

# Exchange Street Playground Park Improvements

Public Meeting | February 28, 2024  
Carlson Commons



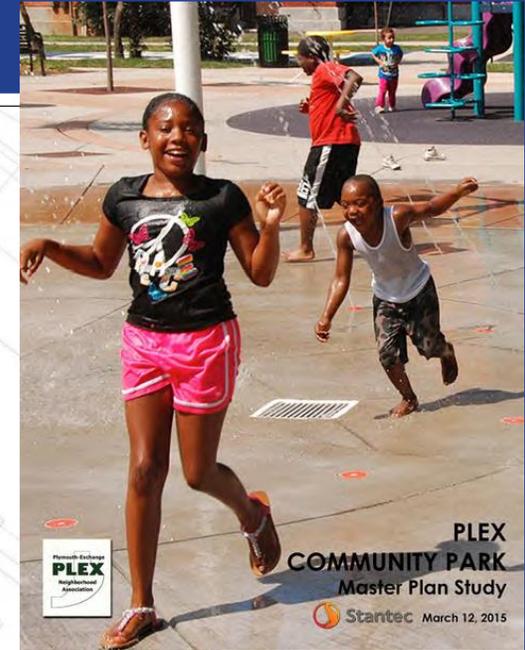
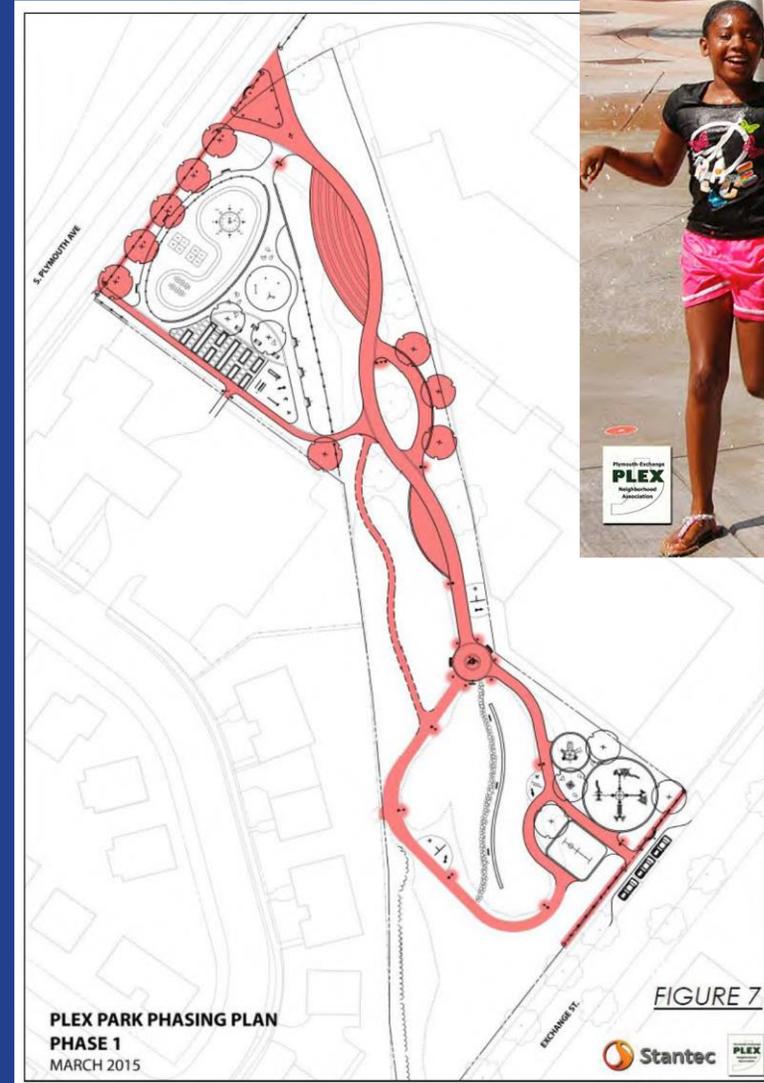
City of Rochester, NY  
Malik D. Evans, Mayor  
Rochester City Council

