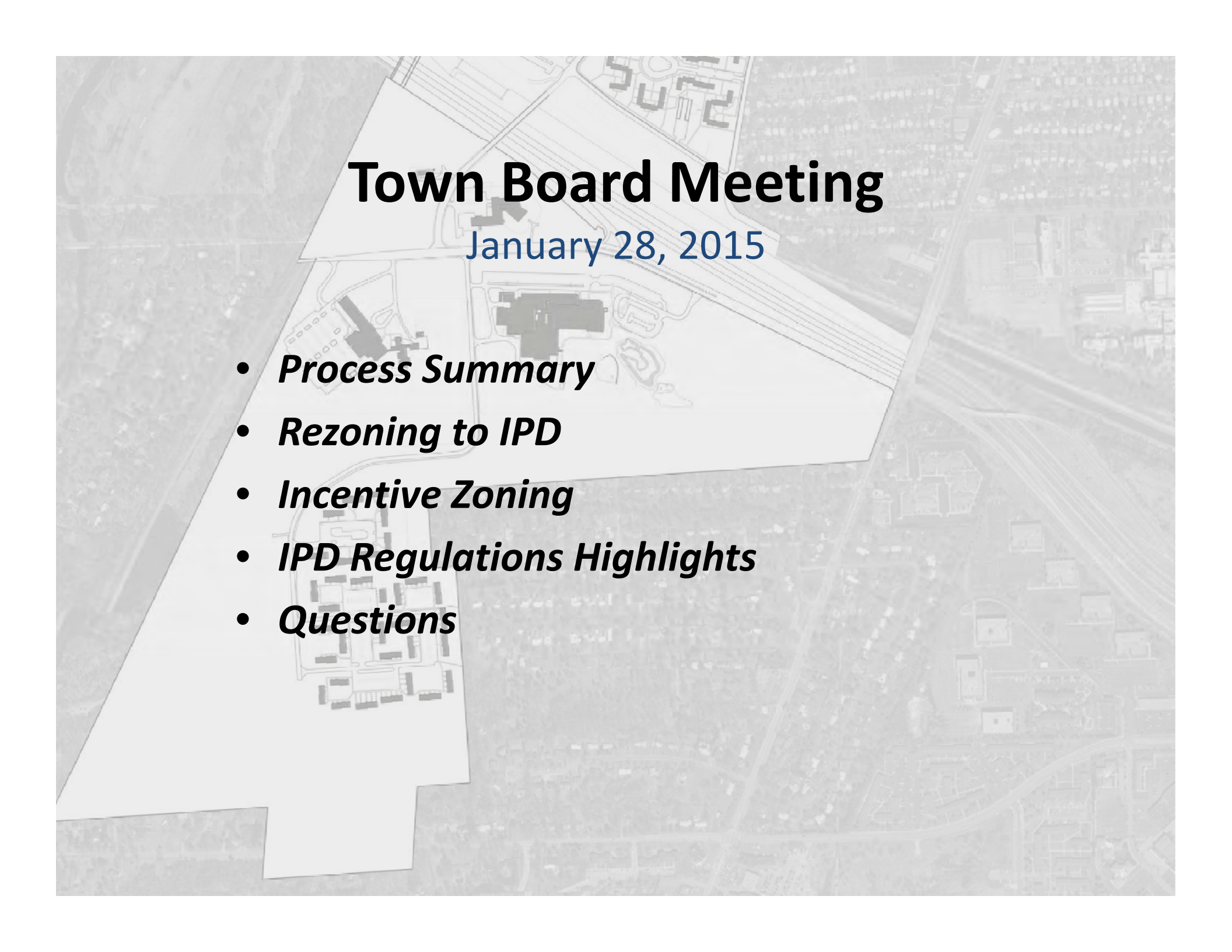
University of Rochester

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***

U of R South Campus Rezoning & Master Plan



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**

U of R South Campus Rezoning – Major Study Focus

Traffic . . .

Land Uses . . .

. . . Drainage. . .

Building Heights . . .

