BROWNFIELD CLEANUP PROGRAM APPLICATION

113-117 CLINTON AVENUE NORTH

ROCHESTER, NEW YORK

REVISED OCTOBER 2016

Completed for:
Clinton North Development Corporation
113 Clinton Avenue North
Rochester, New York 14604

LABELLA Associates, D.P.C.
Engineering
Architecture
Environmental
Planning

113-117 Clinton North

113-117 Clinton Avenue North, Rochester, New York

Brownfield Cleanup Program Application

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Brownfield Cleanup Program Application

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "*BCA*" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ **Yes** ☑ **No** **If yes, provide existing site number:** _____

PART A (note: application is separated into Parts A and B for DEC review purposes) ***BCP App Rev 5***

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME Clinton North Development Corporation

ADDRESS 113 North Clinton Avenue

CITY/TOWN Rochester ZIP CODE 14604

PHONE 585-615-6633 | FAX | E-MAIL justin@talloproperties.com

Is the requestor authorized to conduct business in New York State (NYS)? ☑ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS.

SEE EXHIBIT A

Do all individuals that will be certifying documents meet the requirements detailed below? ☑ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP**.

Section II. Project Description

1. What stage is the project starting at? ☐ Investigation ☑ Remediation

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see *DER-10 / Technical Guidance for Site Investigation and Remediation* for further guidance).

SEE ATTACHED NARRATIVE & EXHIBIT B

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

NOT APPLICABLE

4. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and

SEE ATTACHED NARRATIVE

- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

SEE ATTACHED NARRATIVE & EXHIBIT B

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the information requested in this section in electronic format only**):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903).

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			X
Chlorinated Solvents			X
Other VOCs			
SVOCs			
Metals			
Pesticides			
PCBs			
Other*			

***Please describe:** _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

SEE FIGURE 2

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?* ☑ **Yes** ☐ **No**
(*answering No will result in an incomplete application)

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

☐ Coal Gas Manufacturing	☐ Manufacturing	☐ Agricultural Co-op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: Residential and Commercial

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME 113-117 Clinton North

ADDRESS/LOCATION 113-117 North Clinton Avenue

CITY/TOWN Rochester ZIP CODE 14604

MUNICIPALITY(IF MORE THAN ONE, LIST ALL):
City of Rochester

COUNTY Monroe SITE SIZE (ACRES) 0.11

LATITUDE (degrees/minutes/seconds)	LONGITUDE (degrees/minutes/seconds)
43 ° 9 ‘ 34.480 “	77 ° 36 ‘ 27.864 “

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
113-117 North Clinton Avenue	106.79	1	30	0.11 acres

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☑ Yes ☐ No
   If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? SEE EXHIBIT C ☑ Yes ☐ No
   (application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
   (See DEC's website for more information) Yes ☑ No ☐

   SEE FIGURE 3 If yes, identify census tract : 94

   Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☑ 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☑ No

   If yes, identify name of properties (and site numbers if available) in related BCP applications:_____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☑ Yes ☐ No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? ☐ Yes ☑ No
   If yes, attach relevant supporting documentation.

7. Are there any lands under water? ☐ Yes ☑ No
   If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas? If yes, identify here and attach appropriate information. ☐ Yes ☑ No

Easement/Right-of-way Holder	Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type	Issuing Agency	Description
Not Applicable		

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of <u>each</u> narrative requested.**
Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? ☑ Yes ☐ No

11. For sites located within the five counties comprising New York City, is the requestor seeking a determination that the site is eligible for tangible property tax credits? N/A ☐ Yes ☐ No
If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☑ No

13. If you have answered *Yes* to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? N/A ☐ Yes ☐ No

If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____ _____ _____ _____ _____ _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #:_____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Justin Tallo		
ADDRESS C/o Tallo Properties, 10 Symington Place		
CITY/TOWN Rochester		ZIP CODE 14611
PHONE 585-317-6716	FAX	E-MAIL Justin@TalloProperties.com
NAME OF REQUESTOR'S CONSULTANT LaBella Associates, D.P.C.		
ADDRESS 300 State Street, Suite 201		
CITY/TOWN Rochester		ZIP CODE 14614
PHONE 585-454-6110	FAX 585-454-3066	E-MAIL JGillen@LaBellaPC.com
NAME OF REQUESTOR'S ATTORNEY Barclay Damon, LLP		
ADDRESS 2000 HSBC Plaza; 100 Chestnut Street		
CITY/TOWN Rochester		ZIP CODE 14604
PHONE 585-295-4414	FAX 585-295-8443	E-MAIL TWalsh@BarclayDamon.com

Section VI. Current Property Owner/Operator Information – if not a Requestor		
CURRENT OWNER'S NAME Owner is Requestor		OWNERSHIP START DATE:
ADDRESS		
CITY/TOWN	ZIP CODE	
PHONE	FAX	E-MAIL
CURRENT OPERATOR'S NAME		
ADDRESS		
CITY/TOWN	ZIP CODE	
PHONE	FAX	E-MAIL

IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☑ No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? ☐ Yes ☑ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. ☐ Yes ☑ No

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☑ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☑ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☑ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☑ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☑ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☑ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☑ No
11. Are there any unregistered bulk storage tanks on-site? ☐ Yes ☑ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☑ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):
☐ Previous Owner ☑ Current Owner ☐ Potential /Future Purchaser ☐ Other_____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

☐ Yes ☐ No N/A

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
   If yes, please provide relevant information as an attachment. ☐ Yes ☑ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☑ No
   If yes, please provide: Site #_____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☑ No
   If yes, please provide: Permit type:_____ EPA ID Number:_____
   Date permit issued:_____ Permit expiration date:_____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. N/A ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
   If yes, please provide: Order #_____ ☐ Yes ☑ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
   If yes, please provide explanation as an attachment. ☐ Yes ☑ No

Section IX. Contact List Information

SEE ATTACHED NARRATIVE

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23 / Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.
8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

Section X. Land Use Factors

1. What is the current zoning for the site? What uses are allowed by the current zoning?
   ☑ Residential ☑ Commercial ☐ Industrial
   If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☑ Residential ☑ Commercial ☐ Industrial ☐ Vacant ☐ Recreational (check all that apply)
   SEE ATTACHED NARRATIVE
   Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☑ Residential ☑ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

   If residential, does it qualify as single family housing? SEE ATTACHED NARRATIVE ☐ Yes ☑ No

4. Do current historical and/or recent development patterns support the proposed use?	☑ Yes ☐ No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. SEE ATTACHED NARRATIVE AND FIGURE 4	☑ Yes ☐ No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary. SEE EXHIBIT G	☑ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am PRESIDENT (title) of CLINTON NORTH DEVELOPMENT CORPORATION (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to execute a BCA within 60 days of the date of DEC's approval letter. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 8/5/2016 Signature: _____

Print Name: Justin Tallo

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
    - Chief, Site Control Section
    - New York State Department of Environmental Conservation
    - Division of Environmental Remediation
    - 625 Broadway
    - Albany, NY 12233-7020

FOR DEC USE ONLY
BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

BCP Application Support

ATTACHMENT TO BROWNFIELD CLEANUP PROGRAM APPLICATION

Requestor: Clinton North Development Corporation
Property Name: 113-117 Clinton North

Brownfield Cleanup Program Application
Supporting Documentation

Section I. Requestor Information

Clinton North Development Corporation is the entity (the "Requestor") requesting participation in the Brownfield Cleanup Program (the "BCP").

The names and contact information of Requestor's authorized representative, consultant, and attorney are all included within page 5 of the BCP Application.

Section II. Project Description

The subject property (the "Project Site") subject to this Brownfield Cleanup Program ("BCP") application is comprised of approximately 0.11± acres. Figures 1A and 1B attached illustrate the location and surrounding area of the Site. The Project Site is primarily utilized as a residential hotel (i.e., boarding house) with several small businesses located on the first floor (refer to Section VI). The Project Site consists of one (1) tax parcel, as described below:

Tax Parcel ID No.	Address	Acreage
106-790-1-30	113-117 North Clinton Avenue	0.11±

The Project Site appears to have been first developed prior to 1875. Historical mapping indicates that the Site was developed with an apparent residential dwelling and a separate commercial structure from at least 1875 until the 1910's or 1920's. The current Site building consists of a five-story, 21,317-square foot building with a full basement and appears to have been first constructed in the mid-1920's. The Site building appears to have been utilized as a boarding house with several small commercial businesses on the first floor since the mid-1920's to the present day. These businesses have varied since first construction but appear to have included: a jewelry store; pharmacy; shoe store; liquor store; book store, men's clothing store; and a hair salon. Refer to Section V for a list of known businesses which historically operated at the Site.

Additional information regarding the historical use of the Project Site and adjacent properties is included in Sections III and V, below.

1) Project Commencement Stage

Based on the investigation work previously completed by the NYSDEC and others at and adjacent to the Project Site associated with State Superfund Site #828186 (Former Silver Cleaners; adjacent to the north of the Site), the Project is starting at the remediation stage.

Prior environmental investigations completed for the Project Site and surrounding areas are summarized in Section III and included as Exhibit B. The objective of this project is to protect Project Site occupants from exposure to impacts which have migrated to the Project Site from the Former Silver Cleaners property. Work at the Site is generally anticipated to consist of the installation of a sub-slab depressurization system (SSDS) within the Site building and long-term site management. The Site building is planned to be renovated as part of this project. Anticipated renovations include upgrades to windows, heating and cooling systems and roofing material.

2) Conceptual Project Schedule

The Remedial Action Work Plan (RAWP) is being submitted concurrently with the submission of the BCP Application (refer to Exhibit H). Anticipated project milestones are outlined in the following table. A more detailed proposed project schedule is included as Exhibit D.

Task	Anticipated Completion Date
BCP Application Submitted	July 2016
BCP Application Revised & Resubmitted	October 2016
Remedial Action Work Plan (RAWP) Submitted	October 2016
Brownfield Cleanup Agreement Executed	November 2016
RAWP Implementation	November-December 2016
Submission of Draft Site Management Plan	January 2016
Submission of Draft Environmental Easement	December 2016
Filing of Final Environmental Easement	January 2017
Submission of Final Site Management Plan	February 2017
Submission of Draft Final Engineering Report	January 2017
Certificate of Completion Issued	March 2017

Section III. Property's Environmental History

1.) Previous Environmental Reports

The following environmental documents were identified for the Project Site and/or surrounding area and are summarized below:

- *Confirmatory Phase II Environmental Site Assessment (ESA),* completed by Leader Professional Services, Inc. ("Leader"), January 2013;
- *Phase I ESA,* completed by LaBella Associates, D.P.C. ("LaBella"), August 2015;
- *Former Silver Cleaners, Site No. 828186 Preliminary Data*, obtained from NYSDEC, November 2015*;*
- *113-117 North Clinton Avenue Preliminary Soil Vapor Intrusion Data*, obtained from NYSDEC, December 2015

Copies of these documents are included as Exhibit B.

2.) Known Contaminants at Site

The following table summarizes the results of the samples collected at the Project Site by the NYSDEC in November 2015. These samples were collected based on the presence of chlorinated and petroleum volatile organic compounds (VOCs) in soil and groundwater on the northern adjacent property (i.e., the Former Silver Cleaners site).

The sampling work at the Project Site included the collection of two (2) sets of soil vapor intrusion (SVI) samples with each set consisting of a sub-slab vapor sample and a co-located indoor air sample. These samples were reportedly collected from the basement of the Site building. The SVI samples were analyzed for volatile organic compounds (VOCs) using USEPA Method TO-15. The sampling work at the Project Site also included the collection of a water sample from a sump within the basement of the Site building. This sample appears to have been analyzed for USEPA Target Compound List (TCL) VOCs using USEPA Method 8260. Note that this data has been deemed preliminary by the NYSDEC and has not been validated. Precise sample locations were not indicated in the information obtained from the NYSDEC.

SVI SAMPLES			
Sample ID	**Sample Type**	**Compounds Detected above Laboratory MDL***	**Recommended Action based on NYSDOH Guidance** Matrices and Data**
NC-SS-01	Sub-Slab Vapor Sample	Benzene Chloroform Chloromethane Cyclohexane Freon 12 1,2-Dichloroethane Ethanol Ethylbenzene Styrene Tetrachloroethylene (PCE) Toluene Trichloroethene (TCE) Freon 113 1,2,4-Trimethylbenzene 1,3,5-Trimethylbenzene Xylenes	Mitigate based on concentrations of PCE in sub-slab vapor and indoor air samples.
NC-IA-01	Indoor Air Sample	Benzene 2-Butanone Carbon Tetrachloride Chloroform Chloromethane Cyclohexane Freon 12 1,2-Dichloroethane Ethylbenzene Hexane Methylene Chloride	

SVI SAMPLES			
		Styrene Tetrachloroethylene (PCE) Toluene Trichloroethene (TCE) Freon 11 1,2,4-Trimethylbenzene 1,3,5-Trimethylbenzene Xylenes	
NC-SS-02	Sub-Slab Vapor Sample	Benzene Chloroform Chloromethane Cyclohexane Freon 12 1,2-Dichloroethane Ethylbenzene Styrene Tetrachloroethylene (PCE) Toluene Trichloroethene (TCE) Freon 113 1,2,4-Trimethylbenzene 1,3,5-Trimethylbenzene 2,2,4-Trimethylpentane Xylenes	Mitigate based on concentrations of PCE in sub-slab vapor and indoor air samples.
NC-IA-02	Indoor Air Sample	Benzene 2-Butanone Carbon Tetrachloride Chloroform Chloromethane Cyclohexane Freon 12 1,2-Dichloroethane Ethanol Ethylbenzene Hexane Methylene Chloride Styrene Tetrachloroethylene (PCE) Toluene Trichloroethene (TCE) Freon 11 1,2,4-Trimethylbenzene 1,3,5-Trimethylbenzene 2,2,4-Trimethylpentane Xylenes	

WATER SAMPLE		
Sample ID	**Sample Type**	**Compounds Detected above Laboratory MDL***
NC-SUMP-1	Water sample from basement sump	No detections of targeted compounds

*MDL refers to laboratory method detection limit.

**Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006 and amendments)

PCE was detected as high as 140 ug/m^3 and 170 ug/m^3 at the Project Site in sub-slab vapor and indoor air samples, respectively.

Based on concentrations of PCE detected in the SVI samples, mitigation of SVI impacts within the Site building has been recommended by the NYSDOH. PCE is commonly utilized in current and historical dry cleaning operations and is the main contaminant of concern at the adjacent State Superfund Site (Former Silver Cleaners, #828186). Attached Table 1 summarizes the preliminary SVI data obtained from the NYSDEC. The laboratory data report is included in Exhibit B.

Known Contaminants at Northern Adjacent Property

The northern adjacent property was historically utilized as a dry cleaning facility and gasoline filling station and is currently a listed NYSDEC State Superfund Site (#828186). The property is comprised of three (3) contiguous tax parcels totaling 0.30-acres located at the corner of Andrews Street and North Clinton Avenue (refer to Figure 2). The addresses for the three (3) contiguous parcels are 245 Andrews Street, 151 Pleasant Street and 159-169 Pleasant Street. All three (3) parcels are owned by the same entity (i.e., 245 Andrews Street Corporation). The 245 Andrews Street parcel was reportedly utilized as a dry cleaning facility from 1949 to 2011 and the 159-196 Pleasant Street parcel was reportedly utilized as a gasoline filling station from 1935 to 1955.

The Confirmatory Phase II ESA completed by Leader in January 2013 reportedly included an electromagnetic survey to locate potential abandoned USTs as well as the collection of soil and groundwater samples at the northern adjacent properties. Petroleum and chlorinated solvent impacts were reportedly identified in soil and groundwater at the northern adjacent property as part of this Phase II ESA.

Additional subsurface investigation work was completed at this northern adjacent property by Arcadis as part of a Remedial Investigation (RI)/Feasibility Study (FS) which is reportedly still underway. Based on the review of preliminary data obtained from the NYSDEC and conversations with the NYSDEC, this work has included the advancement of soil borings and installation of groundwater monitoring wells, completion of a test pitting study, removal of a petroleum underground storage tank (UST) and sampling of sumps in buildings at and in the vicinity of the northern adjacent property. This RI/FS investigation work has also included in the collection of SVI samples from the Project Site, as summarized in Item 2, above.

The below table includes a summary of data provided by the NYSDEC for properties surrounding the proposed BCP Site. This data set includes those generated as part of the Confirmatory Phase II ESA completed by Leader in January 2013 and the preliminary data completed as part of the RI/FS and provided by the NYSDEC. It should be noted that additional data may exist for these surrounding parcels which will be included in the RI/FS to be published by the NYSDEC. Note that only samples with exceedences of NYSDEC comparison criteria are shown in the below tables. Sample locations are depicted on attached Figure 2 and in Exhibit B. Data tables are included in Exhibit B.

SOIL SAMPLES			
Boring ID	**Sample Collection Depth (ft. bgs)**	**Description**	**Contaminant of Concern above NYCRR Part 375 Unrestricted Use SCOs**
SB5-8'	8-ft	Collected from Northern Adjacent Property as part of Leader's 2013 Phase II ESA	VOCs (o-xylene, m,p-xylene and ethylbenzene)
SB-2	6-ft to 8-ft	Collected from northern adjacent property in August 2015 as part of RI/FS	VOCs (PCE)
SB-3	10-ft to 12-ft	Collected from northern adjacent property in August 2015 as part of RI/FS	VOCs (PCE)
SB-4	12-ft to 13.2-ft	Collected from northern adjacent property in August 2015 as part of RI/FS	SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene and indeno(1,2,3-cd)pyrene)
SB-6	2-ft to 4-ft	Collected from northern adjacent property in August 2015 as part of RI/FS	VOCs (PCE)
SB-6	6-ft to 8-ft	Collected from northern adjacent property in August 2015 as part of RI/FS	VOCs (PCE)
SB-6	8-ft to 9.5-ft	Collected from northern adjacent property in August 2015 as part of RI/FS	VOCs (PCE)
PZ-1	6-ft to 8-ft	Collected from northern adjacent property in August 2015 as part of RI/FS	VOCs (PCE)

WATER SAMPLES		
Well ID	**Description**	**Contaminant of Concern above NYSDEC Part 703 Groundwater Standards**
GW-1	Groundwater sample collected from northern adjacent property as part of Leader's 2013 Phase II ESA	VOCs (PCE)
GW-4	Groundwater sample collected from northern adjacent property as part of Leader's 2013 Phase II ESA	VOCs (PCE)
GW-5	Groundwater sample collected from northern adjacent property as part of Leader's 2013 Phase II ESA	VOCs (ethylbenzene, methylcyclohexane, toluene, naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, o-xylene and m,p-xylene)
PZ-1	Groundwater sample collected from northern adjacent property in August 2015 as part of RI/FS	VOCs (PCE and TCE)
PZ-2	Groundwater sample collected from northern adjacent property in August 2015 as part of RI/FS	VOCs (acetone, ethylbenzene, isopropylbenzene, toluene, o-xylene and m,p-xylene)
111-NC-North Sump	Sump water sample collected from southern adjacent property (111 North Clinton Avenue) in August 2015 as part of RI/FS	VOCs (acetone and 2-butanone)
111-NC-South Sump	Sump water sample collected from southern adjacent property (111 North Clinton Avenue) in August 2015 as part of RI/FS	VOCs (acetone)
Andrews St.-Sump-1	Sump water sample collected from property to northwest of proposed BCP Site (237 Andrews Street) in August 2015 as part of RI/FS	VOCs (cis-1,2,-dichloroethene, PCE and TCE)

The highest concentration of PCE detected in groundwater at the northern adjacent property was 88,500 ug/L in well GW-4, located approximately 50-ft to the north of the Project Site (refer to Figure 2).

Based on this data and conversations with the NYSDEC, subsurface impacts from the northern adjacent property appear to be impacting soil vapor and indoor air quality on the Project Site.

4.) Past Land Use

The Project Site appears to have been first developed prior to 1875 and has been historically utilized primarily for residential purposes. Historical mapping indicates that the Site was occupied by an apparent residential dwelling and a separate commercial structure between at least 1875 and the 1910's or 1920's. The separate commercial structure is depicted as a "saloon" in the 1911 Sanborn Fire Insurance Map.

The current Site building appears to have been constructed in the mid-1920's. The current footprint of the building appears to have previously been a portion of a larger building which extended off-site to the west and was occupied by a gymnasium and a swimming pool. This off-site section of the building appears to have been demolished at some point between 1950 and 1971.

The Site building appears to have been utilized as a residential hotel with several small commercial businesses on the first floor since first construction in the mid-1920's to the present day. These businesses have varied since first construction but appear to have included: a jewelry store; pharmacy; shoe store; liquor store; book store, men's clothing store; and a hair salon. Refer to Section V for a list of known businesses which historically operated at the Site.

Properties adjacent to the north of the Site appear to have been historically utilized for commercial purposes, including use as a dry cleaning facility from 1949 to 2011 and a gasoline filling station from 1935 to 1955. Refer to Item 3, above, for additional information regarding the past uses of the northern adjacent properties.

The southern adjacent property appears to have been historically utilized as a meeting place for social clubs (i.e., the Eureka Club and subsequently the Elk's Club) from the late 1800's until at least the 1970's. The western adjacent properties appear to have been historically utilized for residential and commercial purposes. As noted above, the current Site building footprint appears to have been previously attached to another building with a gymnasium and pool that was adjacent to the west of the Project Site which was utilized as a social club from approximately the 1920's until at least 1950.

Eastern adjacent properties (i.e., beyond North Clinton Avenue) appear to have been utilized for residential and/or various commercial purposes prior to 1875 until the present day. The eastern adjacent property addressed as 128 North Clinton Avenue appears to have been utilized as a gasoline filling station from at least the 1930's until at least the 1950's.

Section IV. Property Information

The Project Site is known as 113-117 Clinton North, located at 113-117 Clinton Avenue North in the City of Rochester in Monroe County, New York 14604. The official tax parcel address is 113-117 North Clinton Avenue, Rochester, New York. The tax parcel number is 106.79-1-30 and includes a 0.11 acre area. The Site building encompasses the majority of the parcel. The tax parcel is depicted on Figure 1B and in Exhibit C. The property is within a New York State Environmental Zone, as shown on Figure 3 (Census Tract No. 94).

As described in Section III, the SVI impacts identified at the Site appear to be emanating from the northern adjacent property (NYSDEC State Superfund No. 828186) which was previously utilized for dry cleaning purposes and as a gasoline filling station. Contaminants of concern identified at both the northern adjacent property and the Site are chlorinated VOCs (specifically, PCE and breakdown products) and limited petroleum-related compounds. It should be noted that PCE is a common component of current and historical dry cleaning fluids and concentrations of PCE have been identified in groundwater as high as 88,500 micrograms/liter (ug/L) at the northern adjacent property, approximately 50-ft to the north of the Project Site (refer to Section III).

10.) Property Description and Environmental Assessment

Location:

The Project Site is located in an urban area within the City of Rochester in Monroe County. The Site is located approximately 110-ft south of the southwestern corner of the intersection of Clinton Avenue North and Andrews Street. The Site is located on the western side of Clinton Avenue North.

Site Features:

The Project Site is primarily comprised of the footprint of the Site building, which consists of a five-story, 21,317-square foot building with a full basement. The Site building appears to have been first constructed in the mid-1920's (refer to Section II for additional information). The approximate property boundary is depicted on attached Figure 1B.

Current Zoning and Land Use:

The Project Site is currently utilized for residential (i.e., a boarding house) and commercial purposes and is zoned as the City of Rochester "Center City District" (CCD). The location of the Project Site relative to City of Rochester zoning is included as Figure 4. Surrounding properties are also zoned CCD and are utilized for a combination of residential and/or commercial purposes or are unoccupied. According to the City of Rochester Zoning Code, "*The CCD is intended to foster a vibrant, safe, twenty-four-hour Center City by encouraging residential development while retaining and further developing a broad range of commercial, office, institutional, public, cultural and entertainment uses and activities. The regulations are intended to define and promote the Center City as the anchor for the region and as a desirable place to live, work and recreate*." This definition appears to be consistent with the current and historical use of the Project Site for residential and commercial purposes.

Past Use of the Site:

As noted in Sections II and III, the Project Site has historically been utilized for residential (i.e., a boarding house) and commercial purposes. The SVI impacts identified at the Project Site appear to be emanating from the northern adjacent property, which was formerly utilized as a dry cleaning facility and gasoline filling station and is currently a State Superfund facility (Former Silver Cleaners, #828186). Additional information regarding the northern adjacent property is included in Item 3 of Section III.

Remedial activities have not been completed at the Project Site at this time to the Applicant's knowledge. As described in Section III, investigation work was completed by the NYSDEC at the Project Site in November 2015. This work included the collection of soil vapor intrusion samples and a water sample from a sump within the Site building's basement. These samples were reportedly collected based on the proximity of the Project Site to the adjacent Former Silver Cleaners State Superfund site.

Site Geology and Hydrogeology:

Based on information obtained from the New York State Museum, the Project Site appears to be underlain by generally laminated lacustrine silt and clay with low permeability (refer to Figure 5A). Bedrock beneath the Project Site appears to consist of Guelph Dolostone from the Upper Silurian (refer to Figure 5B). Based on information from the United States Geologic Survey, this rock is reported to generally consist of medium-gray to dark-gray, light-gray to tan weathering, laminated, fine-grained, commonly oolitic dolomite. Refer to Exhibit E for additional geological information.

Hydrologic information provided by the NYSDEC for the northern adjacent property indicates that depth to groundwater is approximately 6-ft to 9-ft below ground surface and that local groundwater flow direction is to the north. However, a groundwater flow direction survey has not been identified for this area. The Genesee River is located approximately 1,000-ft to the west of the Site.

Environmental Assessment:

Based on the investigations conducted to date at the Project Site and the northern adjacent property, the primary contaminants of concern include chlorinated volatile organic compounds (CVOCs) utilized in former dry cleaning operations at the northern adjacent property. Based on information obtained from the NYSDEC, CVOC impacts appear to be emanating from the northern adjacent property. As described in Section III, PCE (a common component of dry cleaning fluids) was identified in soil vapor intrusion samples collected from the basement of the Site building at concentrations which appear to warrant mitigation of indoor air impacts. Specifically, PCE was identified at concentrations up to 140 ug/m^3 and 170 ug/m^3 in sub-slab vapor and indoor air samples, respectively. The New York State Department of Health (NYSDOH) established an indoor air guideline for PCE of 30 ug/m^3 in September 2013, and in its 2006 Guidance for Evaluating Soil vapor Intrusion in the State of New York, the NYSDOH required mitigation whenever PCE vapors exceeded 100 ug/m^3 except if corresponding indoor air quality data showed PCE at a concentration of less than 3 ug/m^3.

Additional information regarding subsurface investigation completed at the Site and surrounding properties can be found in Exhibit B.

Section V. Additional Requestor Information

Representative:

Name of Requestor's Authorized Representative	Address	Contact Information
Mr. Justin Tallo	c/o Tallo Properties 10 Symington Place Rochester, New York 14611	Phone: 585-317-6716 Email: Justin@TalloProperties.com

Consultant:

Name of Requestor's Consultant	Address	Contact Information
LaBella Associates, D. P. C.	300 State Street, Suite 201 Rochester, New York 14614	Ms. Jennifer Gillen Phone: 585-295-6648 Fax: 585-454-3066 Email: Jgillen@labellapc.com

Attorney:

Name of Requestor's Attorney	Address	Contact Information
Barclay Damon LLP	2000 HSBC Plaza 100 Chestnut Street Rochester, New York 14604	Mr. Thomas Walsh Phone: 585-295-4414 Fax: 585-295-8443 Email: TWalsh@barclaydamon.com

Section VI. Current Site Owner and Operator Information

Owners:

Owner	Address	SBL	Acreage	Contact Information
Clinton North Development Corporation	113 Clinton Avenue North Rochester, New York	106.79-1-30	0.11	Mr. Justin Tallo c/o Tallo Properties 10 Symington Place Rochester, New York 14611 585-317-6716 Justin@TalloProperties.com

Operators:

Address	Operator	Owner	Contact Information
113-117 Clinton Avenue North	Elk Place Management	Clinton North Development Corporation	Mr. Justin Tallo c/o Tallo Properties 10 Symington Place Rochester, New York 14611 585-317-6716 Justin@TalloProperties.com
113-117 Clinton Avenue North	Marcos Lopez Promotions, LLC	Marcos Lopez Promotions, LLC	Mr. Marco Lopez 113-117 Clinton Avenue North Rochester, New York 14604
113-117 Clinton Avenue North	Quick Mini Mart	Mr. Alhumam S. Kassem	Mr. Alhumam S. Kassem 113-117 Clinton Avenue North Rochester, New York 14604

Prior Owners/Operators to the Knowledge of the BCP Applicant:

Owner	Operator*	Address	Telephone Number	Relationship to BCP Applicant	Apparent Date of Site Title
Elks Home Building Association	▪ Elks Club (1925-1960) ▪ Weisbuch-Weiss, Inc. Jewelers (1930) ▪ Flannery Drug Company (1930 – 1940) ▪ Horwitz Raymond chiropodist (1935) ▪ Horwitz Thos shoes (1935) ▪ Kaplan Lester liquors (1935-1950) ▪ Wing Pharmacy (1945-1965) ▪ Medwin Barney liquors (1955-1960)	113 Clinton Avenue North, Rochester, NY 14604	Unknown	No known relationship	July 19, 1907 to March 10, 1960
113 North Clinton, Inc.	▪ Elks Club (1960) ▪ Wing Pharmacy (1945-1965) Medwin Barney liquors (1955-1960)	113 Clinton Avenue North, Rochester, NY 14604	Unknown	No known relationship	March 10, 1960 to September 25, 1961
Rochester Elk Hotel Corporation	▪ Elk Hotel (1965-1994) ▪ Wing Pharmacy (1945-1965) ▪ Spector News Agency (1965) ▪ Karpel Louis Insurance Agency (1965) ▪ Clinton Avenue	113 Clinton Avenue North, Rochester, NY 14604	Unknown	No known relationship	September 25, 1961 to October 30, 1985

Owner	Operator*	Address	Telephone Number	Relationship to BCP Applicant	Apparent Date of Site Title
	Book Store (1975-2000) ▪ Freeling's Men's Wear (1975-1994)				
Mr. Charles Zicari, Jr. And Mr. Joseph P. Fantauzzo And Mr. Emil W. Astman And Mr. Gerald Astman And Mr. Frank DeLucia	▪ Elk Hotel (1965-1994) ▪ Clinton Avenue Book Store (1975-2000) ▪ Freeling's Men's Wear (1975-1994) ▪	Unknown	Unknown	No known relationship	October 30, 1985 to June 12, 1989
Clinton North Development Corporation	▪ Elk Hotel (1965-1994) ▪ Clinton Avenue Book Store (1975-2000) ▪ Freeling's Men's Wear (1975-1994) ▪ Clinton North Development (2000) ▪ Elk Place boarding house (2006-Present) ▪ Monroe Futures Real Estate Co. (2006-Present) ▪ Clinton Book Mart (2011)	113 Clinton Avenue North, Rochester, NY 14604	585-615-6633	Applicant	June 12, 1989 to present day

**Historical operators based on those listed in Polk City of Rochester Street Directories dating back to 1925. Indicated dates are approximate.*

Section VII. Requestor Eligibility Information

A BCP applicant may be either a "Participant" or a "Volunteer."

A "Participant" is an applicant who either (i) was the owner of the site at the time of the disposal or discharge of contaminants; or (ii) is otherwise responsible according to applicable principles of statutory or common law liability, unless such person's liability arises solely as a result of such person's ownership or operation of or involvement with the site subsequent to the disposal or discharge (New York Environmental Conservation Law 27-1405(1)(a)). This definition is repeated verbatim at 6 NYCRR 375-3.2(b)(1) and is paraphrased in the Brownfield Cleanup Program Guide at Section 2.4(1)(A).

