



CHARLES CARROLL PLAZA & GENESEE CROSSROADS PARKING GARAGE ROOF SLAB RECONSTRUCTION PROJECT

Public Information Meeting 2

November 10, 2016

5:00 p.m. – 7:00 p.m.

Holiday Inn Rochester Downtown

***Presentation begins
at 5:15***

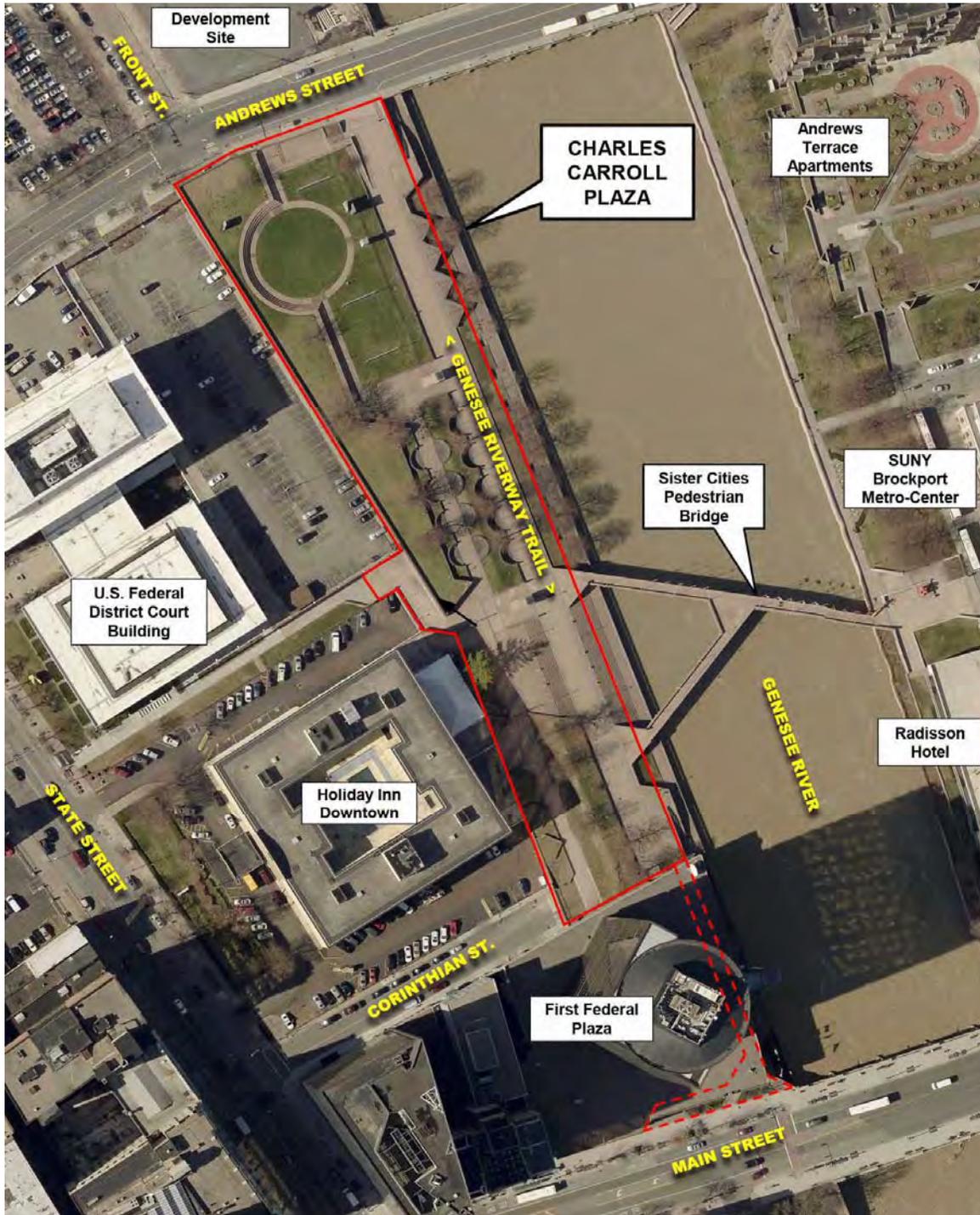


City of Rochester, NY
Lovely A. Warren, Mayor
Rochester City Council



This presentation was prepared with funds provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.



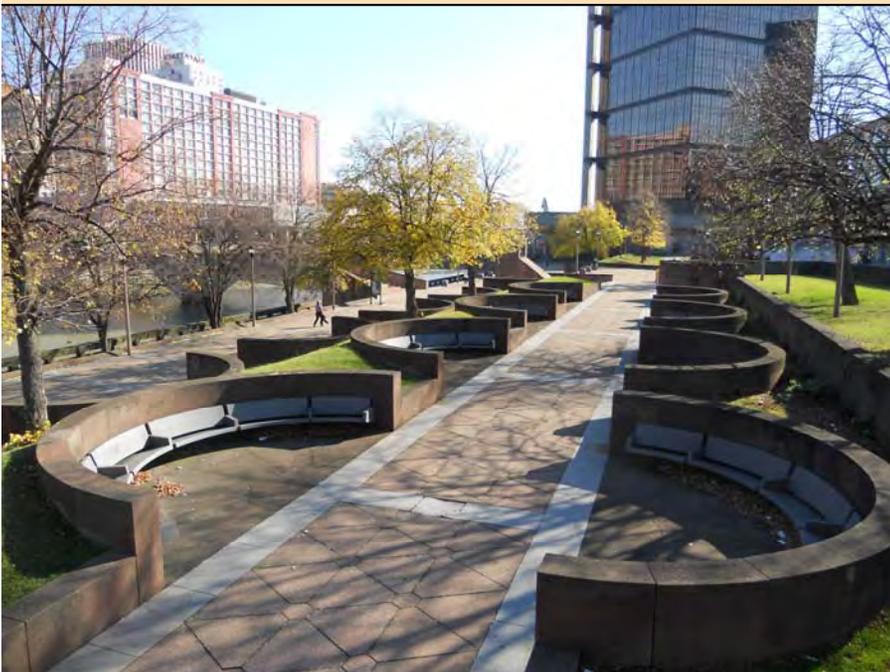


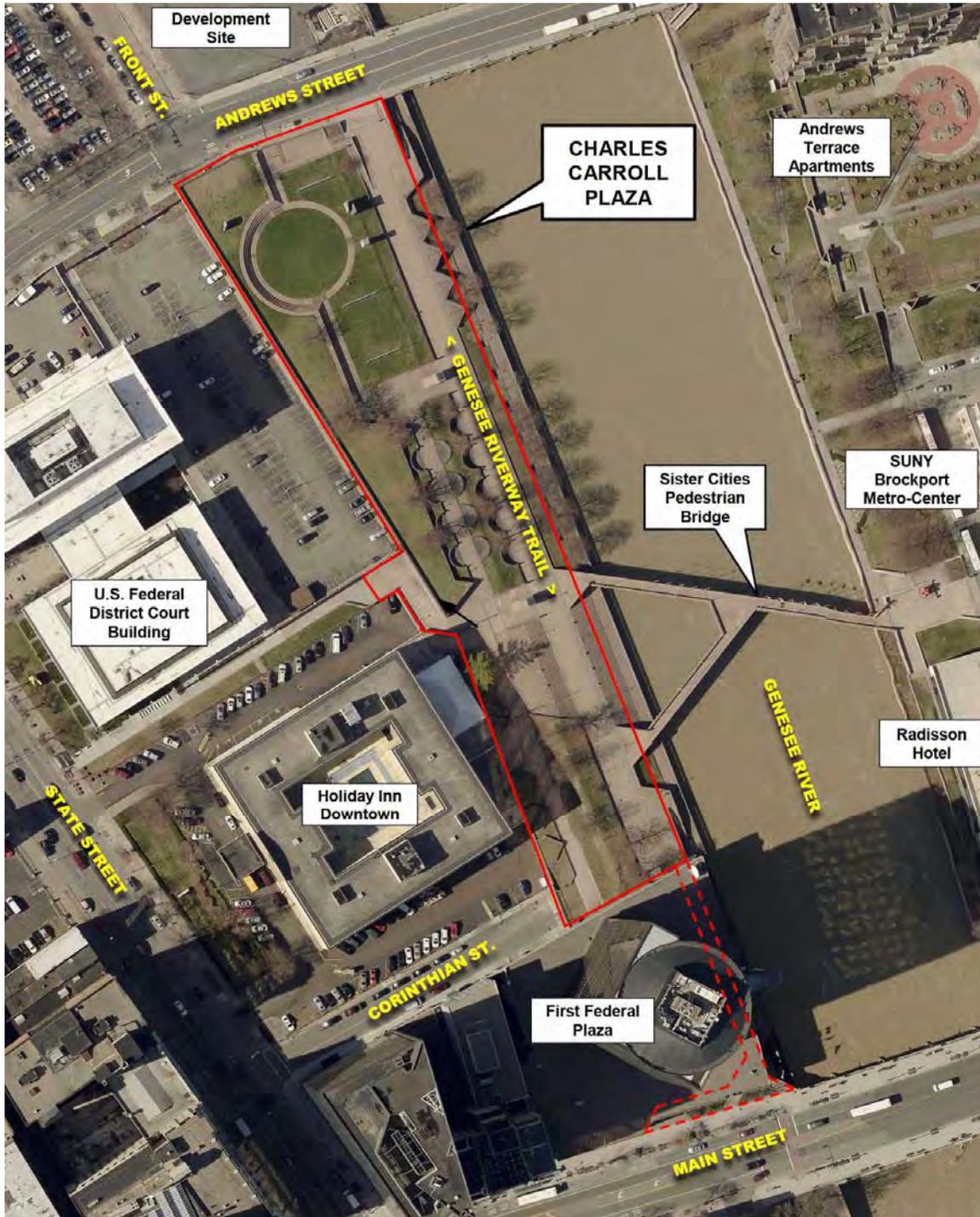
PRESENTATION:

