

# CITY OF ROCHESTER

Project Advisory Committee Meeting

October 26, 2017

Vacuum Oil Brownfield Opportunity Area



# Topics Covered

1. Welcome and Introductions
2. Brownfield Cleanup Program Updates
3. Vision Plan Overview
4. GEIS Overview
5. West River Wall
6. Next Steps



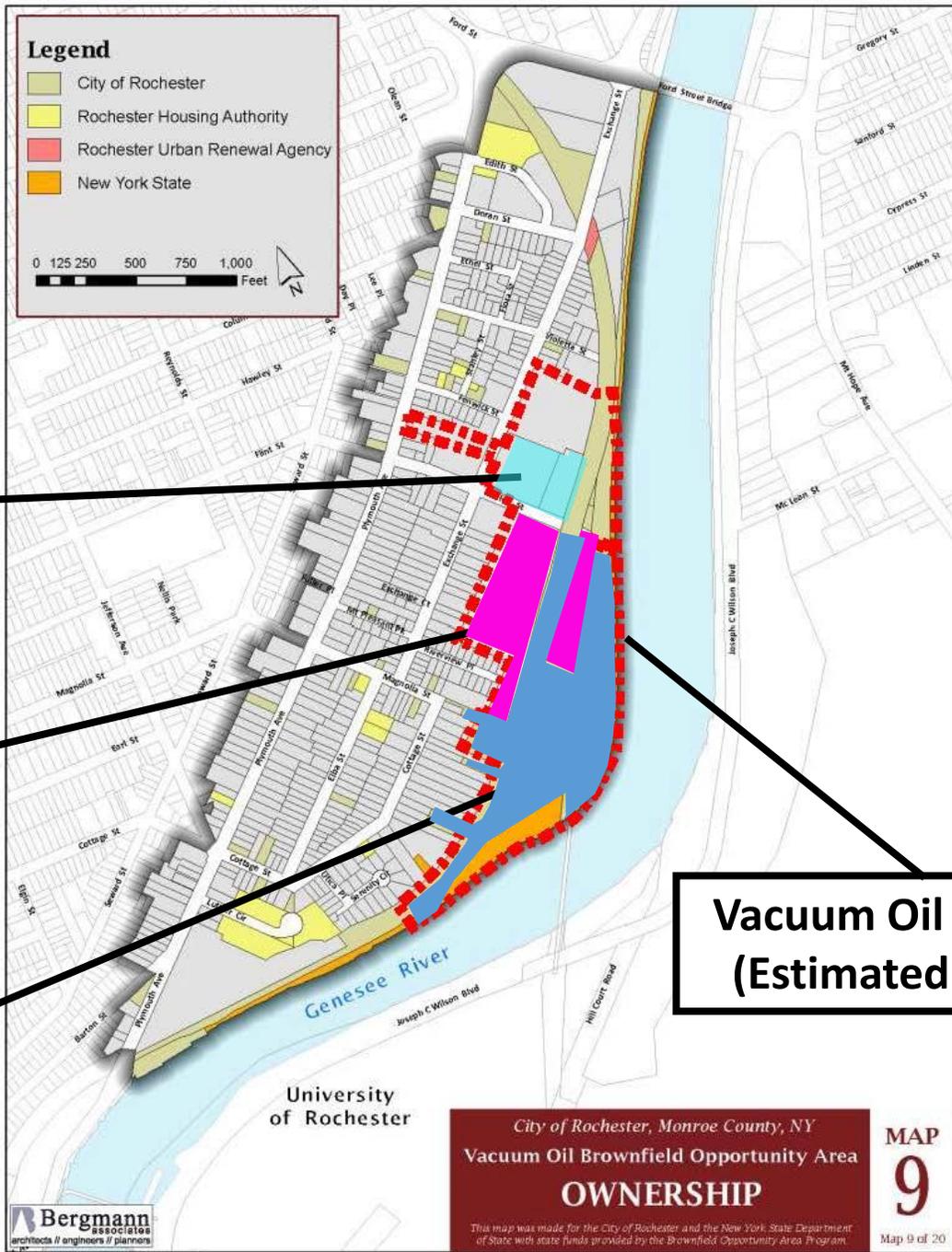
# **Brownfield Cleanup Program Updates**