A "Volunteer" is an applicant other than a participant, including a person whose liability arises solely as a result of such person's ownership or operation of or involvement with the site subsequent to the disposal or discharge of contaminants provided that such person exercises appropriate care with respect to the contamination (New York Environmental Conservation Law 27-1405(1)(b)). This definition is repeated verbatim at 6 NYCRR 375-3.2(b)(2) and is paraphrased in the Brownfield Cleanup Program Guide at Section 2.4(1)(B).

Based on data obtained from the northern adjacent property by the NYSDEC and conversations with the NYSDEC, subsurface impacts from the northern adjacent property appear to be impacting soil vapor and indoor air quality on the Project Site (refer to Sections III and IV). Based on these impacts, the NYSDEC has determined that a sub-slab depressurization system be installed at the Project Site, which the Applicant has volunteered to complete. The Applicant has no control over the past and potentially continuing release from the adjacent property to the Project Site but has exercised due care in regards to this release and thus is entitled to Volunteer status under New York Environmental Conservation Law 27-1405(1)(b).

Based on the foregoing and as further set forth in this BCP application, the Project Site meets the Contamination Element and the Complication Element tests. As such, the Project Site qualifies as a Brownfield Site eligible for participation in the BCP, with the applicant as a Volunteer because there is confirmed contamination at the Project Site and the contamination is complicating the redevelopment and re-use of the Project Site.

Section IX. Contact List Information

1. Chief Executive Officer and Planning Board Chairperson of each county, city, town, and village in which the property is located.

Mayor Lovely Warren City of Rochester Mayor 30 Church Street Rochester, NY 14614	Ms. Cheryl Dinolfo Monroe County Executive 110 County Office Building Rochester, NY 14614
Ms. Loretta C. Scott Rochester City Council President 30 Church Street Rochester, NY 14614	Ms. Jill Wiedrick Senior City Planner 30 Church Street Rochester, NY 14614

2. Residents, owners, and occupants of the property and properties adjacent to the property.

Project Site:	113-117 Clinton Avenue North, Rochester, New York 14604
Current Owners:	Clinton North Development Corporation
Current Operators:	Elk Place Management (c/o Clinton North Development Corporation) Marcos Lopez Productions, LLC

Quick Mini Mart

Current Occupants/Residents:

Room Number	Occupant/Resident Name
103	Rob Churnetski
104	Albert Lombardo
105	Link Daniels
106	Steve Chemalarski
107	Bruce Thines
108	Eric Johnson
109	Bob Fuller
110	Ericka Harvey
201	Derrick Greene
202	Janet Washington
203	Chuck Stewart
204	Tim Sick
205	Vontrell Miller
206	Kim Dantz
207	Marion Parker
208	Sitarah Daniels
209	John Bell
210	Mark Clark
211	Sara Miller
213	Jason Valle
214	Dean Brown
215	Glen Degus
216	Michelle Sims
217	Lincoln Decoursey
301	Qyashitee Davis
302	Mike Peterson
303	Greg Bailey
304	Stuart Kominz

Room Number	Occupant/Resident Name
305	Gizela Szlekovics
307	Jesten Fedrick
308	Jose Fontanez
309	Henry Haus
310	Richard Christiano
313	Tom Cressman
314	John Peacock
315	John Burrows
316	Ralph Cooper
317	Sandra Dukes
318	Shantel Coston
401	Kimberlin Coleman
402	Vincent White
403	Daniel Quilty
404	Frank Melecio
405	Jorge Fontanez
406	Ray Ruele
407	Lorenzo Fullwood
408	William Guerra
409	Brian Lex
410	Judy Baker
411	Dan McElligott
413	Glen Carlin
414	Brian Lowry
415	Tony Dillahunt
416	Tevin Lise
417	Monica Barksdale
418	William Jones

Adjacent/Surrounding Properties:

ADDRESS	STREET	DIRECTION	OWNER	OWNER ADDRESS	OWNER CITY, STATE, ZIP	CURRENT OCCUPANT
245	Andrews Street	North	245 Andrews St Corp	2645 Atlantic Avenue	Rochester, NY 14625	Unoccupied
159-169	Pleasant Street	North	245 Andrews St Corp	2645 Atlantic Avenue	Rochester, NY 14625	Unoccupied
151	Pleasant Street	North	245 Andrews St Corp	2645 Atlantic Avenue	Rochester, NY 14625	Unoccupied
134-145	Clinton Avenue North	Northeast	Mr. Nicholas Penna	74 Baneberry Way	Hilton, NY 14468	Red Front Diner (restaurant)
102-110	Clinton Avenue North	Southeast	City of Rochester	30 Church Street	Rochester, NY 14614	Undeveloped
111	Clinton Avenue North	South & West	City of Rochester City School District	131 West Broad Street	Rochester, NY 14614	School

Source – LandMax Data Systems, Inc.

3. Local news media from which the community typically obtain information

   Democrat and Chronicle
   Attn: Michael G. Kane
   55 Exchange Boulevard
   Rochester, NY 14614

4. Public Water Supplier

   Monroe County Water Authority
   475 Norris Drive
   Rochester, NY 14610
   (585) 442-2000

5. Additional persons and/or parties to be placed on the contact list.

   None at this time.

6. The administrator of any school or day care facility located on or near the property.

   Dr. Idonia M. Owens
   Principal
   School Without Walls
   111 Clinton Avenue North
   Rochester, NY 14604
   Distance: Adjacent South

7. The location of a document repository for the project.

   Central Library of Rochester and Monroe County
   115 South Avenue
   Rochester, NY 14604
   585-428-7300

   A response from the library indicating that it will serve as a document repository can be found in Exhibit F.

Section X. Land Use Factors

1. What is the current zoning for the Site?

Based on zoning information obtained from the City of Rochester, the Project Site and surrounding properties are located in the Center City District which appears to be zoned for residential and commercial purposes. Refer to Figure 4 for a map with zoning data obtained from the City of Rochester.

2. *What is the current use of the Site?*

   The Project Site is currently utilized as a residential hotel (i.e., boarding house) with a commercial office located on the first floor of the building. The Site appears to have been utilized as a hotel/boarding house since first construction in the mid-1920's. Refer to Section III for additional information.

3. *Reasonably anticipated use Post Remediation.*

   The Project Site is anticipated to continue to be utilized as a boarding house and for commercial purposes subsequent to mitigation of soil vapor intrusion impacts. Renovations including upgrades to windows, heating and cooling systems and the roof are planned to be completed to keep this unique residential facility available as urban housing. Single family housing is not planned for the Site.

4. *Do current historical and/or recent development patterns support the proposed use?*

   Yes, the Project Site has been utilized as boarding house with several small businesses since the mid-1920's. Surrounding properties are utilized for similar commercial and residential purposes.

5. *Is the proposed use consistent with applicable zoning laws/maps?*

   Yes, the Project Site is currently zoned as the City of Rochester "Center City District" (CCD). The current and intended continued use of the Site for residential and commercial purposes is consistent with this zoning, which is described by the City of Rochester as follows: "*The CCD is intended to foster a vibrant, safe, twenty-four-hour Center City by encouraging residential development while retaining and further developing a broad range of commercial, office, institutional, public, cultural and entertainment uses and activities. The regulations are intended to define and promote the Center City as the anchor for the region and as a desirable place to live, work and recreate.*" Refer to Figure 4 for zoning data obtained from the City of Rochester.

6. *Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?*

   Yes, the proposed project is consistent with the City of Rochester Center City 2014 Master Plan, included as Exhibit G. For instance, the plan calls for buildings in the vicinity of Main Street (i.e., the Project Site) which are "vacant, deteriorating, or underutilized [to be] renovated and reoccupied." The plan also calls for ground floor retail development in this area to create a critical mass of street-based retail. As noted in Item 3, above, renovations are planned for the Site building and businesses are already located on the first floor of the building.

Figures

Legend

Proposed BCP Boundary/Site Tax Parcel

SITE

Notes:
1) Tax parcel data obtained from City of Rochester Real Property.
2) Topographic map obtained from USGS.

Document Path: I:\Clinton North Development Corp\2161120 - BCP Application - 113-117 N. Clinton Avenue, Rochester, NY\Drawings\BCP Application\Figure 1A - Topo Map.mxd

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BROWNFIELD CLEANUP PROGRAM APPLICATION

113-117 NORTH CLINTON AVENUE
ROCHESTER, NEW YORK

Topographic Map

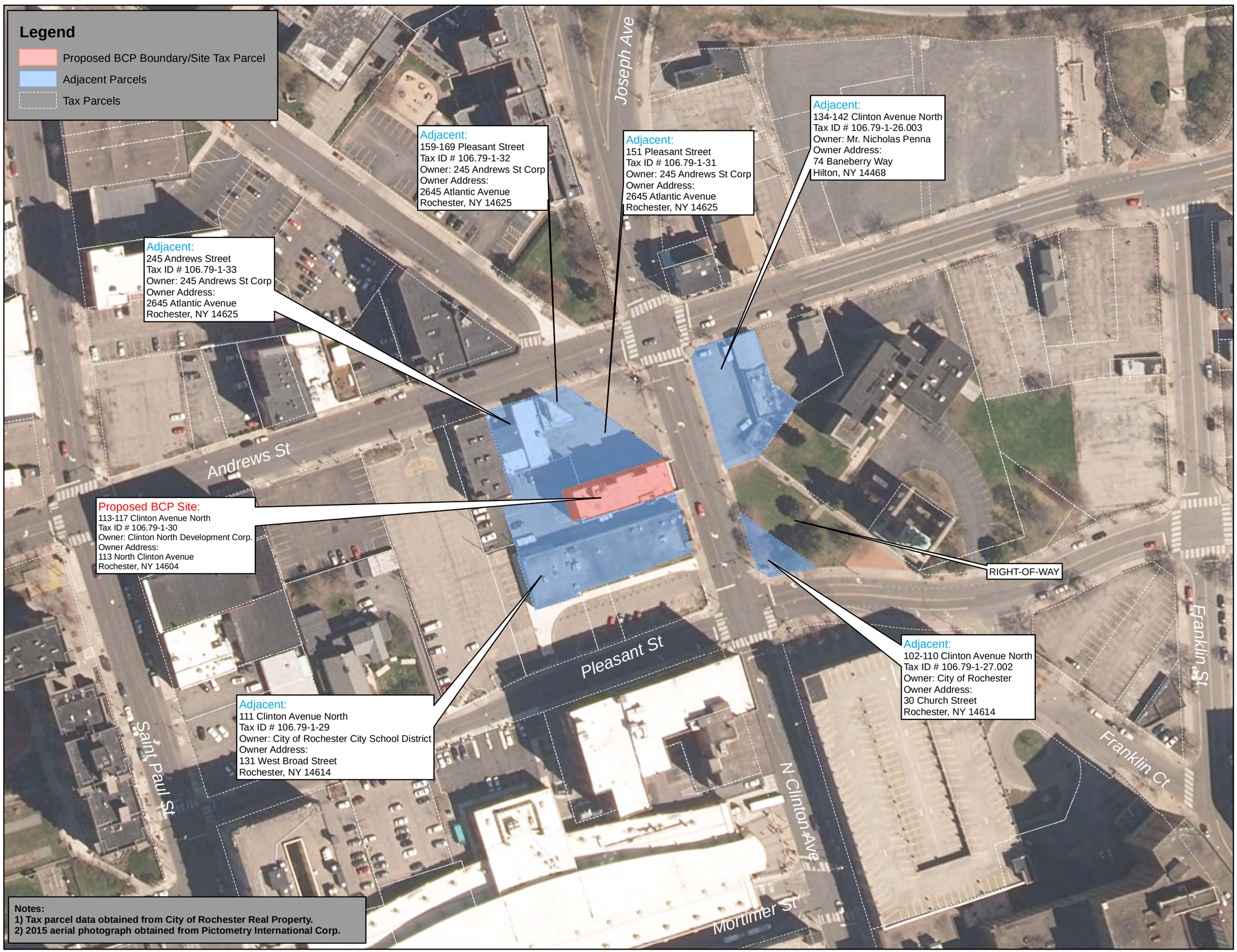
N
W E
S

0 500 1,000 2,000 Feet

1 inch = 1,000 feet
INTENDED TO PRINT AS 11" X 17".

2161120

FIGURE 1A



Notes:
1) Tax parcel data obtained from City of Rochester Real Property.
2) 2015 aerial photograph obtained from Pictometry International Corp.

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BROWNFIELD CLEANUP PROGRAM APPLICATION

113-117 NORTH CLINTON AVENUE
ROCHESTER, NEW YORK

Site Location Map

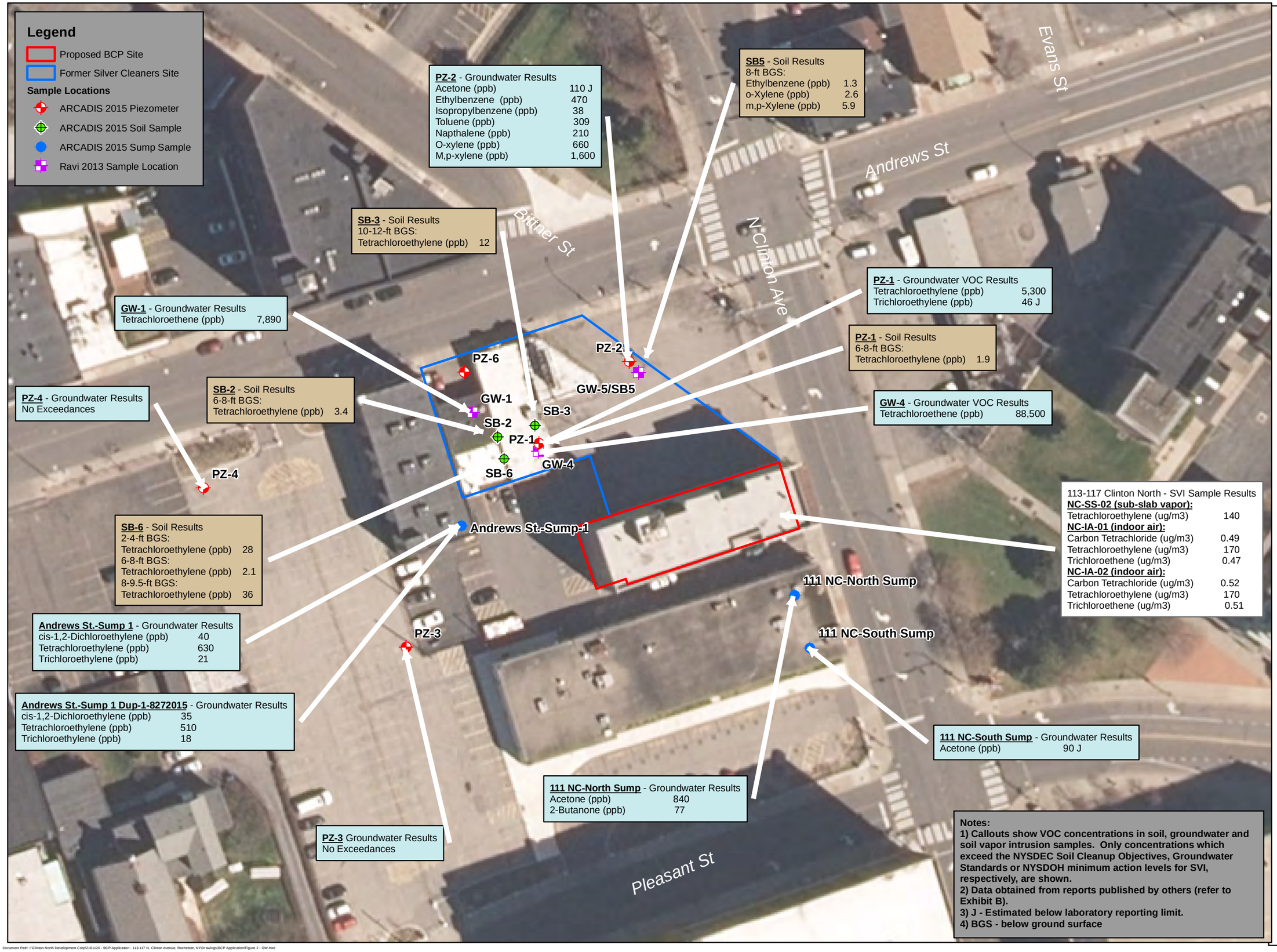
N
W E
S

0 50 100 200 Feet

1 inch = 100 feet
INTENDED TO PRINT AS 11" X 17".

2161120

FIGURE 1B



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BROWNFIELD CLEANUP PROGRAM APPLICATION

113-117 NORTH CLINTON AVENUE
ROCHESTER, NEW YORK

Summary of Volatile Organic Compounds at the Site and Surrounding Properties

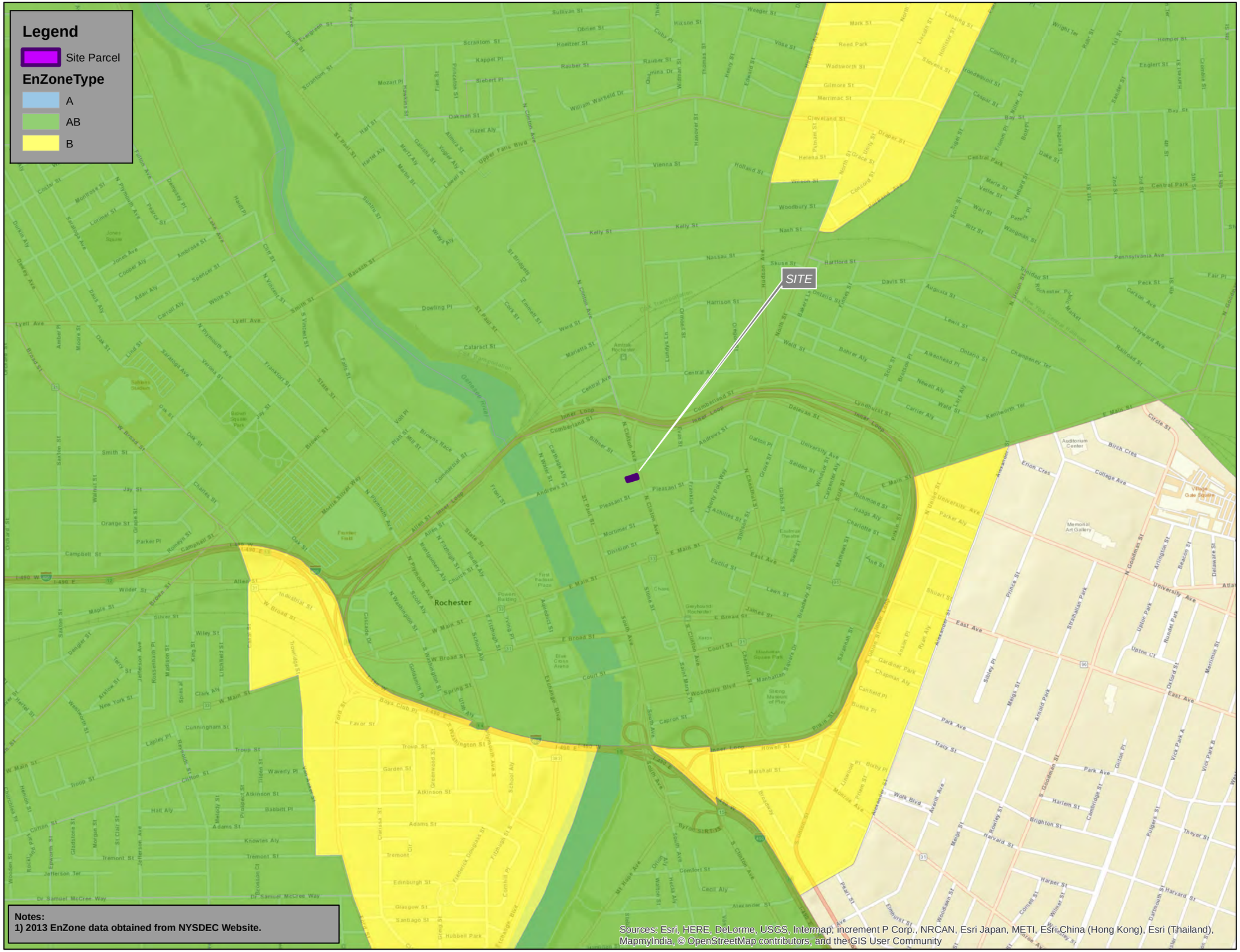
N
W E
S

0 10 20 40 60 Feet

1 inch = 50 feet
INTENDED TO PRINT AS 11" X 17".

2161120

FIGURE 2



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BROWNFIELD CLEANUP PROGRAM APPLICATION

113-117 NORTH CLINTON AVENUE
ROCHESTER, NEW YORK

New York State EnZones

N
W E
S

0 500 1,000 2,000 Feet

1 inch = 1,000 feet

INTENDED TO PRINT AS 11" X 17".

2161120

FIGURE 3

LABELLA Associates, D.P.C.
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www.labellapc.com

BROWNFIELD CLEANUP PROGRAM APPLICATION

113-117 NORTH CLINTON AVENUE
ROCHESTER, NEW YORK

City of Rochester
Zoning Designations

N
W E
S

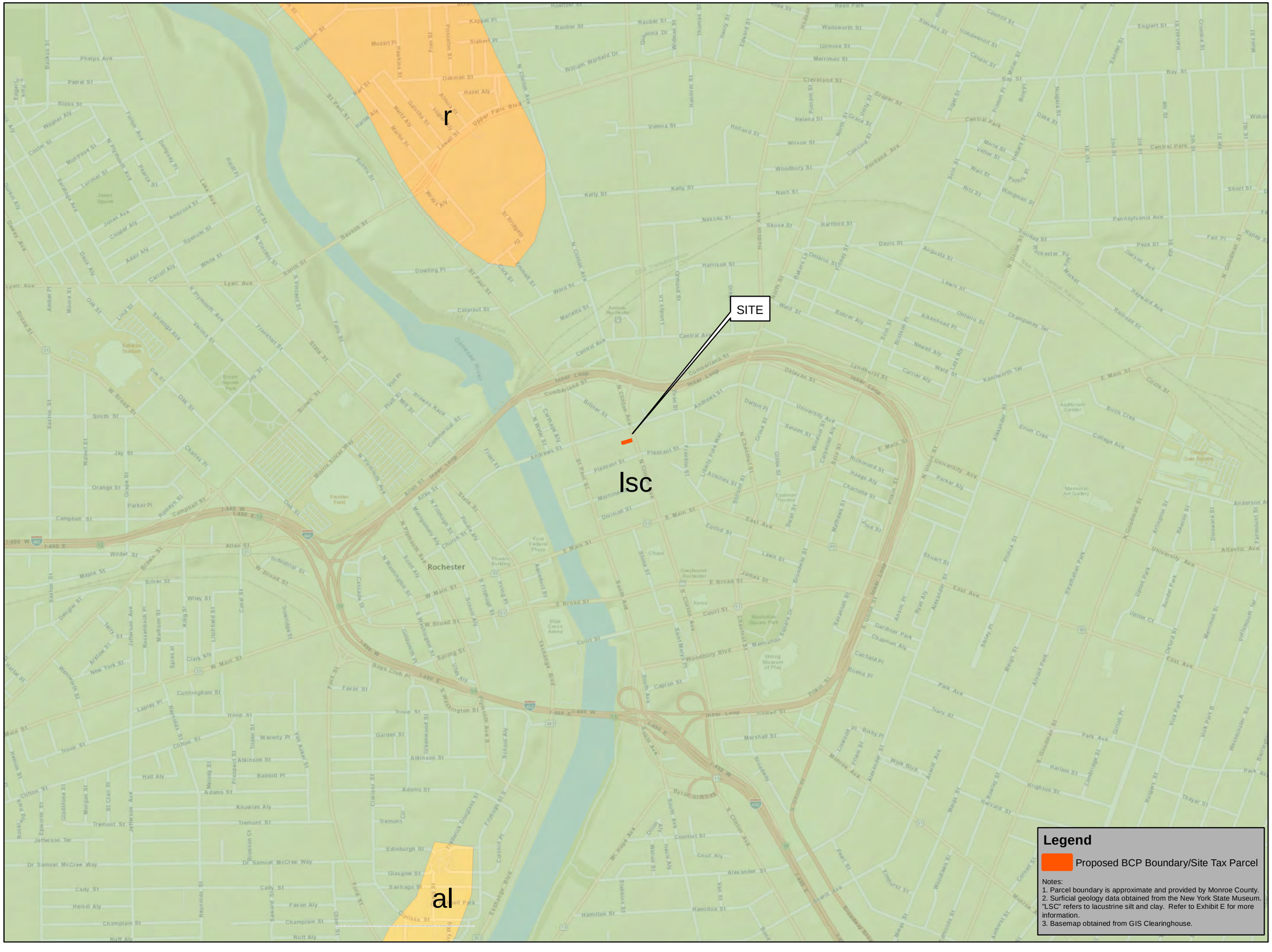
0 750 1,500 3,000 Feet

1 inch = 1,500 feet

INTENDED TO PRINT AS 11" X 17".

2161120

FIGURE 4



Path: I:\Clinton North Development Corp\2161120 - BCP Application - 113-117 N. Clinton Avenue, Rochester, NY\Drawings\BCP Application\Figure 5A - Surficial Geology.mxd

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BROWNFIELD CLEANUP PROGRAM APPLICATION

113-117 NORTH CLINTON AVENUE
ROCHESTER, NEW YORK

Surficial Geology

N
W E
S

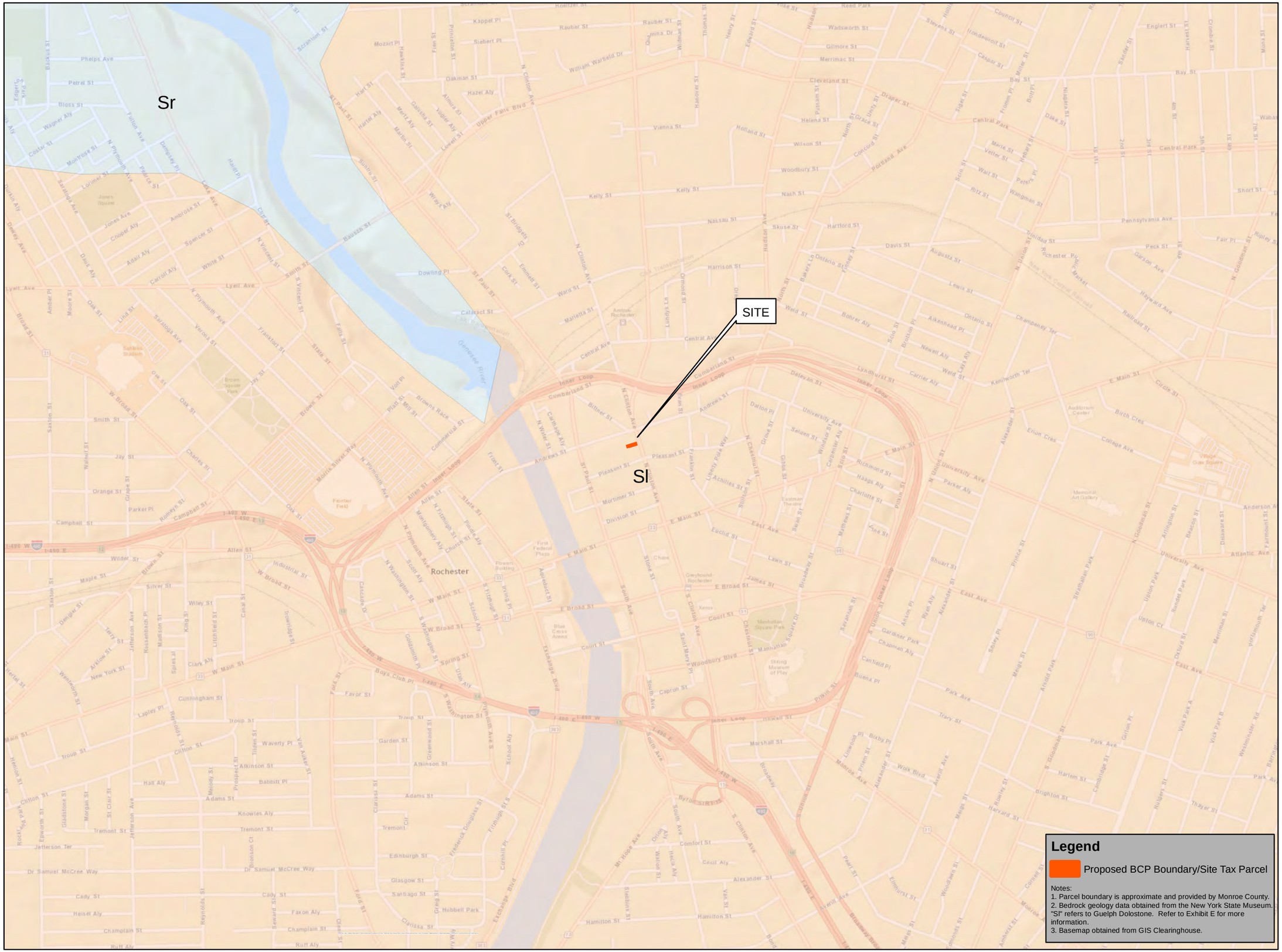
0 500 1,000 Feet

1 inch = 1,000 feet

Intended to print as 11" x 17".

2161120

FIGURE 5A



LABELLA Associates, D.P.C.
300 STATE STREET
ROCHESTER, NY 14614
P: (585) 454-6110
F: (585)454-3066
www.labellapc.com

BROWNFIELD CLEANUP PROGRAM APPLICATION

113-117 NORTH CLINTON AVENUE
ROCHESTER, NEW YORK

Bedrock Geology

N
W E
S

0 500 1,000 Feet

1 inch = 1,000 feet

Intended to print as 11" x 17".

2161120

FIGURE 5B

Path: I:\Clinton North Development Corp\2161120 - BCP Application - 113-117 N. Clinton Avenue, Rochester, NY\Drawings\BCP Application\Figure 5B - Bedrock Geology.mxd

Table

Table 1
NYSDEC Brownfield Cleanup Program Application
113-117 Clinton Avenue North
Rochester, New York
Preliminary - Data Not Validated
Summary of Detected VOCs in Sub-Slab Soil Vapor & Indoor Air Samples
Results in Micrograms per Cubic Meter (µg/m^3)
(USEPA Method TO-15)

Parameter	Sub-Slab Soil Vapor Samples		NYSDOH Sub-Slab Vapor Concentration Decision Matrix (minimum action level) [1]	Indoor Air Samples		NYSDOH Indoor Air Concentration (minimum action level) [1]	USEPA (2001) (BASE) Database [2]
	NC-SS-01	NC-SS-02		NC-IA-01	NC-IA-02		
	11/20/2015			11/20/2015			
Volatile Organic Compounds (VOCs)							
1,2,4-Trimethylbenzene	3.5	7.2	NL	2.7	3.2	NL	9.5
1,3,5-Trimethylbenzene	1.5	3.1	NL	0.74	0.85	NL	3.7
2,2,4-trimethylpentane	ND<1.3	1.4	NL	8.7	9.1	NL	NL
Benzene	1.9	3.0	NL	5.6	6.0	NL	9.4
2-Butanone (MEK)	ND<12	ND<12	NL	6.1	7.4	NL	12
Carbon Tetrachloride	ND<0.63	ND<0.63	<5**	0.49	0.52	<0.25**	<1.3
Chloroform	1.0	2.6	NL	0.80	0.86	NL	1.1
Chloromethane	0.58	0.59	NL	1.7	1.7	NL	3.7
Cyclohexane	7.4	77	NL	4.5	4.9	NL	NL
Dichlorodifluoromethane	1.2	1.3	NL	0.86	0.93	NL	16.5
1,2-Dichloroethane	1.0	0.92	NL	0.28	0.29	NL	<0.9
Ethanol	25	ND<7.5	NL	ND<2.6	*490*	NL	210
Ethylbenzene	2.1	3.2	NL	1.9	2.2	NL	5.7
Freon 11	ND<2.2	ND<2.2	NL	1.3	1.6	NL	18.1
Freon 113	3.7	5.7	NL	ND<1.1	ND<1.1	NL	3.5
Hexane	ND<14	ND<14	NL	*22*	*23*	NL	10.2
m&p-Xylene	6.2	22	NL	8.2	9.2	NL	22.2
Methylene Chloride	ND<3.5	ND<3.5	NL	1.6	1.5	60*	10.0
o-Xylene	2.8	13	NL	2.6	3.0	NL	7.9
Styrene	0.57	0.50	NL	0.49	0.60	NL	1.9
Tetrachloroethylene	49	**140**	<100***	170	170	<3***	15.9
Toluene	12	23	NL	25	27	NL	43.0
Trichloroethene	0.73	2.1	<5**	0.47	0.51	<0.25**	4.2

Data is preliminary and not validated. Sampling completed by NYSDEC on November 20, 2015.