- Introduction
- Public Feedback Update
- Schematic Concept Plans & Renderings
- Discussion / Q&A

CHARLES CARROLL PLAZA & GENESEE CROSSROADS GARAGE

- ❑ Constructed in 1966
- ❑ Charles Carroll Plaza is a public, river front urban space that provides river views, park seating, a public promenade, landscaping, and green park space.
- ❑ The plaza is approximately 127,000 SF (3.4 Acres) and sits atop of the garage
- ❑ Genesee Crossroads Garage provides 658 critical parking spaces in the heart of Downtown Rochester





PLAZA'S LOCATION & URBAN CONNECTIVITY:

- ❑ Pedestrian access from Main, Andrews & State streets
- ❑ Sister Cities Pedestrian Bridge connects the plaza with the east side of the river (St. Paul Corridor)
- ❑ Plaza is a vital link in the Genesee Riverway Trail System extending through Downtown Rochester



CONNECTIVITY / ACCESS



GENESEE RIVERWAY TRAIL
+ ERIE CANAL

- GENESEE RIVER TRAIL CONNECTION
- DOWNTOWN PEDESTRIAN CONNECTOR

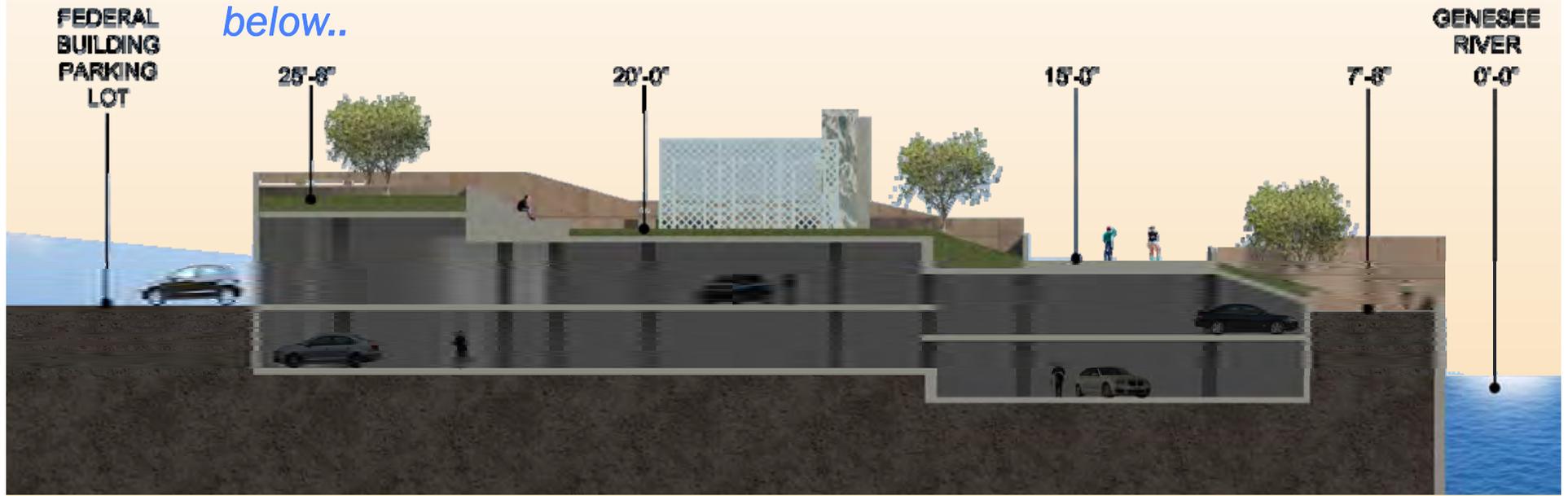
FOUR CORNERS BUSINESS DISTRICT/
CASCADE LOFT DISTRICT

ST. PAUL QUARTER
+ EAST END DISTRICTS

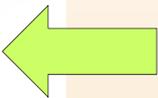
GENESEE RIVERWAY TRAIL
+ LAKE ONTARIO



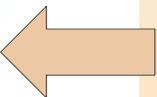
The plaza is tiered with multiple levels that directly reflect the shape of the multi-storied Genesee Crossroads Parking Garage below..