***. . . impacts on police, fire
services***

U of R South Campus

EIS Accepted by Town Board



Rezoning



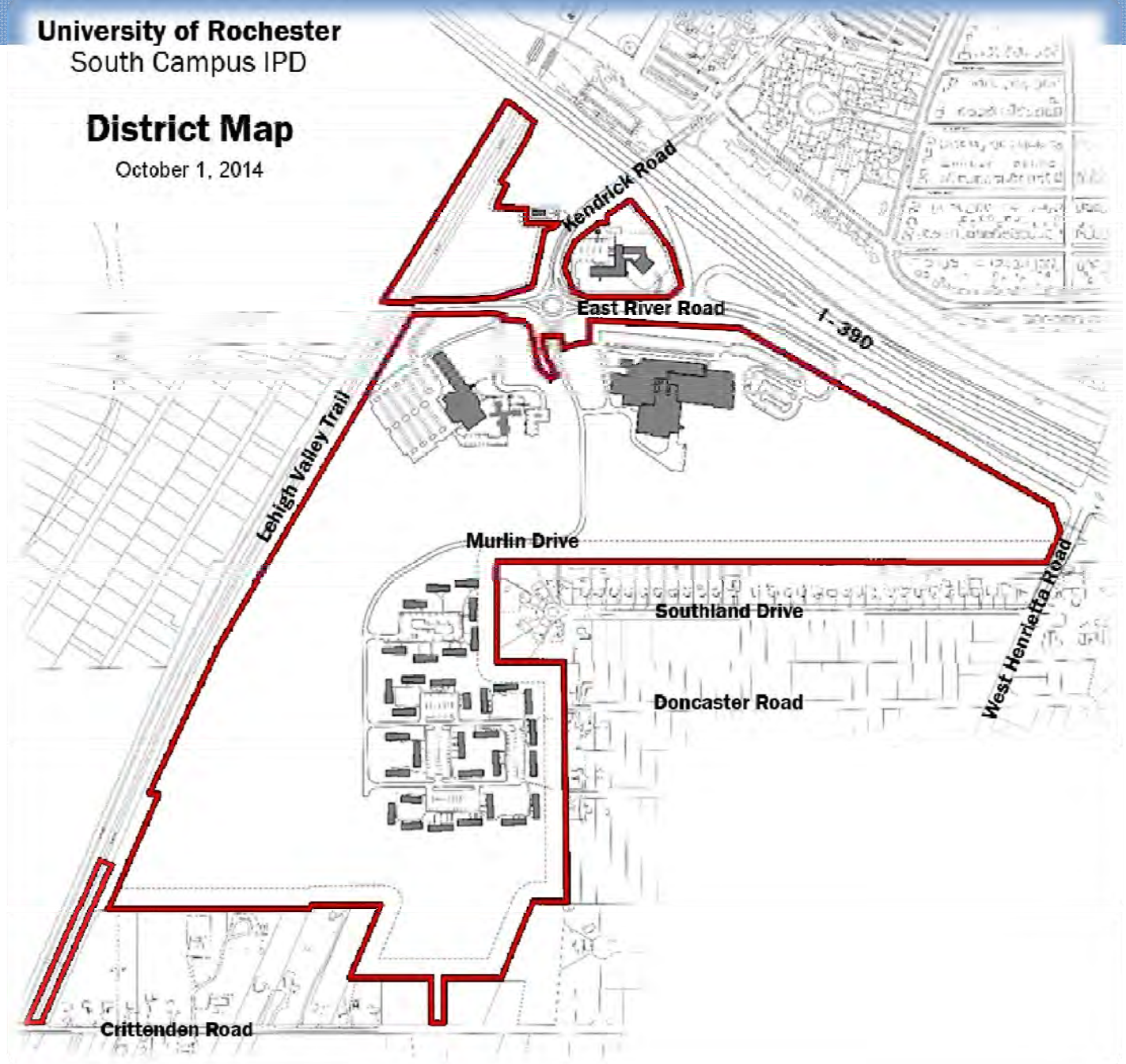
Planning Board

District Map

University of Rochester