1. New York State Department of Health (NYSDOH), Guidance for Evaluating Soil Vapor Intrusion in the State of New York. [Note: This Guidance uses a combination of indoor air and sub-slab soil vapor when comparing to the matrices. In addition, for compounds not listed in the matrices an overall site approach is employed which utilizes the USEPA BASE Database (see 2. below) as typical background for commercial buildings and also uses the outdoor air sample, refer to Guidance document for details.]

2. USEPA Building Assessment and Survey Evaluation (BASE) Database (90th Percentile). As recommended in Section 3.2.4 of the NYSDOH Guidance (Refer to Footnote "1") this database is referenced for the indoor air sampling results.

****** = Guideline Value obtained from Soil Vapor/Indoor Air Matrix 1 (minimum action level), NYSDOH, Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

*** = Guidance Value obtained from Soil Vapor/Indoor Air Matrix 2 (minimum action level), NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

ND<0.92 - Denotes compound not detected above the reported laboratory method detection limit.

Bold type denotes that the compound was detected at a concentration that was found to exceed the NYSDOH Sub-Slab Vapor Concentration Decision Matrix (minimum action level).

Highlighted type denotes that the compound was detected at a concentration that was found to exceed the NYSDOH Indoor Air Concentration (minimum action level).

Italicized type denotes that the compound was detected at a concentration greater than the USEPA BASE Database (90th Percentile)

NL denotes that the USEPA and/or NYSDOH does not list a Target Concentration and/or Guidance Value for this compound.

Exhibit A

Entity Information

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through June 23, 2016.

Selected Entity Name: CLINTON NORTH DEVELOPMENT CORPORATION

Selected Entity Status Information

Current Entity Name:	CLINTON NORTH DEVELOPMENT CORPORATION
DOS ID #:	1079361
Initial DOS Filing Date:	MAY 05, 1986
County:	MONROE
Jurisdiction:	NEW YORK
Entity Type:	DOMESTIC BUSINESS CORPORATION
Current Entity Status:	ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

CHARLES SCARDINO
113 NORTH CLINTON AVENUE
ROCHESTER, NEW YORK, 14604

Chief Executive Officer

CHARLES SCARDINO
113 NORTH CLINTON AVENUE
ROCHESTER, NEW YORK, 14604

Principal Executive Office

CHARLES SCARDINO
113 NORTH CLINTON AVENUE
ROCHESTER, NEW YORK, 14604

Registered Agent

NONE

This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by viewing the certificate.

***Stock Information**

# of Shares	Type of Stock	$ Value per Share
200	No Par Value	

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
MAY 05, 1986	Actual	CLINTON NORTH DEVELOPMENT CORPORATION

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

Search Results New Search

Services/Programs | Privacy Policy | Accessibility Policy | Disclaimer | Return to DOS Homepage | Contact Us

Exhibit B

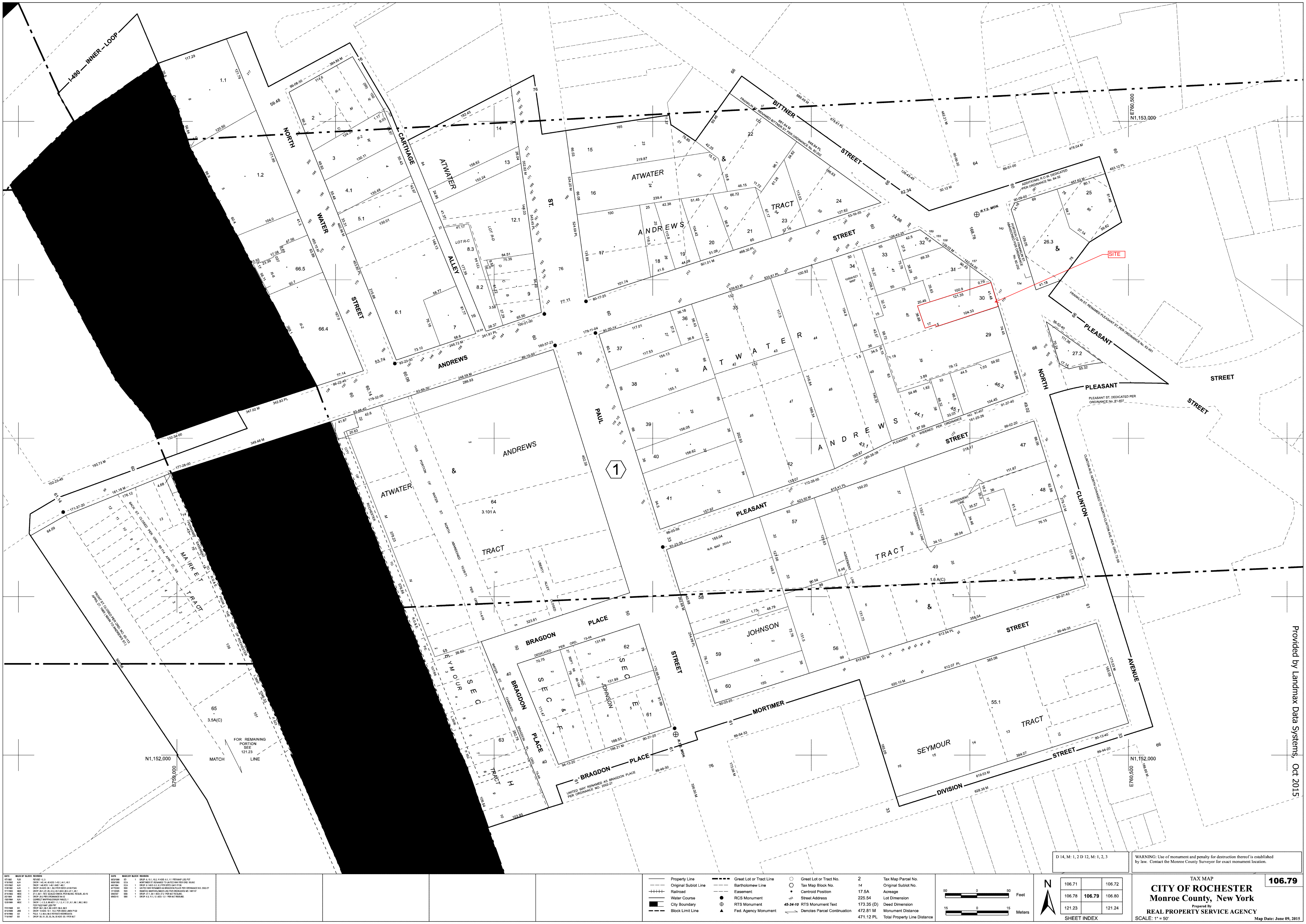
Existing Reports:

245 Andrews Street, 159-169 Pleasant Street – Confirmatory Phase II Environmental Site Assessment (ESA), January 2013
113-117 North Clinton Avenue – Phase I Environmental Site Assessment (ESA), August 2015
Former Silver Cleaners, Site No. 828186 – Preliminary Data, November 2015
113-117 North Clinton Avenue – Preliminary Soil Vapor Intrusion Data, December 2015

(INCLUDED AS SEPARATE PDF'S PER INSTRUCTIONS)

Exhibit C

Tax Map



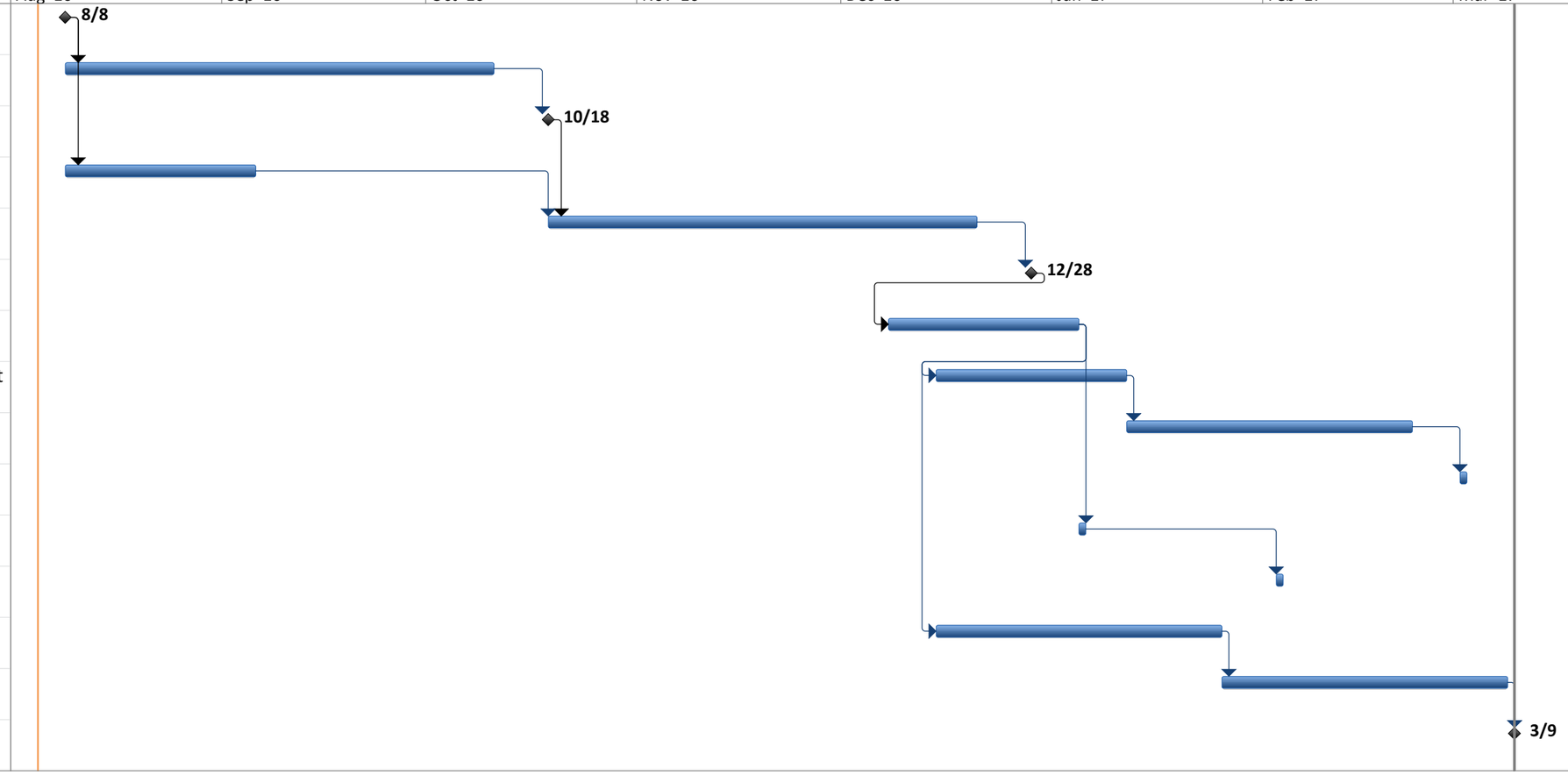
TAX MAP
CITY OF ROCHESTER
Monroe County, New York
Prepared By
REAL PROPERTY SERVICE AGENCY
SCALE: 1" = 50'
Map Date: June 09, 2015
106.79
SHEET INDEX
106.71
106.72
106.78
106.79
106.80
121.23
121.24
Feet
Meters
D 14, M: 1, 2 D 12, M: 1, 2, 3
WARNING: Use of monument and penalty for destruction thereof is established by law. Contact the Monroe County Surveyor for exact monument location.
Provided by Landmax Data Systems, Oct 2015
SITE
I-490 — INNER — LOOP
NORTH WATER STREET
CARTHAGE
ATWATER ALLEY
ST. PAUL STREET
BITTNER STREET
ANDREWS STREET
PLEASANT STREET
NORTH CLINTON AVENUE
BRAGDON PLACE
MORTIMER STREET
DIVISION STREET
ATWATER & ANDREWS TRACT
ANDREWS & ATWATER TRACT
JOHNSON TRACT
SEYMOUR TRACT
MARKET TRACT
FOR REMAINING PORTION SEE 121.23
MATCH LINE
N1,153,000
N1,152,000
E760,500
E760,000

Exhibit D

Anticipated Project Schedule

Conceptual Project Schedule - 113-117 Clinton North

ID	Task Name
1	BCP Application Submission
2	NYSDEC/NYSDOH/Public Review of BCP Application
3	BCA Executed
4	Remedial Action Work Plan (RAWP) Development/Submission
5	NYSDEC/NYSDOH/Public Review of RAWP
6	RAWP Approval
7	RAWP Implementation
8	Development/Submission of Draft Site Management Plan (SMP)
9	NYSDEC/NYSDOH Review of SMP
10	Submission of Final SMP
11	Submission of Draft Environmental Easement
12	Filing of Final Environmental Easement
13	Submission of Final Engineering Report (FER)
14	NYSDEC/NYSDOH Review of FER
15	Certificate of Completion Issued



Title: Conceptual Project Schedule
Project: 113-117 Clinton North
Date: August 2016

Task Milestone ◆ Progress

Exhibit E

Soil and Bedrock Documentation

NYS Surficial Geology- Listed Alphabetically

For a complete explanation, see Map & Chart Series Number 40
available from the NYS Musuem Publications Department

af - Artificial fill

al - Recent alluvium
Oxidized fine sand to gravel, permeable, generally confined to flood plains within a valley, in larger valleys may be overlain by silt, subject to flooding, thickness 1-10 meters,

alf - Alluvial fan
Poorly stratified silt, sand, and boulders, fan shaped accumulations, at bottoms of steep slopes, generally permeable, thickness 1-10 meters.

ali - Alluvial inwash
Deposited between active or remnant glacier ice and draped on adjacent valley wall, lacks kettles, permeability varies, thickness variable (2-10 meters).

alt - Alluvial terrace
Fluvial sand and gravel, occasional laterally continuous lenses of silt, remnants of earlier higher flood plains, generally permeable, thickness 1-10 meters.

alp - Pleistocene alluvium
well rounded and stratified, generally finer texture away from ice border, permeable, thickness variable (2-20 meters).

b - Beach
Sand and gravel deposit at marine shorelines, thickness variable.

cd - Colluvial diamicton
Mixture of sediments, unique to region beyond Wisconsinan glacial limit, rebedded saprolite and glacial debris, may be old (Illinoian) drift, homogenized by varying degrees of colluviation, bedrock may sporadically crop out or be within 1 - 3 meters of the surface.

co, col - Colluvium
Mixture of sediments, deposited by mass wasting, thickness generally 1 - 5 meters.

cof - Colluvial fan
Fan shaped accumulation, mixture of sediments, at mouths of gullies, thickness generally 1 - 5 meters.

d - Dunes
Fine to medium sands, well sorted, stratified, generally wind-reworked lake sediment, permeable, well drained, thickness variable 1-10 meters.

fds - Fluvial deltaic sand
Same as outwash sand and gravel, except deposition further from glaciers, age uncertain.

fg - Fluvial sand and/or gravel
Sand and/or gravel, occasional laterally continuous lenses of silt, deposition farther from glacier than outwash, age and proximity to ice uncertain, permeable, thickness variable (1-20 meters).

k - Kame deposits
Coarse to fine gravel and/or sand, includes kames, eskers, kame terraces, kame deltas, ice contact, or ice cored deposition, lateral variability in sorting, texture and permeability, may be firmly cemented with calcareous cement, thickness variable (10-30 meters).

ki - Inwash
Coarse to fine gravel and/or sand, interpreted as alluvium deposited adjacent to active or remnant ice by streams of nonglacial origin, thickness variable (2-20 meters).

km - Kame moraine
Variable texture (size and sorting) from boulders to sand, deposition at an active ice margin during retreat, constructional kame and kettle topography, locally, calcareous cement, thickness variable (10-30 meters).

lb - Lacustrine beach
Generally well sorted sand and gravel, stratified, permeable and well drained, deposited at lake shoreline, generally non-calcareous, may have wave-winnowed lag gravel, thickness variable (1-5 meters).

ld - Lacustrine delta
Coarse to fine gravel and sand, stratified, generally well sorted, deposited at a lake shoreline, thickness variable (3-15 meters).

ls - Lacustrine sand
Generally quartz sand, well sorted, stratified, usually deposited in proglacial lakes, but may have been deposited on remnant ice, generally a near-shore deposit or near a sand source, permeable, thickness variable (2-20 meters).

lsc - Lacustrine silt and clay
Generally laminated silt and clay, deposited in proglacial lakes, generally calcareous, low permeability, potential land instability, thickness variable (up to 50 meters).

mb - Marine beach
Generally well sorted sand and gravel, elevation at or below highest marine level, permeable and well drained, may be fossiliferous, deposited in brackish to salt water, thickness variable (1-5 meters).

md - Marine delta
Coarse to fine gravel and sand, elevation at or below highest marine level, stratified, generally well sorted, deposited in brackish to salt water, permeable, thickness variable (3-15 meters).

og - Outwash sand and gravel
Coarse to fine gravel with sand, proglacial fluvial deposition

pm - Swamp deposits
Peat-muck, organic silt and sand in poorly drained areas, unoxidized, commonly overlies marl and lake silt, potential land instability, thickness 2-20 meters.

r - Bedrock
Exposed or generally within 1 meter of surface, in some areas saprolite is preserved.

s - Undifferentiated marine and lacustrine sand
Well sorted, stratified, fine to medium sand, generally a near-shore deposit, at or below highest marine level, may include fossil shells, may be a brackish to salt water deposit, permeable, thickness variable (2-20 meters).

sc - Undifferentiated marine and lacustrine silt and clay
Elevation within highest marine level, generally laminated to massive silt and clay, may include fossil shells, deposited in brackish to salt water, low permeability, potential land instability, thickness variable (up to 50 meters).

sf - Subaqueous fan
Coarse to fine gravel and/or sand, variable texture and sorting, deposited adjacent to glacier with englacial or subglacial conduit debouching in deep water, thickness variable (5-30 meters).

t - Till
Variable texture (boulders to silt), usually poorly sorted sand-rich diamict, deposition beneath glacier ice, permeability varies with compaction, thickness variable (1-50 meters)

ta - Ablation moraine
Till, deposited by downwasting, with minor amounts of sand and silt, deposition during final melting of glacier, thickness variable (1-10 meters).

tm - Till moraine
Variable texture (size and sorting), generally low permeability, deposition adjacent to ice, thickness variable (10-30 meters).

usda - Undifferentiated stratified drift assemblage

Dominantly clay, silt and sand, limited gravel and diamicton, stratification includes undisturbed and deformed laminations, ice-contact structures, lenticular, discontinuous bodies of gravel and flow till, may represent dead-ice, disintegration and local ice-contact lake deposits in ice-marginal and subglacial environments., Thickness variable (10 - 30 meters).

NYS Museum
NYS Geological Survey
Bedrock Attributes
version 1.0 , 7-26-1999

.14
Q 1 GLACIAL AND ALLUVIAL DEPOSITS
.377
2 COASTAL PLAIN DEPOSITS
Km Monmouth Group, Matawan Group and Magothy Formation
Kr Raritan Formation
.382
3 MESOZOIC INTRUSIVES
KJk Kimberlite and alnoite dike and diatreme
KJd Lamprophyre, trachyte, ryolite, albite-basalt, and diabase dikes
.433
KJtp Trachyte porphyry
.394
4 NEWARK GROUP
Trhc Hammer Creek Formation
Trb Brunswick Formation
Trs Stockton Formation
Trl Ladentown Diabase
Trp Palisade Diabase sill
.999
5 POTTSVILLE GROUP
Pp Connoquenessing Formation
.967
6 POCONO GROUP
Mp Cuyahoga Formation
.728
7 DEVONIAN INTRUSIVES
Dpgr Muscovite-biotite granite
Dpgd Muscovite-biotite granondiorite
Dbg Muscovite-biotite granite gneiss
.728
8 CONEWANGO GROUP
Dco Osway Formation
.728
9 CONNEAUT GROUP
Dct Ellicott Formation
.728
10 CANADAWAY GROUP
Dcys Northeast Shale
Dcyl Westfield Shale
Dcyd Gowanda Shale
Dcy Machias Formation
.728
11 JAVA GROUP
Dj Hanover Shale
.728
12 WEST FALLS GROUP
Dwf Angola Shale
Dwn Nunda Formation
Dwg West Hill Formation
Dwr Lower Beers Hill
Dwc Nunda Formation, West Hill Formation
Dwrg Gardeau Formation

```
Dwm     Beers Hill Shale
Dwnm    "New Milford" Formation
Dwh     Honesdale Formation
Dws     Slide Mountain Formation
Dww     Upper Walton Formation
.728
     13 SONYEA GROUP
Ds      Cashaqua Shale
Dsw     Lower Walton Formation
.728
     14 GENESEE GROUP AND TULLY LIMESTONE
Dg      West River Shale
Dgo     Oneonta Formation
Dgu     Unadilla Formation
Dt      Tully Limestone
.739
     15 HAMILTON GROUP
Dhmo    Moscow Formation
Dhld    Ludlowville Formation
Dhsk    Skaneateles Formation
Dhpm    Panther Mountain Formation
Dhpl    Plattekill Formation
Dhmr    Marcellus Formation
Dhm     Undifferentiated Lower Hamilton Group
Dh      Undifferentiated Hamilton Group
.739
    16  ONONDAGA LIMESTONE AND TRISTATES GROUP
Dob     Onondaga Limestone
Don     Onondaga Limestone
Dou     Onondaga Limestone
Do      Oriskany Sandstone
Dgl     Glenerie Formation
.744
     17 HELDERBERG GROUP
Dhg     Port Ewen Formation
.744
     18 UNDIFFERENTIATED LOWER DEVONIAN AND SILURIAN ROCKS
DS      Port Ewen thru Manlius Limestone, Rondout Dolostone
.755
     19 AKRON DOLOSTONE & COBLESKILL LIMESTONE & AND SALINA GROUP
Sab     Akron Dolostone
Scv     Camillus Shale
Scy     Syracuse Formation
Scc     Cobleskill Limestone
Ssy     Syracuse Formation
Scs     Cobleskill Limestone
Sv      Vernon Formation
.755
     20 UNDIFFERENTIATED SILURIAN ROCKS I
Srp     Rondout Formation
.755
     21 UNDIFFERENTIATED SILURIAN ROCKS II
Sbs     Bloomsburg Formation
.755
     22 LOCKPORT GROUP
Sl      Guelph Dolostone
.755
     23 CLINTON GROUP
Scl     Rochester Shale
Sr      Decew Dolostone
```

```
Sik      Irondequoit Limestone
.817
     24 MEDINA GROUP AND QUEENSTON FORMATION
Sm       Thorold Sandstone
SmOq     Grimsby Formation
Oq       Queenston Formation
.113
     25 CORTLANDT AND SMALLER MAFIC COMPLEXES
Oban     Biotite augite norite
Od       Diorite with hornblende and/or biotite
Ohn      Hornblende norite
Oh       Hornblendite
Oopx     Olivine pyroxenite
Opx      Pyroxenite
Ogb      Gabbro or norite to hornblende diorite
.64
     26 LORRAINE & TRENTON &  BLACK RIVER GROUPS AND METAMORPHIC EQUIVALENTS
Oo       Oswego Sandstone
Oqu      Quassaic Quartzite
Opw      Pulaski Formation
Of       Frankfort Formation
Osc      Schenectady Formation
Oag      Austin Glen Formation
Ou       Utica Shale
Oc       Canajoharie Shale
On       Normanskill Shale
Owl      Walloomsac Formation
Om       Manhattan Formation
Oi       Iberville Shale
Osp      Stony Point Shale
Ocum     Cumberland Head Argillite
Ot       Trenton Group
Obr      Black River Group
Otbr     Dolgeville Formation
Oba      Balmville Limestone
Otm      Taconic Melange
OCs      Taconic Melange
.64
     27 CHAZY GROUP
Och      Valcour Limestone
.75  28 LOWER ORDOVICIAN INTRUSIVE
Os       Serpentinite
.75
     29 BEEKMANTOWN & WAPPINGER & STOCKBRIDGE GROUPS & POTSDAM
        SANDSTONE & POUGHQUAG QUARTZITE & VERMONT VALLEY SEQUENCE
        AND METAMORPHIC EQUIVALENTS
Obk      Beekmantown Group
Ow       Upper Wappinger Group
OCth     Theresa Formation
OCst     Stockbridge Marble
OCw      Wappinger Group
OCi      Inwood Marble
OCs      Cambrian thru Middle Ordovician carbonate rock
.100
Cbk      Beekmantown Group
Cth      Theresa (Galway) Formation
Cw       Lower Wappinger Group
Cp       Potsdam Sandstone
Cs       Stissing Formation
Cwmd     Winooski, Monkton and Dunham Dolostone
```

```
Cc      Cheshire Quartzite
Ccd     Cheshire Quartzite and Dalton Formation
Cpg     Poughquag Quartzite
.139
     30 TACONIC OVERTHRUST (ALLOCHTHONOUS) SEQUENCE
Ob      Bedford Gneiss
Ohr     Harrison Gneiss
Oht     Hartland Formation
Oag     Austin Glen Formation
Omi     Mount Merino Formation
Opl     Pillow lava at Stark's Knob near Schuylerville, Saratoga County
Op      Poultney Formation ("B" and "C" Members)
Osf     Stuyvesant Falls Formation
OCu     Undivided Ordovician and Cambrian pelite, quartzite and conglomerate
OCe     Elizaville Formation
.131
Cpw     Poultney Formation ("A" Member)
Cg      Germantown Formation
Cm      Mettawee Formation
Cn      Nassau Formation
Ca      Austerlitz Phyllite
Cgt     Greenstones and tuffs and/or basalt
Cr      Rensselaer Graywacke
Cev     Everett Schist
.7
     31 METAMORPHIC ROCKS OF SEDIMENTARY AND VOLCANIC ORIGIN
f       Fordham Gneiss
y       Yonkers Gneiss
pg      Poundridge Gneiss
.289
     32 INTRUSIVE PEGMATITE DIKES
p       Granite pegmatite dikes, unmetamorphosed
.155
     33 METAMORPHIC ROCKS OF IGNEOUS ORIGIN
gb      Olivine metagabbro
.69
a       metanorthosite and anorthositic gneiss
ao      Gabbroic metanorthosite and anorthositic gneiss
.171
    34  METAMORPHIC ROCKS OF SEDIMENTARY ORIGIN (PROBABLY INCLUDES
        SOME METAVOLCANICS)
        ADIRONDACKS
cs      Calcsilicate rock, dolomitic and calcitic marble
mb      Calcitic and dolomitic marble, variably siliceous
mu      Undivided metasedimentary rock and related migmatite
.790
bqp     Biotite-quartz-plagioclase paragneiss, amphibolite, and related migmatite
bqpq    Biotite-quartz-plagioclase paragneiss, commonly leucocratic
garb    Quartz-feldspar paragneiss with variable amounts of garnet and sillimanite
qt      Quartzite, quartz-biotite schist and graphitic schist
.171
     35 SOUTHEASTERN NEW YORK
cs      Calcsilicate rock, dolomitic and calcitic marble
mb      Calcitic and dolomitic marble, variably siliceous
.412
bqpc    Biotite-quartz-plagioclase paragneiss
qtcs    Garnet-biotite-quartz-feldspar gneiss
qtlg    Garnet-bearing paragneiss and interlayered quartzite
rg      Rusty and gray biotite-quartz-feldspar paragneiss
sc      Sillimanite-cordierite-almandine-biotite-quartz-feldspar gneiss
```

```
.845
     36 METAMORPHIC ROCKS OF UNCERTAIN ORIGIN
        ADIRONDACKS
qpg     Pyroxene-hornblende-quartz-plagioclase gneiss
ffg     Ferrohedenbergite-fayalite granite and granite gneiss
hqs     Hornblende-quartz syenite gneiss
hs      Hornblende syenite gneiss
phgs    Charnockite, granitic and quartz syenite gneiss
phqs    Charnockite, mangerite, pyroxene-quartz syenite gneiss
ps      Mangerite, pyroxene-(hornblende) syenite gneiss
.20
am      Amphibolite, pyroxenic amphibolite
lg      Leucogranitic gneiss
bg      Biotite granite gneiss
phg     Leucogranite and granite gneiss
hbg     Biotite and or hornblende granite gneiss
hbgo    Megacrystic Biotite and or hornblende granite gneiss
.845
     37 METAMORPHIC ROCKS OF UNCERTAIN ORIGIN SOUTHEASTERN NEW YORK
qpg     Pyroxene-hornblende-quartz-plagioclase gneiss
.20
am      Amphibolite, pyroxenic amphibolite
lg      Leucogranitic gneiss
bg      Biotite granite gneiss
bhg     Biotite-hornblende granite and granite gneiss
hg      Hornblende granite and granite gneiss
.808
     38 UNDIVIDED AND MIXED GNEISSES
        ADIRONDACKS
amg     Interlayered amphibolite and granitic, charnockitic, syenitic gneiss
mug     Interlayered metasedimentary rock and granitic gneiss
ach     Hybrid rock:  mangeritic to charnockitic gneiss
ack     Interlayered gabbroic or noritic metanorthosite
amu     Hybrid rock:  metanorthosite and sedimentary rock
.808
     39 UNDIVIDED AND MIXED GNEISSES  SOUTHEASTERN NEW YORK
amg     Interlayered amphibolite and granitic, charnockitic, syenitic gneiss
mug     Interlayered metasedimentary rock and granitic gneiss
.724
h20   40 water
```

Exhibit F

Document Repository Confirmation

Gillen, Jennifer

From: Morris, Flo <Florence.Morris@libraryweb.org>
Sent: Monday, July 11, 2016 2:47 PM
To: Gillen, Jennifer
Subject: Re: Document Repository Confirmation

Jen:
Hi! Yes sending back confirmation that we spoke, that I have received your e-mail and that the Central Library is a repository for local government documents.
Yes, please feel free to send any of the documents to the Central Library. Please send them to my attention - Florence Morris - Central Library - Business & Social Science Division.

Thank you,
Flo

Flo Morris
Business & Social Science Division
Central Library of Rochester & Monroe County
115 South Avenue
Rochester, NY 14604
585-428-8123
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From: Gillen, Jennifer <jgillen@LaBellaPC.com>
Sent: Monday, July 11, 2016 2:05:43 PM
To: Morris, Flo
Subject: Document Repository Confirmation

Hi Florence,

We just spoke on the phone regarding this project. I am working with the New York State Department of Environmental Conservation (NYSDEC) to enter a project site located in the City of Rochester into the Brownfield Cleanup Program (BCP). The project location is 113-117 North Clinton Avenue, Rochester, NY. Based on the proximity of the Monroe County Library's Central Branch to the Site, we would like to designate the Central Branch as the official document repository for this project.

We will be periodically sending reports to the library so these documents can be made available for review by the public. If you would, please respond to this email so we can confirm in writing that the Monroe County Library's Central Branch will act as the document repository for this project.

Thanks very much for your help- please don't hesitate to contact me with any questions.

Best,
Jen

Jennifer Gillen, MS

Environmental Geologist
Direct: 585-295-6648 | jgillen@labellapc.com

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Relationships. Resources. Results.