BASIC PROJECT SCOPE



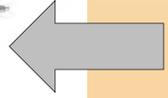
STRATEGIC PLANTER &
PARK AMENITY
REMOVAL &
REPLACEMENT



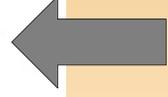
STRATEGIC PAVER & STAIR
REMOVAL; REPLACE WITH
IMPROVED SYSTEMS



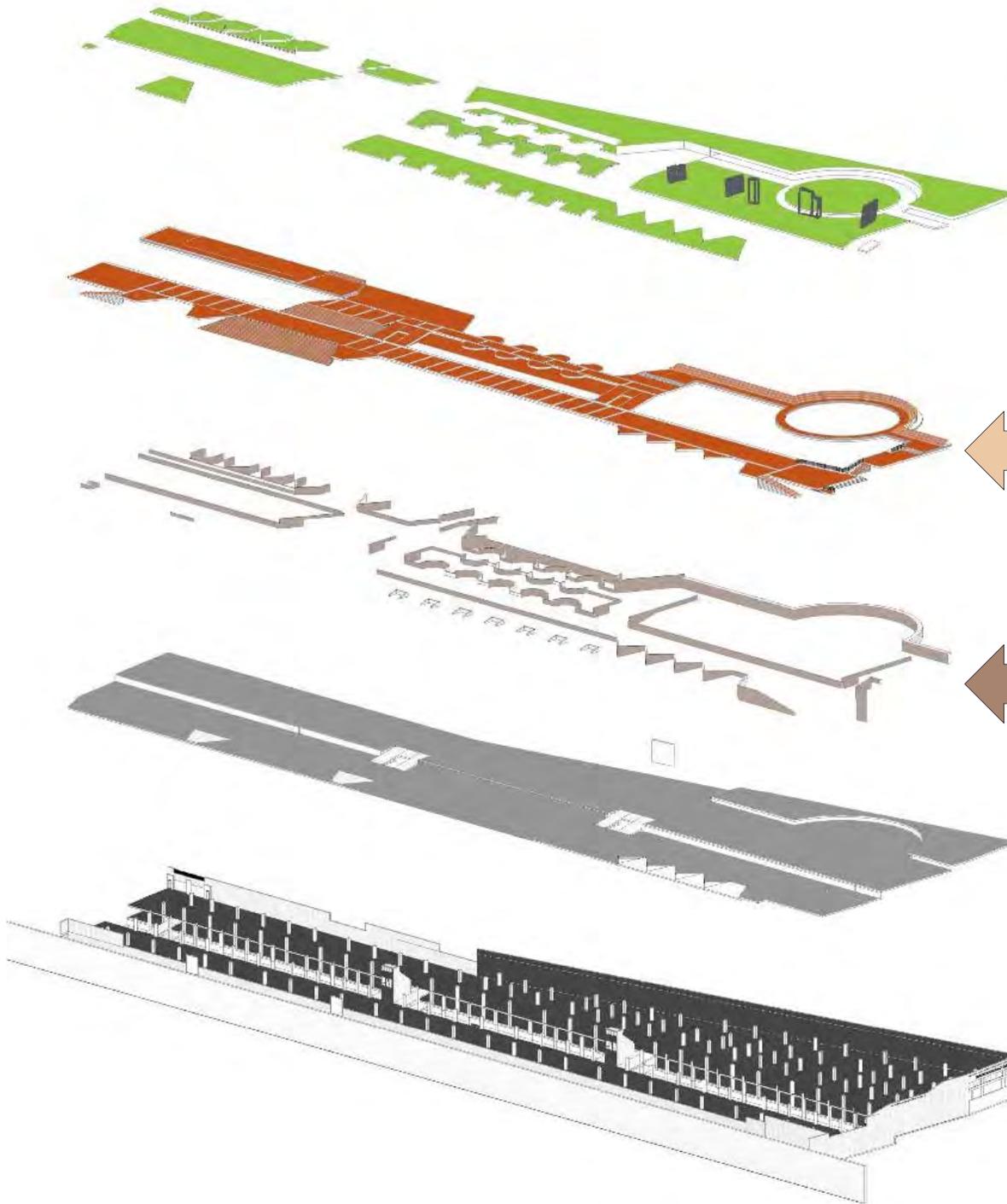
STRATEGIC WALL
REMOVALS



REPAIR & WATERPROOF
CONCRETE GARAGE
ROOF SLAB



REPAIR GARAGE
ROOF SLAB
UNDERSIDE



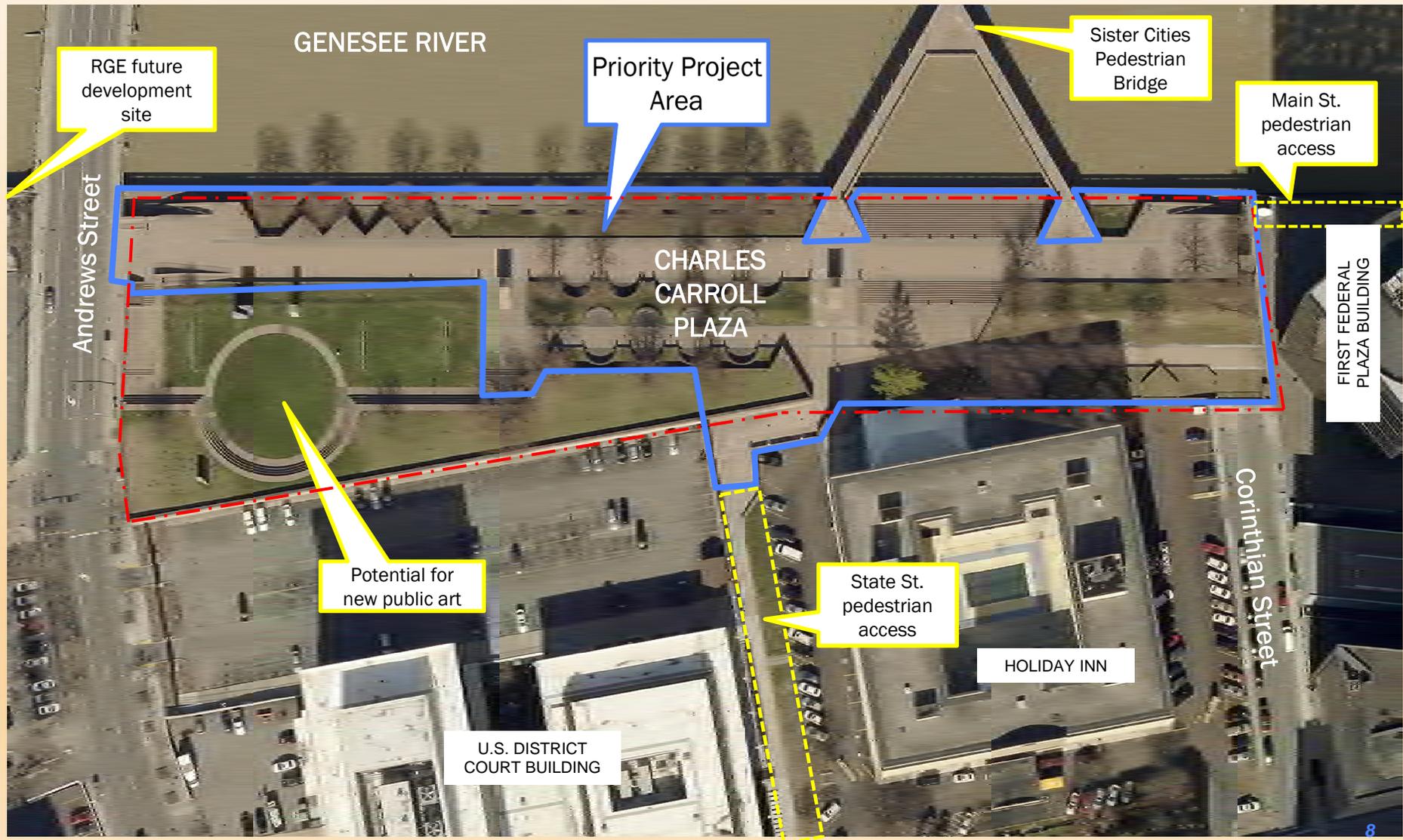
PRIORITY PROJECT AREA



❖ Garage footprint = 127,000 s.f.



❖ Priority Project Area = 87,000 s.f.



PUBLIC OUTREACH / INFORMATION GATHERING

- **Project Advisory Committee Meeting #1** - December 10, 2015
- **Public Information Meeting #1** - February 24, 2016
 - Textizen Survey – Spring 2016
 - Social Media – City Web Page and Facebook Pages, Instagram
- **Project Advisory Committee Meeting #2** – September 14, 2016
- **Public Information Meeting #2** – November 10, 2016

PUBLIC FEEDBACK - WHAT WE HEARD...

❖ PRIORITIES, CHALLENGES & OPPORTUNITIES:

- SAFETY / SECURITY
- CONNECTIVITY / ACCESSIBILITY
- VISIBILITY / SIGHTLINES
- ACTIVE SPACE / RE-ENGAGE THE RIVER
- PROGRAMMING / EVENTS
- CREATIVE DESIGN

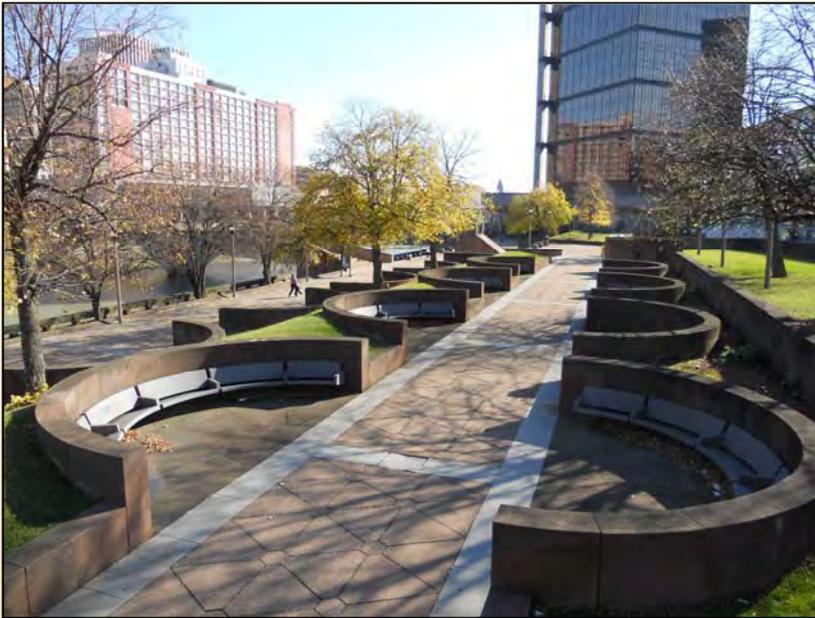
❖ IDEAS FOR USES & AMENITIES:

- BIKING / WALKING
- RECREATION / RELAXING
- FOOD TRUCKS
- POP-UP / SPECIAL EVENTS
- PUBLIC ART
- SKATEPARK

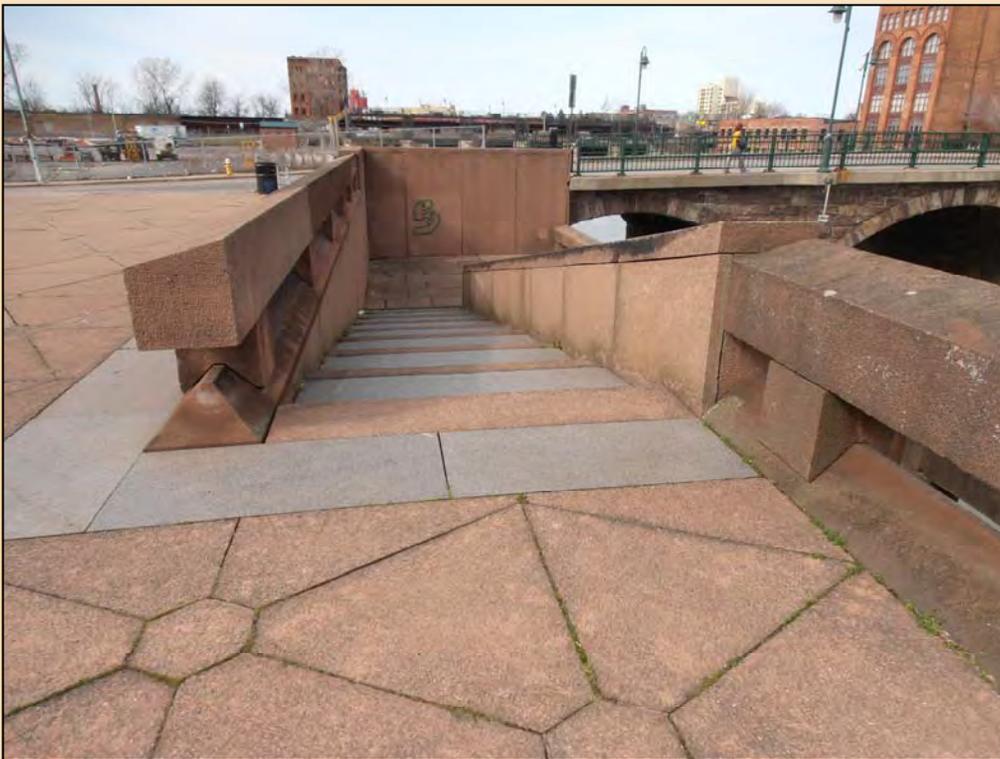
PUBLIC FEEDBACK - WHAT WE HEARD...

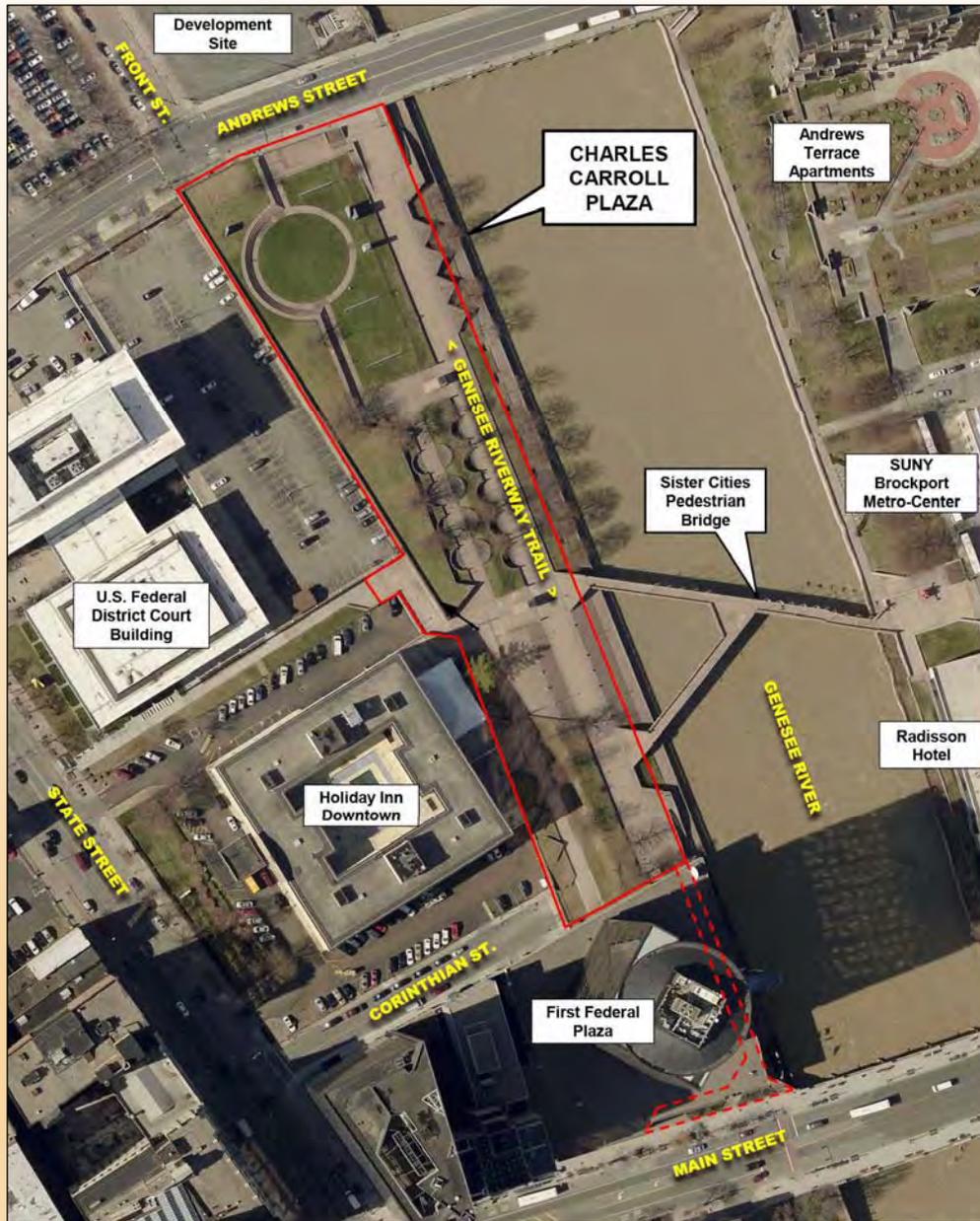
Responses overwhelmingly support maintaining the identity of this waterfront public space and making it a brighter, safer, more accessible version of itself.

Charles Carroll Park: A fully accessible park for public recreational use that provides spectacular river views, gathering areas, seating, promenades, programming opportunities, shared use bicycle and pedestrian trails, and green space.



- ❑ **SAFETY & SECURITY:** Reduce walls and hidden alcoves, improve lighting, use creative design to increase openness & perception of safety





- ❑ **CONNECTIVITY / ACCESS:**
Create ADA and bicycle accessible linkages to create an improved pedestrian network; reduce tripping hazards (pavers) & stairs.
- ❑ Improve connectivity to State Street

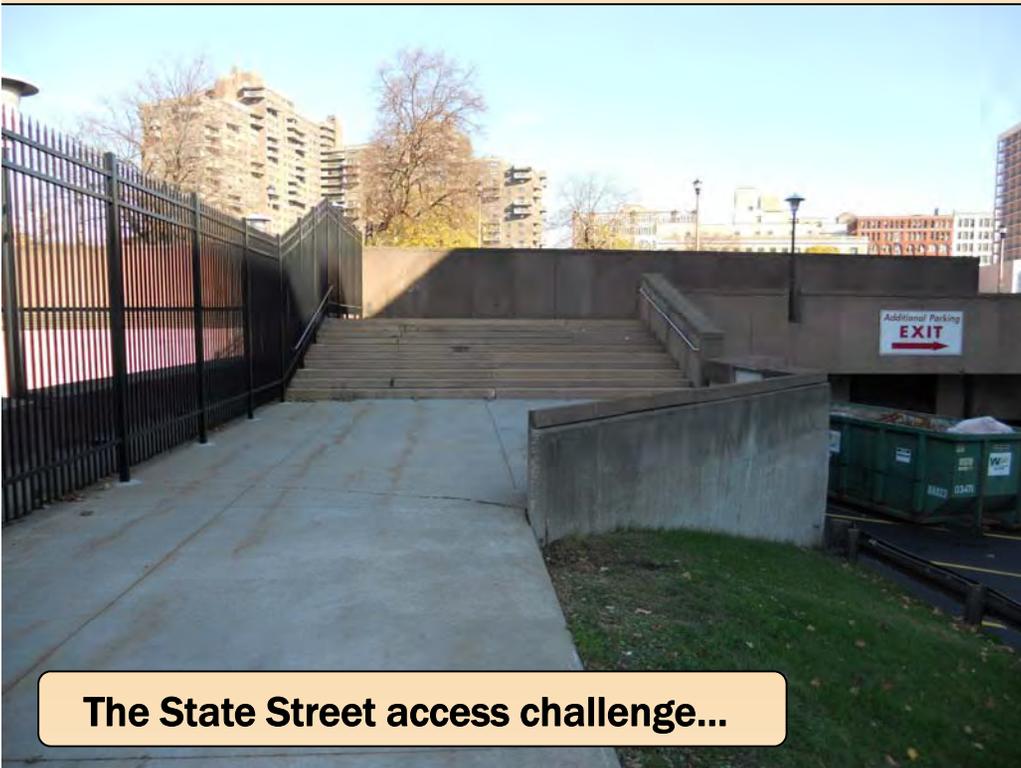


The Main Street access challenge...