# BCP Sites in the BOA

**Flint St Redevelopment  
Vacuum Oil Refinery  
BCP #C828193**

**One Flint St, LLC (DHD)  
5 & 15 Flint Street  
BCP #C828162**

**City of Rochester  
Portion of Vacuum Oil  
BCP #C828190**

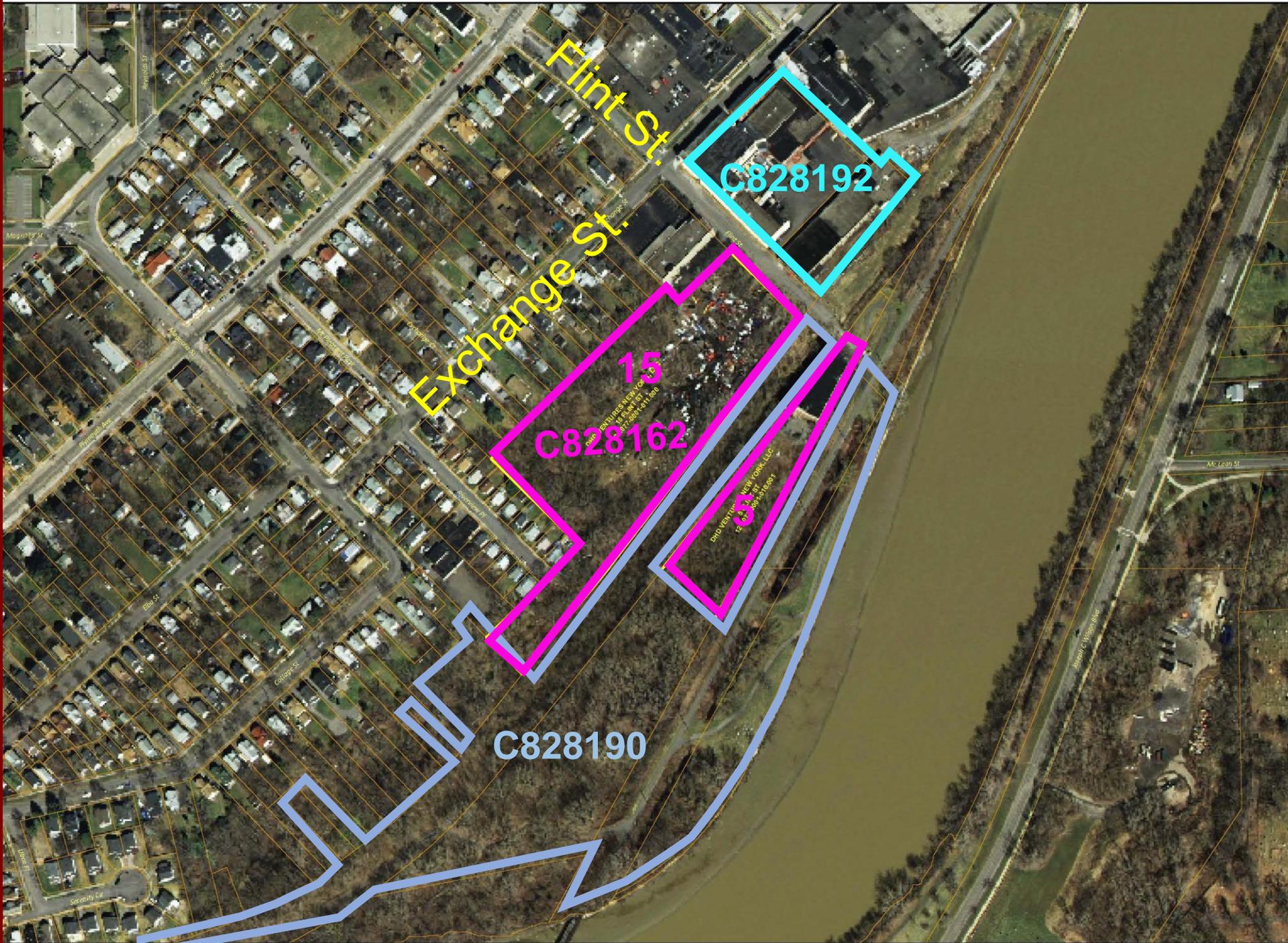


**Vacuum Oil Refinery  
(Estimated Extent)**

City of Rochester, Monroe County, NY  
Vacuum Oil Brownfield Opportunity Area  
**OWNERSHIP**  
This map was made for the City of Rochester and the New York State Department of State with state funds provided by the Brownfield Opportunity Area Program

MAP  
**9**  
Map 9 of 20

# BCP Sites in the BOA





# Arriving at the Vision Plan

# Community Engagement Summary 2011-2017

**11**

**Project  
Advisory  
Committee  
meetings**

**40+**

**Stakeholder  
meetings**

**8**

**Public Design  
and  
Informational  
Workshops**

**1**

**Joint  
Design  
Charrette  
(PLEX)**

# The Vision Plan

## KEY

1. Commercial Redevelopment
2. Infill Development
3. Commercial Redevelopment
4. Flint Street Green Infrastructure Improvements
5. Multi-Family Housing and Roadway Connection
6. Trail Enhancements
  - Interpretation
  - Safety
  - Vegetation Clearing
7. Car Top Launch / Water Access
8. *Interim Parking Removed in 8-15 Year Plan*
9. Parkland and Trail Development
10. *Site Preparation Completed in 0-7 Year Plan*
11. New Road Construction
12. Exchange Street Gateway and Streetscape
13. Enhanced Trail Connection and Playground
14. Housing Redevelopment
15. Mixed Use Development
16. Foodlink Redevelopment
17. Mixed Use Development
18. Waterfront Mixed Use
  - Adaptive Reuse of 5 Flint Street
19. Waterfront Mixed Use with Structured Parking
20. Waterfront Amphitheater
21. Public Gathering / Event Space
22. Canal Interpretation / Water Feature
23. Wetland Interpretation and Nature Trail
24. Mixed Use Development with Structured Parking
25. Mixed Use Development



# Statewide Recognition- Neighborhood Involvement

## DESCRIPTION OF THE 2014 OUSTANDING BOAS

Progress is now being made on 20 acres of the former Vacuum Oil site with both the City and a private property owner entering the NYSDEC's brownfield cleanup program. The BCP efforts of both the City and the private property owner can be attributed in large measure to the focus and flexibility of the BOA process and the consistent involvement of the neighborhood and its leaders in the master planning effort. The BOA master plan is now being used to work out the future uses for the City and privately owned parcels that will be addressed under the BCP. The Vacuum Oil Rochester BOA team includes Lovely Warren, Mayor, City of Rochester; Plymouth Exchange Neighborhood Association (PLEX), Dorothy Hall, President and John Curran, Co-Chair, Southwest Rochester Riverfront Planning Steering Committee; Sector 4 Community Development Corporation Joan Roby Davison,



A photograph of a residential street featuring a row of houses with gabled roofs and porches. The houses are set on a slight incline. In the foreground, a dark car is parked on the street, and a white car is visible further down. A street lamp stands on the right side. A semi-transparent white horizontal bar is overlaid across the middle of the image, containing the text 'Highlights of the GEIS' in a bold, dark red font.

# Highlights of the GEIS

# What is a GEIS?

A document that explores the potential impacts associated with the Vacuum Oil Brownfield Opportunity Area Vision Plan.



## Vacuum Oil BOA Implementation Strategy

- Culmination of 6 years of community based planning and technical analyses
- Aims to support and encourage sustainable and sensitive redevelopment in the PLEX neighborhood
- Supports the environmental clean up and remediation of lands associated with the former Vacuum Oil refinery

# Why Prepare a GEIS?

- Compliance with NYS Environmental Conservation Law and the implementing regulations of SEQR (6 NYCRR)
- Clearly identifies potential impacts and mitigation measures associated with implementation of the plan



## Organization of the GEIS

1. Project Background and Process
2. Community Participation
3. Existing Setting
  - Physical
  - Economic
4. Implementation Strategy
  - Impacts
  - Alternatives
  - Mitigation
  - Implementation & Funding Strategy
5. SEQR Compliance
6. Appendices