Exhibit G

2014 City of Rochester Center City Master Plan

WELCOME

ROCHESTER

CENTER CITY

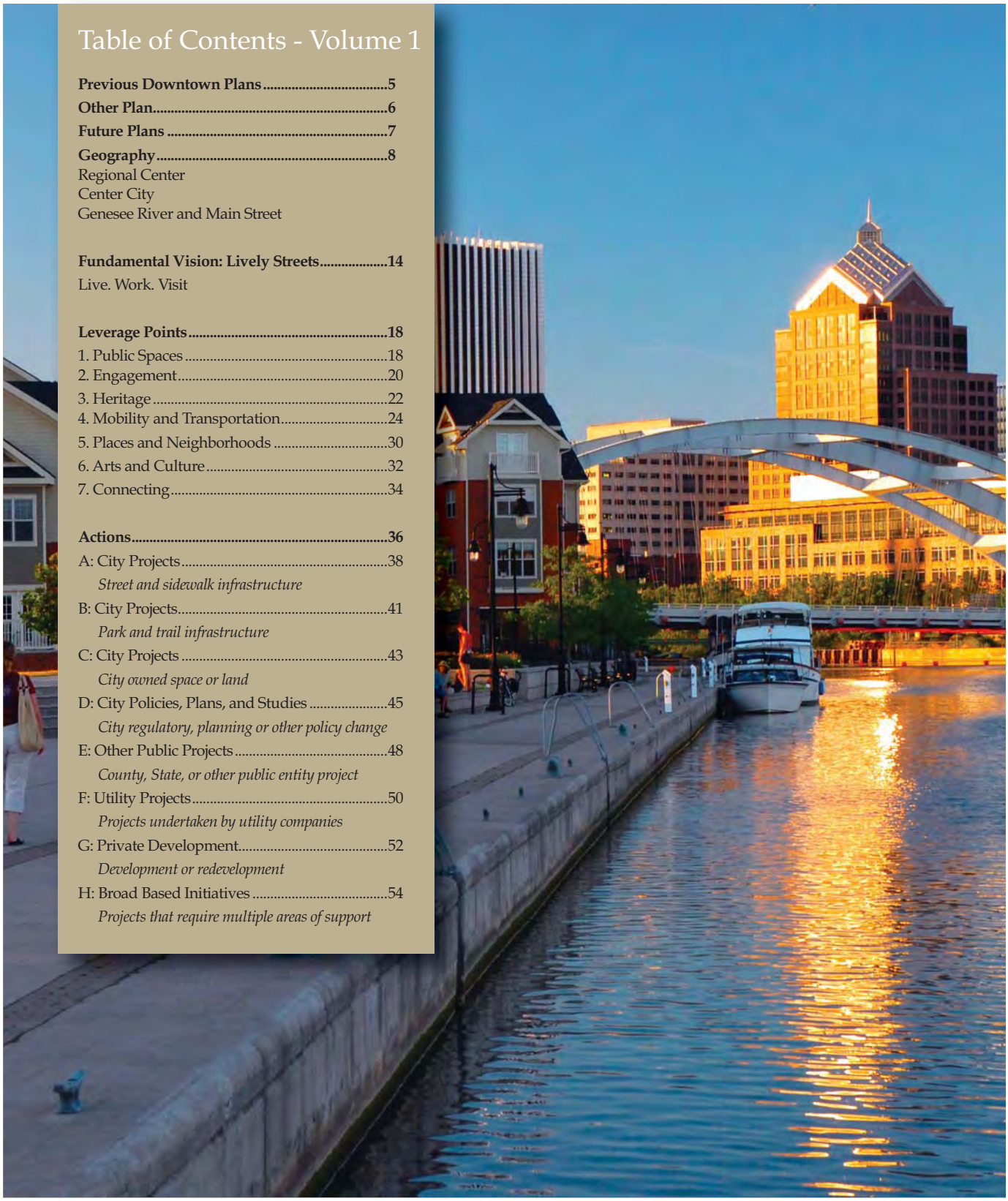
MASTER PLAN 2014

the living city

Believe.

City of Rochester, NY
Lovely A. Warren, Mayor
Rochester City Council

Table of Contents - Volume 1



A Message from the Mayor and Commissioner

Downtown Rochester is changing, and it's happening fast.

It is up to us, the citizens of Rochester and the many people who hold a crucial stake in the future of our city, to properly manage that change for the better.

Midtown Plaza has been replaced by more than eight acres of shovel-ready development parcels. A new bus terminal is open; the Sibley Building and Midtown Tower are being renovated into new innovative places to live, work and visit. The one-way sections of St. Paul Street and North Clinton Avenue have been converted to two way streets and the eastern portion of the Inner Loop expressway will be transformed into to an urban boulevard. Other big changes are well on the way.

The 2014 Center City Master Plan is the roadmap to help us navigate through this change. It is our community's vision for the heart of their community. Hundreds of people attended more than a dozen community meetings to provide their input. This Plan reflects the community's hopes and desires for Center City.

The Center City Master Plan will help us create a welcoming, attractive environment that will enhance investment and protect natural and manmade resources. It also ensures that Downtown remains the center of government, commerce and culture for a region that extends far beyond the borders of the City of Rochester.

We have a wonderful opportunity to both preserve and transform our Center City into a unique and special place that sustains our fondest memories of old while creating new opportunities for the future.

It is an exciting time for Downtown Rochester with a great deal of positive development happening, it seems, almost every day. I am delighted to present the 2014 Center City Master Plan: The Living City, a document that both celebrates our successes and provides goals for the future. The Living City Plan is a strategic document that will help people understand Downtown Rochester, prioritize city work tasks, assist in securing funding, and suggest where investment, both public and private, will best leverage existing assets. The Living City Plan does this in a clear, concise document and website.

A vibrant, successful Downtown is critical for not only the City of Rochester but the entire region. The plan's fundamental vision is simple: lively streets. We want to highlight the best things about Downtown and build on that going forward to increase and enhance the liveliness, the vibrancy, of Downtown.

For two hundred years, Downtown Rochester has provided opportunity for untold numbers of people. As a City, as a community, we want to continue to improve those opportunities to live, work, and visit Downtown Rochester.

Thank you for taking the time to read this plan. As the Living City Plan is intended to be a living document, my team and I look forward to hearing your thoughts about this plan over the coming years.

Lovely A. Warren
Mayor of Rochester

Delmonize "Del" Smith, Commissioner
Department of Neighborhood and Business Development

The 2014 Center City Master Plan will update the 2003 plan to help decision makers, citizens, investors, and visitors understand Downtown Rochester. It will compile basic data on the current state, provide goals, and list specific projects that, if implemented, can help the community reach those goals.

The 2014 Center City Master Plan is a strategic document, not a land use plan nor a detailed physical plan for public streets and open spaces. Where further planning and design is needed, along the Main Street corridor, for example, the Center City Master Plan calls for additional planning and design as actions. The plan will help prioritize city work tasks, and inform other public entities involved in Downtown Rochester. It will help in efforts to secure funding, both public and private, for the city's priorities. It will cross-reference the City's Capital Improvement Plan (CIP). It will suggest where investment, both public and private, will best leverage existing assets. The Master Plan will achieve this in a clear, concise, easy to understand document and website.

About this Document - Volume 1

The Living City: A Center City Master Plan for Rochester, New York, was prepared by the City of Rochester Bureau of Planning and Zoning of the Department of Neighborhood and Business Development (NBD), in coordination with the Architecture and Engineering Bureau of the Department of Environmental Services (DES). It is an update of the 2003 *Center City Master Plan* prepared by the City of Rochester Bureau of Planning and Zoning. The intent is for this document to be a strategic plan that updates and replaces the 2003 plan. The 2014 plan will help the city measure and celebrate Downtown progress, identify further research and analysis, prioritize projects, and help secure funding to implement these priorities.

The plan's foundation is the history and geography of Downtown Rochester as the urban center of the region, the core of the city, and the organizing axes of the Genesee River and Main Street. The plan is based on the concept that Downtown is a place for living, working, and visiting. The plan is organized around seven leverage points and 82 specific actions. Many actions will make use of more than one leverage point. The actions are organized by whether the action is generally a public sector responsibility, a private sector responsibility or a broad-based initiative requiring public and private support.

Volume 1 is intended to be concise, easy-to-read, user-friendly document that is frequently read and referenced. Volume 2 is intended to be a longer, more detailed compendium of background information and other data.

About the Process

The update process began in earnest in late 2012. The public engagement was kicked off in January 2013 with focus group meetings that included Downtown residents, business associations, and professional groups. A general open house was held at City Hall. An online survey received over 3,000 responses.

Over the course of 2013, the public input was compiled and the first draft of a document prepared. This was released in November 2013 when another round of public meetings were held. This included open houses in each of the four quadrants as well as an open house Downtown at the Martin Luther King Park Lodge.

This plan should be a living document and undergo regular updates. A suggested schedule would be every two years for minor revision and corrections, every 10 years for a major update.

Previous Downtown Plans

Rochester's recent Downtown planning initiatives, going back 25 years, include two previous documents: the current Center City Master Plan, adopted in 2003, and the Vision 2000 plan, adopted in 1990. To evaluate the success of these planning efforts, the action items from each one were reviewed. Project implementation is a complicated effort, often dependent on available funding. Rochester was able to move forward on over half the actions from the 1990 plan and well over one third of the actions from the 2003 plan is commendable, particularly in an era of slow economic growth across the region.

Center City Master Plan (2003) 89 Actions

Action item status	Count (out of 89 actions)	Percentage
Completed	11	12.4%
Completed, but not as proposed in this plan	4	4.5%
Underway	10	11.2%
Partially completed	10	11.2%
Completed, partially completed, or underway subtotal	**35**	**39.3%**
Not completed	**51**	**57.3%**
No longer applicable	3	3.4%

Vision 2000: A Plan for Downtown (1990) 51 Actions

Action item status	Count (out of 51 actions)	Percentage
Completed	15	29.4%
Completed, but not as proposed in this plan	3	5.9%
Underway	3	5.9%
Partially completed	5	9.8%
Completed, partially completed, or underway subtotal	**26**	**51.0%**
Not completed	**19**	**37.3%**
No longer applicable	5	9.8%
Unknown	1	2.0%

A note about terminology:

The terms 'Center City' and 'Downtown' are used interchangeably in most cases. For most of its history, the Rochester community, like most American cities, referred to its core as "Downtown." In the 1990s, the term 'Center City' began to come into use locally. Either term is correct and, for the purposes of this document, will be used interchangeably.

In addition to the prior Downtown plans listed above, there has been a great deal of good planning done recently for specific projects in Downtown Rochester. These include plans prepared by the City of Rochester, its consultants, and other government entities:

2009
- Historic Erie Canal Aqueduct & Broad Street Corridor Master Plan

2010
- Brown Square Neighborhood Circulation, Access, and Parking Study

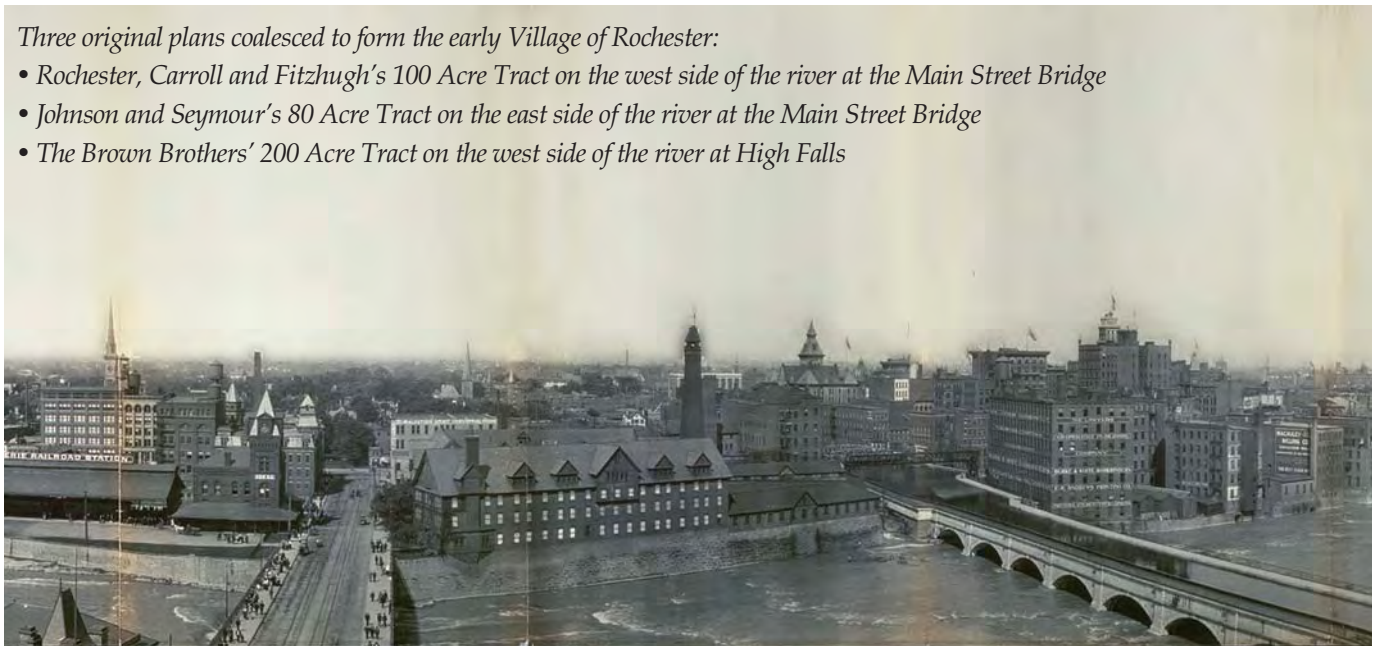
2011
- Center City Circulator Study
- Genesee Transportation Council (GTC) Long Range Transportation Plan
- Rochester Bicycle Master Plan

2012
- North/South Clinton Avenue, St. Paul Street/ South Avenue Two Way Conversion Study
- Pedestrian Circulation and Wayfinding Study

2013
- Finger Lakes Regional Sustainability Plan
- Midtown Site Redevelopment, Midtown Urban Renewal District Plan, and public realm planning and design
- Waterfront Health Impact Assessment (HIA)
- Downtown parks and trails planning and design:
  - Erie Harbor Park
  - Martin Luther King Memorial Park (formerly Manhattan Square Park) Renovation
  - Cornerstone Park
  - Trail improvements: Brown Street to Bausch Street

2014
- Inner Loop East Transformation Project
- RTS Transit Center and related transit stop and route planning and design

2015
- Intermodal Transportation Center planning and design (New York State)
- High Falls Pedestrian Access Improvement Study
- Local Waterfront Revitalization Program (LWRP) Update Project
- Main Street Streetscape and Pedestrian Wayfinding Enhancement Project
- RTS Bus Stop Optimization Study



Three original plans coalesced to form the early Village of Rochester:
- *Rochester, Carroll and Fitzhugh's 100 Acre Tract on the west side of the river at the Main Street Bridge*
- *Johnson and Seymour's 80 Acre Tract on the east side of the river at the Main Street Bridge*
- *The Brown Brothers' 200 Acre Tract on the west side of the river at High Falls*

Other historical planning efforts related to Downtown include, but are not limited to:

- Downtown Plan - 1977
- *Civic Center Plan for Rochester, NY* prepared by Harland Bartholomew and Associates - 1930
- *Major Street Plan for Rochester, NY* prepared by Harland Bartholomew and Associates - 1929
- *City Plan for Rochester* prepared by Arnold Brunner and Frederick Law Olmsted, Jr. - 1911

There have also been community planning efforts:

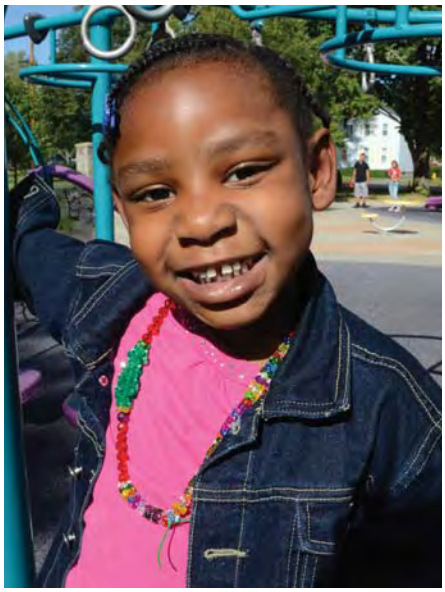
- Rochester, NY A Vision for the Future (2007)
- Rochester Garden Aerial
- Roc City Skatepark

Future Plans

The 2014 Center City Master Plan includes in its actions several further studies, plans, and policy documents. These include:

- Main Street Public Realm Plan (extension of Main Street Streetscape & Pedestrian Wayfinding Enhancement Project) (Action A4)
- Inner Loop Transformation, Phase 2 (Action A8)
- Downtown Area Pedestrian Action Plan (Action A9)
- All Season Active Transportation Study (Action A10)
- Shared Street Analysis (Action A11)
- Downtown Northeast Circulation and Public Realm Plan (Action A13)
- Parks and Squares Plan (Action B8)
- Priority Development Pre-Approval (Action D5)
- Revisions to the Center City Zoning Code (Action D6)
- Intersections and Gateways Plan (Action D7)
- Center City Heritage Plan (Action D9)
- Downtown Views Analysis (Action D10)
- Downtown Parking Study (Action D11)
- Revisions to the Subdivision Code (Action D16)
- Downtown Retail Strategy (Action H1)

As they are completed and adopted, these collected documents, together with the 2014 Center City Master Plan, will form a substantial body of planning for Downtown Rochester.



Geography: Regional Center

Rochester's Center City is the hub and urban core for the 1.2 million people living in the nine-county Genesee-Finger Lakes Region.

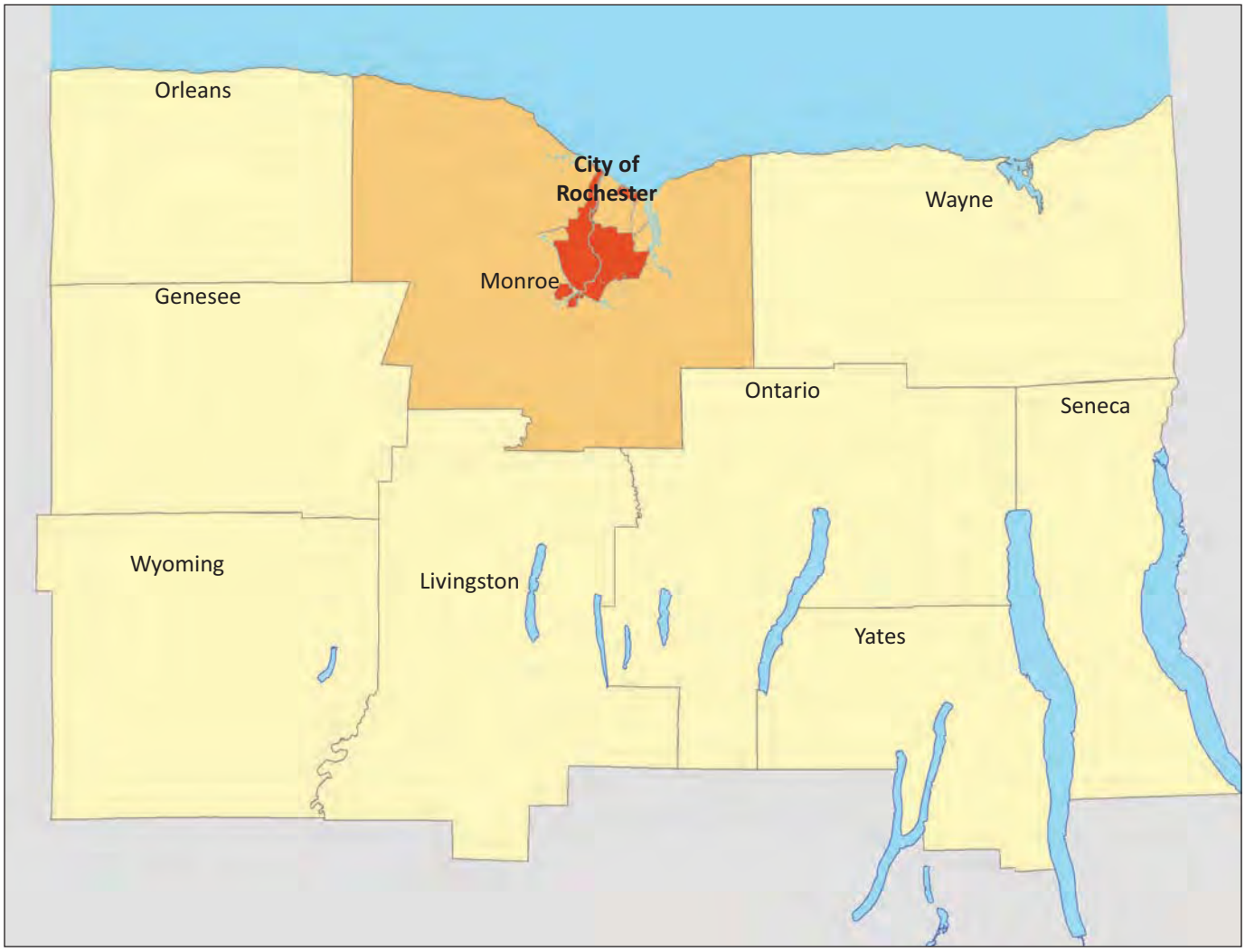
A successful region depends on a vibrant center. Center City's success depends on the initiative and effort not only of the citizens of Rochester and their city government, but also public, private and non-profit leadership at the regional and State level.

Center City's success is a key part of a sustainable region. The Finger Lakes Regional Sustainability Plan, completed in May 2013, includes a goal to "increase the sustainability and livability of the Finger Lakes Region by revitalizing the region's traditional centers, concentrating development in areas with existing infrastructure and services, and protecting undeveloped lands from urban encroachment."

The region's Metropolitan Planning Organization, Genesee Transportation Council (GTC) has also identified Rochester and its center as the regional urban core in the Long Range Transportation Plan, adopted in June 2011. The regional urban core "includes the densest neighborhoods, the largest central business district, and major civic, cultural, and sports venues. The largest number of infill and redevelopment opportunities exists in the Regional Urban Core and the strength of this place is critical to the success of the overall region."

With a built environment of dense urban neighborhoods, a compact, walkable street pattern, and easy access by transit, Center City is inherently sustainable. Development in the region's urban core rather than its farmland or forests, is in the best long term interests of environmental and economic sustainability.

Few parts of the country have what the Genesee-Finger Lakes Region has: abundant fresh water, fertile soil, timber, hydropower, wind power, and easy access to the continent's largest markets. Unlike some of the nation's primary urban areas, the region is not at foreseeable risk from rising seas, earthquakes, forest fires, drought, or extreme heat. The ability for the region to provide for itself from local resources, combined with the relative compactness of the urbanized area, is an asset to be leveraged against other locations.



Rochester is the metropolis of the Genesee-Finger Lakes and is the urban core for the small towns, farms, lakes, and forests of the 4,600 square mile region.

Geography: Center City

Center City is the dynamic cultural, economic, governmental and institutional center for over 210,000 Rochesterians. It is the 1.1 square mile heart of the 36 square mile city and focus of the city's street pattern and transit network. Like the region, a successful city depends on a vibrant center.

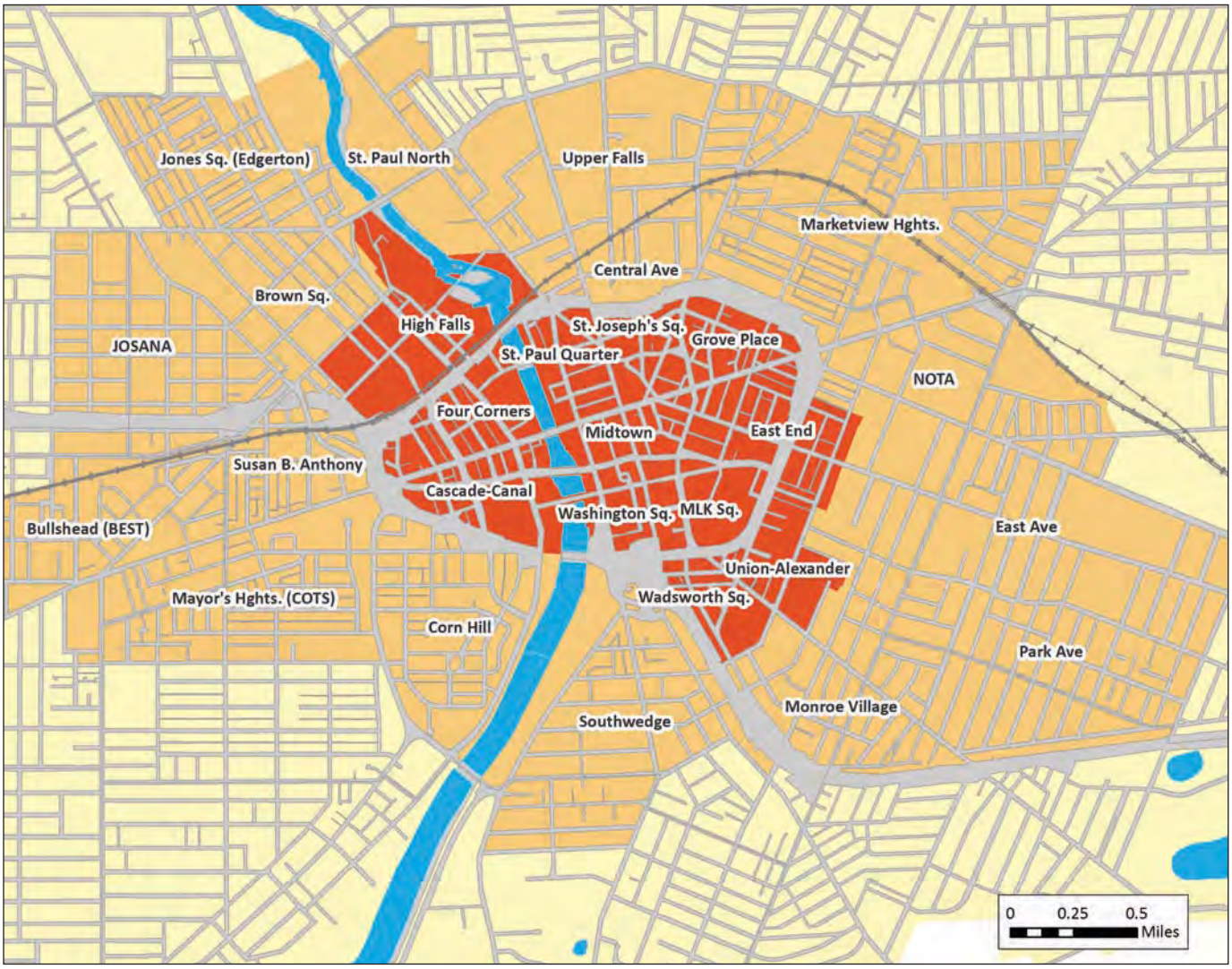
Downtown belongs to everyone. However, the "close-in" neighborhoods immediately adjacent to Downtown have a special relationship due to proximity, history, and the potential for Downtown projects to have an impact on these areas.

Center City, also commonly known as Downtown, has many meanings to different people and organizations. For the purposes of this plan, Center City is defined geographically by the map. This definition includes the areas that many people have traditionally considered 'Downtown,' but also extends across the Inner Loop expressway to include High Falls, the Upper East End, and Union-Alexander.

The close-in neighborhoods immediately adjacent to Downtown extend in all directions.

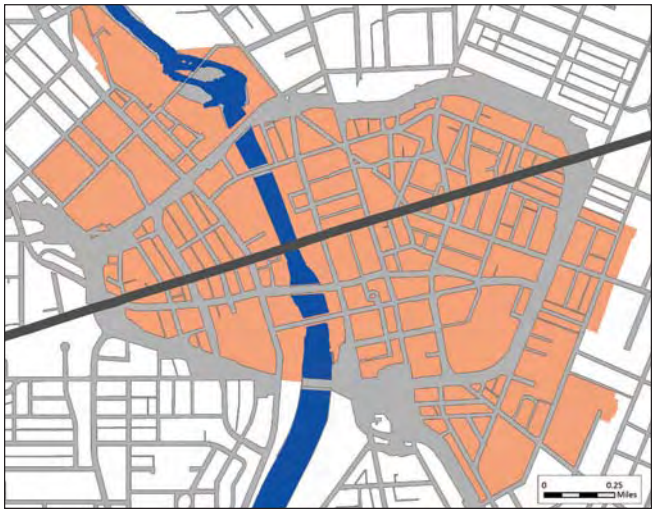
Historic Corn Hill Neighborhood with Center City beyond the Frederick Douglass Susan B. Anthony Memorial bridge


Town of Greece
Town of Irondequoit
Close-in Neighborhoods
Downtown
Town of Gates
Town of Brighton
Town of Chili

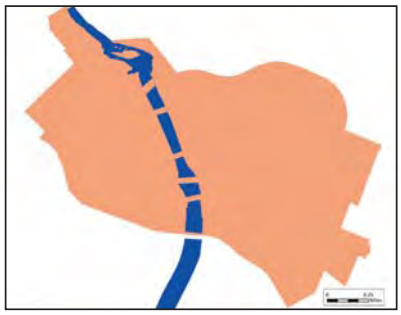

Jones Sq. (Edgerton)
St. Paul North
Upper Falls
Marketview Hghts.
Central Ave
Brown Sq.
High Falls
St. Joseph's Sq.
Grove Place
JOSANA
St. Paul Quarter
NOTA
Four Corners
Midtown
East End
Susan B. Anthony
Cascade-Canal
Washington Sq.
MLK Sq.
Bullshead (BEST)
East Ave
Union-Alexander
Mayor's Hghts. (COTS)
Wadsworth Sq.
Corn Hill
Park Ave
Monroe Village
Southwedge
0
0.25
0.5
Miles

Geography: Genesee River and Main Street

There are two fundamental geographic features around which Rochester's Center City has developed, the Genesee River and High Falls (north-south axis), and Main Street and the Main Street Bridge (east-west axis).



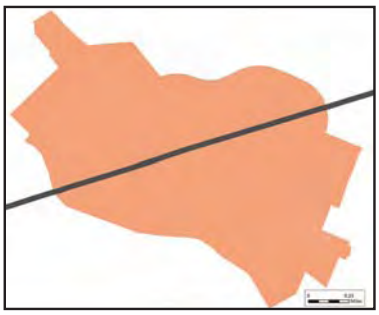
Genesee River: The Genesee River and High Falls are natural features which have existed in their present form for millennia. For much of the city's history, the Genesee River was used for industry. Since the 1950s, however, as industrial needs have changed, the river has been recognized as a unique natural asset. Public access to the riverfront has increased dramatically and the Genesee Riverway Trail extends for many miles north and south of Downtown.



Despite the progress, there are some key gaps remaining in the trail. Many of these gaps are Downtown. It is a priority to fill these gaps and create continuous public access to the waterfront.

Public access, while critical, is not the only important part of a vibrant riverfront. Buildings that are adjacent to the river and riverfront trail or promenade need to have active facades including windows, entrances, storefronts, outdoor seating, etc. Simply providing access to the river, when adjacent to a parking lot or blank wall, does not take full advantage of the river as an asset.