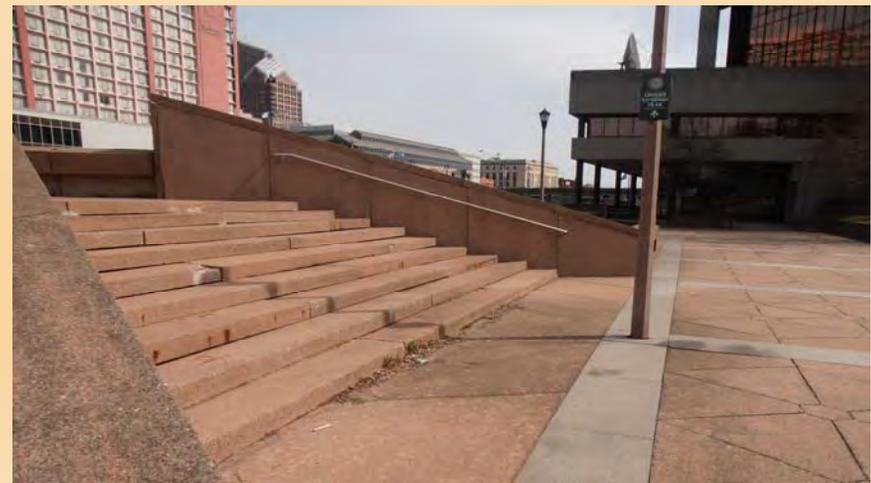


❑ **ACCESS CHALLENGES:**

The City is reviewing potential options to address the plaza's access challenges "outside of the garage footprint"



The State Street access challenge...



Sister Cities Bridge access challenge...



- ☐ **Visibility and maximized view sheds of the Genesee River**

- ☐ **Vitality:** *Create* an environment that invites gatherings and public engagement, activity generators – vendors, interactive art, game tables, kiosks, food trucks, green & recreation space; conducive to programming potential



☐ PUBLIC ART COMPETITION



Corn Hill Landing at Genesee River



Erie Harbor Park along the Genesee Riverway Trail



Lessons Learned from past projects:

**2012 Leakage mitigation
over Corinthian St.**



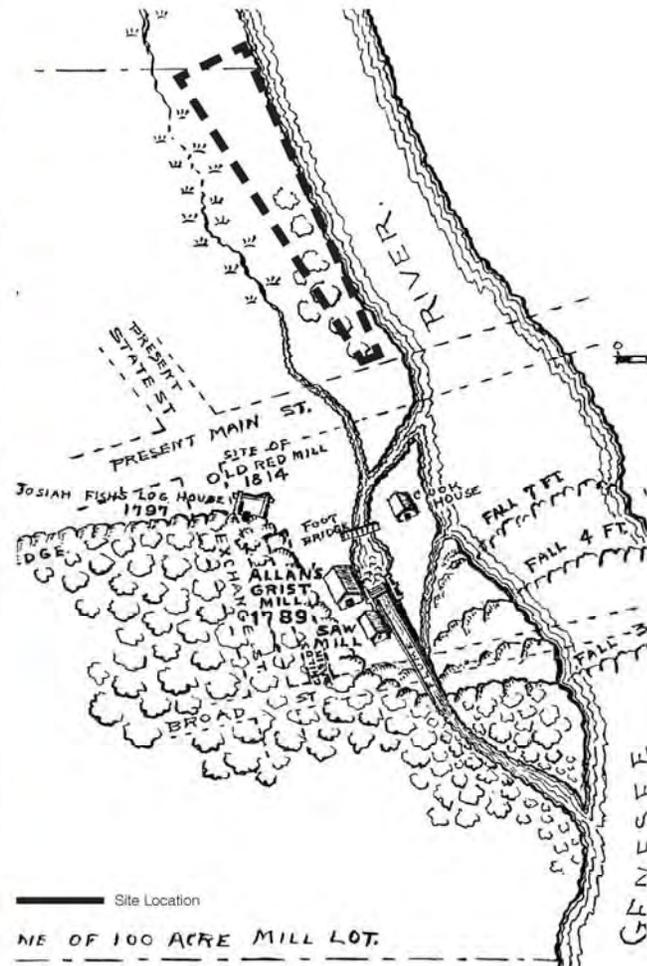
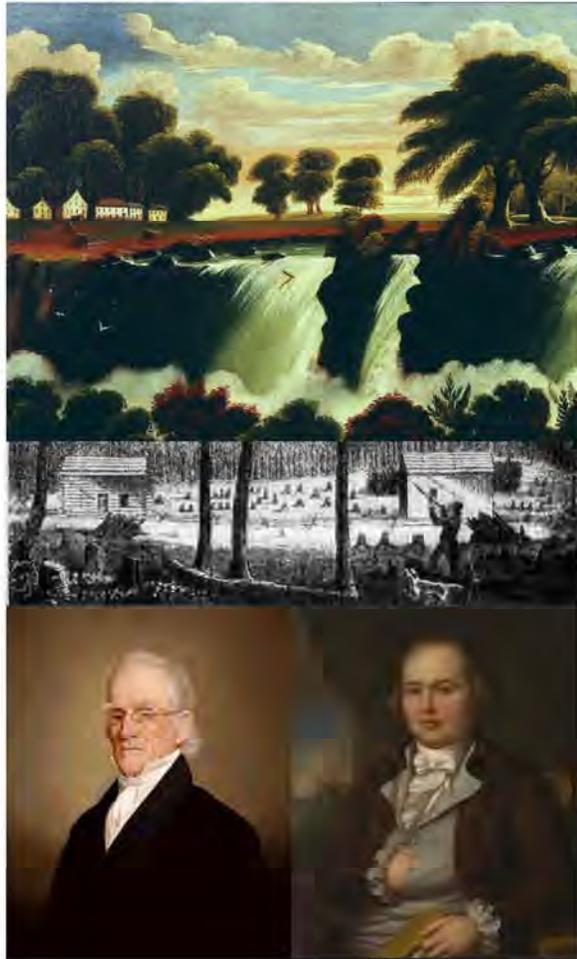
Removing walls is **EXPENSIVE** at this site: Asbestos containing vertical waterproofing



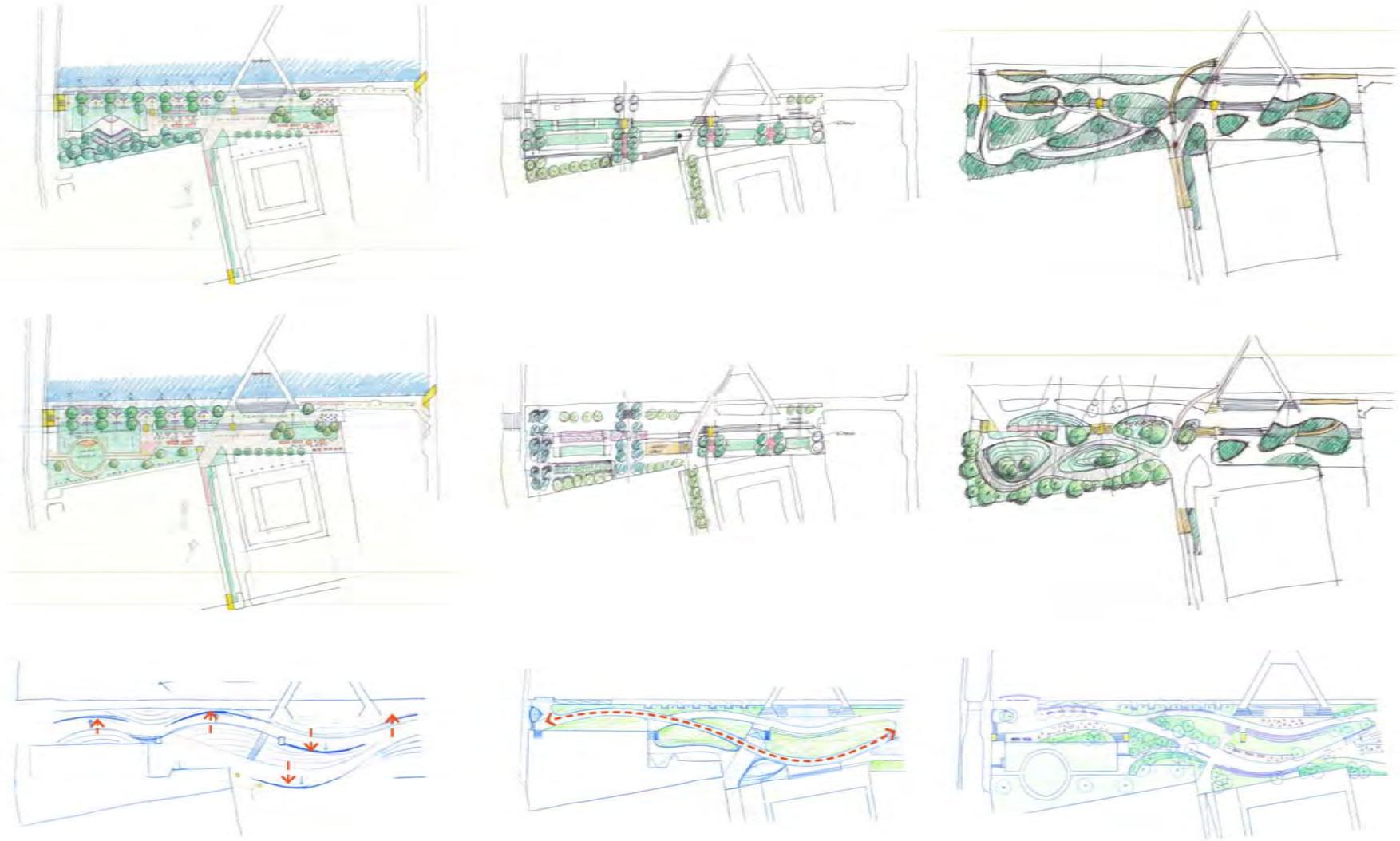
**Removing walls is EXPENSIVE at this site:
Massively reinforced concrete walls behind the stone panels**