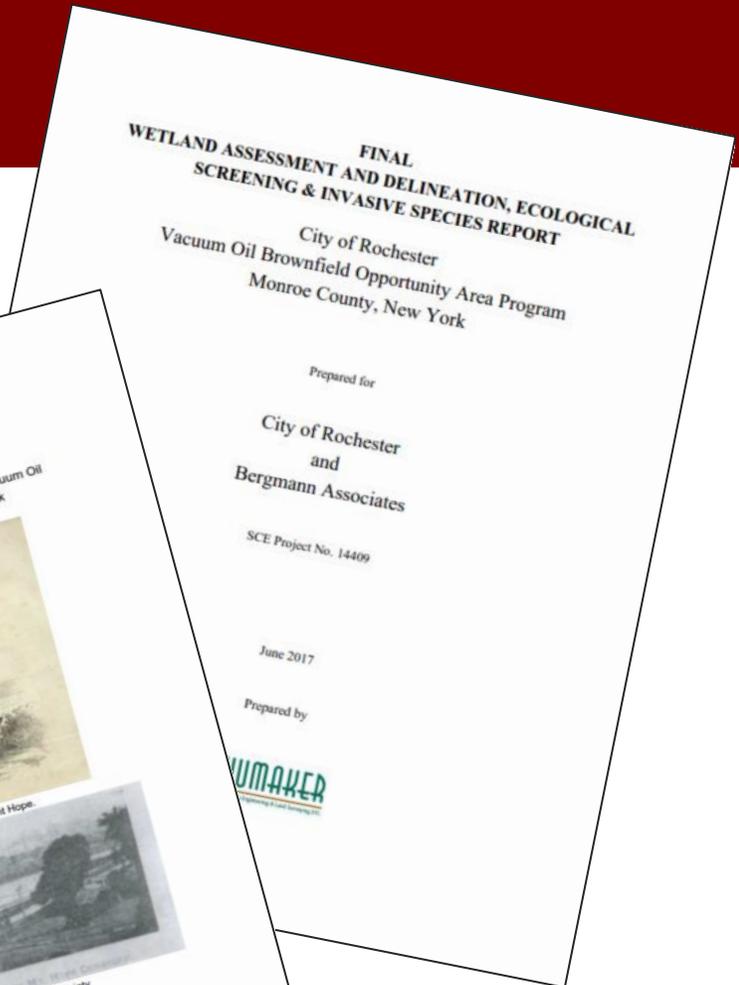
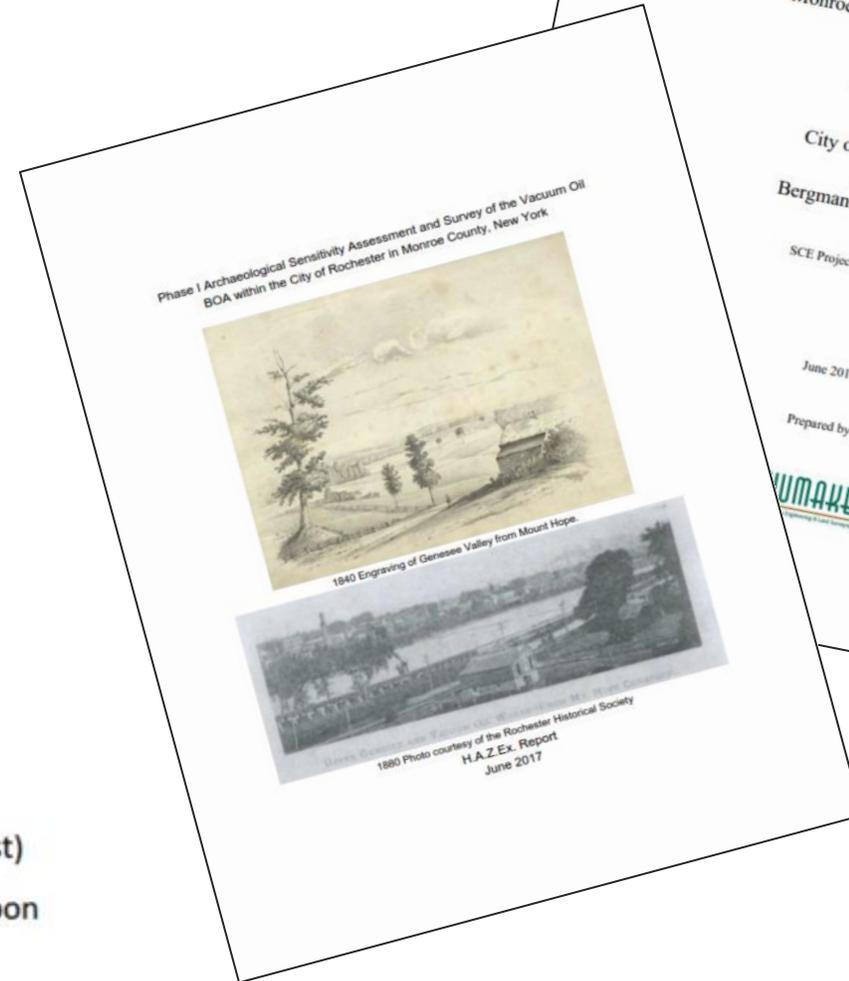
# Elements of the GEIS

- Land Use
- Housing
- Traffic Operations
- Street Configuration Alternatives
- Public Transit
- Pedestrian / Bicycle Circulation
- Infrastructure and Utilities
- Flood Hazard
- Parks and Open Space
- Water Quality and Wetlands
- Wildlife Habitats
- Cultural and Historic Resources



# Supplemental Studies Supporting the GEIS

- Appendix 1. Community Involvement Plan
- Appendix 2. Project Advisory Committee – Meeting Summaries
- Appendix 3. Public Meetings – Meeting Summaries
- Appendix 4. Wetland Assessment & Invasive Species Report
- Appendix 5. Phase 1A Archaeological
- Appendix 6. Housing Reinvestment Strategy
- Appendix 7. Vacuum Oil Housing Analysis
- Appendix 8. PLEX Redevelopment and Community Health Toolkit
- Appendix 9. Traffic Analysis Report
- Appendix 10. Wall Evaluation Report
- Appendix 11. Parks and Open Space Master Plan (pending)
- Appendix 12. Luther Circle Redevelopment Alternatives - memo
- Appendix 13. Neighborhood Redevelopment Strategies – memo
- Appendix 14. Exchange Street Residential Development Pro Forma
- Appendix 15. 5 Flint Street Structural Assessment (available upon request)
- Appendix 16. Phase I ESA for 920 Exchange / 91 Violetta (available upon request)
- Appendix 17. Land Appraisal for 920 Exchange / 91 Violetta (available upon request)
- Appendix 18. Geotechnical Analysis (pending)
- Appendix 19. West River Wall Conceptual Design (pending)



<http://www.cityofrochester.gov/article.aspx?id=8589937352>  
Or <http://www.cityofrochester.gov/> and search: vacuum oil

# Process



BOA Implementation Strategy



Scoping



Draft GEIS



Public Comment

**We are here – 12/04/17**



Final GEIS and SEQR Findings

To be completed

# Section Organization

- Existing Setting
- Evaluation of Alternatives
- Identification of Potential Adverse Impacts
- Potential Mitigation Measures
- Project-Specific Mitigation

**Tables Identifying:  
Mitigation Measures  
identified for  
construction related  
impacts and post-  
construction impacts**