# Agenda

- **Team Introduction**
- **Goals of the Project**
- **PLEX Community Park Master Plan**
- **Vacuum Oil BOA Master Plan**
- **Existing Site Conditions**
- **Concept Plans**
- **Community Outreach & Feedback**
- **Next Steps**
- **Open Discussion**

# Goals of the Project

- Implement Phase I of the community driven PLEX Community Park Master Plan (completed 2015)
- Provide an ADA accessible pedestrian pathway through the park linking Exchange Blvd and S. Plymouth Ave
- Create a safe and welcoming environment for the PLEX neighborhood to enjoy
- Set the stage for future improvements to fulfill the community's park vision
- Implement recommendation of Vacuum Oil BOA Master Plan for eventual trail connection between Plymouth Ave and Genesee River



# Project Funding Partners

- Dormitory Authority State of New York (DASNY) – construction grant
- Rochester Gas & Electric – electrification grant
- City cash & bond





# PLEX Community Park Master Plan – PHASE I

- Demolition
- Selective tree clearing & pruning
- Grading
- Pavements
- Decorative fence
- Signage
- Lighting
- Tree planting
- Benches

2015 Master Plan Estimate:  
\$506,000

2023 Updated Estimate:  
\$2,400,000



# PLEX Community Park Master Plan – PHASE II

- Pavements
- Game surface area
- Decorative rail
- Seat wall
- Water spray park
- Drainage
- Shade structure
- Athletic equipment
- Raised garden planters
- Site furniture

2015 Master Plan Estimate:  
\$665,000

2023 Updated Estimate:  
\$2,700,000



# PLEX Community Park Master Plan – PHASE III

- Pavements
- Curbing
- Athletic equipment
- Playground equipment and surfacing
- Site furniture
- Tree planting
- Signage

2015 Master Plan Estimate:  
\$480,000

2023 Updated Estimate:  
\$1,700,000



# Vacuum Oil BOA Master Plan



- PLEX Community Park Master Plan wholly incorporated into VOB OA (red circle)
- VOB OA implementation a key recommendation of City long term planning process: Local Waterfront Revitalization Plan (LWRP); ROC the Riverway initiative (Restore the Share project); Rochester 2034 Comprehensive Plan

# Existing Site



# Exchange-Plymouth Sight Lines



open wide central sight line to Plymouth



open wide central sight line to Exchange



trees blocking view from Exchange sidewalk



open wide central sight line to Plymouth



open wide central sight line to Exchange



Low branched trees blocking views from Plymouth

# Existing Photos - Exchange



“flat” area near Exchange



Trees along railroad siding wall



Exchange street and sloped area



Brush and trees along east edge



extensive poison ivy along railroad siding wall



extensive poison ivy along pathway

# Existing Photos – Middle Area



drainage issue area, looking to Plymouth



drainage issue area along path



drainage issue area and adjacent property wall



drainage issues and debris, looking to Exchange



ponding in low area after rain



adjacent property wall

# Existing Photos – Plymouth Area



pavement area with unknown circle feature



view from Plymouth, "goat path" line in foreground



looking south on Plymouth sidewalk



view from Plymouth to site and adjacent building



green ash near Plymouth, looking toward street



former fire station property with fencing, wall, etc.

