

Erie Harbor COMMUNITY MEETING

City Council Chambers

Wednesday, September 8, 2010

AGENDA



- Welcome and Introductions
- Purpose of Meeting
- Site Redevelopment History
- Approval Process Completed
- Remaining Approval Process
- Presentation of Project
- Questions
- Comments and Discussion

Purpose of Meeting

Reasons Attending the Community Meeting:

- Want information about the project—What is it?
- Want information about the process—How did this come about? What next?
- Do not support the project.
- Support the project.
- Want to provide feedback before remaining approvals.
- Have questions about the project.
- Other reasons?

Purpose of Meeting

Subjects to Cover:

- Approval Process Completed to Date
- Approval Process Remaining
- Description of Project and Status
- Description of Proposed Design Change Since FEIS
- Description of Proposed Materials
- Questions
- Feedback and Discussion
- Other?

Site Development History



- Site History
- River Park Commons
- The Hamilton
- Erie Harbor
- Mt. Hope Improvements
- Park Enhancements

River Park Commons



The Hamilton



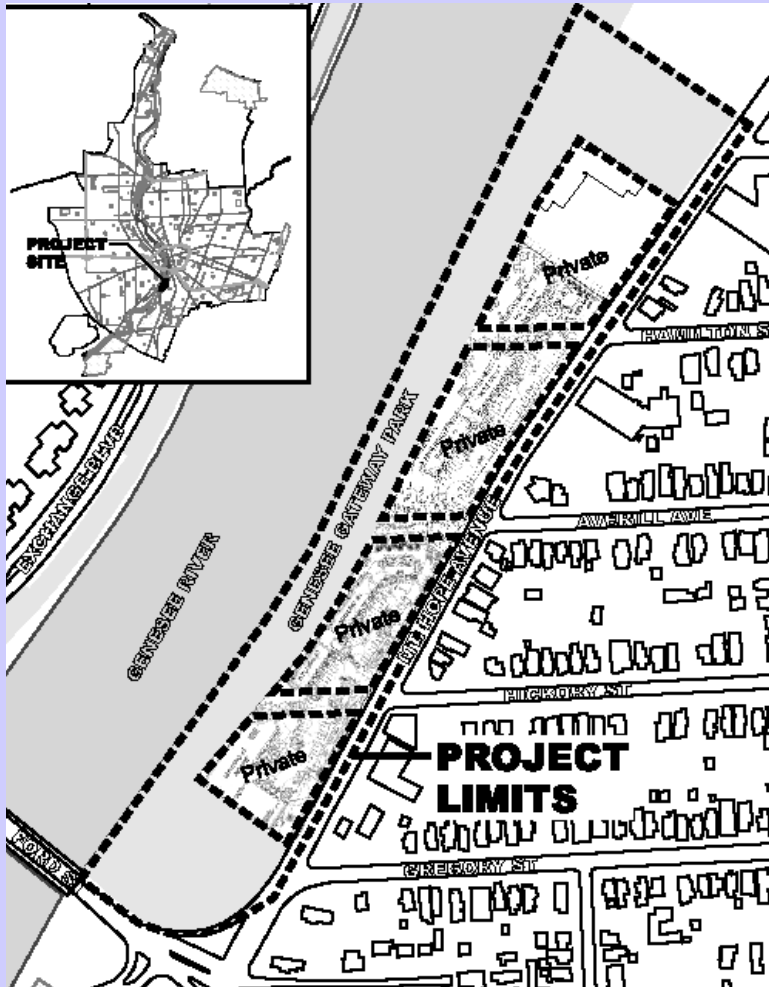
- Location: 185 Mt. Hope Avenue
- Developer: Conifer Realty
- Investment: \$18,503,000
- 202 preserved affordable housing units
- City Investment/Involvement:
 - \$500,000 financing
 - Payment-in-lieu-of-taxes
 - Public right-of-way improvements
- Project Complete

Erie Harbor



- Location: 205-405 Mt. Hope
- Developer: Conifer Realty
- Investment: \$31,448,917
- 131 New Rental Housing Units
- 80% Market Rate / 20% Affordable
- City Investment/Involvement:
 - \$2,800,000 financing
 - Payment-in-lieu-of-taxes
 - Relocation assistance
 - Public right-of-way improvements

Mt. Hope & Park Enhancements



- Mt. Hope Nearing Completion:
 - Roadway Improvements
 - Lane Reduction
 - Bump-outs
 - Crosswalks
 - Lighting Enhancements
 - Parking
- Park Enhancements:
 - Design and construction of three public walkways and Mt. Hope streetscape improvements
 - Public art
 - Preliminary design of park improvements for future

Approval Process Completed

Apr 2004: Conifer Realty acquired ownership of River Park Commons.