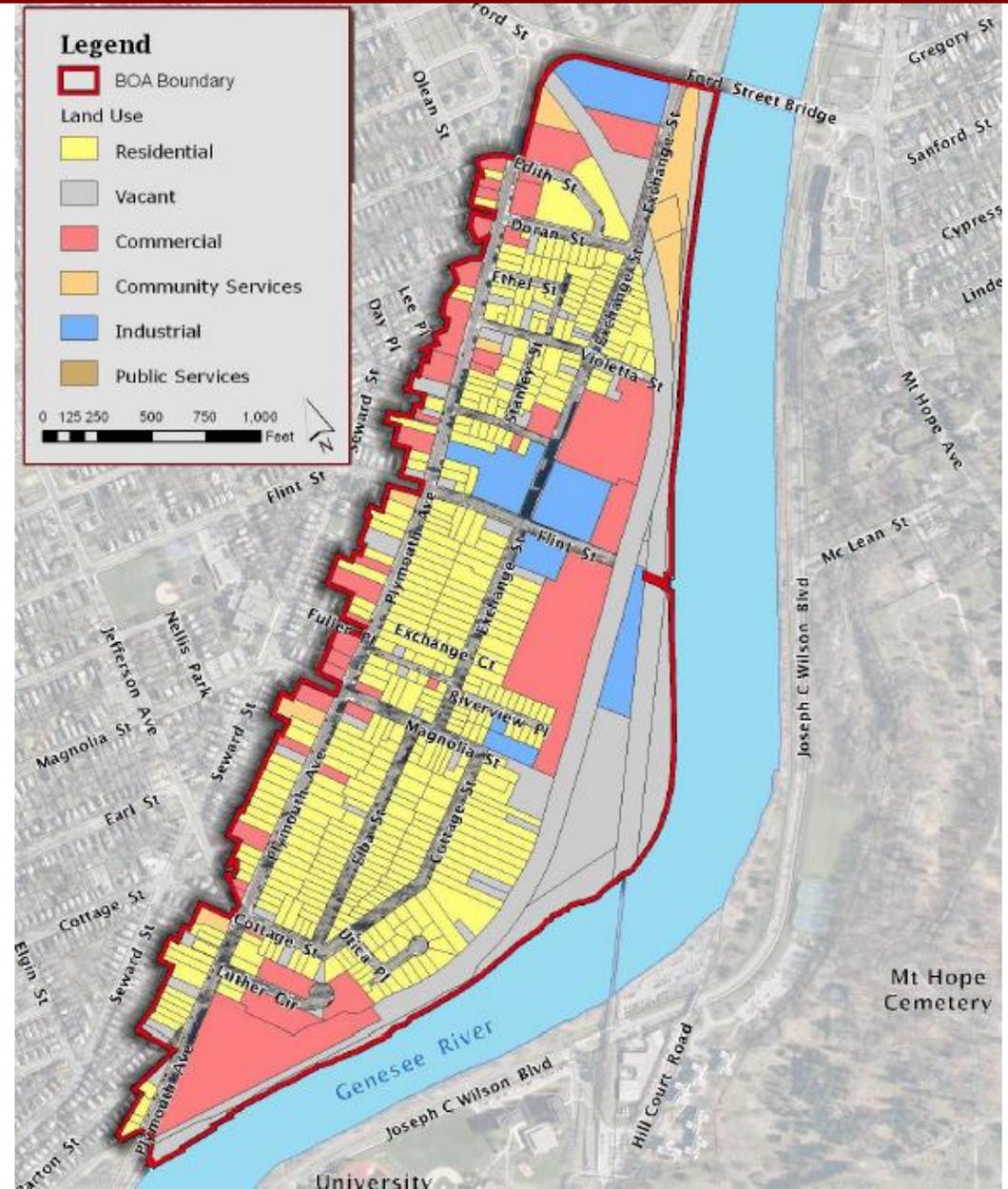
# Sample Impacts and Mitigation

<b>PEDESTRIAN IMPROVEMENT IMPACTS AND MITIGATION</b>		
<i>Potential Adverse Impacts</i>	<i>Mitigation Measures</i>	<i>Project-specific Mitigation (if applicable)</i>
<b>Light pollution (ongoing and long-term)</b>	Design of street lighting should ensure that fixtures do not shine into adjacent properties.	<ul style="list-style-type: none"><li>• To limit long-term light pollution, all new or replacement street light fixtures must be full cutoff.</li></ul>
<b>Stormwater runoff (ongoing and long-term)</b>	To ensure that stormwater runoff resulting from increased impervious surfaces does not negatively impact the City's storm sewer system, private property, or the Genesee River, ongoing inspection will be required post construction.	<ul style="list-style-type: none"><li>• All projects involving new streets or new pedestrian connections must include the preparation of an Erosion and Sediment Control Plan.</li></ul>
<b>Heat island effects</b>	To ensure that additional impervious surfaces do not significantly contribute to heat island effects within the Study Area, the plan should include a detailed plan for replacing and planting new vegetation.	<ul style="list-style-type: none"><li>• A landscape and planting plan must be included in any design for new streets or pedestrian connections</li><li>• Trees larger than 3 inches in diameter will be protected from damage during construction.</li></ul>
<b>Construction of the pedestrian connection between Magnolia and the waterfront will require City acquisition of privately owned parcels.</b>		<ul style="list-style-type: none"><li>• All legal requirements for property acquisition will be adhered to.</li></ul>

# Land Use

## Existing Conditions

- Largely residential
  - 50% of study area devoted to housing
- Flint St/Exchange St
  - Vacant land and buildings
  - Underutilized lands/opportunities



# Land Use

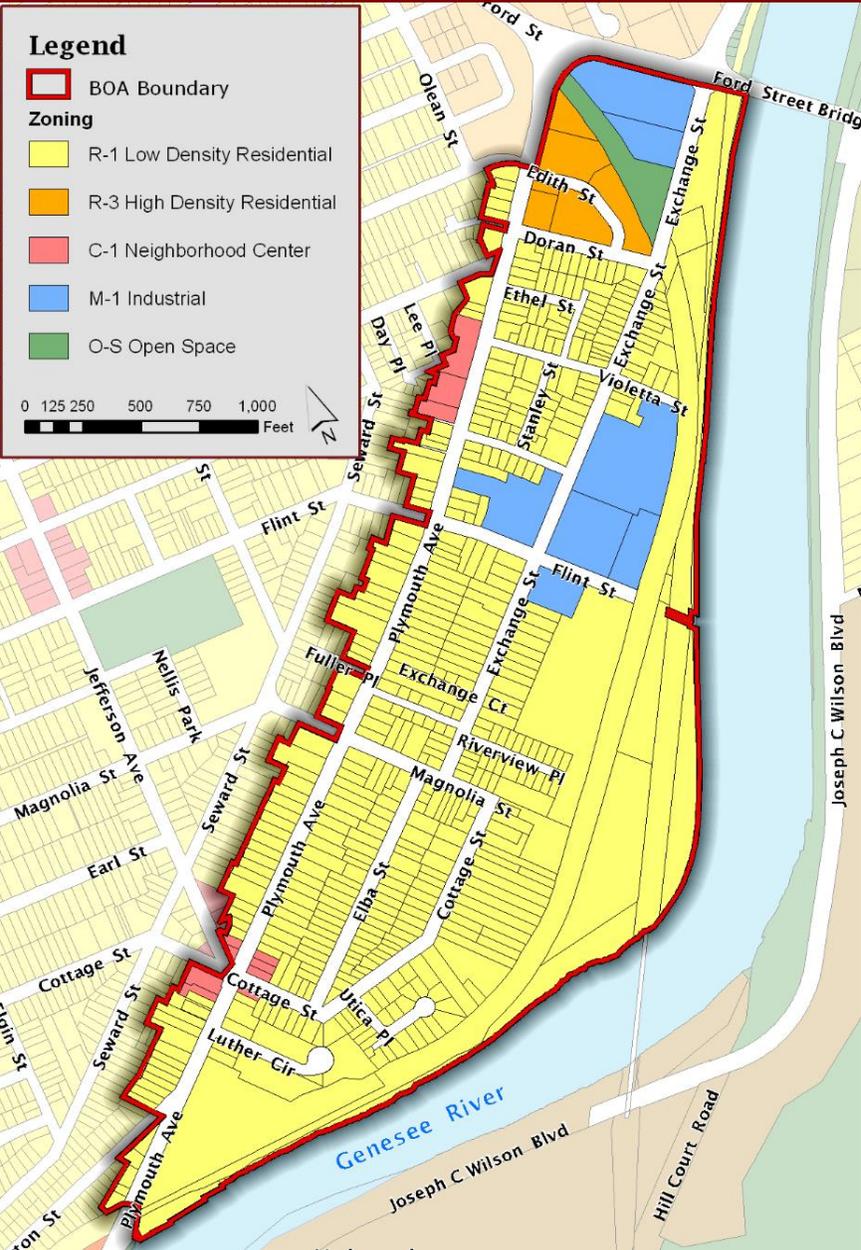
## Alternatives:

- 1. *No Build:*** existing land use will be retained
- 2. *Partial Build:*** residential, commercial, mixed-use
- 3. *Full Buildout:*** complete implementation

## Impacts and Mitigation

- Increased neighborhood stability and housing diversity
- Potential impacts to water quality
- Potential for increased land and housing values
  - Displacement
- Projects involving ground disturbance will need an Erosion and Sediment Control Plan

# Zoning Map Considerations and Options



- Retaining R-1 as the predominate zoning district maintains existing character
- Consideration of R-2 and/or C-1 along S. Plymouth Avenue
- R-3 could facilitate development vision within Vacuum Oil refinery footprint
- Existing M-1 districts do not prohibit identified redevelopment vision
- Planned Development District would allow for customization of future development

# Housing

## Existing Conditions

- 832 households
- 80% renter-occupied
- Aging house stock
- Home values <\$50,000



## Alternatives:

- 1. *No Build:*** limited investment in current stock
- 2. *Partial Build:*** 314 residential units
- 3. *Full Buildout:*** 415 new residential units

## Impacts and Mitigation

- Revitalize neighborhoods
- Redevelop vacant and underutilized sites
- Preserve and expand affordable housing options
- Prevent involuntary displacement through:
  - Education efforts
  - Foreclosure prevention assistance
  - Job training

# Traffic Operations

## Existing Conditions & Operation

- November 10, 2014 - data collected at 12 intersections
- LOS ranged from A to D, except:
  - Left turn at Exchange St and Ford St: LOS F
  - N/B through/right lane at Exchange St and Ford St: LOS E



# Traffic Operations

- **Alternatives:**

1. **No Build:** Traffic operations to remain the same
2. **Partial Buildout:** Minor congestion and significant degradation only at Exchange/Ford St intersection
3. **Fully Buildout:** LOS A-D everywhere, except Exchange/Ford intersection

- **Impacts & Mitigation:**

- Traffic operations to remain the same and volumes to increase 1% per year
- Potential mitigation actions:
  - Modify Exchange/Ford traffic signal
  - Optimize phase split times
  - Add N/B lane at Exchange and Ford St
  - Prohibit parking at designated locations

# Street Configuration Alternatives

- **Existing Street Network**

- Functions successfully in the movement of vehicles, bicycles and pedestrians
- Several streets terminate at dead ends
- Need for new street connections



# Street Configuration Alternatives

**Alternative 1:** Retain existing street configuration with improvements to Flint Street



**Alternative 2:** Construction of a new waterfront street ending in a cul-de-sac



# Street Configuration Alternatives

**Alternative 3:** Construction of a new waterfront road in the alignment proposed in the master plan



**Alternative 4 & 5:** Construction of a new road along the waterfront, south and north of Flint Street





# Public Transit

## Alternatives:

1. **No Build:** Study area remain stable
2. **Partial & Full Buildout:** Construction of a new road along the Genesee River in addition to multiple development

## Impact and Mitigation:

- Increased demand for public transit
  - Increased frequents of bus service
  - Expansion of bus routes
  - Improvement to new and existing bus stop

# Pedestrian/Bicycle

- **Existing Conditions:**
  - Bicycle and pedestrian oriented features:
    - Sidewalks
    - shared bike lanes
    - The Genesee Riverway Trail



# Pedestrian/Bicycle

- **Alternatives:**

1. **No-Build:** Connectivity would remain the same

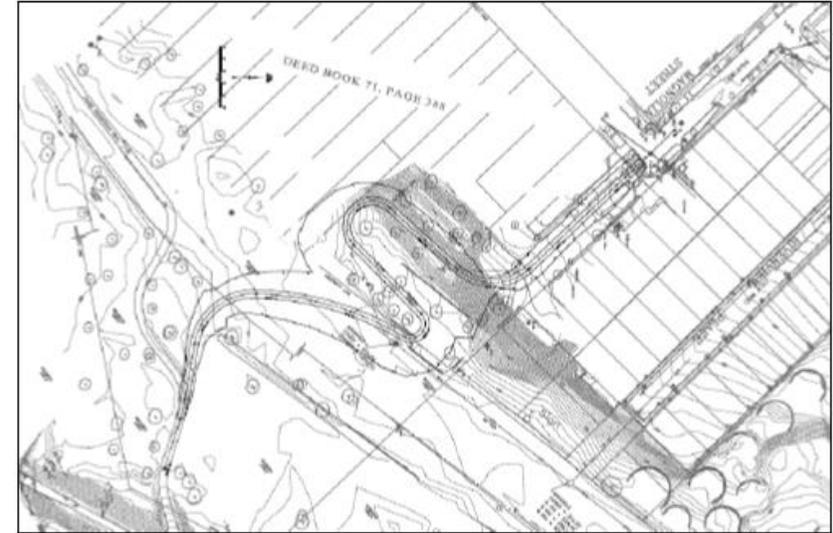
2. **Partial & Full Buildout:**

- Addition of new streets and sidewalks
- Increased pedestrian connection to neighborhood (example Magnolia St. Ped Connection)

- **Impacts & Mitigation:**

- Increased street lighting with fixtures that do not disrupt properties
- Utilize pervious pavement to reduce stormwater runoff
- Safer pedestrian connections