# Existing Photos – Site Features / Misc.



one of several interesting and sculptural root flares



unknown railroad siding infrastructure



parking lot and cut through near Plymouth



wall drain hole (one of dozens) with undercut



building drainage onto site

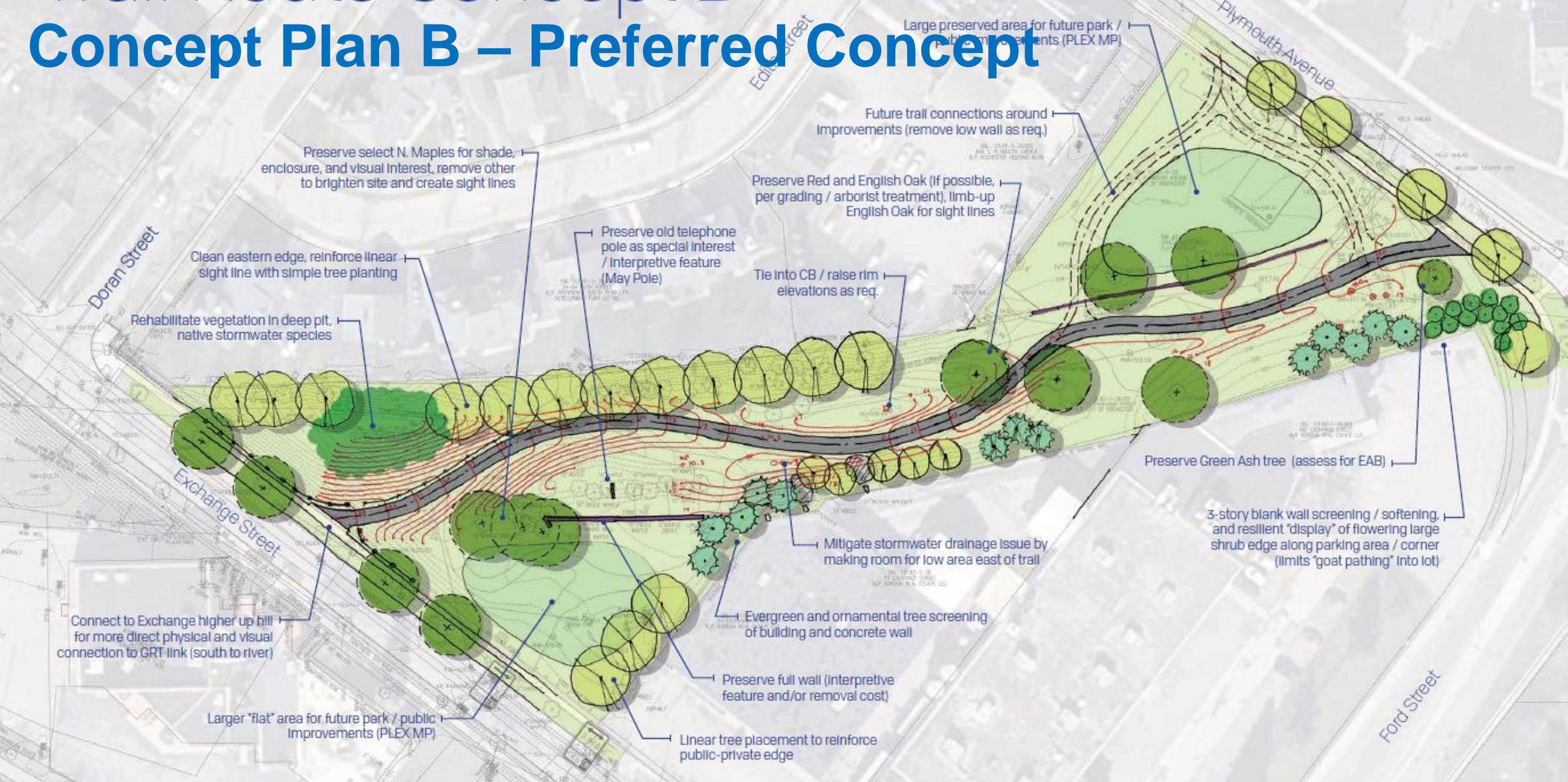


trash collection within eastern brush line

# Concept Plan A



# Concept Plan B – Preferred Concept



# What is included in the Phase I project:

- Removal of existing trail pavement, lighting and drainage
- Selective tree and brush removal and thinning of trees to remain to open sight lines into and through the park
- New trail connection from Plymouth to Exchange
- Grading and drainage to resolve ponding issues
- New lighting along the trail (11 new lights)
- New strategic tree and shrub plantings

# Community Outreach to Date:

- Virtual presentation with PLEX Neighborhood Association – August 2022
- On-site meeting with PLEX Neighborhood Association – October 2022
- Public Meeting #1 – December 2022
- Public Meeting #2 – TODAY!

## What we have heard:

- Safety is the number one priority
- Vegetation is important but so are keeping open views for safety
- Lighting is key for enhancing safety
- Signage identifying the park is important, especially for events
- Maintenance is a concern
- Parking for events needs to be considered

# Parking:

Adding a dedicated parking lot within the park is not supported by the City. Why?