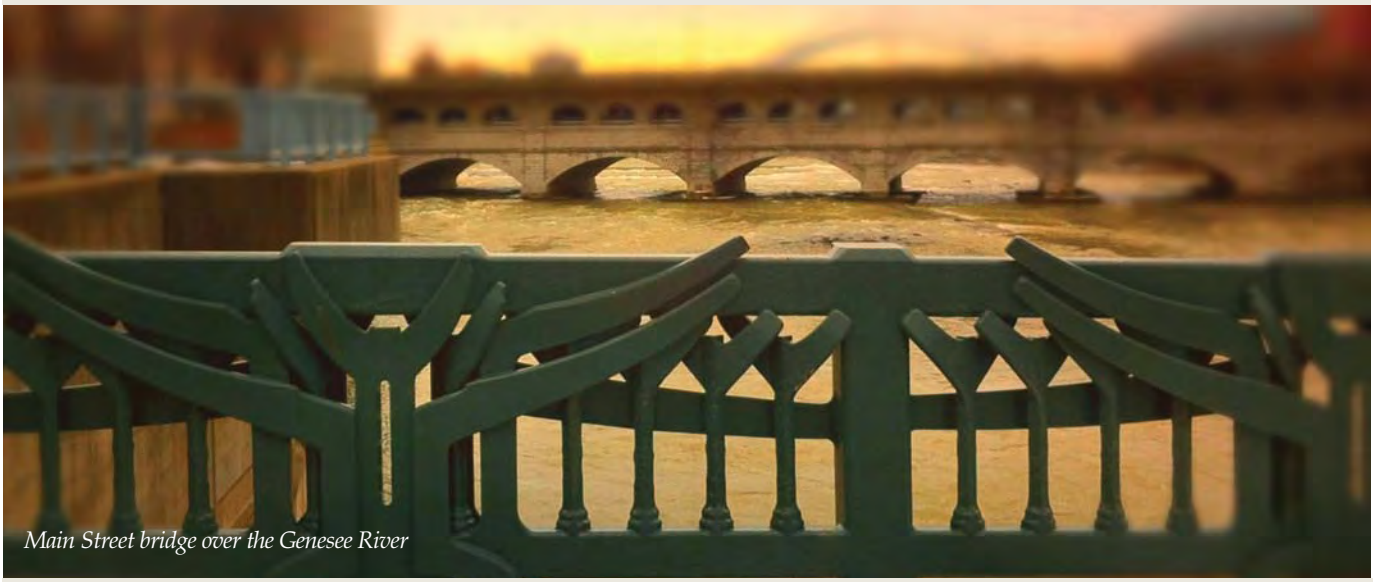
Main Street: Main Street is the most important civic space in the City and is the primary east-west walking, transportation, ceremonial, and development corridor. Remaining gaps in the Main Street streetscape, such as surface parking lots, should be filled in with new buildings. Main Street is the first impression of Center City for many visitors, whether they are from other parts of the city, region, nation or world. Vacant, deteriorating, or underutilized buildings should be renovated and reoccupied. Ground floor retail development should be focused on portions of Main Street to create a critical mass of street-based retail.



With the recent opening of the RTS Transit Center, Main Street will change significantly. The physical layout including vehicular travel lanes, parking lanes, transit lanes, curbs, crosswalks, sidewalks, street trees, lighting and other street furniture will be reconfigured. In ther near term, the Main Street Streetscape and Pedestrian Wayfinding Enhancement Project will update the street between the Genesee River and Liberty Pole.

Local Waterfront Revitalization Plan (LWRP)

The Genesee River waterfront will benefit substantially from the revised Local Waterfront Revitalization Plan (LWRP), the boundaries of which have been expanded to include Downtown. This detailed planning document will guide waterfront development Downtown and throughout the city.



Main Street bridge over the Genesee River

Main Street Streetscape and Pedestrian Wayfinding Enhancement Project

This project will design and construct a revitalized streetscape along East Main Street, generally between the Genesee River and Liberty Pole Plaza. The new streetscape will consist of a full sidewalk replacement, installation of recessed parking areas, new and selective replacement of existing street trees, new planters or other forms of landscaping, new bike racks, benches, trash receptacles, etc. Existing lighting and benches will be preserved and relocated, as needed. The project will incorporate green infrastructure practices, including permeable pavement and porous tree pits, to reduce stormwater runoff. Also included in the proposed project is the installation of a new pedestrian wayfinding system along Main Street. This system will replace the information kiosks on Main Street with signage consistent with the award-winning Center City Pedestrian Circulation & Wayfinding Study produced by Bergmann Associates for the City in 2012. This new system, which will be extended throughout the Center City area through a later phase, will complement the vehicular wayfinding system which was implemented in 2007.

Vision: **Lively Streets**

The fundamental vision for Rochester's Center City is an urban community of lively streets and public spaces that is a desirable place to live, a desirable place to work, and because of that, a desirable place to visit. Projects, public and private, will be evaluated on how much they add life to streets and public places.

Living: The future of Center City depends on an active, diverse community of residents in various neighborhoods and districts. Already, Downtown is seeing the positive impact of hundreds of new homes. The advantages of a compact, walkable, human scaled environment, as well as proximity to jobs, restaurants, recreational, and cultural amenities makes Downtown an appealing place to live for many people.

Additional residential developments are best clustered so that a critical mass of people is created to support retail businesses within an easily walkable distance. The continued and sustained growth of the Downtown residential population needs basic, quality, retail services. In turn, successful, sustainable retail will primarily serve the needs of residents and Downtown workers.

Additional retail will depend on market demand and may include niche and destination retail. Successful urban retail must be clustered to create a critical mass rather than scattered operations across a wide area.

While Center City is beginning to see some tentative interest by retailers, Downtown retail is a challenge, as it is in most mid-sized American cities. However, retail was one of the highest priorities identified in the Center City Master Plan public survey. Working with private and non-profit partners, the city must develop a detailed, pragmatic, and innovative retail strategy.

Working: With approximately 50,000 workers, Downtown continues to be the region's single largest employment center. Downtown's compact, walkable, human scaled environment provides easy face-to-face contact that benefits human creativity, productivity and the exchange of ideas. The dining and cultural amenities of Downtown adds to its desirability.

Center City will be part of the solution to unemployment

Downtown Rochester: Capturing the trend of Innovation, a new way of thinking.

Rochester is re-imagining a Downtown that respects our entrepreneurial roots while building a 21st century innovation environment. This is about the impact of a place on a state of mind. Places have the potential to generate, sharpen and accelerate the advancement of ideas. Innovation takes place today where people come together – and it's already happening in Downtown Rochester. The Downtown Innovation Zone (rocdiz.com) brings together every innovation and creative class company, unique workspace, business accelerator, incubator, and business development resource downtown. It is the result of a unique public/private partnership between the City of Rochester, Rochester Downtown Development Corporation (RDDC), High Tech Rochester and RG&E.

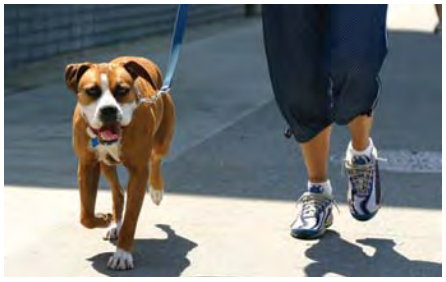
and underemployment in the city and the region. Many new jobs in Center City will come from small businesses, the arts and cultural sector, and educational institutions and their related initiatives. The needs of these organizations must be addressed.

Part of working Downtown is the construction work that will build and rebuild our public infrastructure and private developments. Focused efforts to ensure city residents can access these job opportunities Downtown are critical.

Issues related to mobility and access, including but not limited to parking, as well as real and perceived issues of safety must be continually addressed.

Visiting: Visitors are attracted to authentic, vibrant, attractive communities where people live and work. Center City will do best at attracting visitors by focusing on residents and workers. A Downtown of lively streets, especially into the evening hours, will create a better impression for visitors, and be the most effective marketing, than any one-off "tourist attraction" or "promotional campaign."

A focus on residents and workers should not mean accepting mediocre results. Decision-makers need to view Downtown through the eyes of a visitor and consider the "first impression" that is created. All projects, whether public infrastructure projects or private development projects, should be viewed with this perspective.


Live, work, visit: Thre explosive growth of Downtown living spaces, amenities such as restaurants, bars and retail, and thriving urban activities throughout the city are indicators of a growing residential population.

Lively Streets

Those streets that have human activity and interaction occurring on or along them and are built at a ***human scale***. Almost all people prefer being on a lively street instead of a lonely street with little or no human activity.

Almost all people prefer being on a lively street instead of a lonely street with little or no human activity. Lively streets have degrees: a bustling street with shops and restaurants is lively but so is a residential street with front doors, stoops, porches, and balconies. Both streets have ***active uses*** at the first floor level.

Lively streets create a virtuous cycle in a community: streets with human activity attract more human activity which attracts opportunities for commerce and investment. Lively streets, because of the presence of other humans, feel safer than streets that are not lively.

Human Scale (also: pedestrian scale):

Humans interact with their environments based on their physical dimensions, capabilities and limits. Human physical characteristics are fairly predictable and objectively measurable. Buildings, streets, and ***public spaces*** scaled to human physical capabilities have horizontal and vertical distances, surface materials (pavement, flooring, walls) doorways, windows, steps, railings, and other features that fit well or are of interest to the average person moving at walking speed.

Until the 20th century, buildings, towns, and cities, with a few exceptions, were built at a human scale. In the 20th century, especially in North America, two things dramatically changed the way buildings, towns, and cities were built:

- Popularity of the Modernist style of architecture. Modernist architects often designed buildings that prioritized structural purity and clarity of form over attention to human scale. This became the dominant American architectural style for decades. Examples in Rochester include 150 State Street (the building on "stilts"), Chase Tower, Xerox Tower, and the Civic Center
- Development and widespread adoption in most small and medium sized cities of the automobile. Buildings that are designed to be seen from a car assume a different form and style. A pedestrian steadily walking along a 100 foot length of department store can perceive about 68 features; a driver passing the same frontage at 30 miles per hour can perceive about six or seven features. Auto-scale buildings tend to be smooth and shallow, readable at a glance, simplified, presented outward, and with signage with bigger letters and fewer words. Examples in the Rochester area include commercial development along Jefferson Road between East and West Henrietta Roads. Compare the style and scale of these buildings with earlier retail structures, such as the former Sibley's department store on East Main Street or South Avenue between Hickory and Gregory Streets.

Human scale is proportional. A narrow, intimate alley can be human scale. So can a wide, elegant boulevard. It is the size of the details such as pavement width, sidewalk width, speed of moving vehicles, paving material, size and spacing of street lights and street trees, placement of benches, spacing of opportunities to cross the street, height of buildings and very importantly, the presence of ***active uses***.

Active Uses: Lively, human scaled communities depend on active uses at the first floor level. The first floor is where the building meets the ground, and is where boundary between ***public space*** and private space occurs. How this boundary is treated, whether it is a solid wall with one door or a wall with many doors and windows has a substantial impact on the street and whether it is lively or not.

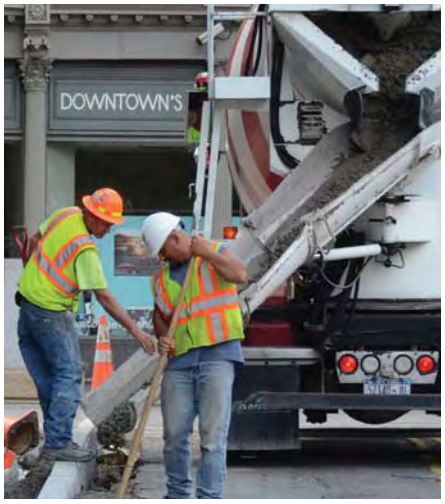
The presence of doors and windows, often referred to as

permeability or transparency, is critical but it is not everything. Storage space, even with windows, is far less active a use than a shop or restaurant with displays or café tables on the sidewalk, blurring that boundary between public space and private space. On key streets in a Downtown area, the more active uses the better at creating ***lively streets*** that attract people. Active uses work best at creating ***lively streets*** when they are clustered rather than scattered, so that people can walk from one to another within a few blocks.

There is a spectrum of active uses ranging from surface parking lots and blank walls at the low end, to shops and restaurants at the high end. However, very few Downtowns will ever have enough shops and restaurants to fill every street. Hotel and apartment lobbies, common rooms, lounges, rowhouses with stoops, single family homes with porches and small front yards are also active first floor uses.

Public Space: Land that is owned by a public entity (city, county, public authority, state, federal). Parks and squares are what often come to mind when the term "public space" is used. However, parks and squares only make up a small percentage of the overall land owned by the public. Public space includes all street, and even expressway, rights-of-way.

Streetscape (also townscape or cityscape): The term 'landscape' refers to the visual qualities of land, often natural, but sometimes human made. This includes hills, valleys, lakes, ponds, forests, and fields. The term streetscape is the equivalent term for the visual qualities of human made places: streets, towns, and cities. While purely aesthetic judgements are subjective, the visual qualities of a place tend to be generally agreed upon. That is, most people tend to reach agreement on what is an attractive landscape or attractive streetscape.



Basic Services

This plan is intended to clearly communicate a positive future for Rochester and provide specific actions on how to move towards that future.

The plan assumes a base level of government services, including but not limited to: public safety, public education, maintaining public buildings in a state of good repair, encouraging economic development and entrepreneurial opportunities for all, street and sidewalk maintenance and plowing, building and property code administration and enforcement. These are only a few examples, although very important ones, of the broad, basic, assumed level of municipal services.

Leverage Point 1: Public Spaces

The mention of "public spaces," most often conjures images of parks and squares. Yet the public right-of-way – streets and sidewalks – form the vast majority of the Rochester's public space.

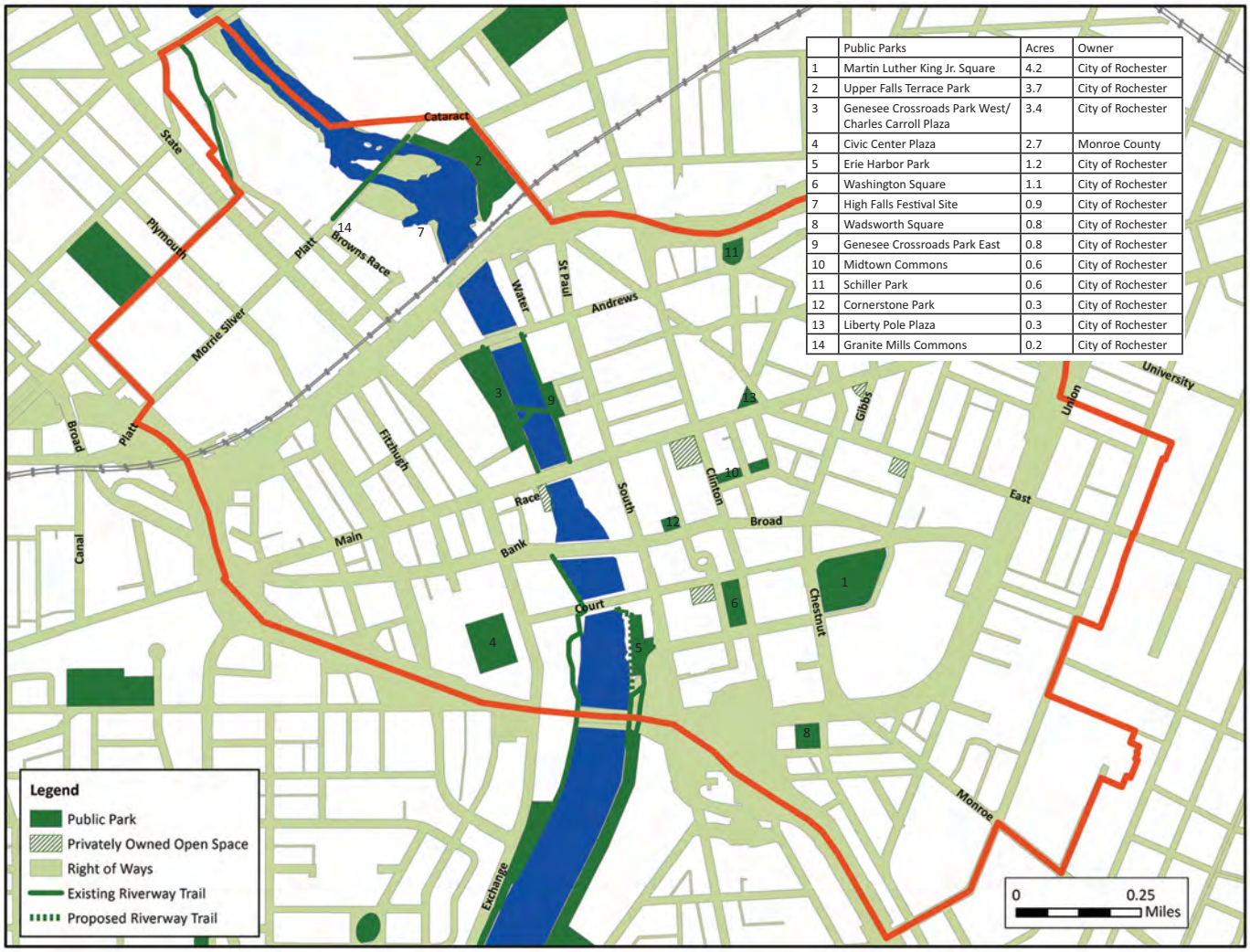
For that reason, it is important to include streets and sidewalks in discussions of public space. Only 23 of Downtown Rochester's 722 acres (3.3%) are devoted to public or semi-public parkland. But 231 acres (32.4%) of these acres are devoted to public right-of-way.

Public investment in well designed, human-scaled, streets enhances these spaces for public use beyond their role in recent decades as conduits for vehicular traffic., particularly in a dense, urban environment. Good design makes the street more attractive for private investment. Small details such as vehicular lane width, sidewalk width, paving materials, length of crosswalks, pedestrian islands, placement and type of street trees and lighting, can transform a street from a car-oriented to people oriented.

The street pattern of Downtown Rochester is marked by three distinct historical periods: The original development of the early 19th century founders, the conversion of the Erie Canal to Broad Street in the early 20th century and the Urban Renewal period of the 1950s-1960s, continuing into the 1980s. The result is an urban landscape of quirky angles and curves, unique nooks and crannies. This legacy should be celebrated and leveraged when new projects are constructed- the careful siting of new buildings can help enclose a street and help fix past errors.

Around the world, narrow streets are often the most memorable and charming places in a city. Gibbs Street, North Water Street, Fitzhugh between Main and Broad, and Selden Street are perhaps the best examples of this in Downtown Rochester. There were once many places like this. There are opportunities to create more of these charming, intimate urban places: Aqueduct Street, Front Street, and the Church Street Extension, to name a few. As the Downtown street pattern continues to evolve with the Midtown Redevelopment and the Inner Loop East

Genesee Riverway Trail Downtown



	Public Parks	Acres	Owner
1	Martin Luther King Jr. Square	4.2	City of Rochester
2	Upper Falls Terrace Park	3.7	City of Rochester
3	Genesee Crossroads Park West/ Charles Carroll Plaza	3.4	City of Rochester
4	Civic Center Plaza	2.7	Monroe County
5	Erie Harbor Park	1.2	City of Rochester
6	Washington Square	1.1	City of Rochester
7	High Falls Festival Site	0.9	City of Rochester
8	Wadsworth Square	0.8	City of Rochester
9	Genesee Crossroads Park East	0.8	City of Rochester
10	Midtown Commons	0.6	City of Rochester
11	Schiller Park	0.6	City of Rochester
12	Cornerstone Park	0.3	City of Rochester
13	Liberty Pole Plaza	0.3	City of Rochester
14	Granite Mills Commons	0.2	City of Rochester

This map provides a sense of the amount of public land devoted to street and expressway right-of-way, and the amount of public land devoted to parks. Places that are used as parks, but are privately owned, are also shown.

Transformation Project, additional opportunities to create well designed, memorable streets, whether narrow and charming, or wide and elegant, will arise.

Center City has 14 public parks and squares, five privately owned open spaces, and 1.5 miles of the Genesee Riverway Trail. Taken together, the parks, trails, and public promenades along the river, and the Genesee River itself, is the single most important public space Downtown. Improvement of existing public spaces along the river, additional public access to the riverfront, and adjacent private riverfront development that supports and enhances this public space is very important. A key priority is to complete the remaining gaps in the Riverway Trail, and upgrade existing segments to full accessibility by eliminating stairs or providing alternate routes.

Further investments in Center City parks, trails, and green spaces should focus on maintaining and enhancing existing parks. As the Downtown residential population grows, mostly living in apartments and condominiums with limited private outdoor space, public open space (parks and streets) will become even more important. In the long term, additional public green space may needed in certain Downtown neighborhoods and districts.

Leverage Point 2: Engagement

Cities and city centers by nature, bring people within close proximity of other people and compel them to interact with each other.

At their best, these engagements bring mirth and laughter to an otherwise mundane or routine task and create opportunities for strangers to become friends. At their worst, they create frustration, fear and anxiety.

For better or worse, these daily engagements influence perceptions and impressions of the Center City as much, or even more than, ease of access or the beauty of the built and natural environment. The bus driver, the parking-garage attendant, hotel clerk, government clerk, the court deputy and the newsstand cashier are all part of the human face of Downtown. As the occupants or fixed or semi-fixed locations, they are the Center City's ambassadors who help visitors decide if they want to further

Downtown Red Shirt and Rochester Police Officer. Photo credit: Rochester Downtown Development Corporation (RDDC)

Rochester provides ample opportunities to explore, discover and connect with each other and our surroundings

invest in Downtown, whether it's the purchase of a meal to the lease of commercial property.

Factors that contribute to positive human engagement also include elements that influence mood and memory, such effortless navigation, clear and intuitive signage, accessible nodes of information about events and destinations of interest, clean streets and sidewalks and aesthetically pleasing and welcoming public spaces.

While human engagement is important in all parts of the community, it is especially important Downtown. As the region's center of commerce, culture and government, Center City plays a major role in establishing first and lasting impressions of a much broader community. Visits to Downtown that are deemed enjoyable lead to more visits and further investment in the Center City, which influences investment across the region.

Leverage Point 3: Heritage

Rochester has a rich, proud history that is wonderfully reflected in the built and natural environments of the Center City.

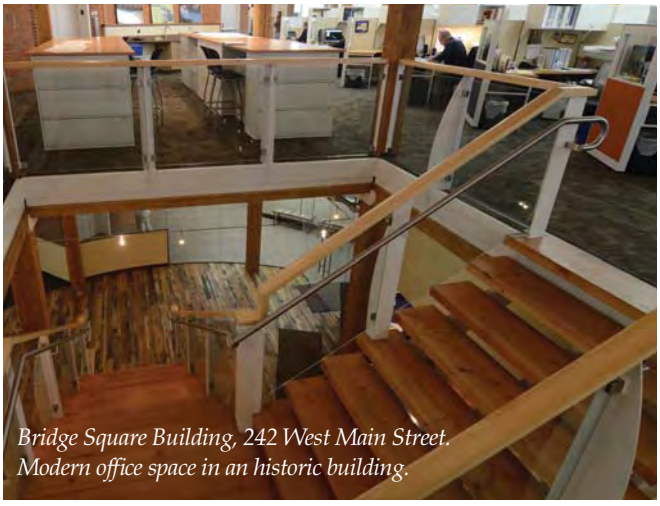
It has a wealth of heritage destinations, including historic buildings, bridges, parks, streets, trails and vistas. Downtown Rochester hosts the region's single largest collection of buildings constructed prior to the post-World War II building boom, creating a unique asset that is already being leveraged by many developers. State and Federal Historic Tax Credit programs have helped these developers renovate historic buildings and return them to productive use. The City's Heritage Trail, interpretive Downtown signage and such events as the Landmark Society of Western New York's 'Architecture for Lunch' and the annual 'Inside Downtown' tour demonstrate how Center City can serve as a living, working museum.

Recognizing this heritage as one of Downtown's most important assets, more can be done to preserve and cultivate it, including:

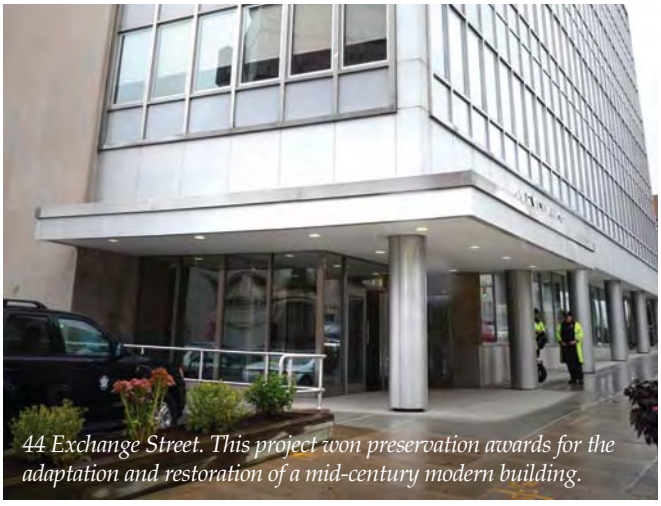
- Consistent code enforcement to prevent historic buildings from 'demolition by neglect;'
- Enhancement of the Heritage Trail with paving materials and additional promotion;
- Reimagining the Centers at High Falls
- Forging new partnerships with non-profit heritage organizations

Heritage is not limited to historic buildings and bridges. Downtown is home to 298 Designated Buildings of Historic Value (DBHV), 127 of which are located within Preservation Districts. Still, these represent a fraction of the 1,240 total properties that contribute to the unique urban form and pattern of Downtown development. There may be additional assets that are worthy of protection.

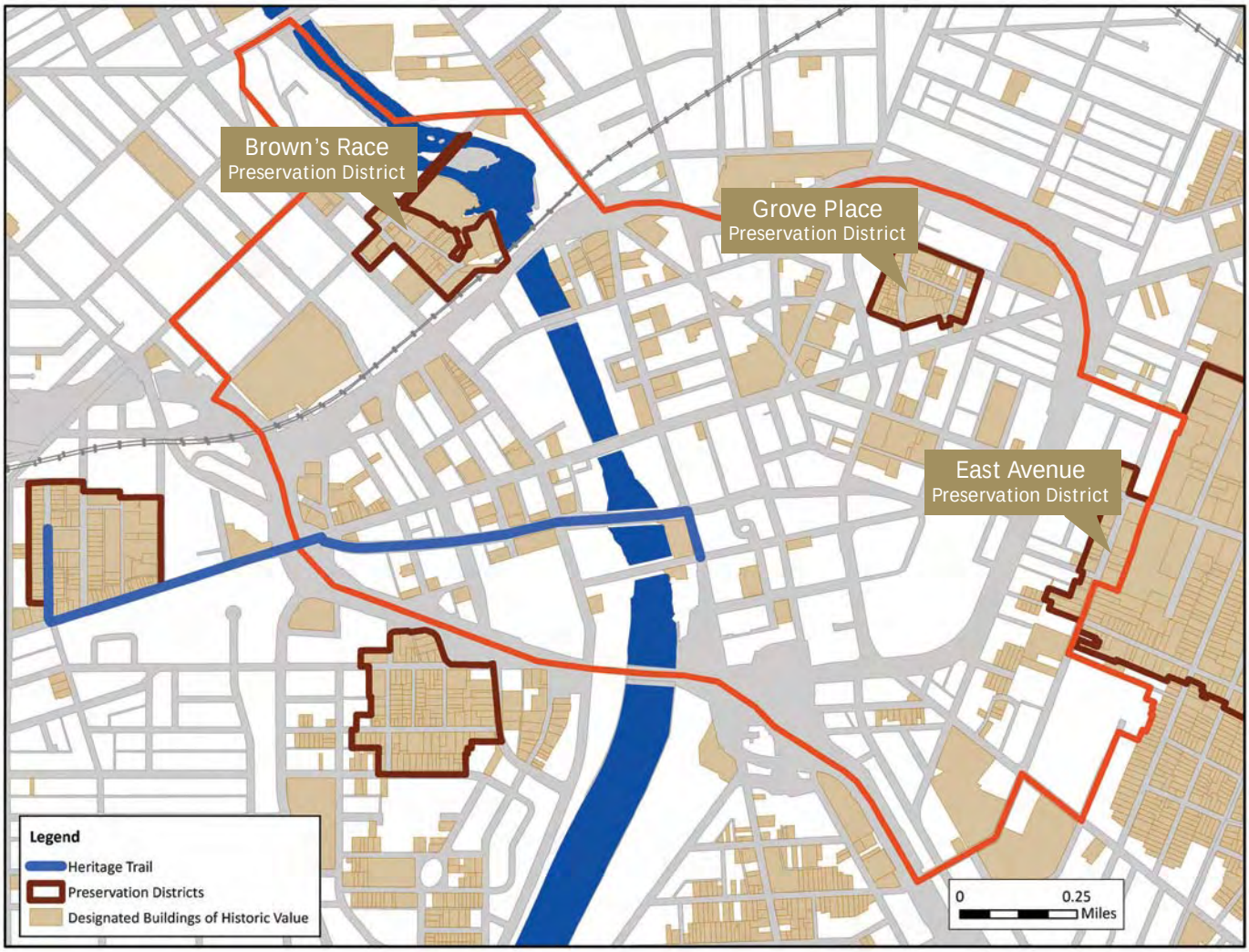
Redeveloping and re-purposing existing buildings furthers the City's goals of sustainability. The wood, steel, bricks, concrete and other materials. that form existing structures required vast amounts of energy to produce. Reusing these structures takes advantage of this "embodied energy" and prevents demolished building materials from entering the waste stream and filling landfills. While many newly constructed building rightly promote their environmental credentials, the "greenest" of buildings are those that already exists, especially if they exist in the dense, walkable, transit-served center of the region.



Bridge Square Building, 242 West Main Street. Modern office space in an historic building.

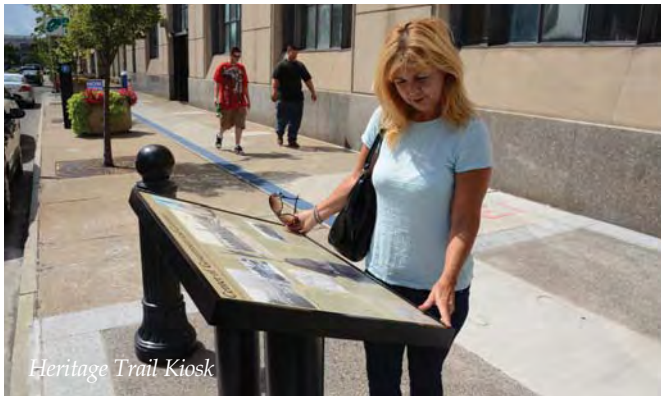


44 Exchange Street. This project won preservation awards for the adaptation and restoration of a mid-century modern building.



This map shows the Designated Buildings of Historic Value (DBHV), as well as Preservation Districts. The Brown's Race and Grove Place Districts lie completely within Downtown, as does a portion of the East Avenue District. The Susan B. Anthony and Corn Hill/Third Ward Districts lie just outside of Downtown, although the Heritage Trail connects Susan B. Anthony with the Downtown core.

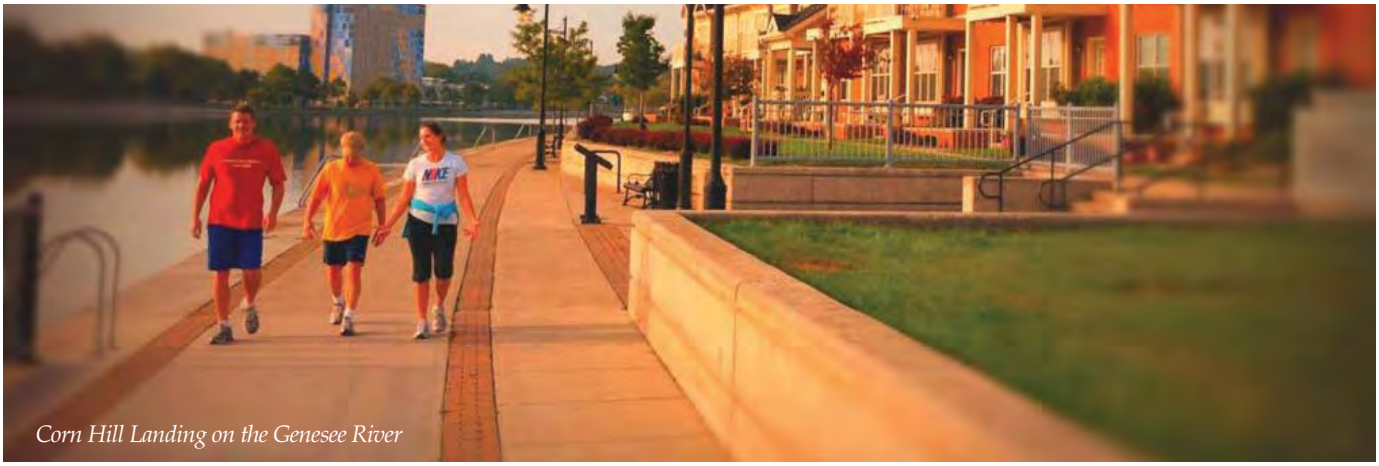
Brown's Race Preservation District



Heritage Trail Kiosk

Leverage Point 4: Mobility & Transportation

In the 21st century, Rochester's Downtown transportation investments will focus on the importance of walking, bicycling and transit.