Figure 35: Alternative 2 - Pedestrian Connection Alignment with 4% grade



Source: Bergmann Associates, 2016

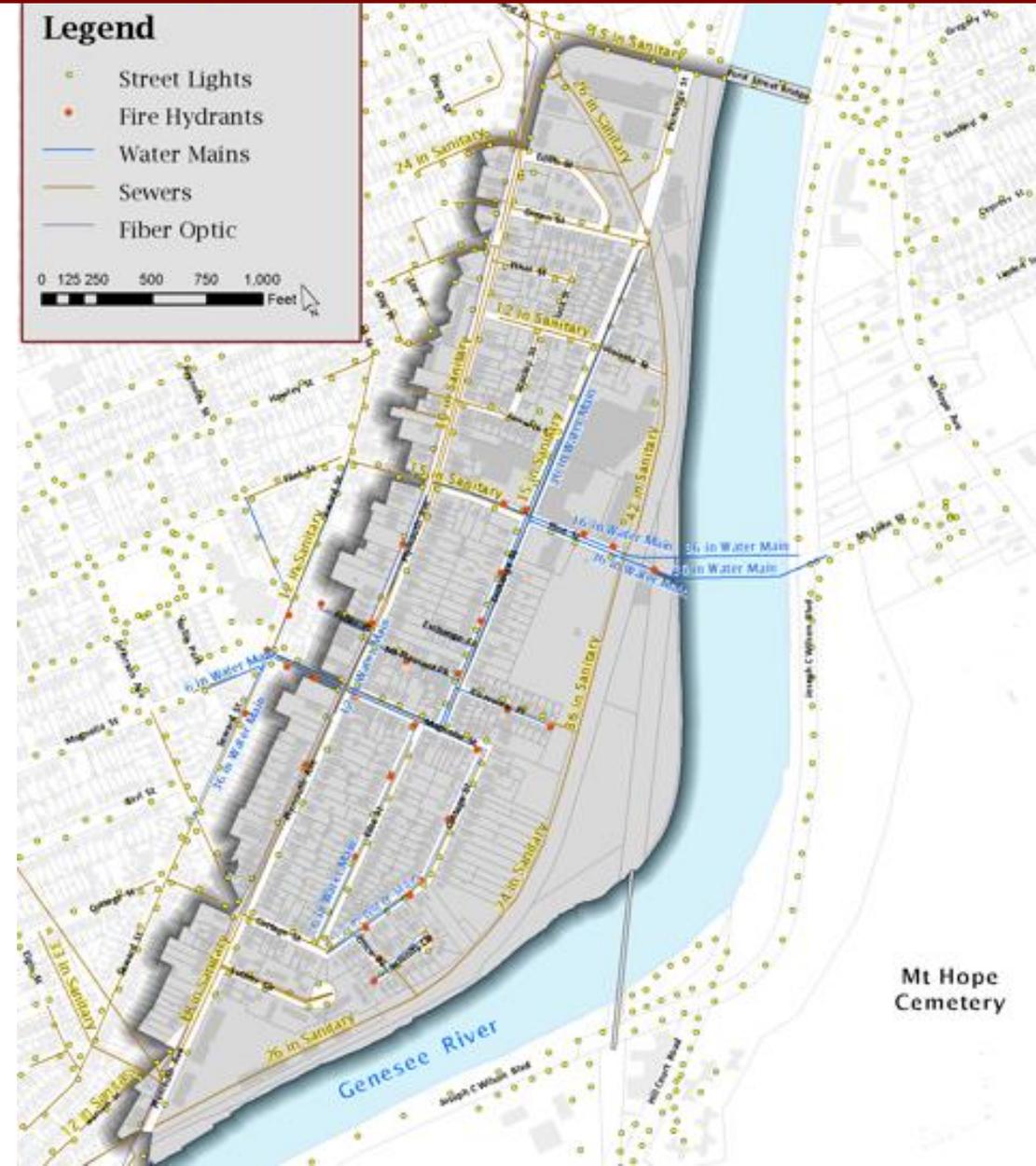
Figure 36: Alternative 2 with Mitigation - Pedestrian Connection Alignment with Variable Grades