- Mixed public feedback
- Would compromise vision of the 2015 PLEX Community Park MP
- Limited flat areas in the park for active recreation
- Neighborhood park
- Occasional parking needs can be accommodated through permit
- Issues with unwanted / criminal activities
- Expense - \$200,000+ (for 8 spaces)

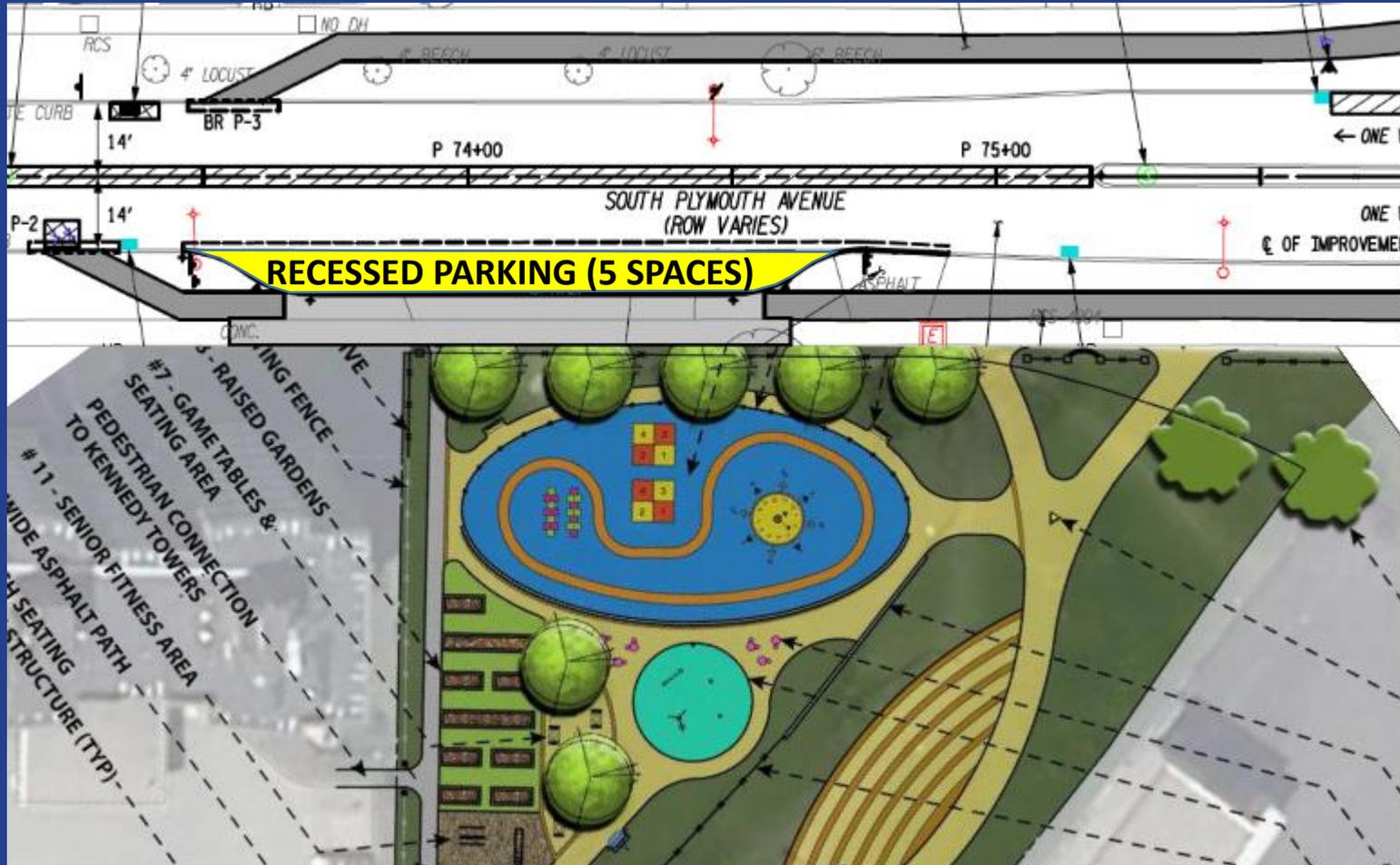
# Parking:

How do we find creative solutions to provide parking to meet the needs of neighborhood events while respecting the vision of the MP and maximizing future park development?