Corn Hill Landing on the Genesee River

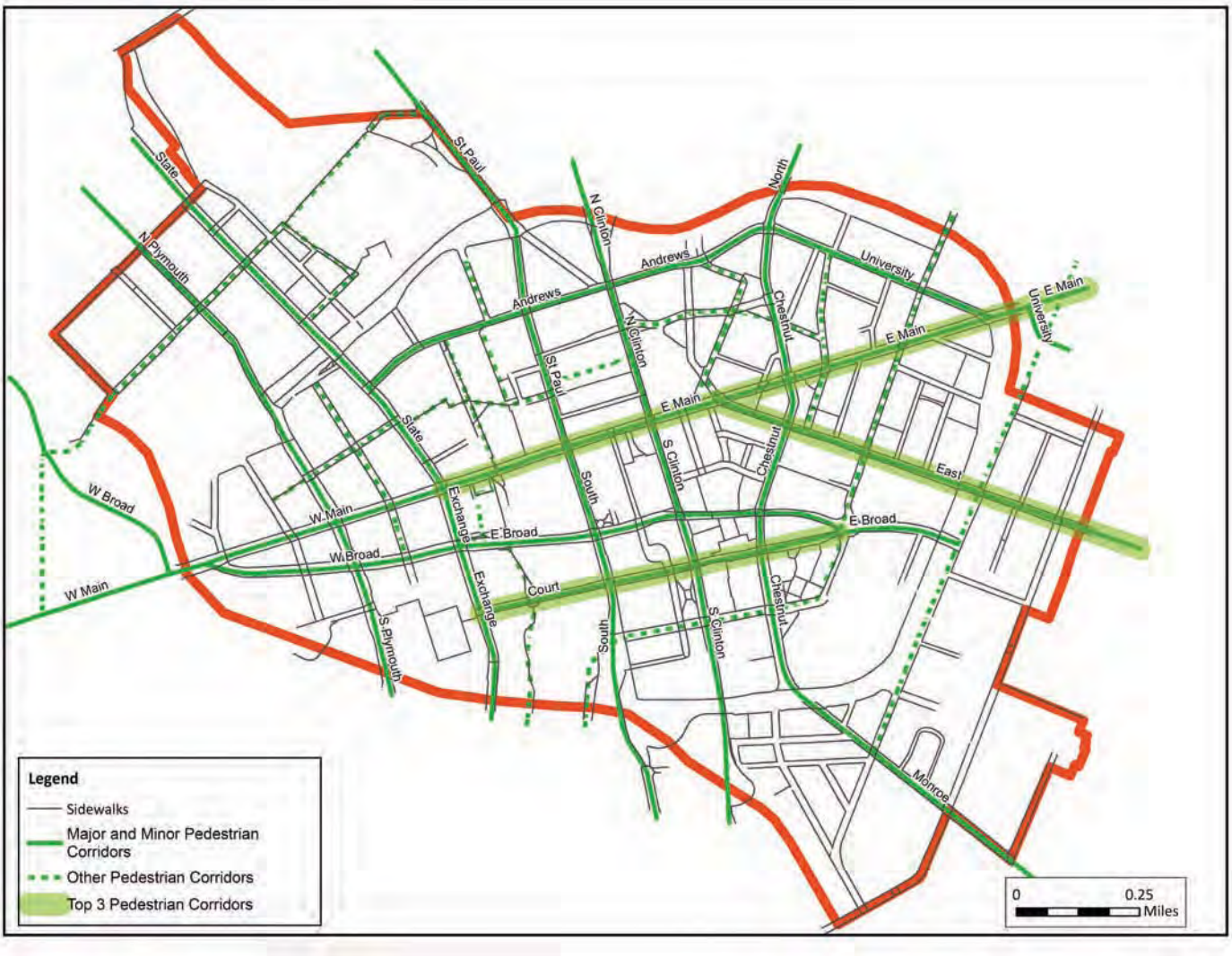
The needs of the private automobile will be addressed in a manner appropriate to an urban center. In recent years, Rochester has already shown leadership in this area with such projects like University Avenue/ArtWalk; the Inner Loop East Transformation project; road diets; and the Bicycle Master Plan. Going forward, the City should build on this legacy and ensure that the design of transportation infrastructure follows the standards in the National Association of City Transportation Officials (NACTO) Urban Street Design Guide and Urban Bikeway Design Guide. It is extremely important that the City and its partners at Monroe County and New York State move away from using vehicular level of service (LOS) and other vehicle-based measures as the primary metrics for evaluating urban street projects. A more holistic method that assesses all users must be developed and utilized.

Graphic credit: Reconnect Rochester

Cities, especially densely built Downtown areas, must prioritize pedestrians, then transit and bicyclists, then automobiles in planning and building transportation infrastructure.

Walking: As the region's historic urban core that was developed long before the automobile, Center City has a dense grid of compact blocks and interconnected streets and sidewalks. There are 47.8 miles of sidewalk Downtown and an average block perimeter of 1,950 feet. This makes it an inherently walkable area. However, expressway and railroad corridors, some large "superblocks" and a few gaps in the sidewalk and trail network do create obstacles for pedestrians. What's more, vacant ground floor spaces, blank walls, and surface parking lots along the street frontage discourage walking. Perceptions of safety, which are often greatly influenced by the presence and absence of people in an area, also impact people's willingness to walk.

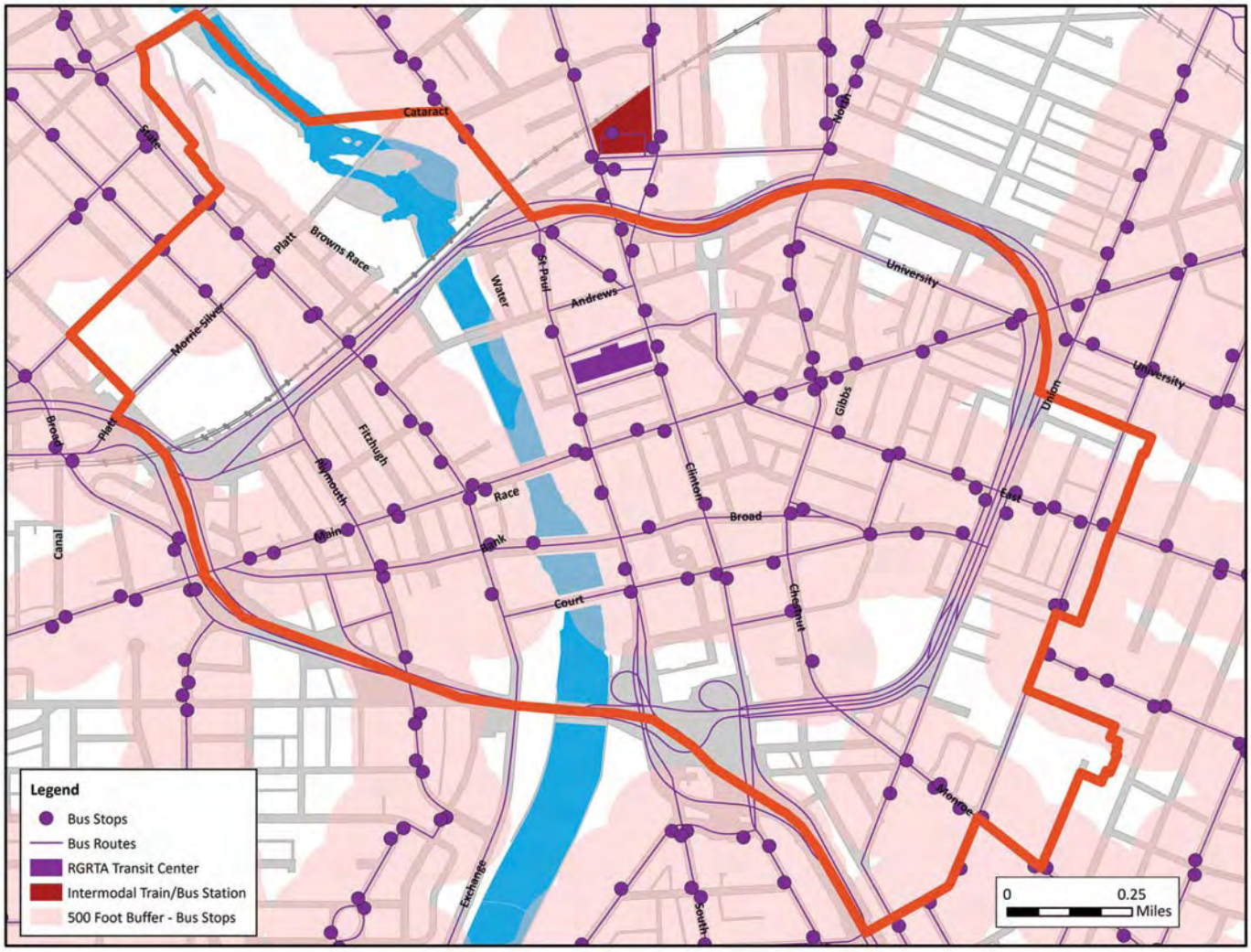
Municipal operations and maintenance, including effective snow and ice removal for streets, sidewalks, and trails is critical for year-round vehicular and pedestrian mobility in Rochester, one of the country's snowiest large cities.



This map shows sidewalks and pedestrian corridors. A frontage analysis was done for all major and minor pedestrian corridors. This analysis assessed the quality of the first floor uses, parcel-by-parcel, along the corridor. Active first floor uses, such as shops and restaurants, scored the highest. Blank walls and surface parking lots scored the lowest. The data was compiled and each corridor was given a score out of 10. Because of more linear footage of active uses, higher scoring streets are often livelier streets, encouraging walking.

East Ave. 7.5/10	*Andrews St. 5.1*
Court St. 7.4	*North Clinton Ave. . 4.9*
East Main St. 7.3	*St. Paul St. 4.9*
S. Clinton Ave. 6.5	*Chestnut/Monroe 4.5*
West Main St. 6.2	*South Ave. 4.5*
East Broad St. 6.2	*University Ave. 4.4*
Exchange St. 5.9	*Plymouth Ave. 3.8*
State St. 5.5	*West Broad St. 3.4*

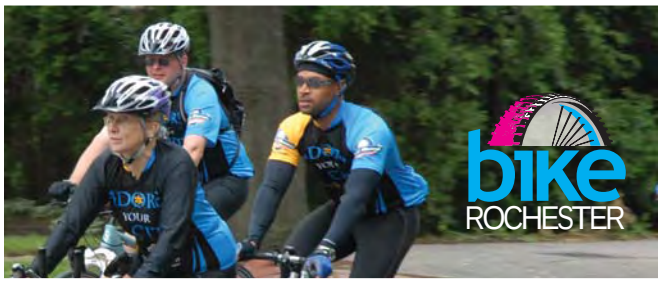
Bicycling on the El Camino Trail

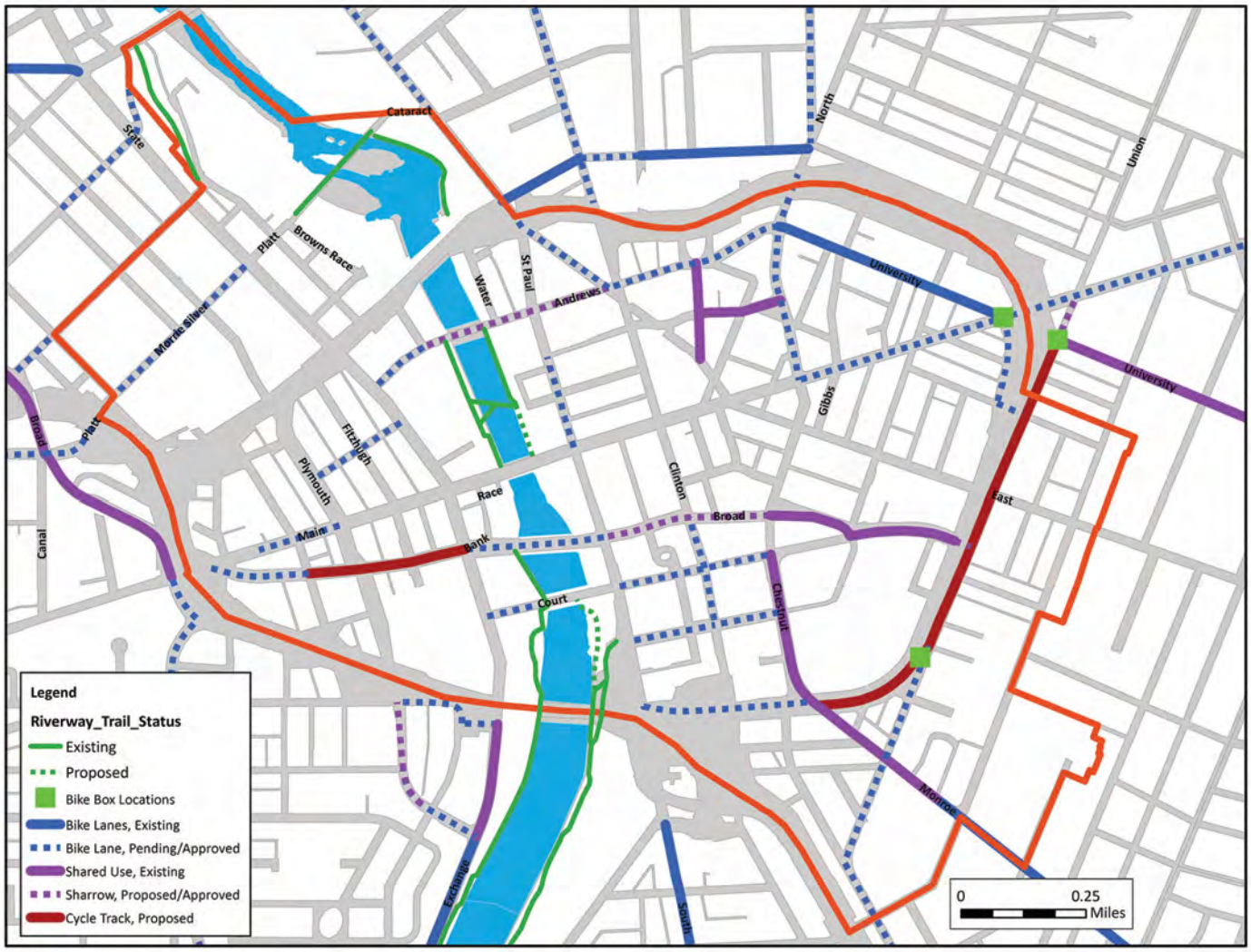


This map shows current (as of October 2014) bus stops and bus routes. The 500 foot distance from each bus stop (indicated by the pink circles) shows that almost all of Downtown is within a short walk of a bus stop. The new RTS Transit Center, and the proposed Rochester Intermodal Transportation Center, at the site of the current train station, are also shown.

Transit: As the Regional Transit Service (RTS) completes its Route Optimization Study and assesses the new Transit Center, the City and RTS must work closely and collaboratively to continue to provide the transit options that further enable true mobility. This is especially critical in Center City where walking, bicycling and transit are best suited to serve a dense urban environment. A Downtown circulator route, coordinated with satellite parking lots on the edges of Downtown, is one way to address the challenges of parking private automobiles in a dense urban environment.

Bicycling: Downtown is situated on the Genesee Riverway Trail, a central trunk line of the regional bicycling network. However, gaps remain in Downtown section of the trail and some existing segments of the trail through the Center City include stairs, creating a barrier for bicyclists (along with persons with disabilities and adults with children in strollers). Closing these gaps and providing full accessibility is a priority. The Riverway Trail is only one part of Downtown bicycling infrastructure. The fully separated cycle track that will be included with the Inner Loop East Transformation Project should be a model for additional physically separated bicycle lanes. Bicycle corridors across Downtown have been identified in the city's Bicycle Master Plan.

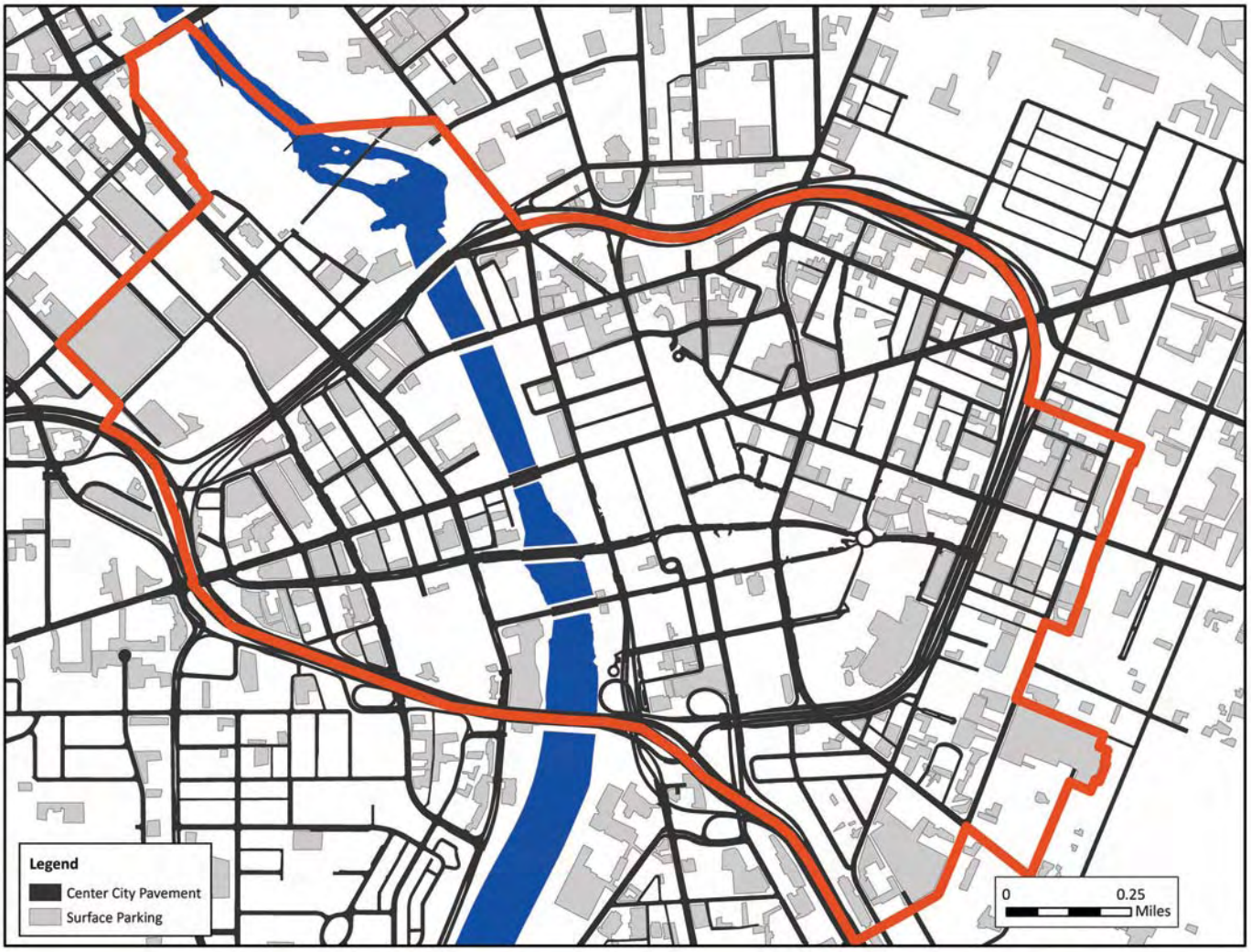




This map shows the existing Riverway Trail through Downtown, as well as currently proposed segments. It also shows the growing network of on-street bike lanes, shared use lanes, and the two sections of proposed cycle track: two way bicycle paths running on streets but physically separated from vehicular traffic.

Vehicles: While the City will increase its investments in non-motorized and transit transportation infrastructure, recognizing that national trends are beginning to show a decline in per capita automobile use, especially among young people, the private automobile will play a significant role in the transportation system for the foreseeable future. Accommodating vehicles in a way that does not negatively impact the urban fabric of Downtown is critical. Streets should be designed for low speed (30 miles per hour or less), and in some "shared use streets" such as Brown's Race, very low speed (10-15 miles per hour). Narrow lanes, on-street parking, medians, and other elements can modify driver behavior without resorting to ticketing. Future public investments in emergency response vehicles should take into account existing and future narrow streets to ensure they have access to all areas of Downtown. As noted, street projects need a new, more balanced metric, to assess their utility.

Parking, and the perceptions of parking, remains a critical component of mobility and access. Many times, engagement with Downtown– from a trip to the bank to the decision where to locate a new office – are currently influenced by ease and availability of parking. But with over 20% of the Center City's land area already devoted



This map shows the network of streets and expressways (pavement) as well as surface parking lots. It shows the pattern of surface parking clustered around the periphery of Downtown.

to approximately 27,000 parking spaces, the City must recognize that it cannot simply continue to increase parking to improve accessibility. The demolition of buildings for surface parking has been occurring since the 1920s in Downtown Rochester. Over 90 years of replacing buildings with parking lots has not contributed to Downtown as an attractive, vibrant, urban place. Additional demolition of buildings to create surface parking should be reviewed extremely carefully and permitted in very limited circumstances, if at all.

Unlike many other municipalities, Downtown businesses and developments have not been required to provide parking since the 1975 Zoning Code was adopted. Significant changes have occurred since the last comprehensive park study was done, and with a portion of the Inner Loop being transformed into a city street, the geographic idea of what is Downtown parking and what is not, is changing. Effective management of existing on and off-street parking is critical and this cannot be done without a comprehensive, updated analysis of Downtown parking.

There is no single solution to the parking issue. Addressing it will take a variety of forms, such as:

- New parking structures
- More effectively use of parking on the Downtown fringe with a transit circulator to connect to the Downtown core
- Employer paid transit passes
- Bicycle sharing
- Car sharing services
- Employer and/or city assisted, location-efficient, housing incentives
- Residential on-street permit parking

Each of these solutions, however, has its own challenges, from financial to cultural, to address.

The City should also help the public understand that there is no such thing as free parking. For instance, suburban employers may offer their employees parking at no charge, but the cost of these parking lots are included in their lease rates, which influence profitability. This business cost is ultimately passed on to the customer through the price of goods and services and to employees through compensation.

Leverage Point 5: Places & Neighborhoods

Center City includes 12 neighborhoods or districts, identified in the 2012 Center City Wayfinding Study, each of which has a unique history and identity.

These neighborhoods, districts, intersections and gateways are the specific points of reference that help Downtown's occupants, visitors and workers form "mental maps" as they navigate the Center City. They help visitors establish increasing levels of comfort with their knowledge of Downtown and play a significant role in creating impressions of Downtown. This places a heightened level of importance on their condition and quality.

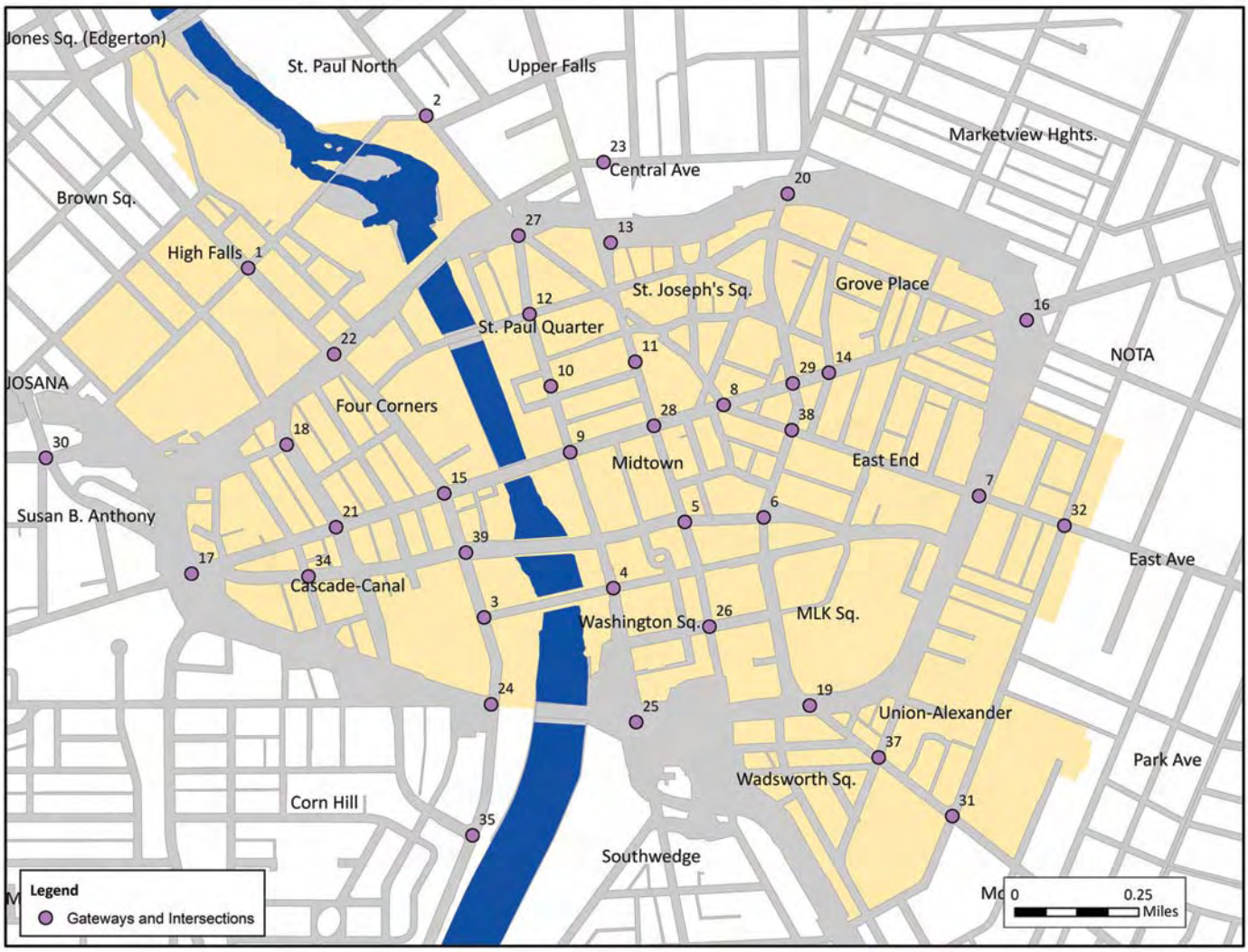
The intersection of East Avenue and Alexander Street, for instance, forms the East End gateway marked by the twin pillars of the Hiram Sibley and Fitch buildings, which alerts travelers that they are moving from a historically residential neighborhood of deep front lawns to a commercial corridor of mixed-use buildings built along the sidewalk. Similarly, the recently renovated Bridge Square and Nothnagle buildings on West Main Street mark the western entrance of the Cascade District, announcing an area that is benefiting from renewed interest and investment from the private sector.

Within Downtown, the peaceful repose of St. Joseph Square and the quieter residential streets of Grove Place contrast with the hustle and bustle of Midtown and Four Corners, reminding visitors that Center City that is actually a collage of distinct spaces and places, each with its unique history.

As the city continues to evolve, the individual character of each of these neighborhoods, districts, intersections and gateways must be a taken into account as new development takes place. Detailed plans for these places should be developed and adopted as part of the revised zoning code. For both key intersections and gateways, any new infill development should reinforce the sense of place or sense of arrival with architectural features and very carefully address the public street at the ground floor level with entrances, transparency, and active uses. This concept was implemented recently at Monroe Avenue and Alexander Street where the Earthlink building included an architectural feature that specifically addressed the intersection and first floor retail spaces to ensure activity along the street.

East Avenue and Alexander Street, looking west towards the Liberty Pole

Windsor Street in Grove Place, one of Downtown's twelve unique neighborhoods.



This map shows the 12 neighborhoods and districts within Center City, as well as some of the adjacent close-in neighborhoods. It also shows 37 of the 39 gateways and intersections (Allen/Brown and Goodman/Broadway are just off the map).

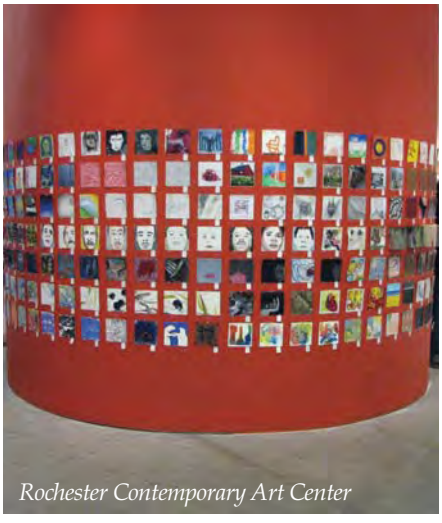
1. *State/Platt/Morrie Silver*
2. *St. Paul/Cataract*
3. *Exchange/Court*
4. *South/Court*
5. *Clinton/Broad*
6. *Chestnut/Broad*
7. *East/Union*
8. *Liberty Pole*
9. *Main/St. Paul*
10. *Transit Center/St. Paul*
11. *Transit Center/Clinton*
12. *St. Paul/Andrews*
13. *Clinton/Joseph/Inner Loop*
14. *Main/Gibbs*
15. *Four Corners*
16. *Anderson Park*
17. *Main/490*
18. *Allen/Plymouth*
19. *Monroe/Chestnut/Howell*
20. *North/Inner Loop*
21. *Main/Plymouth*
22. *State/Inner Loop*
23. *Intermodal Station*
24. *Exchange/490*
25. *South/490*
26. *Clinton/Woodbury*
27. *St. Paul/Inner Loop*
28. *Main/Clinton*
29. *Main/Chestnut*
30. *Allen/Broad*
31. *Monroe/Union*
32. *East/Alexander*
33. *Allen/Brown*
34. *Washington/Broad*
35. *Exchange/Plymouth*
36. *Goodman/Broadway*
37. *Monroe/Alexander*
38. *East/Chestnut*
39. *Exchange/Broad*

Leverage Point 6: Arts & Culture

Arts and culture are a significant part of the region's quality of life and contribute to its economy. Rochester is a "City of the Arts."

Arts and culture add value to life in Rochester in many ways, including making the city a more enjoyable place to live and work, attracting visitors and creating jobs for artists, artisans and organizations that support the arts. The arts have an established history in Center City: the first public art exhibit took place at the Ensworth Tavern at the Four Corners in 1820. Later, Downtown would benefit from George Eastman's love of art and generous philanthropy with the establishment of the Rochester Philharmonic Orchestra, the Eastman School of Music and the construction of Eastman Theatre. Today there is a long list of diverse arts and cultural organizations within Center City, from venerable institutions like the Rochester Philharmonic Orchestra to new grassroots initiatives like Wall\Therapy.

Rochester Philharmonic Orchestra. Photo credit: Kurt Brownell Photography (WXXI)



Rochester Contemporary Art Center

Strong Museum of Play

'Genesee Passage' by Albert Paley


George Eastman House


Art Walk on University Avenue


BoulevArt

Public Art: Mural by HERAKUT that is part of "The Giant Storybook Project." Completed with help by the Wall \ Therapy team.