Source: Bergmann Associates, 2016

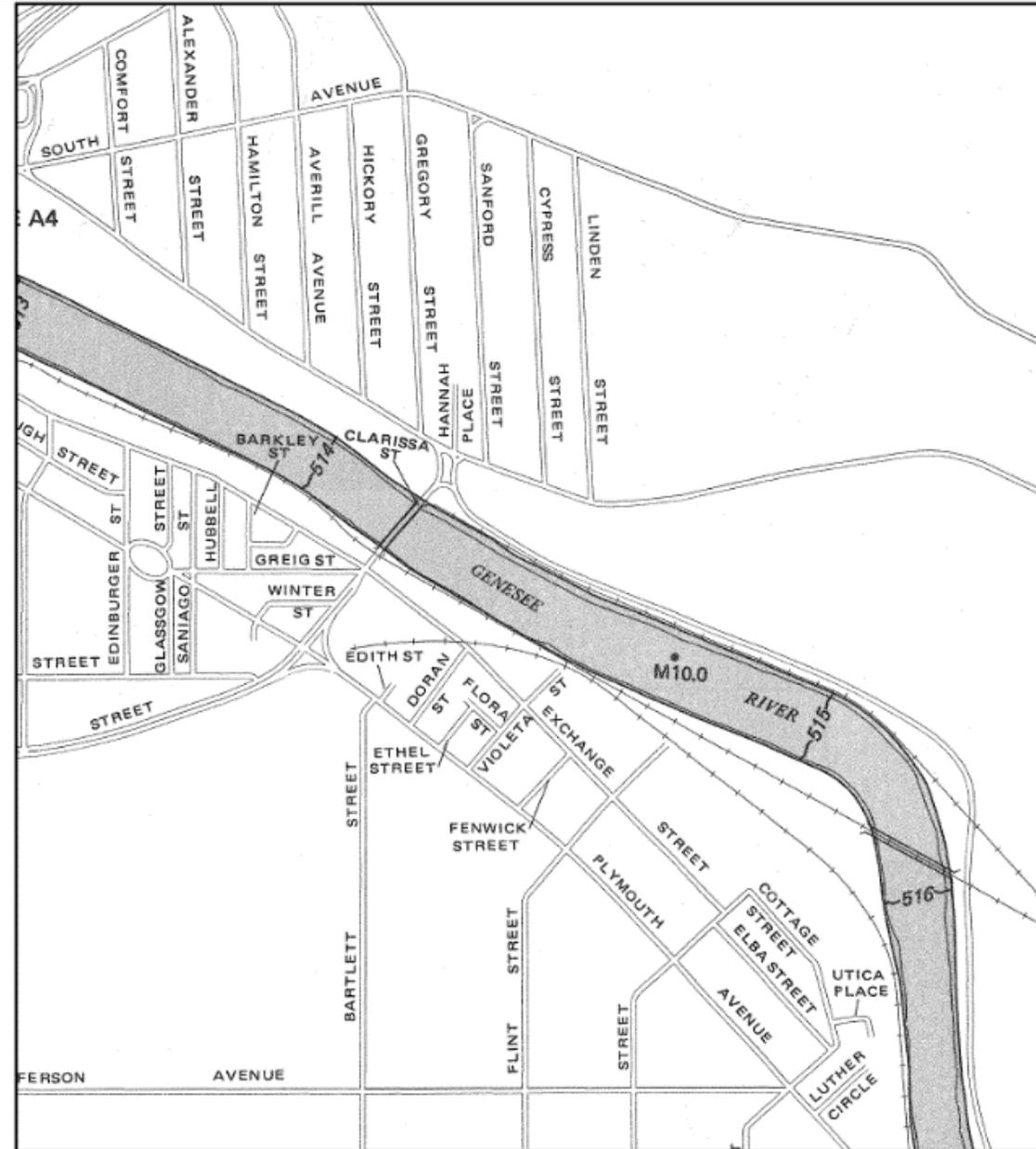
# Infrastructure and Utilities

- **Existing Conditions:** VOBOA is served by
  - Storm & Sanitary Sewer
  - Public Water
  - Natural Gas
  - Electric & Street Lighting
  - Fiber Optics & Telecommunications
- **Alternatives:** Existing capacity and condition has the capability of serving all proposed alternatives
- **Impacts:** No adverse impacts



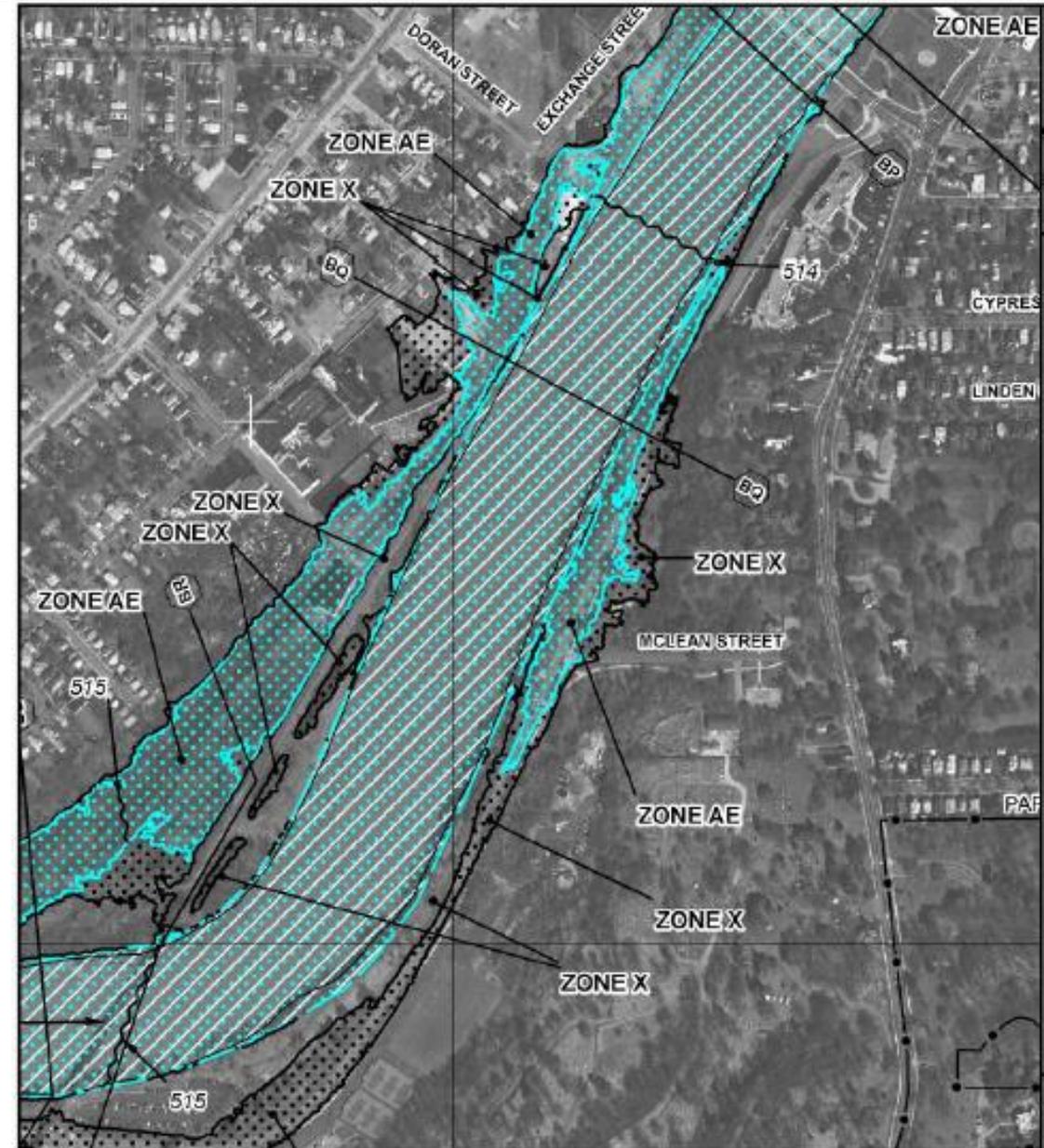
# Flood Hazard

- **Historic Context:**
  - FEMA floodplain maps issued in 1977 shows an accredited flood protection structure
  - FEMA produced a new map for Monroe County in 2008 and shows the wall as an de-accredited flood protection structure



# Flood Hazard

- **Existing Conditions:** Analysis shows the wall is de-accredited
- **Alternatives:**
  1. **No-Build:** Will not address or mitigate issues
  2. **Partial Buildout:** Some proposed projects will be in 100-year floodplain
  3. **Full Buildout:** Proposed projects will be in 100-year floodplain. Construction and insurance will be affected
- **Impacts & Mitigation:**
  - Potential Floodwall Reconstruction would eliminate the risk of the 100-year flood
  - The lowest floor of buildings must be at least 2 feet above the base flood elevation.
  - Residential structures must be elevated.