1. Provide recessed parking along the S. Plymouth Ave frontage;
2. Until full MP build-out, utilize existing pavement and lawn areas as temporary staging for vehicles for occasional events in the park;
3. Have MP elements serve more than one purpose

# Parking:

1. Provide recessed parking along the S. Plymouth Ave frontage:

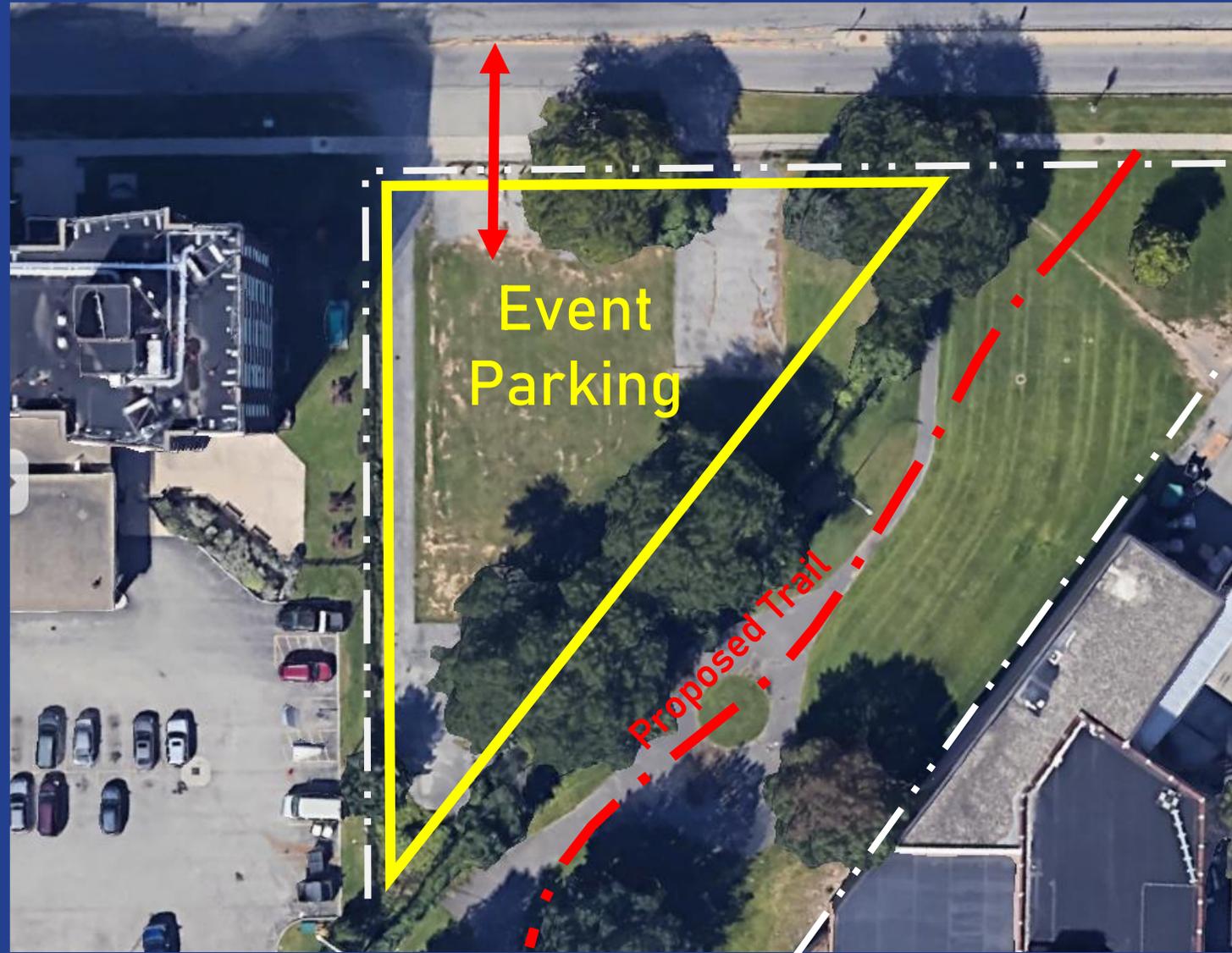


City's 2024 State Touring Routes Milling & Resurfacing Project will install a recessed parking area to accommodate 5 parking spaces on S. Plymouth Ave. No expense to the park project and will not encroach into the park.