The city should continue its support for arts and culture and actively seek additional ways to do so. This includes:

- Supporting, seeking, and providing financial support for arts and cultural organizations.
- Supporting, seeking, and providing financial support for art venues and performance spaces of all sizes, both existing and proposed.
- Requiring a percentage of public infrastructure spending to be used for public art.
- Seeking creative ways to make unused city space (e.g. underutilized parking garage retail spaces) available for artists and creative entrepreneurs.
- Regularly reviewing City codes and policies to minimize regulatory obstacles on artists, art spaces and performance venues.
- Embracing our City of The Arts identity to seek funding and support for a Downtown Performing Arts Center that would recognize our standing as a vital regional center for the arts.

Leverage Point 7: Connecting

Community development across the United States changed dramatically in the mid-20th century as the needs of the automobile took precedence.

By the end of the 20th century, progressive communities recognized the negative impacts of this pattern and began to repair the damage to historic, more human scaled areas. Center City is one of these environments. It was initially built and developed in the 19th century in a generally dense, compact, walkable pattern. But the dramatic increase in automobile use after World War II brought the large-scale clearance of land to make room for surface parking lots, parking garages and expressways. The result was great damage to the traditional urban fabric.

Now, Rochester is seeking to repair this damage and return the urban fabric to a more human scale. A variety of projects, ranging in size and scope, are furthering that goal:

- The Inner Loop East Transformation Project
- The new street grid at the Midtown site
- Renovation of Genesee Crossroads Park West/Charles Carroll Plaza
- Individual infill buildings on surface parking lots like 116 West Main Street
- The restoration of active uses in ground-floor spaces, such as 480 East Main Street

The City has a role in advancing and supporting both large and small scale repair projects, and ensuring that projects under its regulatory authority further the goal of encouraging human interaction in the Downtown streetscape. Funding for large projects may be more difficult to obtain. Small scale, incremental infill projects by small developers will be critical to the repair of Center City.

The Inner Loop looking south, showing the East Avenue and Broad Street bridges. This shows the moat-like impact of the Inner Loop Expressway and the barrier it creates in the urban landscape. The Inner Loop East Transformation Project will soon replace this expressway with a new Union Street and 8 acres of new development lands, reconnecting the neighborhoods on either side. Photo credit: Stantec.

This map shows the pattern of blocks that make up Downtown. Parts of Downtown have a dense network of small blocks, enhancing connections, while other parts of Downtown have very large blocks that can create obstacles for connections. Potential future connections, or enhancements to existing connections, are also shown. Many of these will continue the process of breaking up large blocks.

Midtown Site before: A superblock of over 6 acres creates a barrier in the center of Downtown.

Midtown Site after: The superblock is broken down into four smaller blocks with a new grid, providing greater connectivity and reducing the barrier to pedestrian movement.

Windstream Building on the former Midtown site.

Actions

The Living City: A Center City Master Plan for Rochester, New York, has a simple, fundamental vision: lively streets. Downtown Rochester is an urban community of lively streets and public spaces that is a desirable place to live and work, and because of that, a desirable place to visit.

The following actions are specific ways to make that vision a reality. These actions will make lively streets even more vibrant and increase vitality where it is lacking. Projects, public and private, will be evaluated on how much they add life to streets and public spaces.

The actions were compiled and developed from two main sources: various forms of public and stakeholder input and the 2003 Center City Master Plan.

The 82 actions are arranged in categories based on the entity that has the main responsibility for advancing them. The actions are prioritized as near term, medium term, and long term. The prioritization is meant to be general guidance; this plan recognizes that opportunities can arise and priorities change.

Each action notes which of the following plan concepts it supports:

■ Geography: Regional Center ■ Geography: City Center ■ Geography: River and Street ■ Live ■ Work ■ Visit

■ Leverage Points: Public Spaces, Engagement, Heritage, Mobility and Transportation, Places and Neighborhoods, Arts and Culture, Connecting

Actions in bold are also in the City's 2014-2015 Capital Improvement Plan (CIP) and are cross referenced.

This list of actions are intended to help decision makers, stakeholders, citizens and people everyone who care for Downtown Rochester advocate for their implementation.

Windstream Party in the Park


Dr. Martin Luther King,Jr. Memorial Park Ice Rink

Actions

The actions are arranged into the following categories based on what entity would have the main responsibility for advancing them.

A: City Projects
Street and Sidewalk Infrastructure

Capital improvements to city-owned infrastructure within the public right-of-way

B: City Projects
Park, trail, and pedestrian pathway infrastructure

Capital improvements to city-owned or city-controlled infrastructure within parks, trails, or public access easements on private land

C: City Projects
City owned space or land that should be made available for development or re-occupancy to support a more vibrant Downtown

City owned buildings, such as the ground floor space in parking garages, or city owned land such as vacant parcels or surface parking lots

D: City Policies, Plans, and Studies
City regulatory, planning, or other policy change

Changes to existing code language, laws, plans, or other city policies

E: Other Public Projects
County, State, or other Public Entity project

Projects undertaken by other levels of government or public authorities

F: Utility Projects
Projects undertaken by utility companies regulated by the Public Service Commission

Projects undertaken by utility companies, which are privately owned but subject to certain Federal licensing and oversight by the State Public Service Commission

G: Private Development
Development of surface parking lots and vacant sites or redevelopment of existing buildings

Projects undertaken by the private sector based on market demand. These projects may include some level of public support in the form of grants, loans, tax abatements or other incentives

H: Broad Based Initiatives
Projects that require multiple areas of support

Projects requiring a combination of public and private sector initiatives

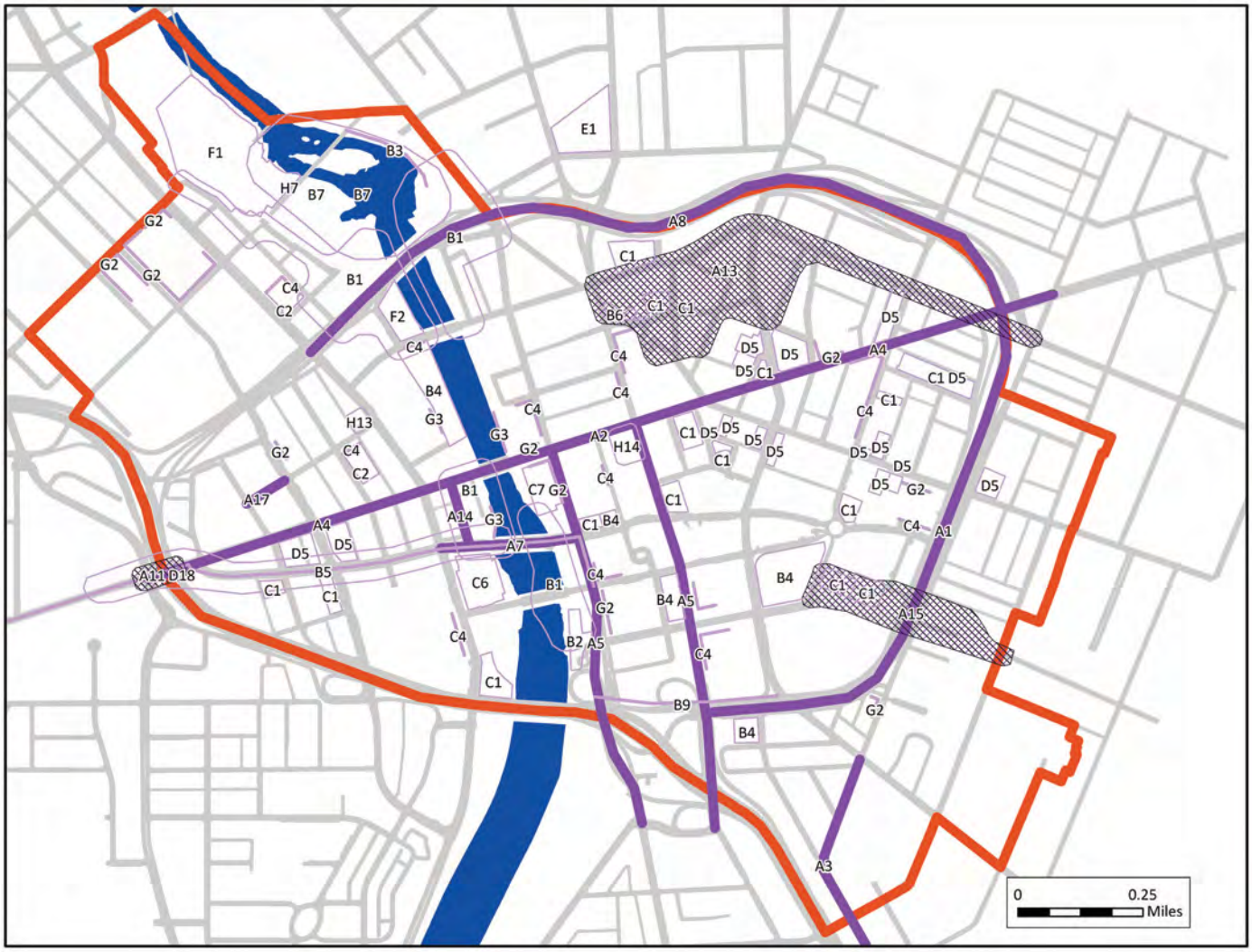
Actions: Category A
City Projects: Street and Sidewalk Infrastructure

Priority (● Near Term, ◉ Medium Term, ○ Long Term)	Geography: Regional Center	Geography: City Center	Geography: Genesee River and Main St.	Fundamental Vision: Lively Streets	Leverage Points: 1. Public Spaces	2. Engagement	3. Heritage	4. Mobility and Transportation	5. Places and Neighborhoods	6. Arts and Culture	7. Connecting
● **1. Complete Inner Loop East Transformation Project. (E-1, 2014-2015)**	☐	■	☐	■	■	☐	☐	■	■	☐	■
● **2. Main Street Streetscape and Pedestrian Wayfinding Enhancement Project. (E-1, 2015-2016)**	■	■	■	■	■	☐	☐	■	■	☐	■
● **3. South Union and Broadway reconstruction, Monroe to South Goodman. (T-1, 2018-2019)**	☐	■	☐	■	■	☐	☐	■	■	☐	■
● 4. Main Street Public Realm Plan: Study the entire Main Street corridor to determine how the Main Street Streetscape and Pedestrian Wayfinding Enhancement project could be implemented throughout the corridor.	☐	■	■	■	■	☐	☐	■	■	☐	■
● 5. Complete Two-Way Conversion of St. Paul/South and Clinton south of Main Street.	■	■	☐	■	■	☐	☐	■	■	☐	■
● 6. Implement the Center City Pedestrian Wayfinding System.	■	■	■	■	■	■	☐	■	■	☐	■
● 7. Improve Broad Street Bridge/Erie Canal Aqueduct with new lighting, railings, sidewalks, cycle track, etc.	■	■	■	■	■	☐	■	■	■	☐	☐
◉ 8. Advance Inner Loop Transformation Phase 2: Study options for reconfiguring expressway in two sections: between Charlotte Street to North Clinton Avenue and North Clinton Avenue to North Plymouth Avenue.	☐	■	☐	■	■	☐	☐	■	■	☐	■
◉ 9. Downtown Area Pedestrian Action Plan. Identify specific locations within Downtown and close-in neighborhoods where improvements would enhance walkability.	☐	☐	■	■	■	☐	☐	■	■	☐	■
○ 10. All Season Active Transportation Study. Evaluate options, including heated pavement, for winter snow and ice removal from sidewalks and bicycle trails.	■	■	■	■	■	■	☐	■	☐	☐	■

Actions: Category A
City Projects: Street and Sidewalk Infrastructure

Priority	Geography: Regional Center	Geography: City Center	Geography: Genesee River and Main St.	Fundamental Vision: Lively Streets	Leverage Points: 1. Public Spaces	2. Engagement	3. Heritage	4. Mobility and Transportation	5. Places and Neighborhoods	6. Arts and Culture	7. Connecting
● *Near Term* ● *Medium Term* ○ *Long Term*											
● 11. Enhance West Main Street/I-490 overpass gateway with aesthetic improvements to I-490 bridge: These can be stand alone features adjacent to the bridge.	□	□	■	■	■	□	□	□	■	□	■
● 12. Shared Street Analysis: Study which Downtown streets would be candidates for eventual reconstruction as shared use spaces.	□	□	□	■	■	□	□	■	■	□	■
○ 13. Downtown Northeast Circulation and Public Realm Plan: Conduct detailed study of the University/Andrews corridor and the area around St. Joseph's Park, including former Franklin Street corridor, to determine detail for sidewalks, curbs, vehicle lanes, streetlights, trees, benches, crosswalks, and other public realm details.	□	□	□	■	■	□	□	■	■	□	■
○ 14. Aqueduct Street improvements.	□	□	□	■	■	□	■	■	■	□	■
○ 15. Woodbury Boulevard/Park Avenue connector.	■	■	□	■	■	□	□	■	■	□	■
○ 16. Construct Church Street on city-owned land between Scott Alley and Plymouth Avenue (either as a full street or a pedestrian-only corridor).	□	□	□	■	■	□	□	■	■	□	■
○ 17. Extend Church Street west of Scott Alley to Washington Street (either as a full street or a pedestrian-only corridor).	□	□	□	■	■	□	□	■	■	□	■

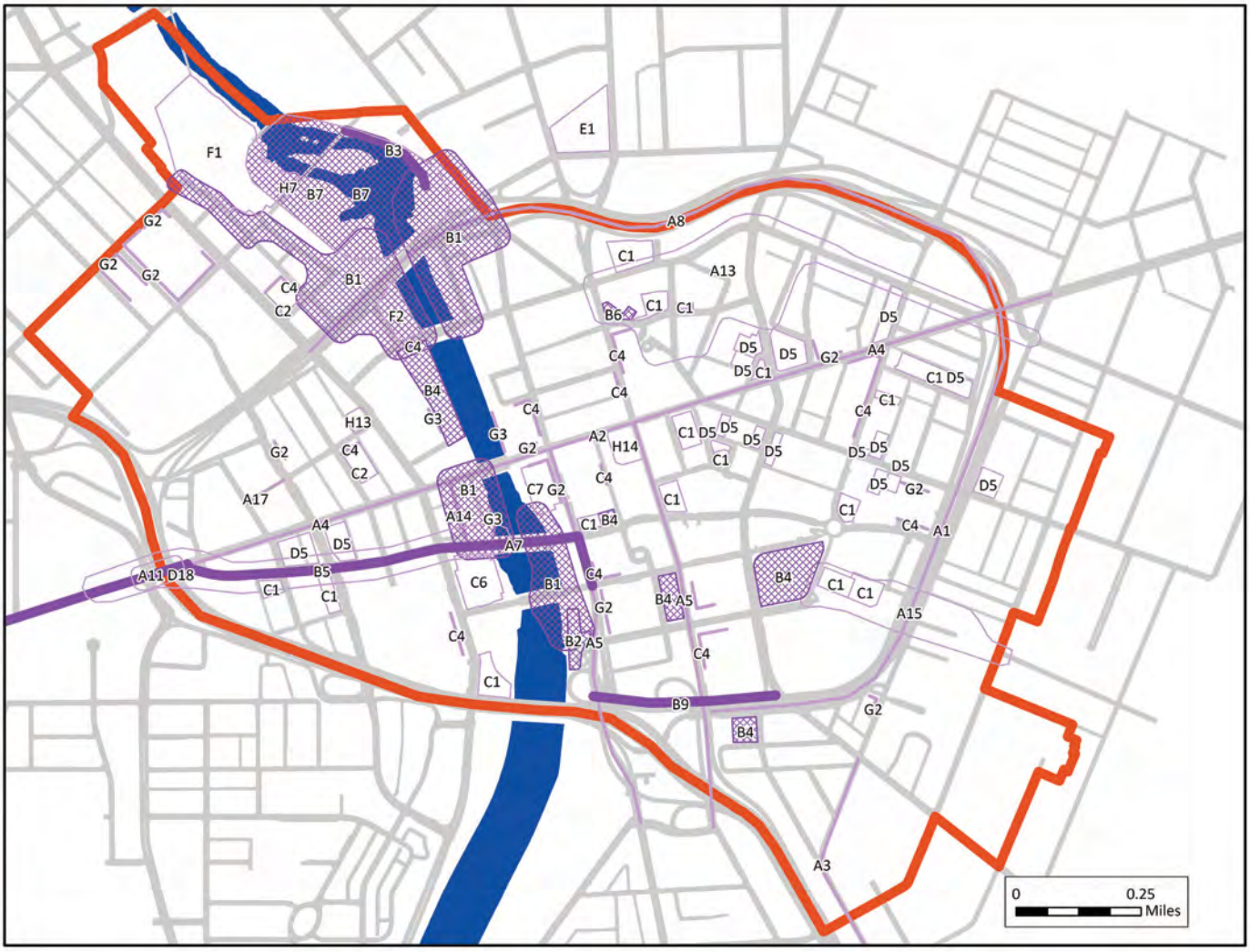
Actions Map: Category A
City Projects: Street and Sidewalk Infrastructure



Actions: Category B
City Projects: Park and Trail Infrastructure

Priority ● *Near Term* ● *Medium Term* ○ *Long Term*	**Geography** Regional Center	City Center	Genesee River and Main St.	**Fundamental Vision** Lively Streets	**Leverage Points** 1. Public Spaces	2. Engagement	3. Heritage	4. Mobility and Transportation	5. Places and Neighborhoods	6. Arts and Culture	7. Connecting
● 1. Complete gaps in Genesee Riverway Trail, especially between Broad and Main and Inner Loop and High Falls area.	□	□	■	■	■	□	□	■	□	□	■
● **2. Complete all phases of Erie Harbor Park improvements. (O-3, 2014-2015, 2015-2016)**	□	□	■	■	■	□	■	■	□	□	■
● **3. Renovate Riverway trail between Upper Falls Terrace Park and Pont de Rennes/Platt Street Bridge. (S-1, 2015-2016, 2016-2017)**	□	□	■	■	■	□	□	■	□	□	■
● 4. Downtown park improvements: **Continue/completed improvements to Martin Luther King Memorial Park, Charles Carroll/Genesee Crossroads Park and Cornerstone Park. (S-4, 2015-2016, 2016-2017) (M-7, 2014-2015, 2015-2016)** Initiate improvements to Washington Square and Wadsworth Square improvements.	□	■	■	■	■	□	■	□	■	□	■
● 5. Expand/enhance Heritage Trail.	□	□	■	■	■	□	■	□	■	□	■
● 6. Reconfigure/expand St. Joseph's Park to better utilize the historic church ruin structure.	□	□	□	■	■	□	■	□	■	■	□
○ 7. Enhance access to the river in the High Falls District, including a new pedestrian bridge at the brink of the falls. Implement recommendations of the High Falls Pedestrian Access Improvement Study.	□	□	■	■	■	□	■	■	■	□	■
○ 8. Parks and Squares Plan. Indentify enhancements to existing parks and squares and conduct analysis of park and open space needs in various Downtown neighborhoods and districts.	□	□	■	■	■	■	■	□	■	□	□
○ 9. Construct bicycle/pedestrian connection (extending cycle track) from the Monroe/Chestnut/Howell intersection to the Riverway Trail.	□	□	□	■	■	□	□	■	□	□	■

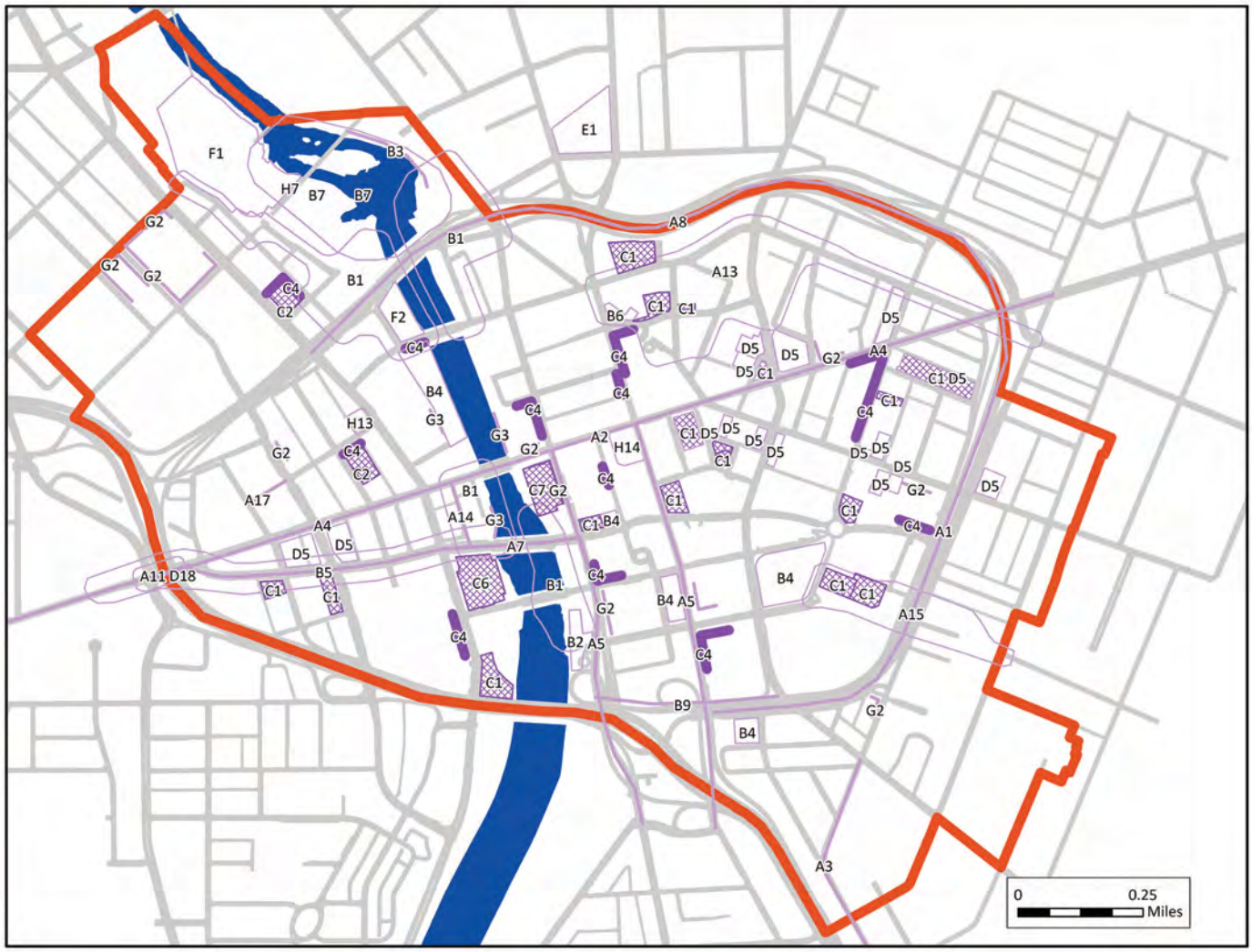
Actions Map: Category B
City Projects: Park and Trail Infrastructure



Actions: Category C
City Projects: City Owned Land or Space

Priority (● Near Term, ◉ Medium Term, ○ Long Term)	Geography: Regional Center	Geography: City Center	Geography: Genesee River and Main St.	Fundamental Vision: Lively Streets	Leverage Points: 1. Public Spaces	2. Engagement	3. Heritage	4. Mobility and Transportation	5. Places and Neighborhoods	6. Arts and Culture	7. Connecting
● 1. Make city owned vacant land available for development.	■	■	■	■	■	□	□	□	■	□	■
● 2. Determine how to make under-utilized city owned spaces (vacant retail space in parking garages) available for artists, retail, or other active uses.	□	□	□	■	■	□	□	□	■	□	■
● 3. Support temporary and mobile commerce (temporary retail, food trucks, etc.) as a way of enlivening Downtown through accessible entrepreneurism.	■	■	■	■	■	□	□	□	■	□	■
● **4. Reduce the negative impact that parking garage exterior walls have on the adjacent public realm. (M-7, 2014-2015)**	□	□	□	■	■	□	□	■	■	□	■
● **5. Short term, temporary development as needed at Midtown Parcel 5** and Inner Loop sites adjacent to East Avenue**. This development would be in temporary structures such as shipping containers, sheds, and/or food trucks. (E-1, 2014-2015)**	□	□	■	■	■	□	□	□	■	□	■
◉ **6. Renovate Blue Cross Arena: Renovations should provide active uses, such as food service, along the east side and allow the building to better leverage its waterfront location. (F-1, 2014-2015)**	■	■	■	■	■	□	■	□	■	□	■
◉ **7. Renovate/Expand Riverside Convention Center: Renovations should improve the blank wall along the South Avenue side and provide for continuous public waterfront access between Main Street and Broad Street. (F-5, 2014-2015)**	■	■	■	■	■	□	■	□	■	□	■
○ **8. Build a Center City Performing Arts Center that embraces the City of the Arts vision and provides innovative programming.**	■	■	■	■	■	■	■	□	■	■	■

Actions Map: Category C
City Projects: City Owned Land or Space



Actions: Category D
City Policies, Plans, and Studies

Priority	Geography			Fundamental Vision	Leverage Points						
	Regional Center	City Center	Genesee River and Main St.	Lively Streets	1. Public Spaces	2. Engagement	3. Heritage	4. Mobility and Transportation	5. Places and Neighborhoods	6. Arts and Culture	7. Connecting
● 1. Improve coordination between the development of the city's Capital Improvement Plan (CIP) and other planning initiatives.	■	■	■	■	■	■	■	■	■	■	■
● 2. Create an Active Transportation Advisory Committee to better involve citizens in the transportation decision-making process.	■	■	■	■	■	■	□	■	■	□	■
● 3. Enhance the existing Neighborhood Service Center (NSC) structure and create a fifth NSC service area to focus on the unique needs of Downtown.	□	■	□	■	■	■	□	□	■	□	■
● 4. Build on the public interest in commemorating notable Rochesterians by naming currently unnamed or indistinctively named places.	□	□	□	■	■	■	■	□	■	■	□
● 5. Priority Development Pre-Approval: Develop market-based development concept plans for priority development sites. Perform GEIS and conceptual site plan approval to streamline future development process.	■	■	■	■	■	□	□	□	■	□	■
◉ 6. Revise Chapter 120 (Zoning) to streamline and simplify land use codes, provide greater regulatory protection where necessary, support a critical mass of retail uses, allow flexibility where appropriate for temporary uses and review Center City zoning district boundaries.	□	■	■	■	■	□	■	■	■	■	■
◉ 7. Intersection and Gateway Plan: Evaluate existing conditions and opportunities for new development at key intersections and gateways. Develop regulating plans (adopted into the zoning code) for private development at each one.	□	■	■	■	■	□	□	□	■	□	■
◉ 8. Review all Center City Urban Renewal Districts, map districts, and compile Urban Renewal Plans.	□	■	■	■	□	□	□	□	■	□	■
◉ 9. Center City Heritage Plan: Map and highlight all levels (Designated Buildings of Historic Value (DBHV), National Register, Local Landmark, etc.) of heritage buildings in Center City.	■	■	■	■	□	□	■	□	■	■	■

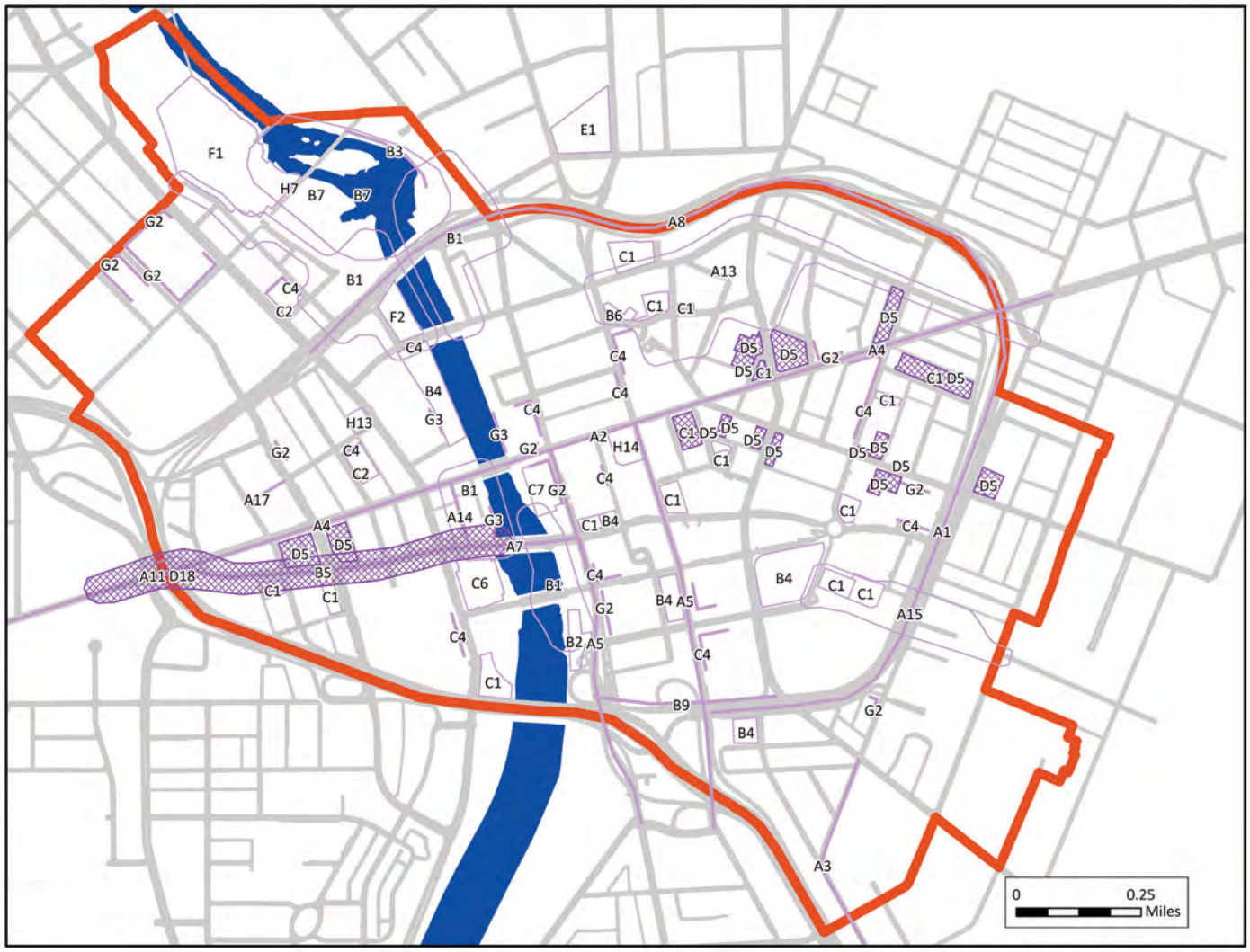
● *Near Term* ◉ *Medium Term* ○ *Long Term*