South Campus IPD

District Map

October 1, 2014

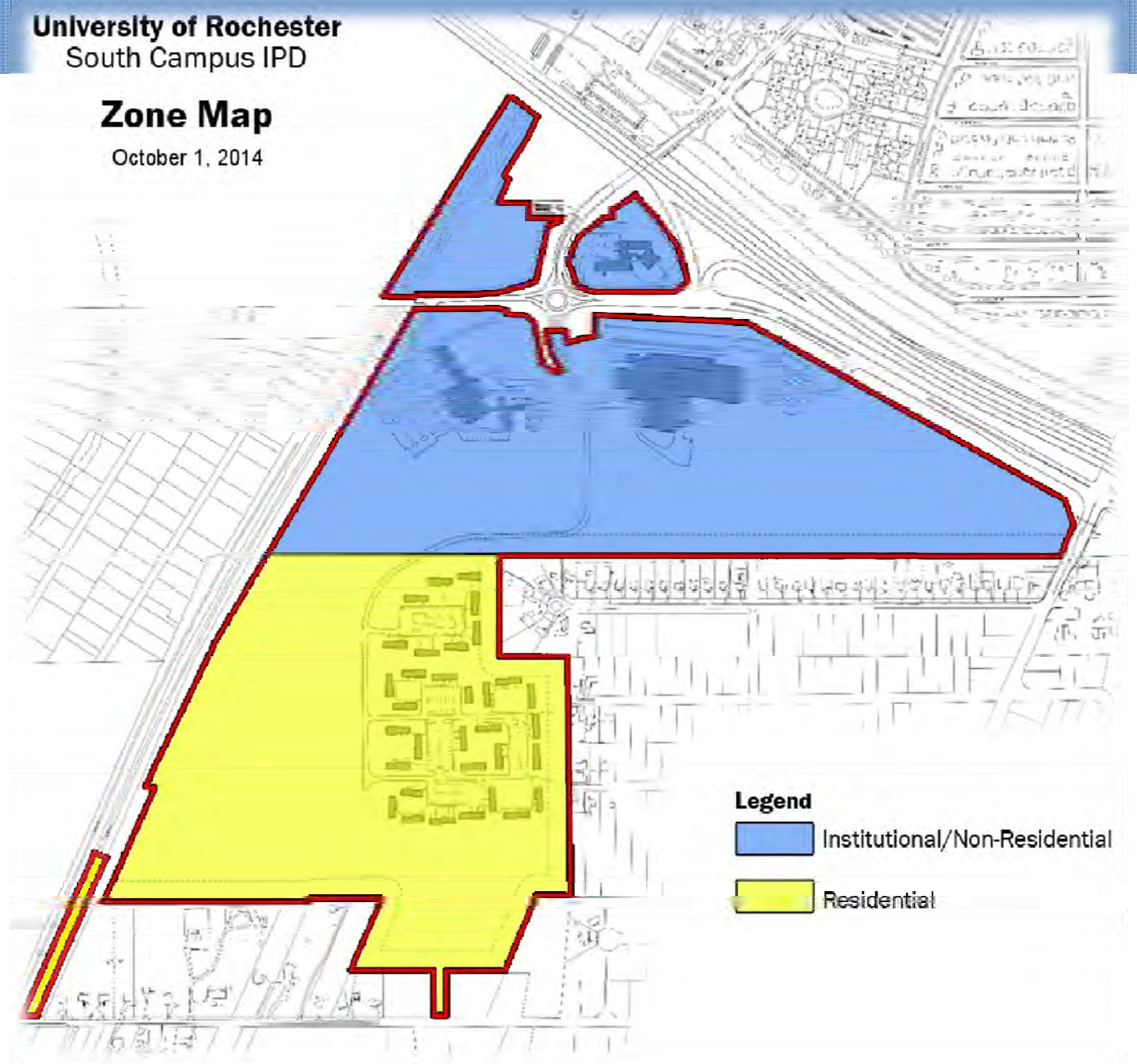


Zone Map

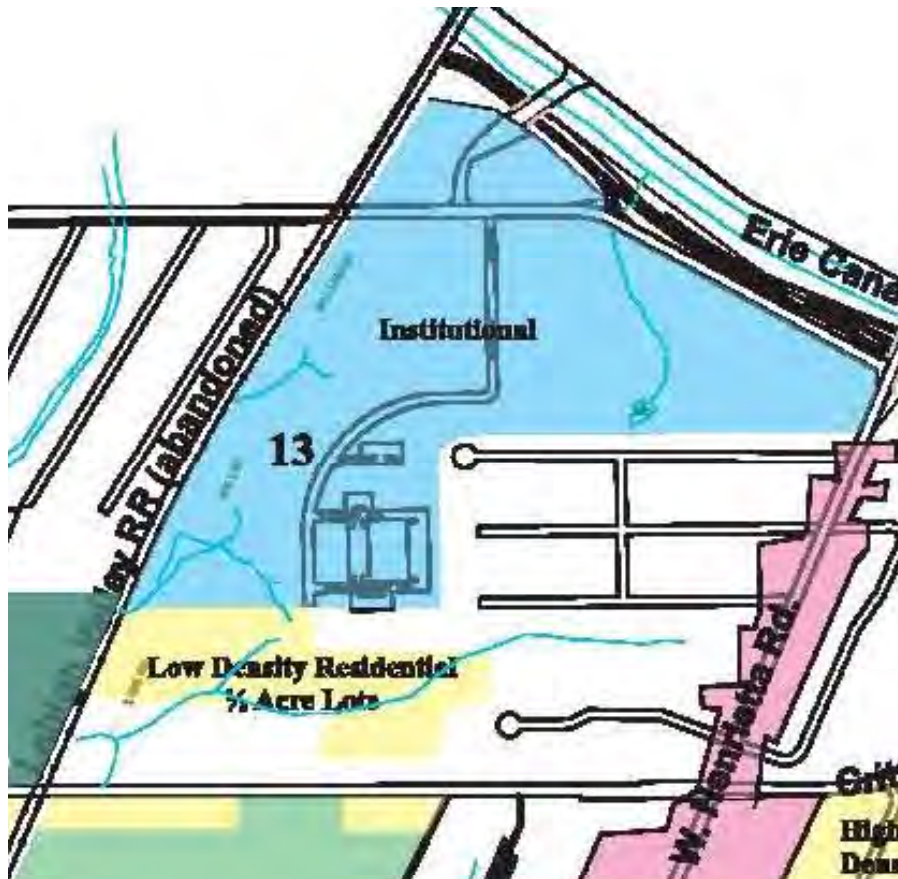
University of Rochester
South Campus IPD