# Parking:

2. Until full MP build-out, utilize existing pavement & lawn areas as temporary staging for vehicles for occasional events in the park:

A Facility Use Permit (likely no fee) can accommodate park use for events, including parking.

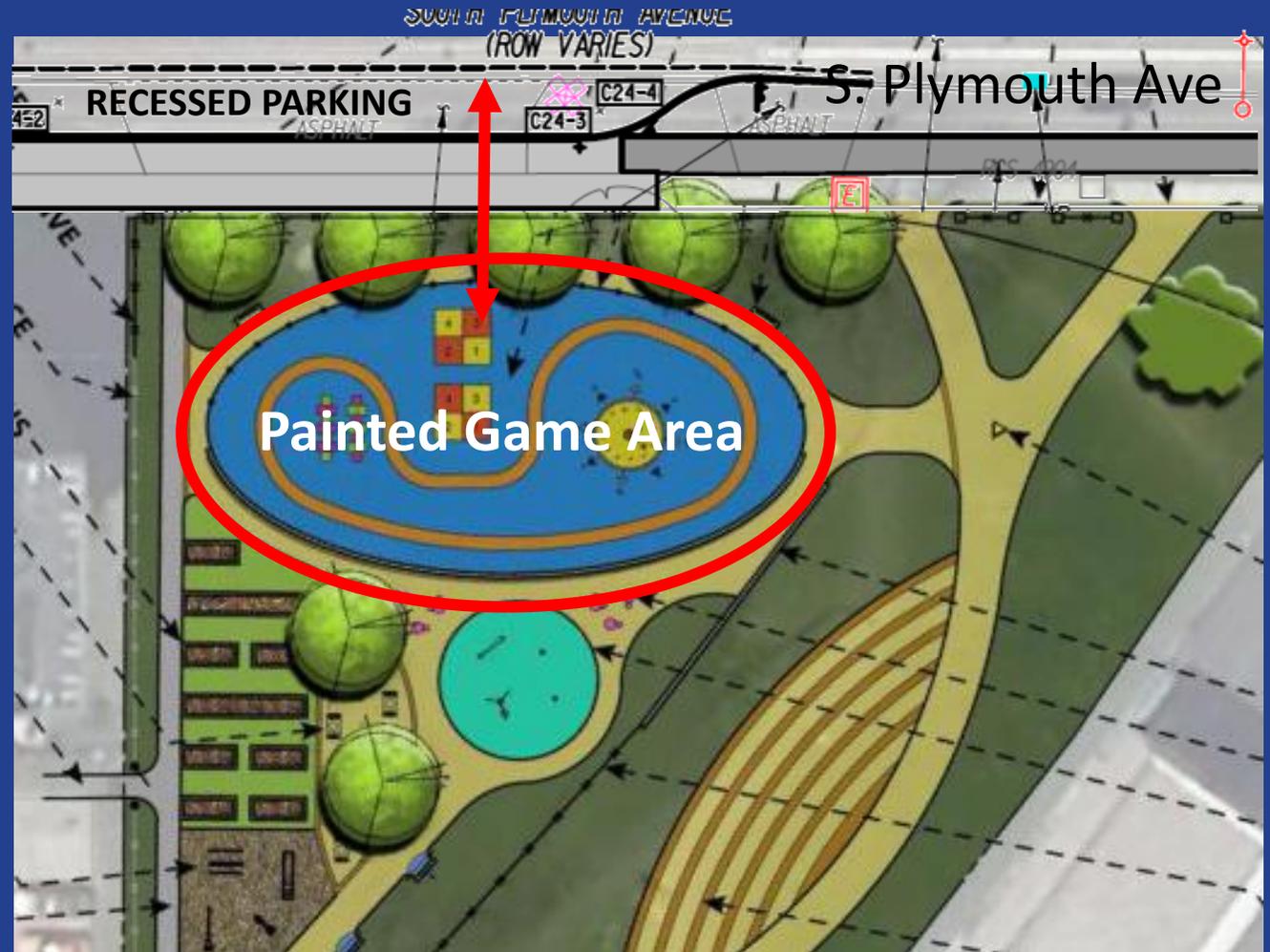


# Parking:

## 3. Have MP elements serve more than one purpose:

Painted game surface area can be designed to accommodate occasional vehicular parking for events.