FOUNDING OF THE CITY



THE EVOLUTION OF THE DESIGN



Many options were vetted internally for construction feasibility and economic viability...

THE GENESEE RIVER VALLEY AS INSPIRATION



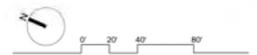
---- Undercut Bank



■ River Deposition

Image: Frank J. Regan

'GENESEE FLOW' SCHEMATIC CONCEPT - PLAN



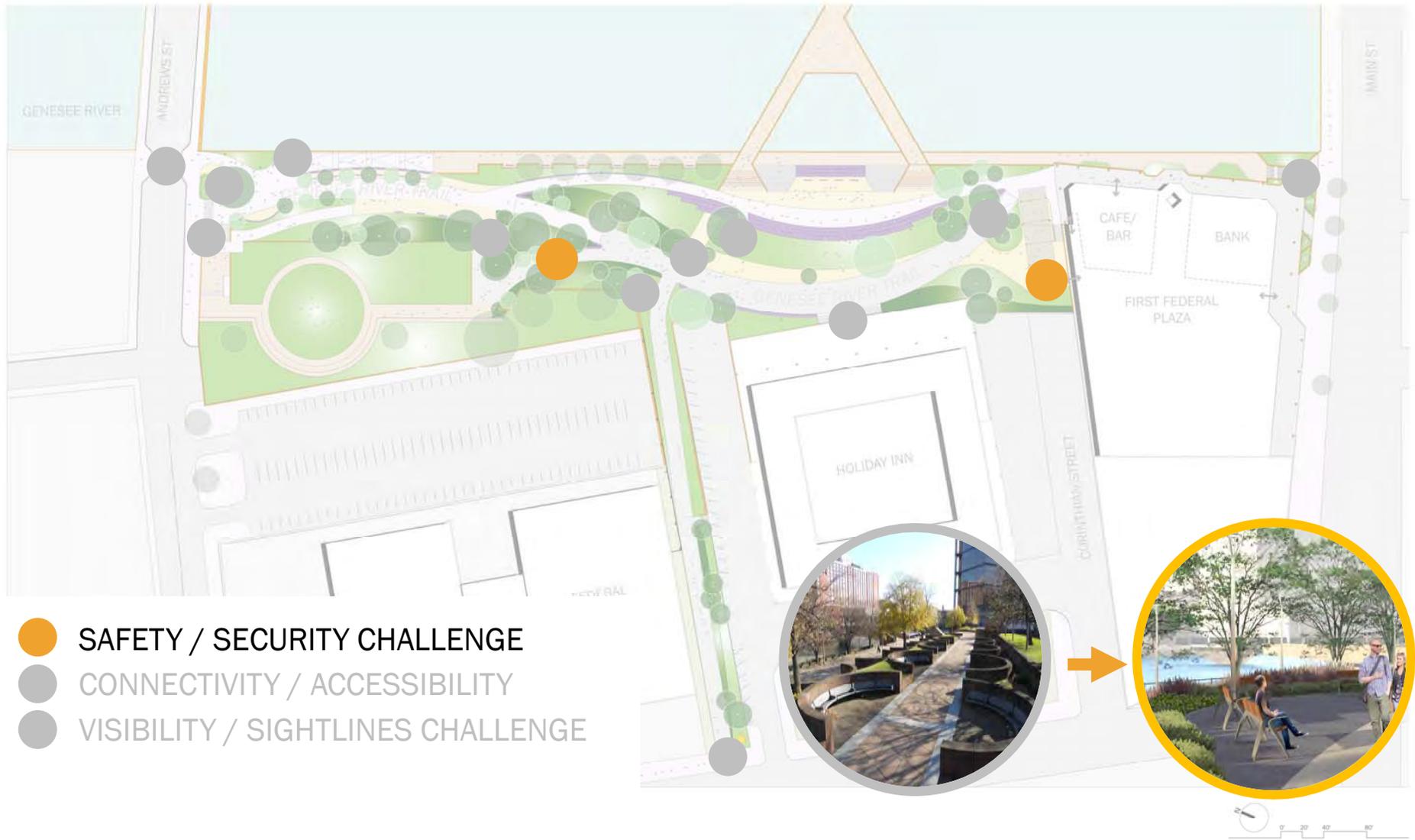
EXISTING PLAZA



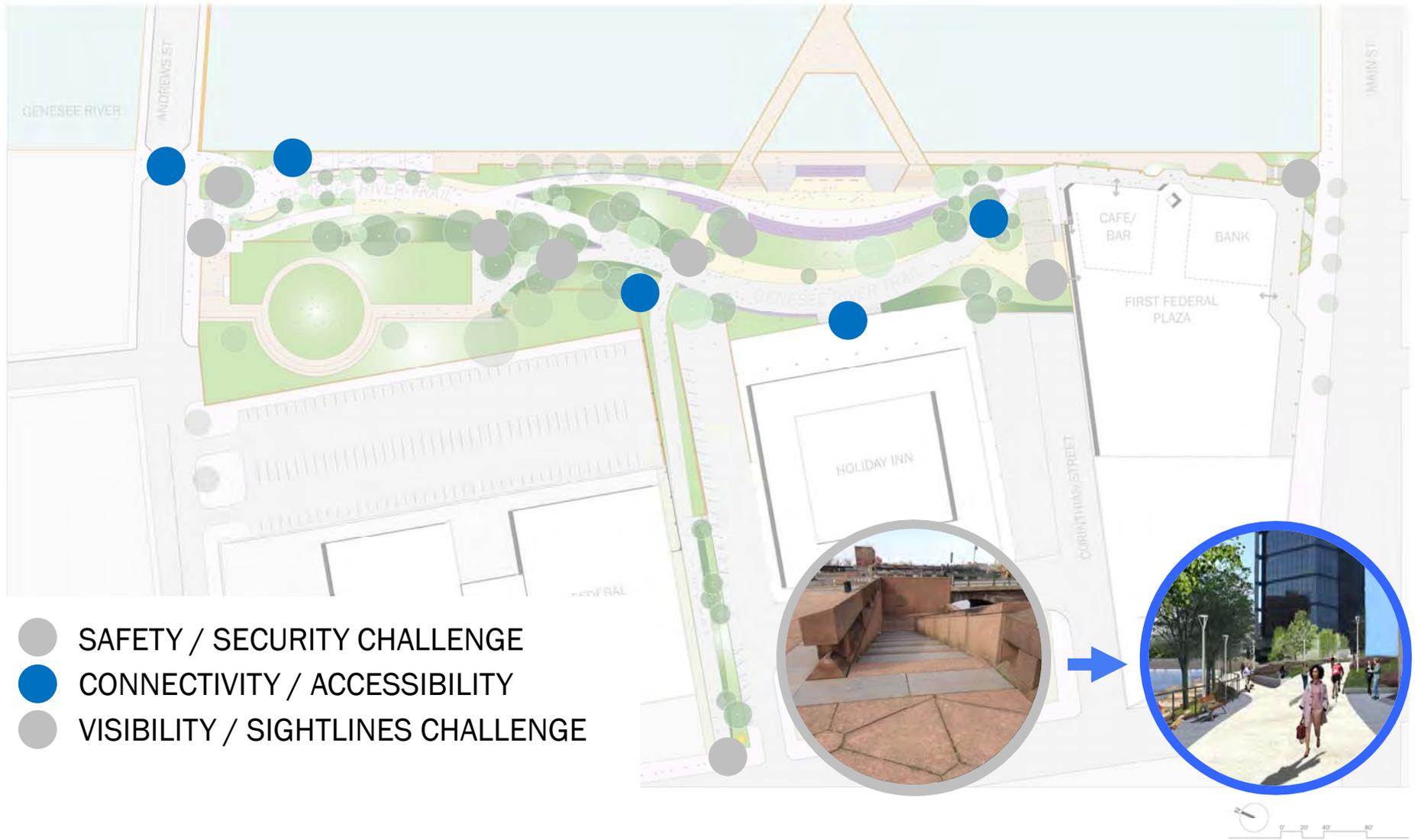
'GENESEE FLOW' SCHEMATIC CONCEPT - AERIAL