Zone Map

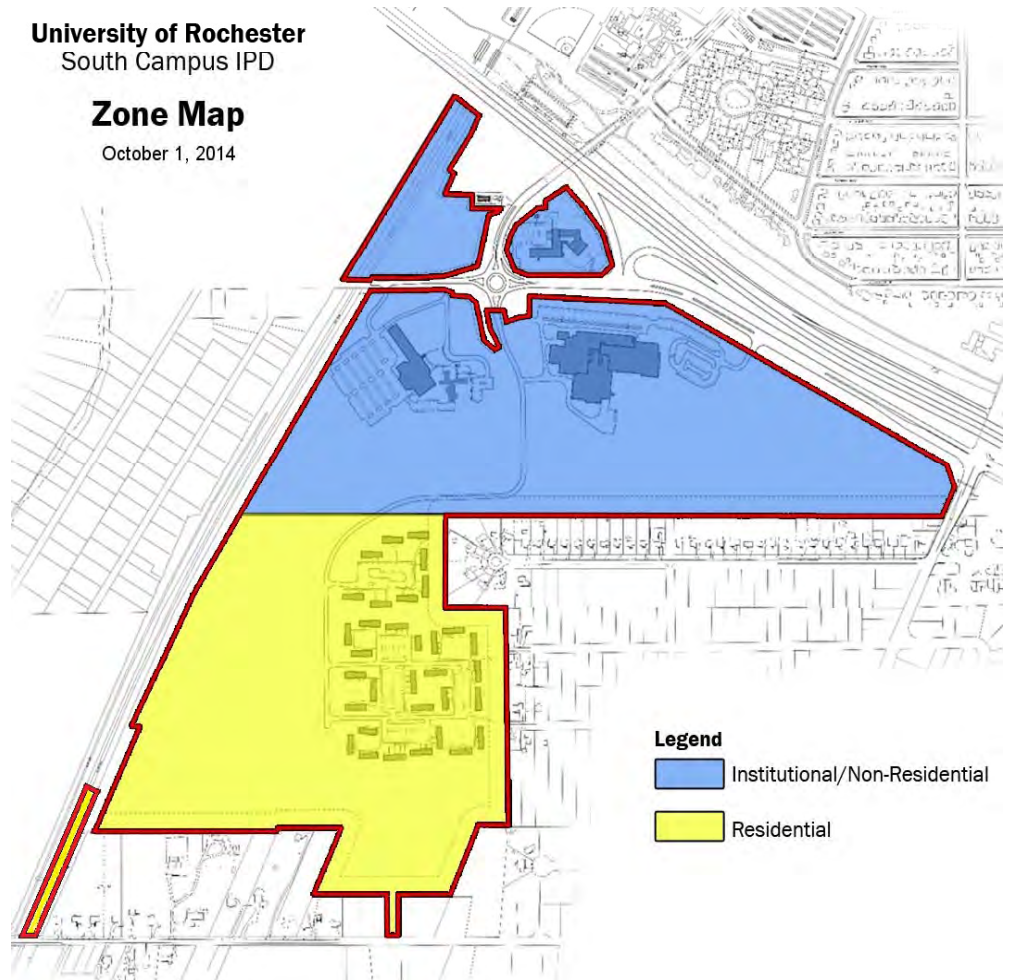
October 1, 2014



Comprehensive Plan Compared with Proposed Land Use



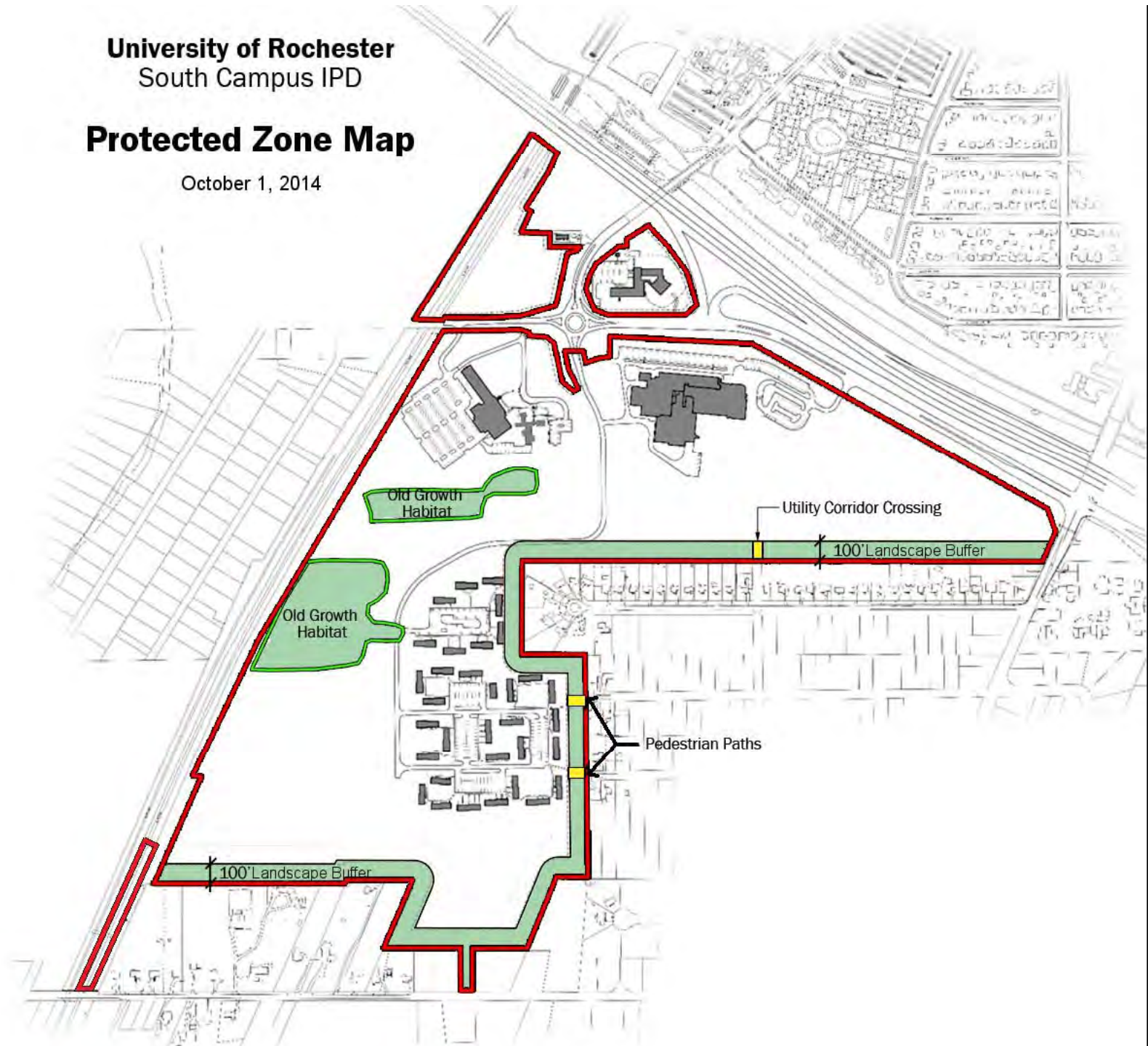
Town Comprehensive Plan Proposed Land Use