Actions: Category D
City Policies, Plans, and Studies

Priority ● *Near Term* ● *Medium Term* ○ *Long Term*

	Geography Regional Center	City Center	Genesee River and Main St.	**Fundamental Vision** Lively Streets	**Leverage Points** 1. Public Spaces	2. Engagement	3. Heritage	4. Mobility and Transportation	5. Places and Neighborhoods	6. Arts and Culture	7. Connecting
● 10. Downtown Views Analysis: Study views and termination points and adopt enhanced design standards for these areas.	□	□	■	■	■	□	■	□	■	□	■
● 11. Update 2008 Downtown Parking Study.	■	■	□	■	■	■	□	■	□	□	□
● 12. Revise, update, and utilize Chapter 78 of the City Code, to more effectively regulate Downtown parking lots.	□	□	□	■	■	□	□	■	■	□	■
● 13. Adopt and publicize a street design policy so that elected officials, members of the public, and all city staff understand the design process for street projects.	□	■	■	■	■	■	□	■	□	□	□
● 14. Develop a new metric for evaluating street and development projects in a dense, walkable urban environment. Traditional trip generation and level of service (LOS) measures that focus on vehicles are not suitable for a Downtown area.	■	■	■	■	■	□	□	■	□	□	■
○ 15. Utilize additional options for financing public improvements such as tax increment financing (TIF) or payment in lieu of taxes (PILOT).	□	■	■	■	■	□	■	■	■	□	■
○ 16. Revise Chapter 128 (Subdivision) so that street design standards in it are consistent with street design policy.	□	■	■	■	■	□	□	■	■	□	■
○ 17. Correct right-of-way mapping issues where needed, particularly in the Clinton-Andrews-Bittner area, the Joseph-Cumberland area, and Broadway-Lawn areas.	□	□	□	■	■	□	□	□	□	□	□
○ 18. Study the possibility of a new National Register Historic District along West Broad Street (Erie Canal).	□	□	■	■	□	□	■	□	■	□	□
○ 19. Establish a regular, periodic review schedule for the Center City Master Plan.	■	■	■	■	■	■	■	■	■	■	■

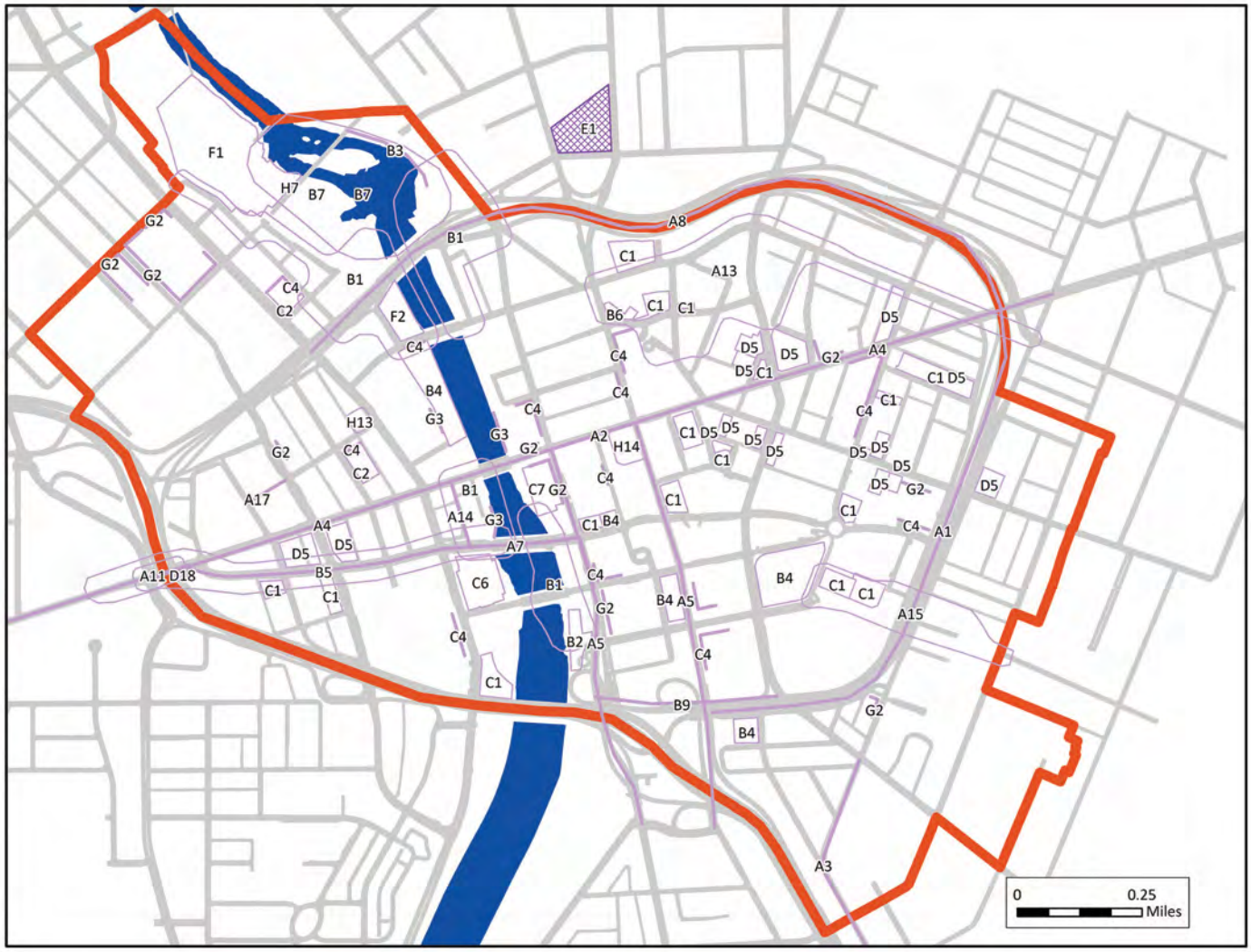
Actions Map: Category D
City Policies, Plans, and Studies



Actions: Category E
Other Public Projects

Priority	Geography			Fundamental Vision	Leverage Points						
	Regional Center	City Center	Genesee River and Main St.	Lively Streets	1. Public Spaces	2. Engagement	3. Heritage	4. Mobility and Transportation	5. Places and Neighborhoods	6. Arts and Culture	7. Connecting
● *Near Term* ● *Medium Term* ○ *Long Term*											
● 1. The new Intermodal Transit Center (train and long distance bus station) must have clear, direct, and efficient pedestrian, local transit, and bicycle connections to the Downtown core.	■	■	□	■	■	■	□	■	■	□	■
● 2. Encourage all public sector partners to create active ground floor uses in any new construction or substantial renovation projects, such as MCC's renovation of the former Kodak Buildings.	■	■	□	■	■	□	□	■	■	□	■
● 3. Establish Center City circulator transit service.	□	■	■	■	■	■	□	■	■	□	■
● 4. Continue to enhance marketing and promotion of transit. Implement Transportation Demand Management (TMD) Program for Center City.	■	■	□	■	■	■	□	■	■	□	■
○ 5. Work with State leaders to relocate regional state offices (NYSDOT, NYSDEC, etc.) to Downtown, as is the case in Buffalo and Syracuse.	■	■	□	■	□	□	□	□	□	□	□

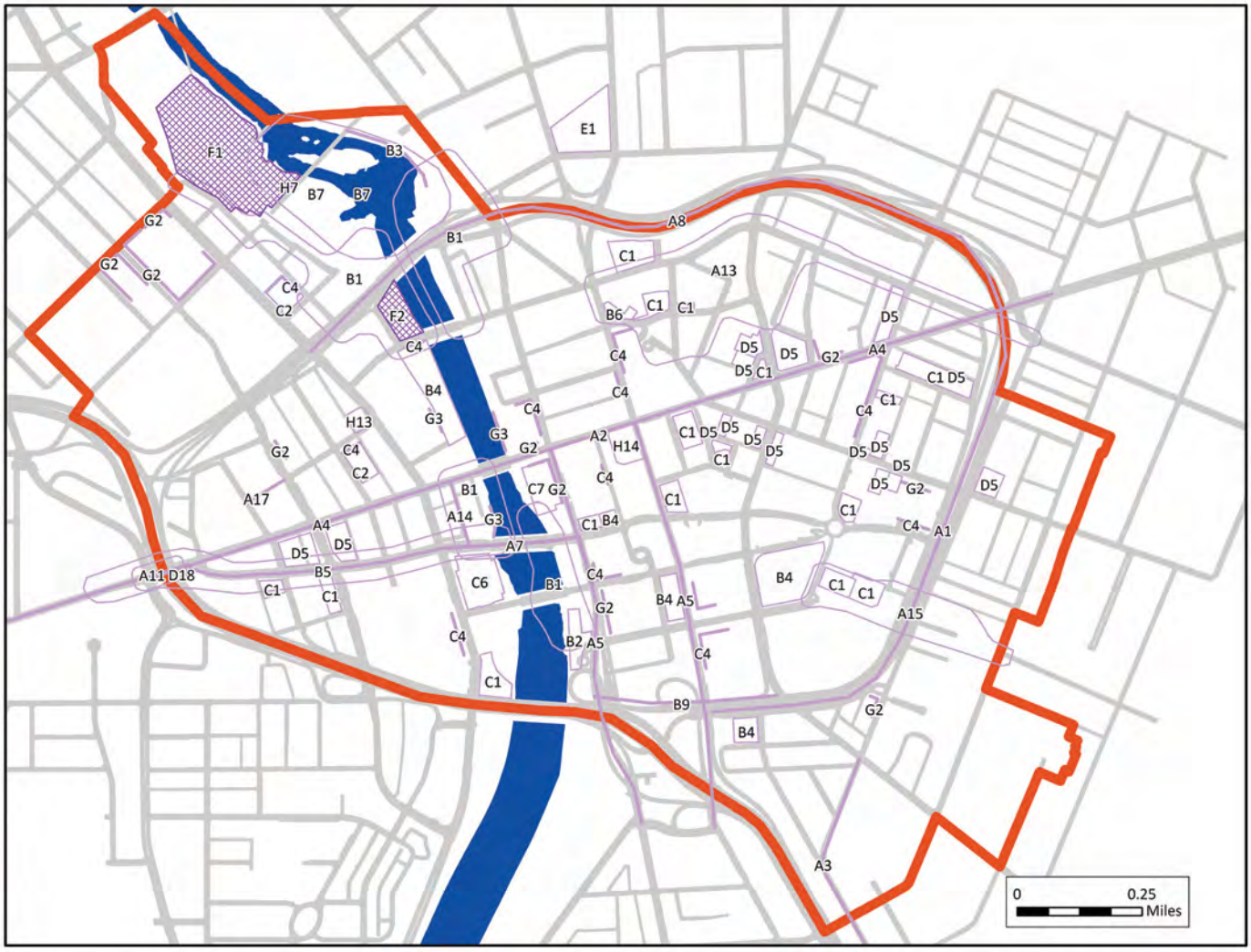
Actions Map: Category E
Other Public Projects



Actions: Category F
Utility Projects

Priority	Geography: Regional Center	Geography: City Center	Geography: Genesee River and Main St.	Fundamental Vision: Lively Streets	Leverage Points: 1. Public Spaces	Leverage Points: 2. Engagement	Leverage Points: 3. Heritage	Leverage Points: 4. Mobility and Transportation	Leverage Points: 5. Places and Neighborhoods	Leverage Points: 6. Arts and Culture	Leverage Points: 7. Connecting
● *Near Term* ◐ *Medium Term* ○ *Long Term*											
● 1. Redevelopment of the Beebe Station site must result in a positive contribution to High Falls and the Genesee River Gorge. Public access to the gorge floor and Genesee River is a high priority (see also High Falls Pedestrian Access Improvement Study).	☐	■	■	■	■	☐	■	☐	■	☐	■
◐ 2. New infill development on RG&E Front Street site, including extension of Genesee Riverway Trail.	☐	☐	■	■	■	☐	☐	■	■	☐	■
◐ 3. Ensure that new utility infrastructure, such as substations, fits into the pedestrian-oriented urban context of Downtown as much as possible.	☐	☐	■	■	■	☐	☐	☐	■	☐	■
○ 4. Add district cooling to Rochester District Heating cooperative services.	■	■	☐	■	☐	☐	☐	☐	☐	☐	☐

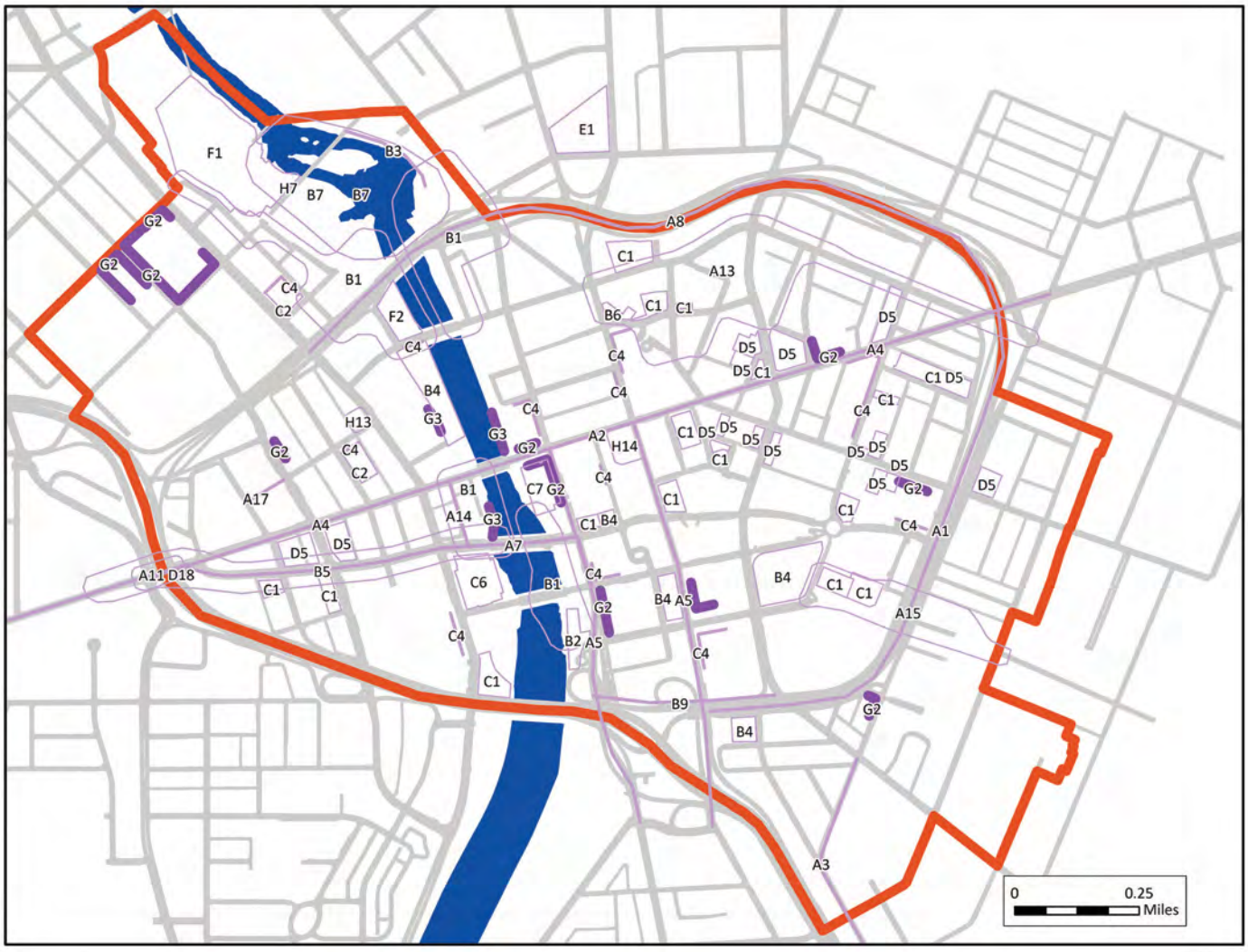
Actions Map: Category F
Utility Projects



Actions: Category G
Private Development

Priority	Geography: Regional Center	Geography: City Center	Geography: Genesee River and Main St.	Fundamental Vision: Lively Streets	Leverage Points: 1. Public Spaces	Leverage Points: 2. Engagement	Leverage Points: 3. Heritage	Leverage Points: 4. Mobility and Transportation	Leverage Points: 5. Places and Neighborhoods	Leverage Points: 6. Arts and Culture	Leverage Points: 7. Connecting
● *Near Term* ◐ *Medium Term* ○ *Long Term*											
● 1. Redevelop and/or repurpose vacant buildings.	■	■	■	■	■	□	■	□	■	□	■
● 2. Reconfigure/renovate existing buildings with inactive first floors (blank walls) to create new, active uses on the first floor.	□	□	■	■	■	□	■	□	■	□	■
● 3. Reach out to riverfront property owners to identify opportunities to enhance interface between existing private, semi-public, and public space along the river.	□	□	■	■	■	■	□	□	■	□	■
◐ 4. Construct new infill structures on surface parking lots and vacant lots, especially along pedestrian corridors. New construction with active uses on the first floor will fill these gaps and help reconnect the urban fabric, create continuous corridors of activity.	■	■	■	■	■	□	□	□	■	□	■
○ 5. Continue to eliminate second floor skyways on primary pedestrian corridors as buildings are redeveloped. As buildings are renovated, underground connections should be explored, especially for connections to the Convention Center.	□	□	■	■	■	■	□	□	■	□	□

Actions Map: Category G
Private Development



Actions: Category H
Broad Based Initiatives

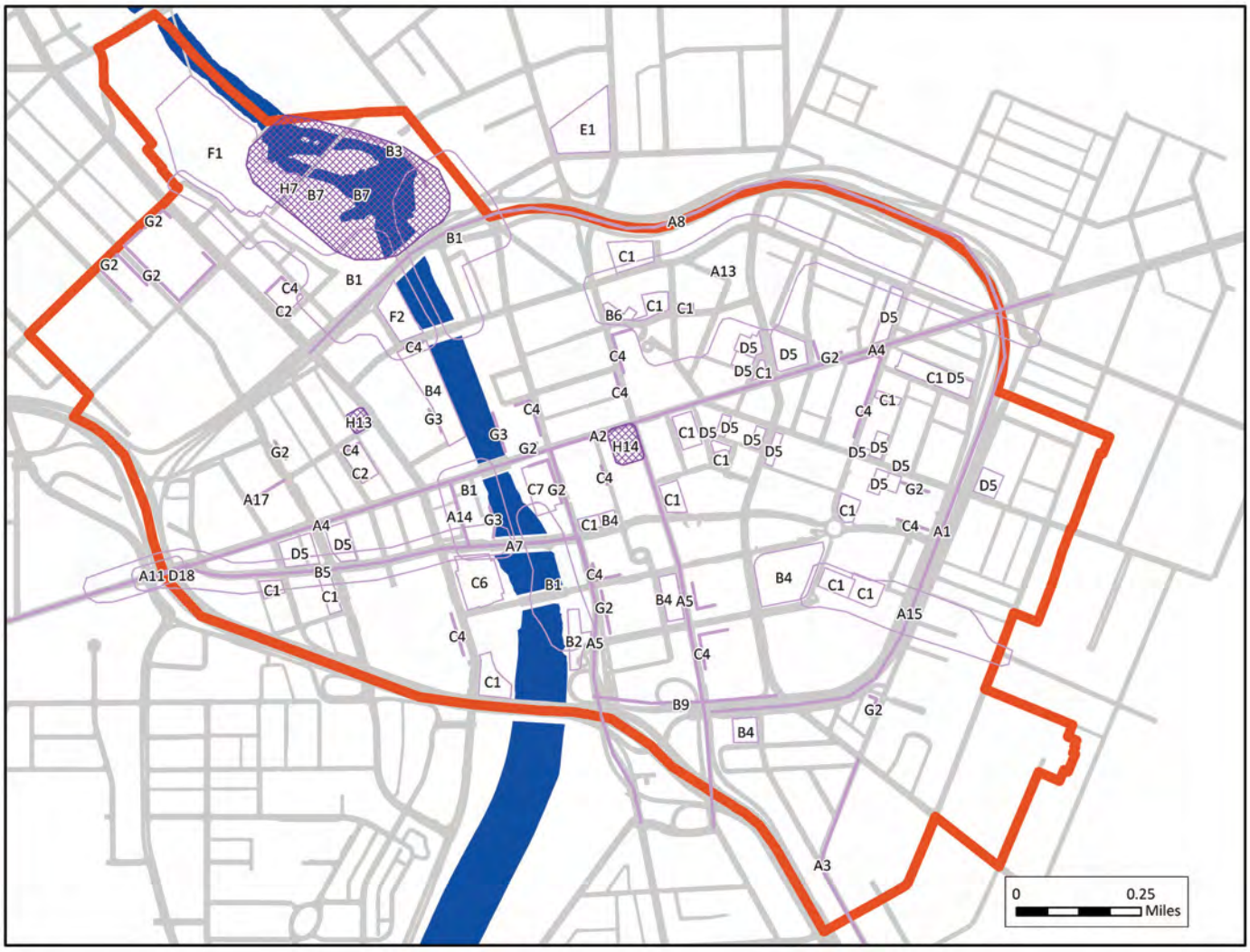
Priority	Geography: Regional Center	Geography: City Center	Geography: Genesee River and Main St.	Fundamental Vision: Lively Streets	Leverage Points: 1. Public Spaces	Leverage Points: 2. Engagement	Leverage Points: 3. Heritage	Leverage Points: 4. Mobility and Transportation	Leverage Points: 5. Places and Neighborhoods	Leverage Points: 6. Arts and Culture	Leverage Points: 7. Connecting
● *Near Term* ◉ *Medium Term* ○ *Long Term*											
● 1.Support the Downtown Innovation Zone (DIZ) as part of the ongoing redevelopment and re-imagination of Downtown Rochester.	■	■	■	■	■	■	■	■	■	■	■
● 2. Develop a detailed and pragmatic retail strategy.	□	■	■	■	■	■	□	□	■	□	■
● 3. Downtown would benefit from a greater number of small scale projects. Support these small scale 'builders' with innovate funding options such a crowd sourcing or a "small starts" program.	■	■	■	■	■	■	■	■	■	■	■
● 4. Engage building owners and encourage the exterior illumination of Downtown structures.	□	□	■	■	■	■	■	■	■	□	□
● 5. Continue to engage the development community to address parking concerns, and support Center City development and mobility with alternatives to dedicated parking spaces.	□	□	■	■	■	■	□	■	■	□	■
● 6. Continue to engage the development community and RTS on supporting Center City development and mobility with transit.	□	□	□	■	□	■	□	■	■	□	■
◉ 7. Work to support continued Historic Tax Credits at both State and Federal level. These have been among the most effective tools in encouraging redevelopment of historic Downtown buildings.	■	■	■	■	□	□	■	□	■	■	□
◉ 8. Partner with the Garden Aerial organization and develop further public access to the Genesee River Gorge floor and High Falls (see also High Falls Pedestrian Access Improvement Study).	■	■	■	■	■	■	■	■	■	■	■
○ 9. Support the formation of the Downtown business improvement district (BID).	■	■	■	■	■	■	□	■	■	■	■

Actions: Category H
Broad Based Initiatives

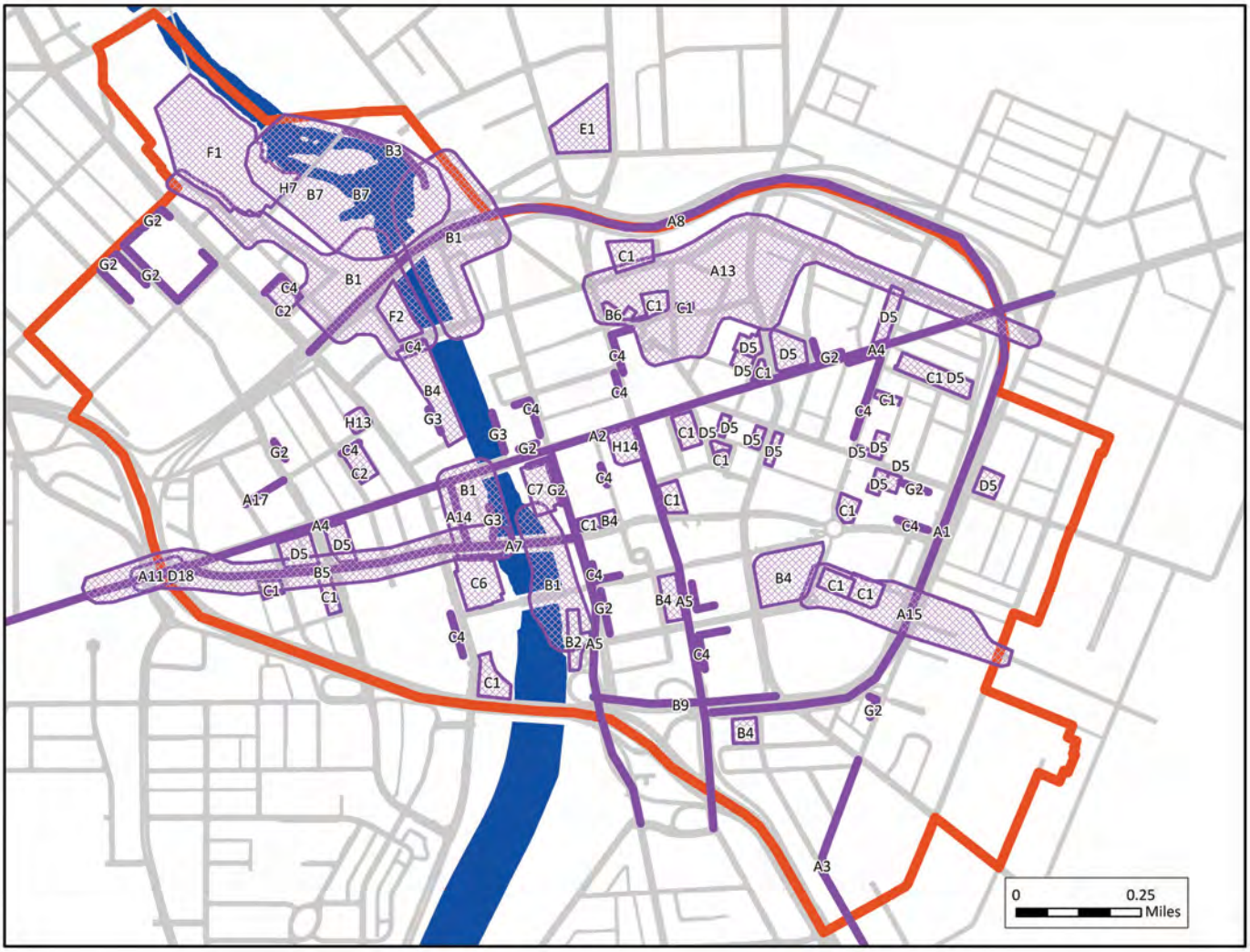
Priority ● *Near Term* ● *Medium Term* ○ *Long Term*

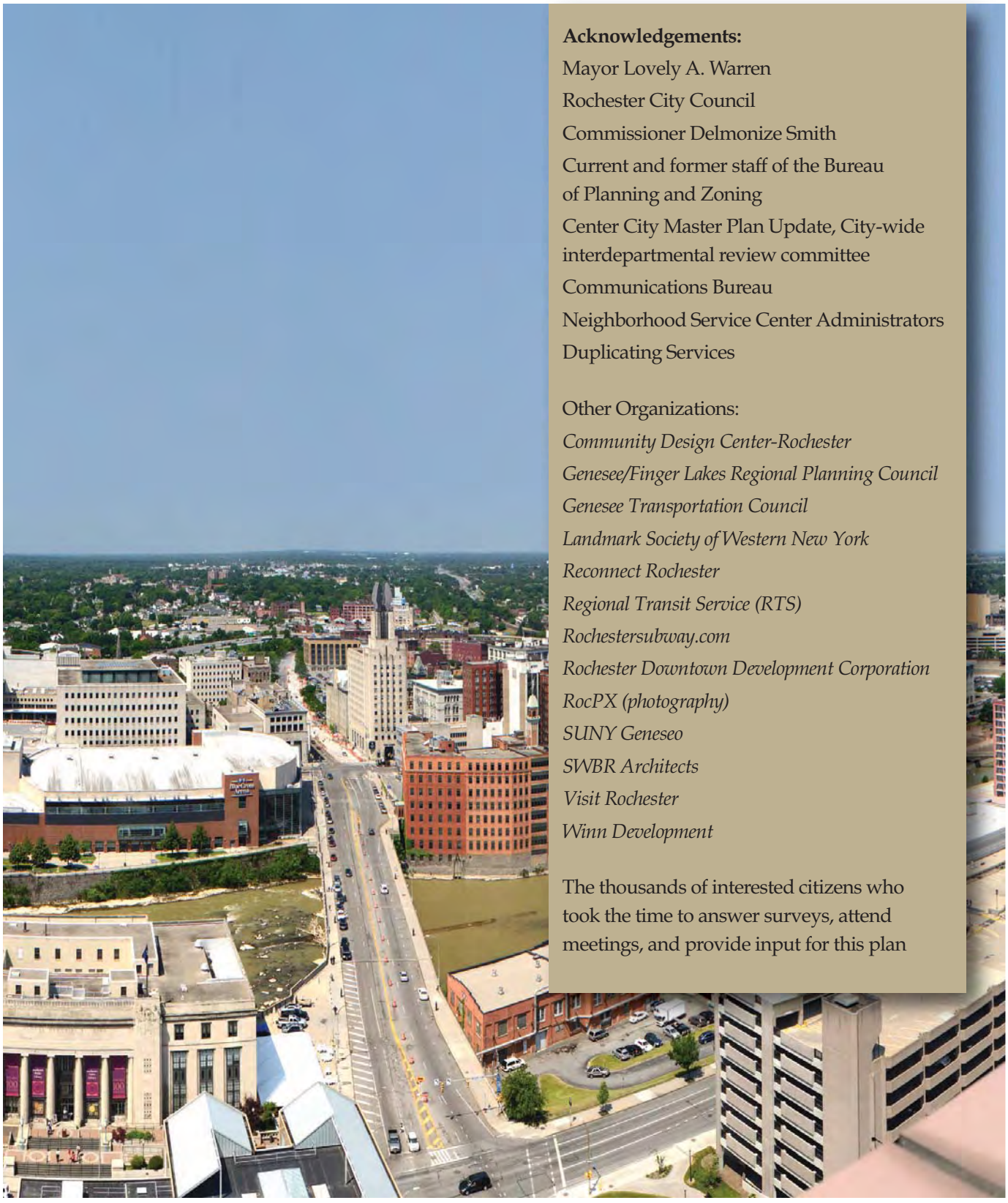
	Geography Regional Center	City Center	Genesee River and Main St.	**Fundamental Vision** Lively Streets	**Leverage Points** 1. Public Spaces	2. Engagement	3. Heritage	4. Mobility and Transportation	5. Places and Neighborhoods	6. Arts and Culture	7. Connecting
○ 10. Continue to pursue support for 2009 Historic Erie Canal Aqueduct and Broad Street Corridor Master Plan as a long term vision.	■	■	■	■	■	□	■	□	■	■	■
○ 11. Advance legislation requiring public art inclusion in all public projects.	□	□	□	■	■	□	□	□	■	■	□
○ 12. Support efforts to establish a youth hostel.	■	■	□	■	□	■	□	□	□	□	□
○ 13. Explore the possibility of a 'water keeper' or similar non-profit organization to specifically advocate for the Genesee River.	□	□	■	□	■	■	□	□	■	□	■
○ 14. Create an appropriate setting for City Hall with a new building and public open space at the corner of State and Church.	■	■	□	■	■	■	■	□	■	□	■
○ 15. Engage JP Morgan Chase regarding the revitalization and reconfiguration of the open space and underground retail space at the southwest corner of Main and Clinton.	□	□	■	■	■	□	□	□	■	□	■

Actions Map: Category H
Broad Based Initiatives



Actions Map:
All Categories





Acknowledgements:

Mayor Lovely A. Warren

Rochester City Council

Commissioner Delmonize Smith

Current and former staff of the Bureau of Planning and Zoning

Center City Master Plan Update, City-wide interdepartmental review committee

Communications Bureau

Neighborhood Service Center Administrators

Duplicating Services

Other Organizations:

Community Design Center-Rochester

Genesee/Finger Lakes Regional Planning Council

Genesee Transportation Council

Landmark Society of Western New York

Reconnect Rochester

Regional Transit Service (RTS)

Rochestersubway.com

Rochester Downtown Development Corporation

RocPX (photography)

SUNY Geneseo

SWBR Architects

Visit Rochester

Winn Development

The thousands of interested citizens who took the time to answer surveys, attend meetings, and provide input for this plan

For more information call 311.
Outside the city call (585) 428-5990.
www.cityofrochester.gov

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