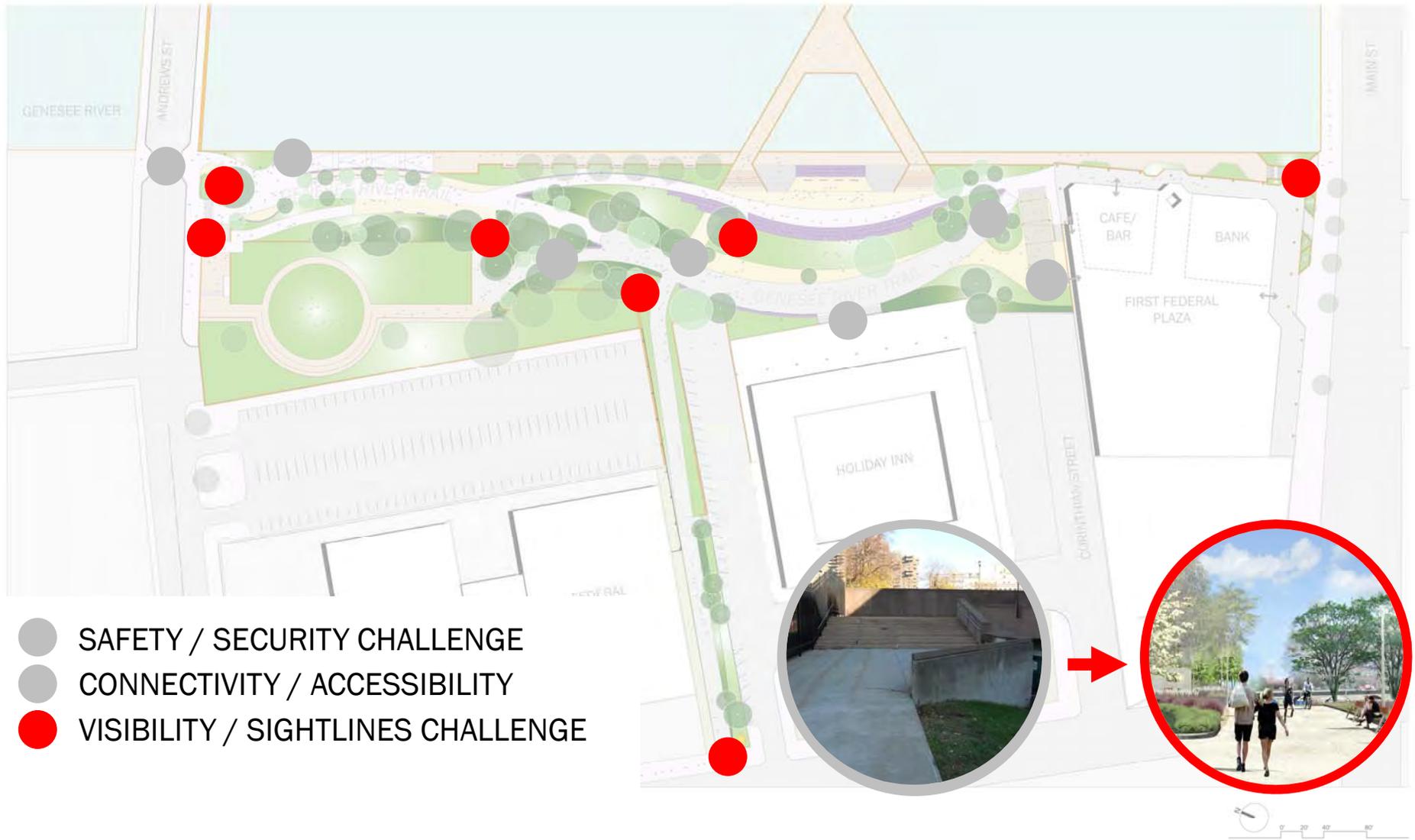
PUBLIC FEEDBACK: CONNECTIVITY, ACCESSIBILITY, SAFETY



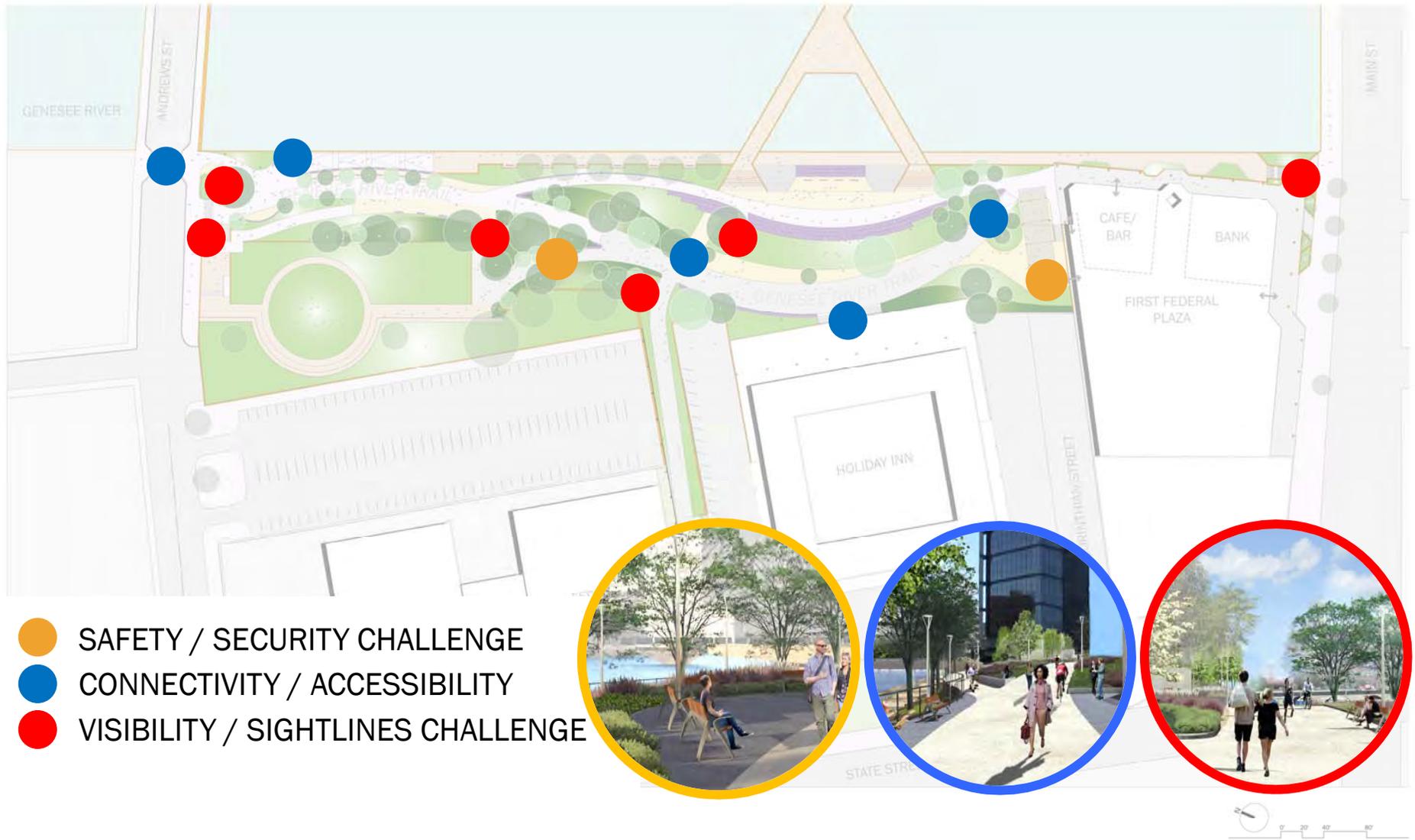
PUBLIC FEEDBACK: CONNECTIVITY, ACCESSIBILITY, SAFETY



PUBLIC FEEDBACK: CONNECTIVITY, ACCESSIBILITY, SAFETY



PUBLIC FEEDBACK: CONNECTIVITY, ACCESSIBILITY, SAFETY



EXISTING SECURITY CHALLENGES

OUTDATED INADEQUATE LIGHTING



WALLS BLOCK VIEWS

SEATING ALCOVES HIDE ILICIT ACTIVITY

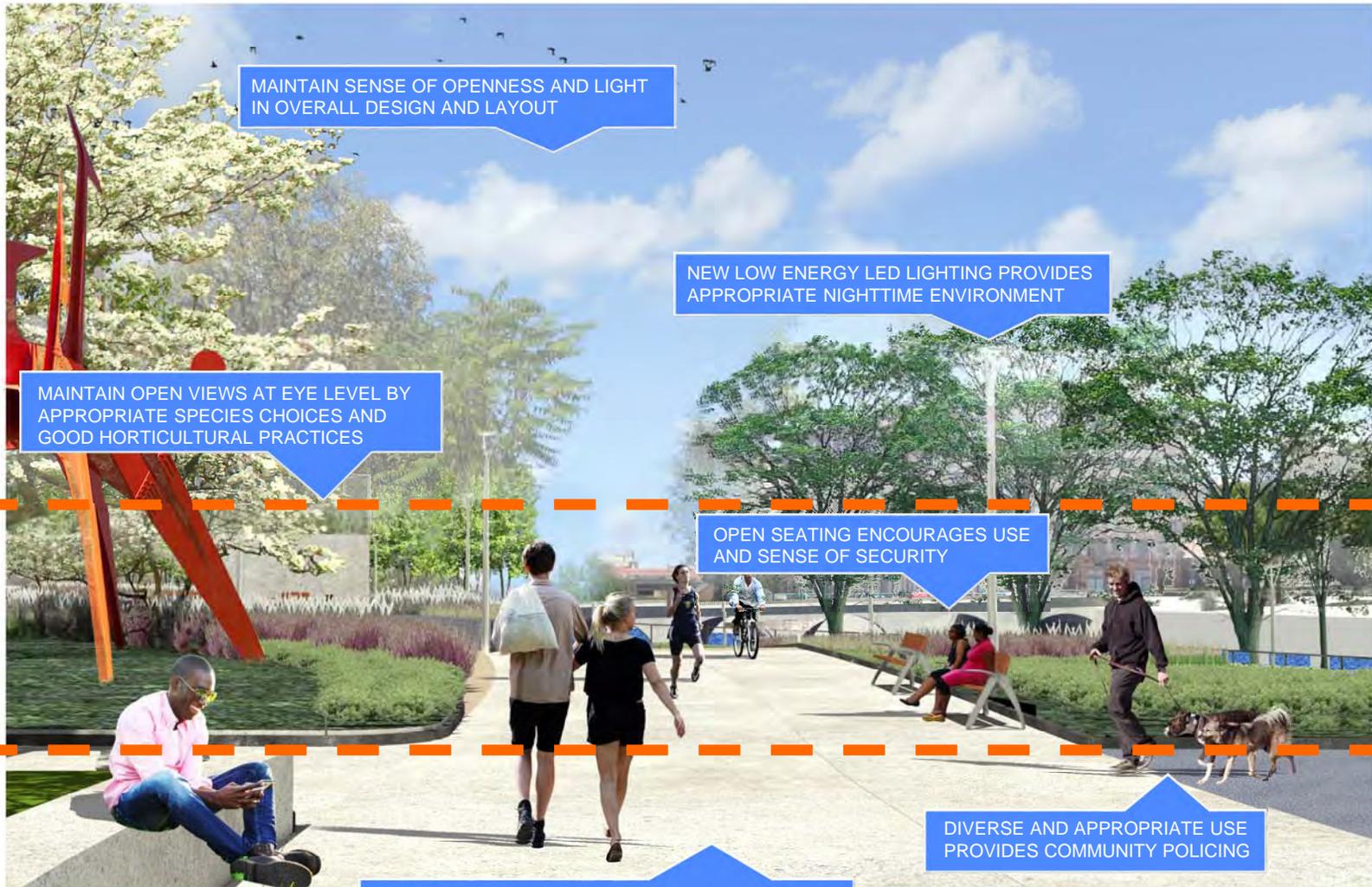
LOW BRANCHING TREES OBSCURE VIEWS

POOR CONDITION DOESN'T PROMOTE CIVIL USES OR CARING STEWARDSHIP