University of Rochester
South Campus IPD

Protected Zone Map

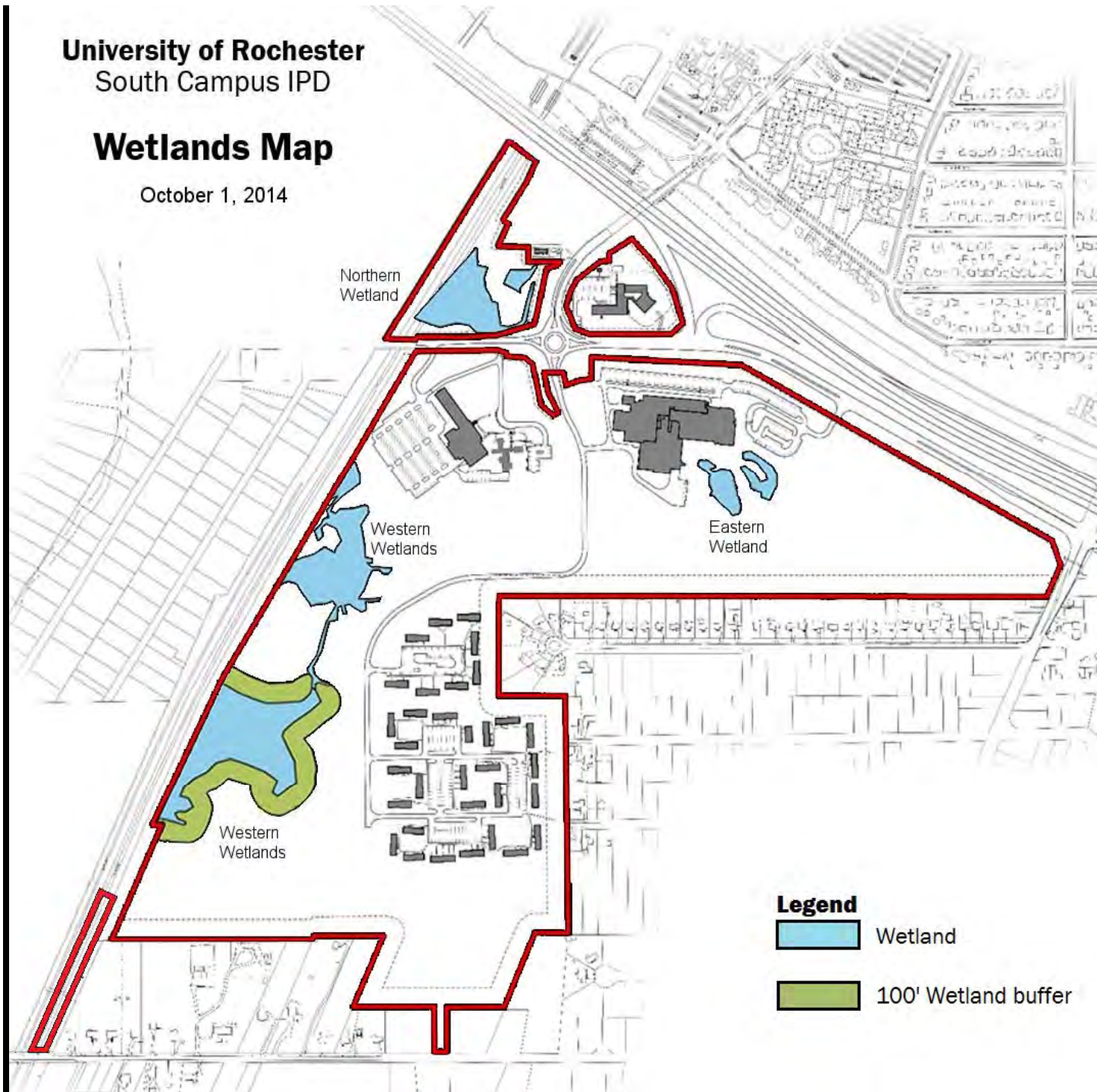