Mountable curb in S. Plymouth recessed parking will make access easier when needed.



# Next Steps:

- Evaluate and address feedback received tonight.
- Finalize construction documents.
- Bid & Award for construction contract – spring to summer 2024
- Construct project – summer 2024 to spring 2025

# Contact Information

The presentation and meeting minutes will be posted to the project webpage:  
<https://www.cityofrochester.gov/exchangestreetplayground/>

Comments may be submitted to the City Project Manager up to one week after this Public Meeting. Any comments received by **Wednesday, March 6, 2024** will be recorded and answered in the public meeting minutes.

To submit comments or for further information contact the

City Project Manager:

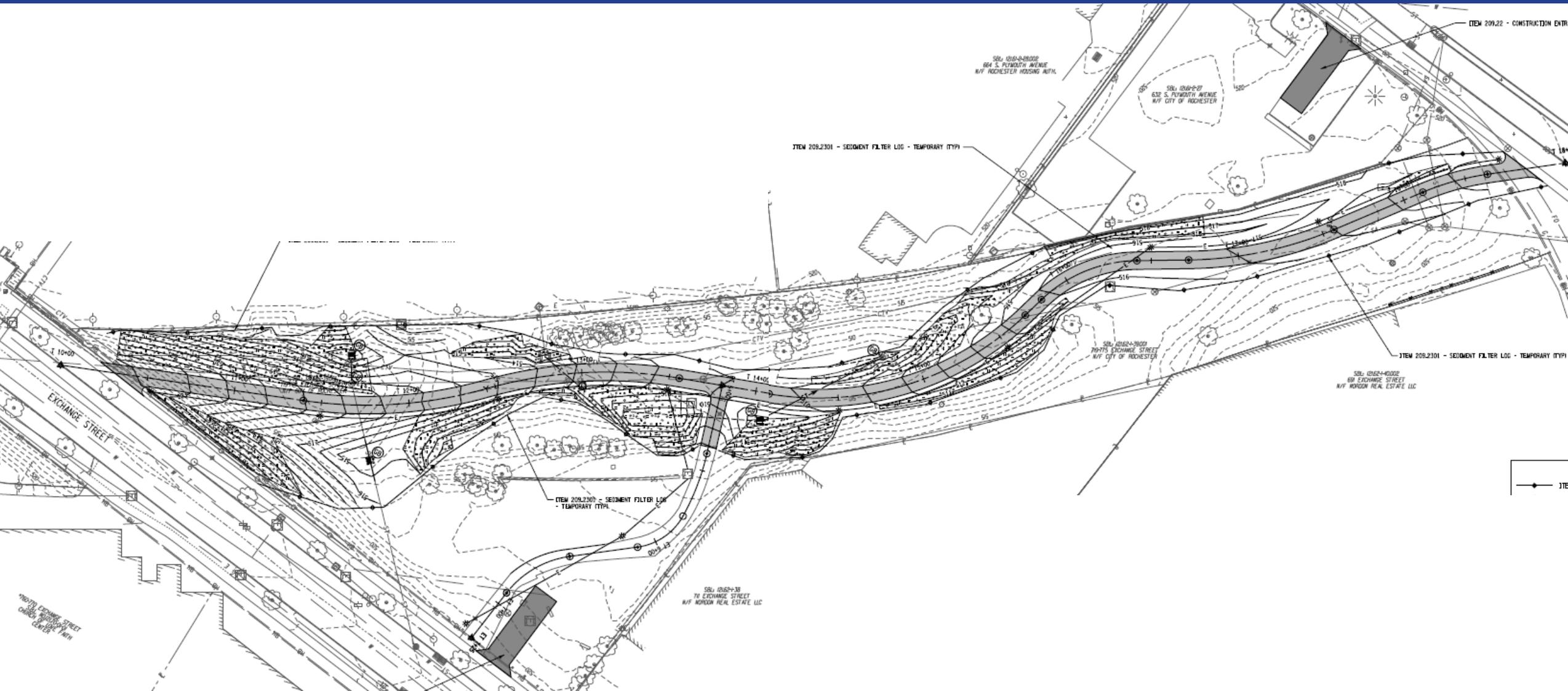
Tyler Burke, P.E.