Apr 2008: Draft Environmental Impact Statement accepted.

May 2008: Public hearing held by Rochester Environmental Commission.

Jun 2008: Plans and renderings presented to the Project Review Committee.

Jul 2008: NYS SHPO issued No Adverse Impact letter.

Nov 2008: Public hearing and approval by Planning Commission of rezoning.

Dec 2008: Final Environmental Impact Statement issued.

Dec 2008: Public hearing and City Council approval of rezoning.

Jan 2009: Public hearing and City Council approval of \$2M loan.

Jul 2009: Plans and renderings presented to the Project Review Committee.

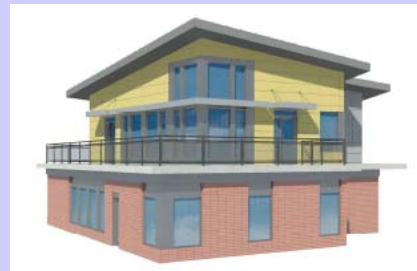
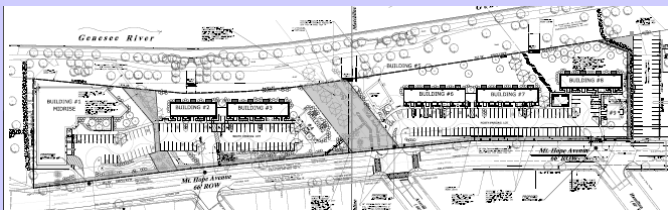
Aug 2010: City Council approval of financing and new easements.