October 1, 2014



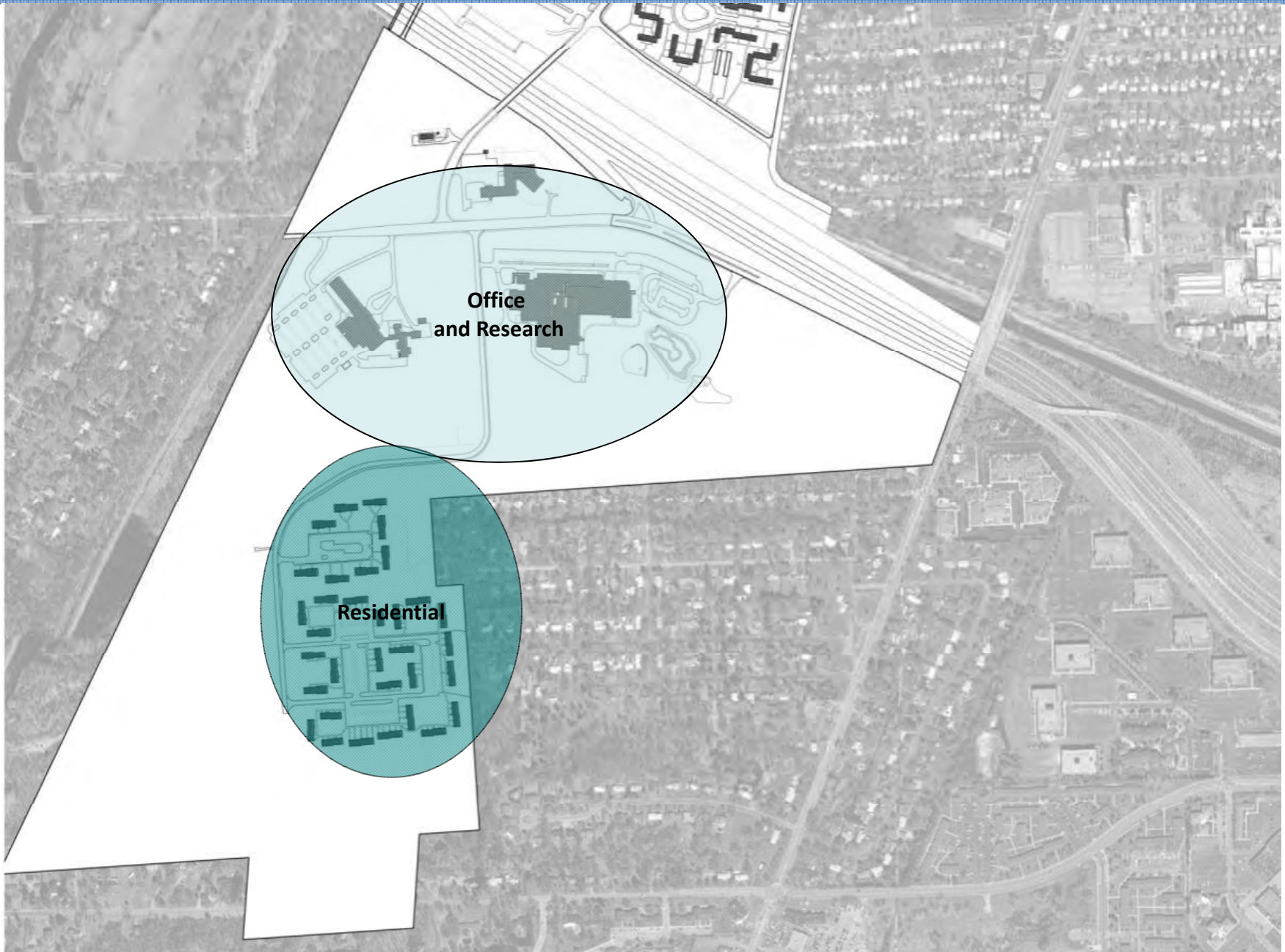
University of Rochester
South Campus IPD