Tyler.Burke@CityofRochester.gov

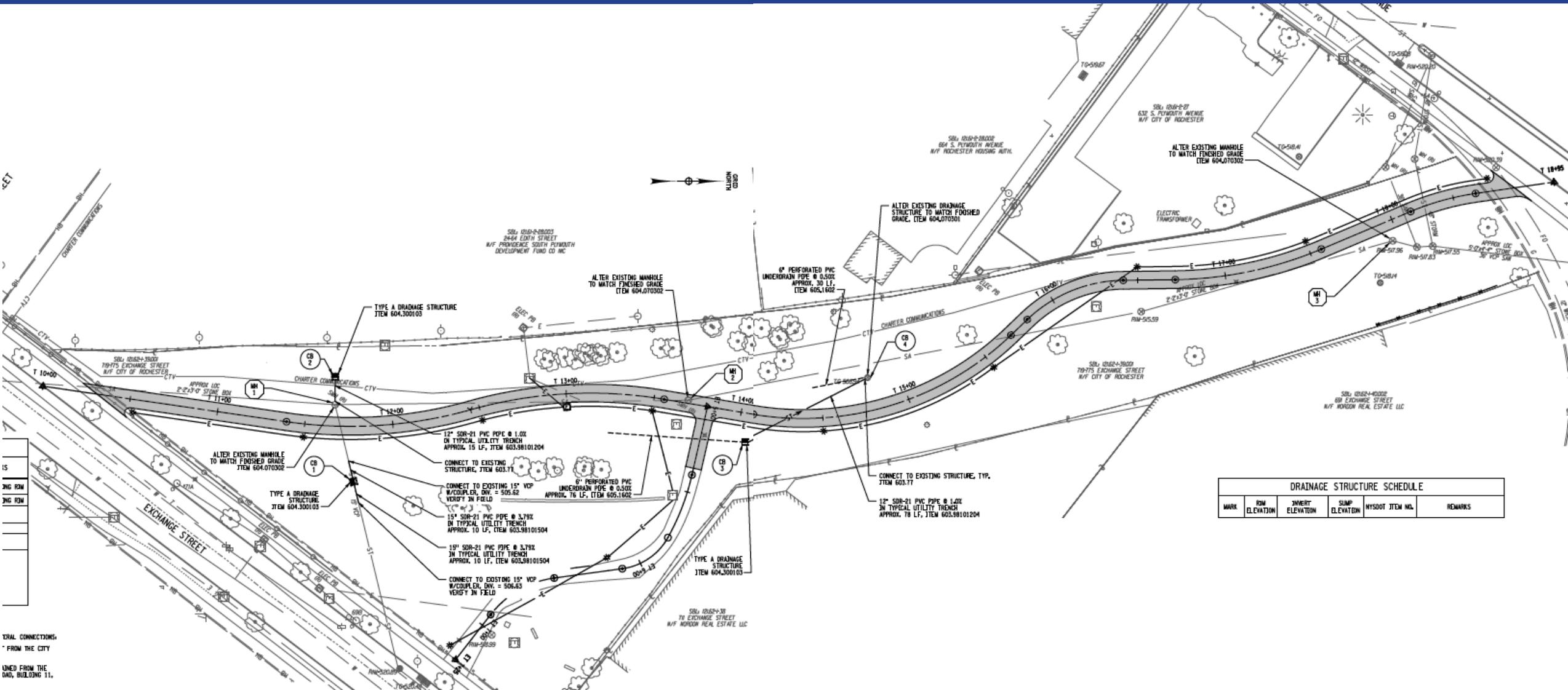
(585) 428-7571



# Grading Plan



# Utility Plan



DRAINAGE STRUCTURE SCHEDULE					
MARK	R/W ELEVATION	INVERT ELEVATION	SUMP ELEVATION	HYSDOT ITEM NO.	REMARKS

SERIAL CONNECTIONS:  
 \* FROM THE CITY  
 \*\* FROM THE DMS, BUILDING 11



# Lighting Plan