# Parks & Open Space

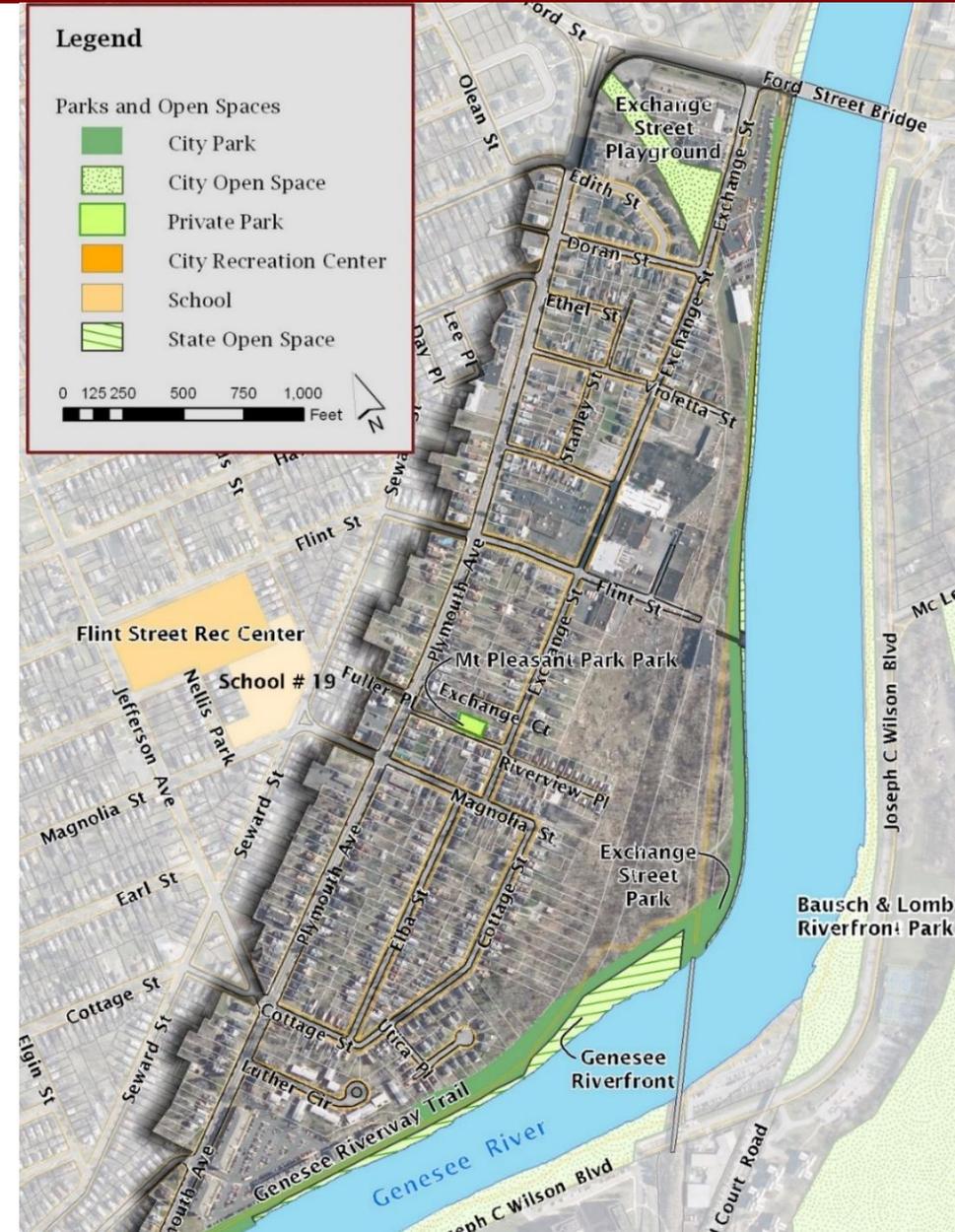
- **Existing Conditions:**

- Un-formalized
- Perceived lack of safety

- **Alternatives:**

1. **No-Build:** Retain existing, no park space created
2. **Partial Buildout & Full Buildout:** Implementation measures to increase open space (community gardens, improve access to the Genesee River, create trail connections)
3. **Potential Modifications to 2035 Vision Plan:** Redevelop the former firehouse on S. Plymouth Ave into a park rather than commercial development

- **Impacts:** VOBOA implementation will increase the amount of park land and waterfront access.



# Water Quality, Wetlands & Use of Groundwater

- **Existing Conditions:**

- Found **6 wetlands** in the VOBOA

- **Alternatives:**

1. **No-Build:** Will not adversely impact
2. **Partial Buildout:** May result in adverse impacts to stormwater runoff & wetlands
3. **Full Buildout:** Additional development may adversely impact runoff & wetlands

- **Impacts and Mitigation:**

- The types of proposed development will have few impacts on the water quality and groundwater use
- Implement erosion control methods
- Require a Stormwater Pollution Prevention Plan (SWPP) for any granted permit in the area
- Retain wetland acreage by moving or creating new wetlands

# Wildlife Habitats

- **Existing Conditions:** Analysis found several
  - Vegetative communities living in the area
  - Northern long eared bat
  - Several migratory birds may be present in the area.
- **Alternatives:**
  1. **No-Build:** Will not adversely impact
  2. **Partial & Full Buildout:** May adverse impact species and spread invasive species
- **Impacts and Mitigation:**
  - Wash all equipment to reduce the likelihood of invasive species
  - Properly remove and dispose of invasive plants
  - Trees shall only be removed between October 31 and March 31





# West River Wall

# Completed and On-Going Work

## Completed

- Site reconnaissance
- River modeling (2016)
- Bathymetric and Land Survey (Fall 2016)
- Underwater Wall Inspection (Fall 2016)
- Inspection Report (2017)

## On going

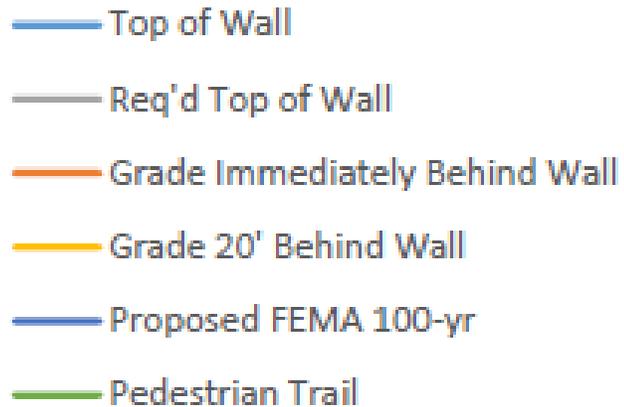
- Soil borings and geotechnical evaluation
- Wall stability and structural analysis
- Schematic Alternatives Report
- Costs for schematic alternatives





# Preliminary Findings

- Rebuild wall between Ford Street and Flint Street
- Leave existing wall to south
- Develop alternatives to improve access to river – maintaining flood protection



A grayscale photograph of an outdoor area, possibly a yard or a construction site. In the foreground, there is a pile of debris, including what looks like a quilted mat or tarp and some wooden planks. To the left, there is a fence made of wooden posts and wire. Behind the fence, there are several large, dark tires or wheels scattered on the ground. In the background, there are various trees and a building with windows on the left side. The overall scene suggests a place of ongoing work or a storage area for materials.

# Next Steps

# Next Steps

- **Public comments on GEIS due 12/4**
- **Prepare responses to comments and amend GEIS as needed**
- **Final GEIS accepted by City**
- **Advance West River Wall technical analysis and conceptual alternatives**
- **Advance Open Space Master Plan**