Wetlands Map

October 1, 2014



Existing South Campus Land Use



South Campus Master Plan

University of Rochester
South Campus IPD

Current Plan

October 1, 2014



South Campus Rezoning

Amenities

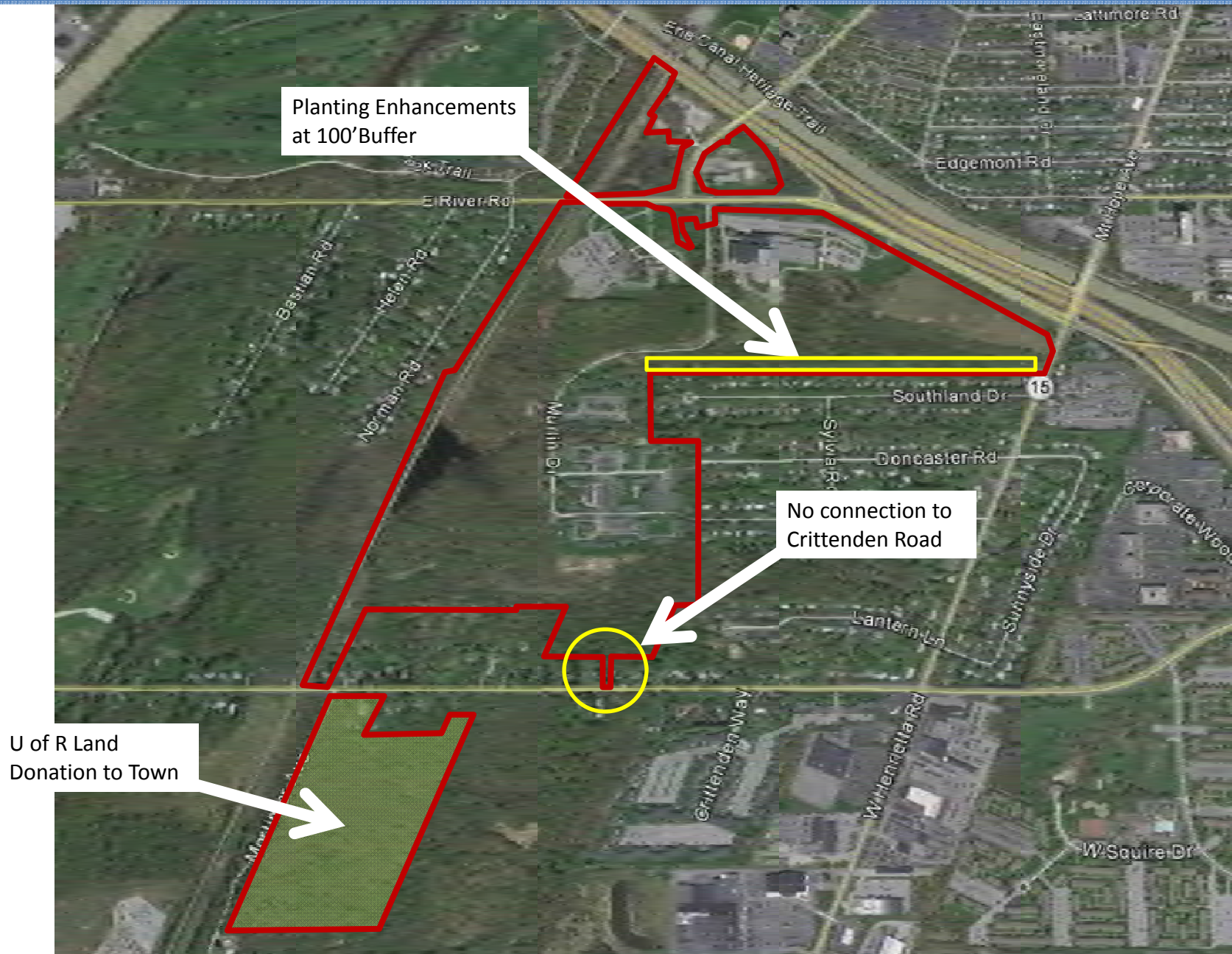
Amenities

- **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

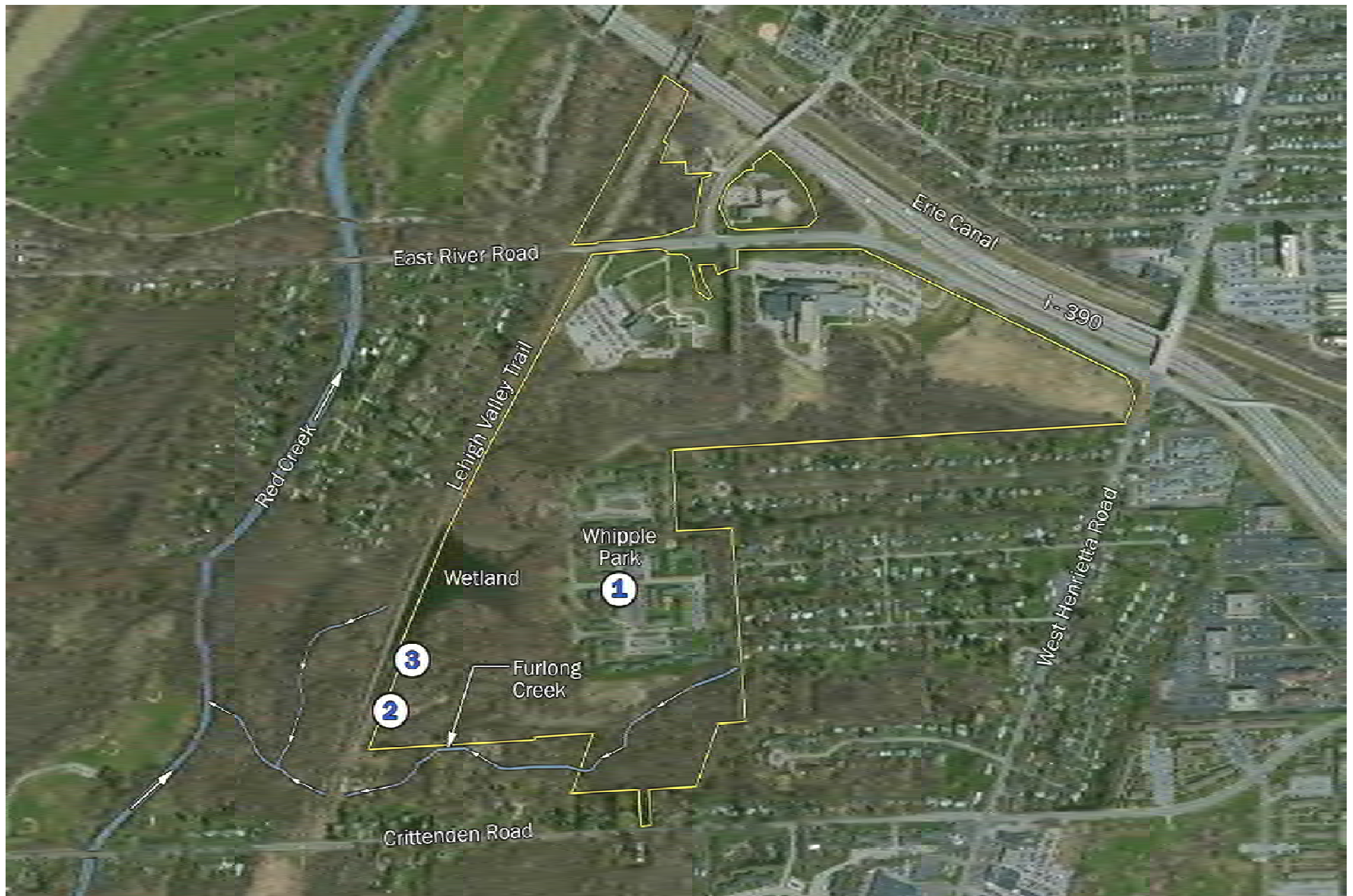
Amenities

- **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



Proposed Drainage Improvement Amenities



South Campus Rezoning

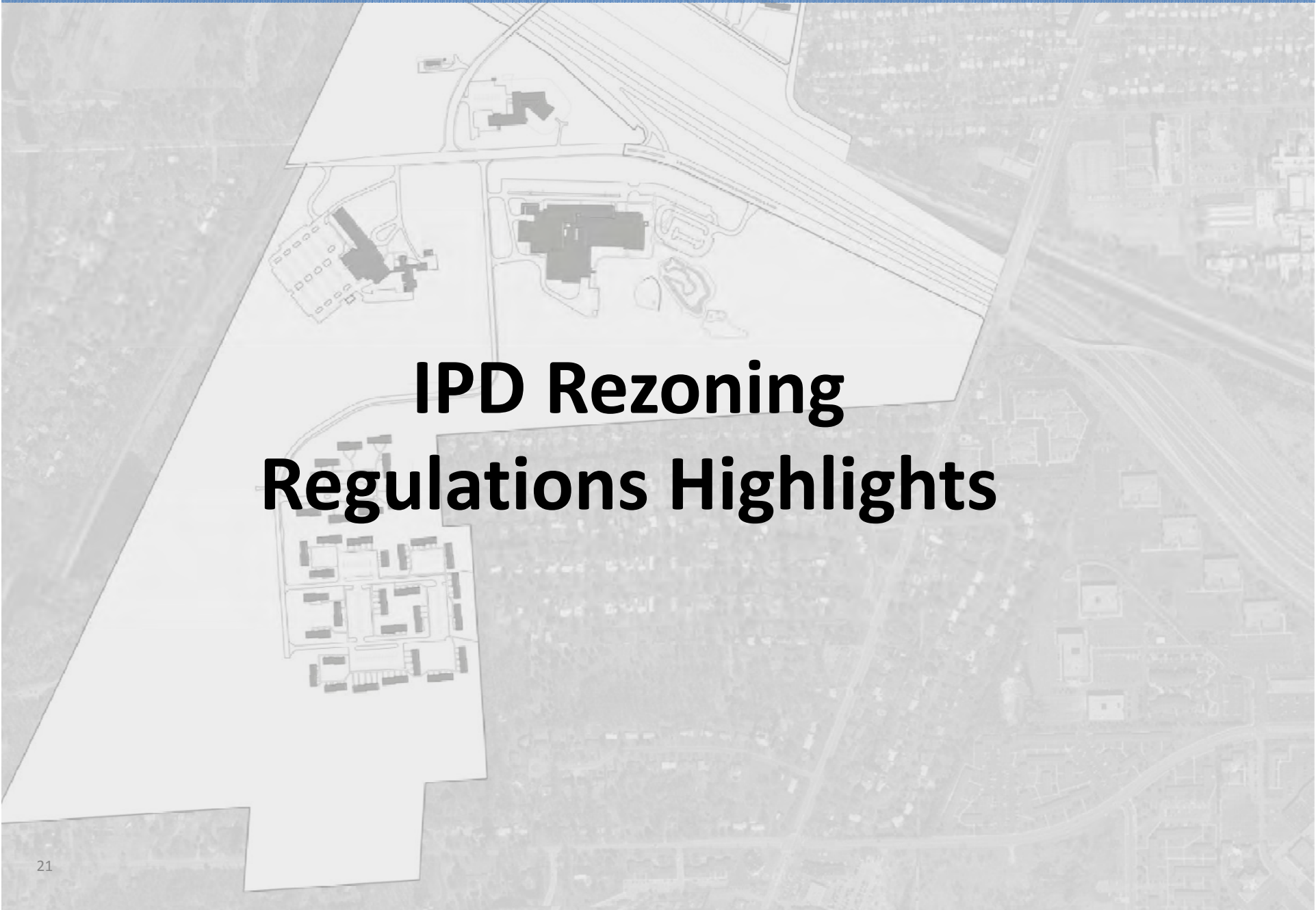


Incentives

The image is an aerial photograph of a campus area, likely a university. A large, irregularly shaped area is highlighted in a light gray color, representing the 'South Campus' being rezoned. Within this highlighted area, several building footprints are visible, including a large central building complex and a smaller building with a parking lot to its left. The surrounding area shows a mix of residential housing, roads, and green spaces. The word 'Incentives' is overlaid in large, bold, black text across the center of the highlighted area.

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

An aerial photograph of a campus area, likely a university, with a semi-transparent map overlay. The map shows various buildings, parking lots, and roads. A large, irregularly shaped area is highlighted in a light gray color, indicating the scope of the IPD rezoning regulations. The text "IPD Rezoning Regulations Highlights" is overlaid in large, bold, black font on this highlighted area.

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