Approval Process Remaining

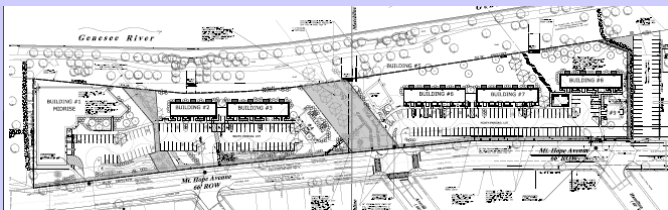
Sep 2010: Site Plan Approval

Fall 2010: Building Permits

Presentation of Project

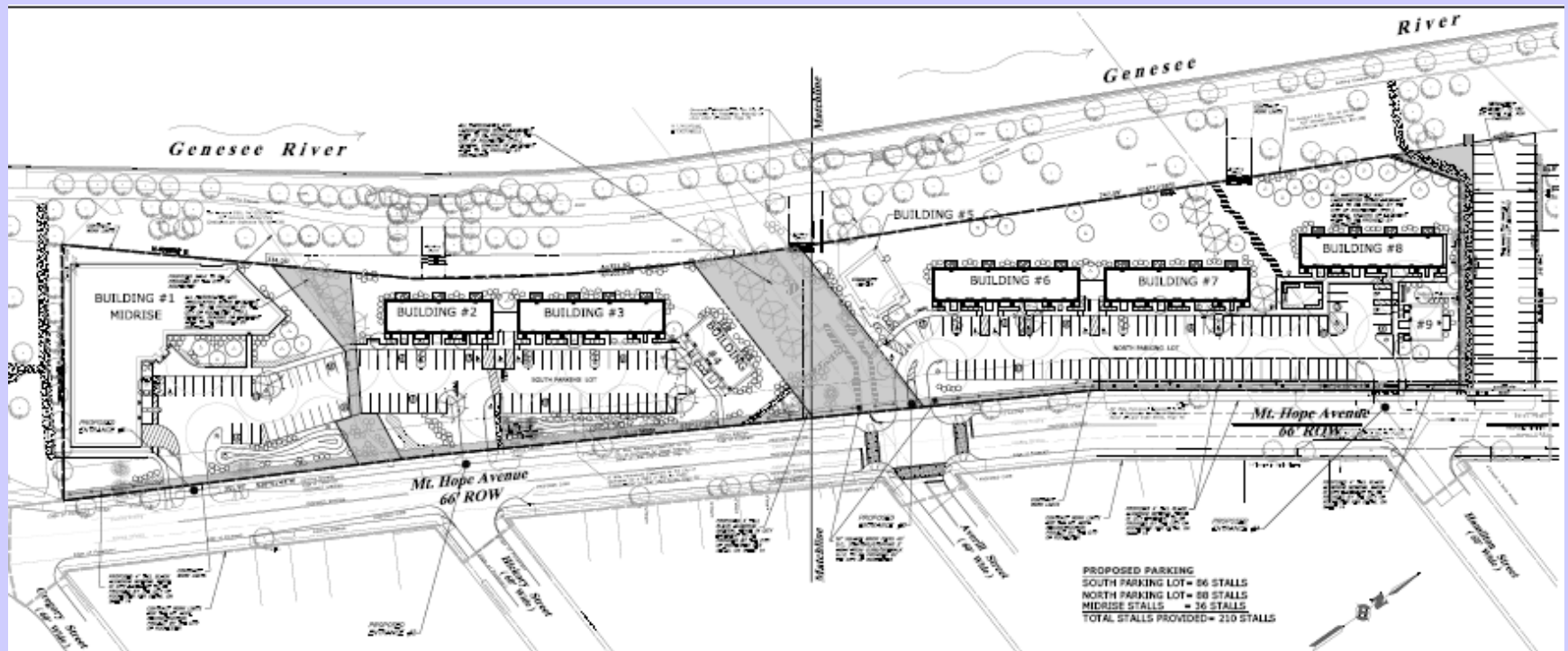


Presentation of Project

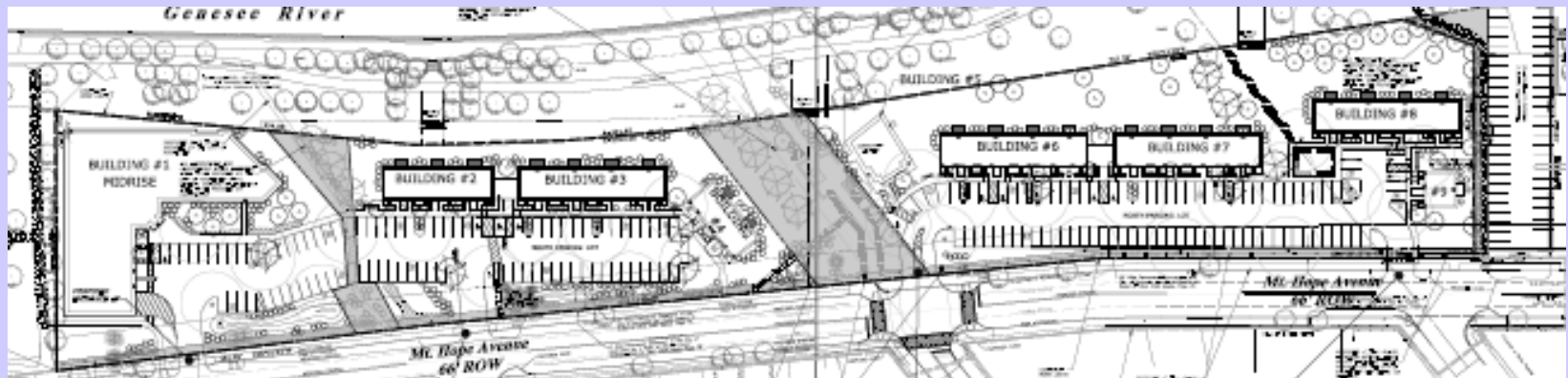


- Site Plan
- Site Plan Comparison to River Park
- Town Homes
- Town Homes Comparison to FEIS
- Midrise
- Midrise Comparison to FEIS
- Club House

Site Plan



Site Plan Comparison



Townhome #2—Street View



Townhome #2—Water View



Townhomes #3—Street View



Townhome #3—Water View



Townhomes Elevations



BUILDING 2

STREET FACING ELEVATIONS

BUILDING 3



BUILDING 3

WATER FACING ELEVATIONS

BUILDING 2

Townhomes—FEIS Comparison



Midrise Elevations



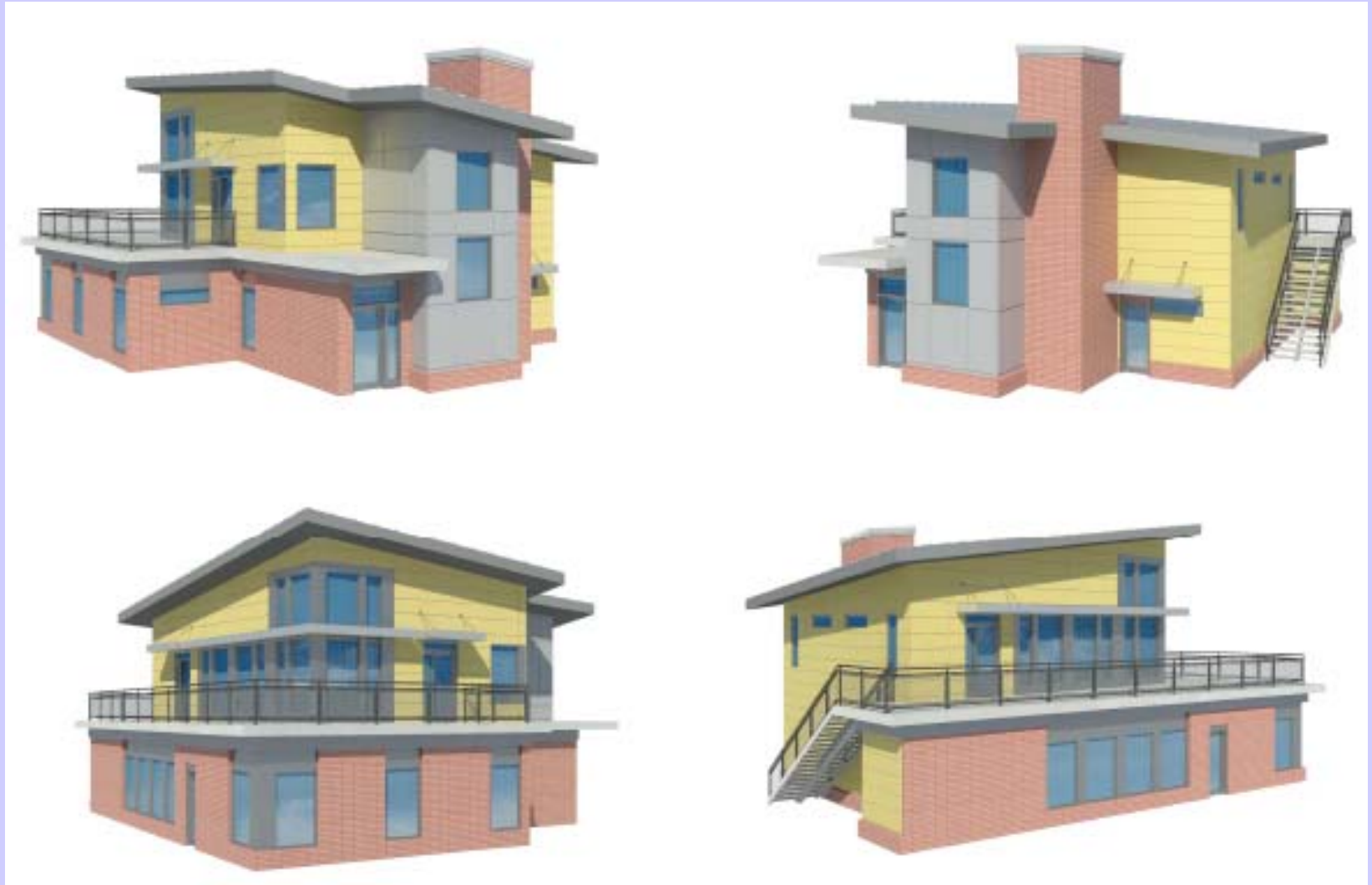
Midrise—FEIS Comparison



Midrise—FEIS Comparison



Club House



Questions and Comments

- Questions about the project?
- Questions about the process?
- Comments...
- Discussion...

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