LACK OF PEOPLE CREATE A 'USE VACUUM', PROVIDING AN OPPORTUNITY FOR ILICIT ACTIVITY

APPLICATION OF CPTED PRINCIPLES

Crime Prevention Through Environmental Design



MAINTAIN SENSE OF OPENNESS AND LIGHT IN OVERALL DESIGN AND LAYOUT

NEW LOW ENERGY LED LIGHTING PROVIDES APPROPRIATE NIGHTTIME ENVIRONMENT

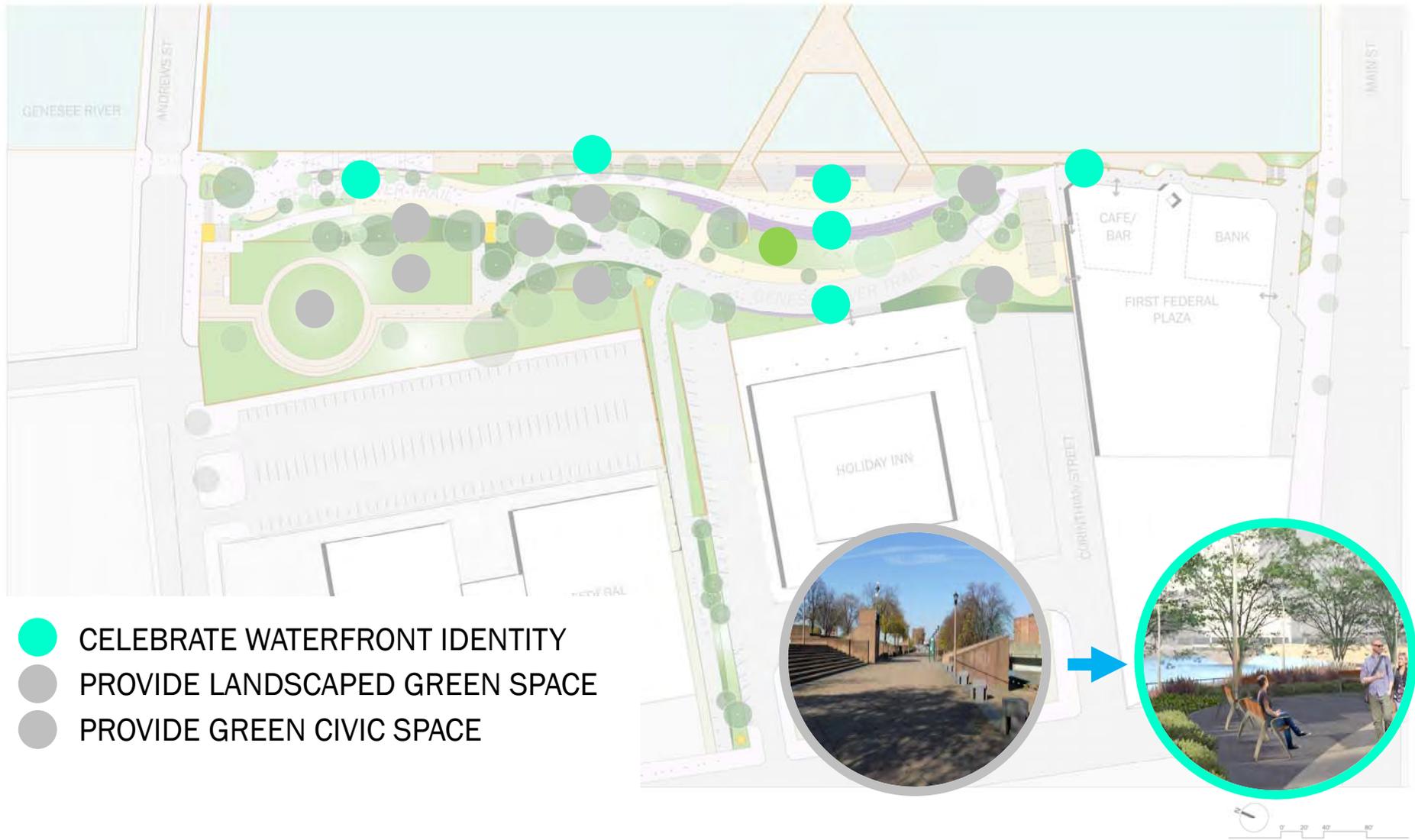
MAINTAIN OPEN VIEWS AT EYE LEVEL BY APPROPRIATE SPECIES CHOICES AND GOOD HORTICULTURAL PRACTICES

OPEN SEATING ENCOURAGES USE AND SENSE OF SECURITY

DIVERSE AND APPROPRIATE USE PROVIDES COMMUNITY POLICING

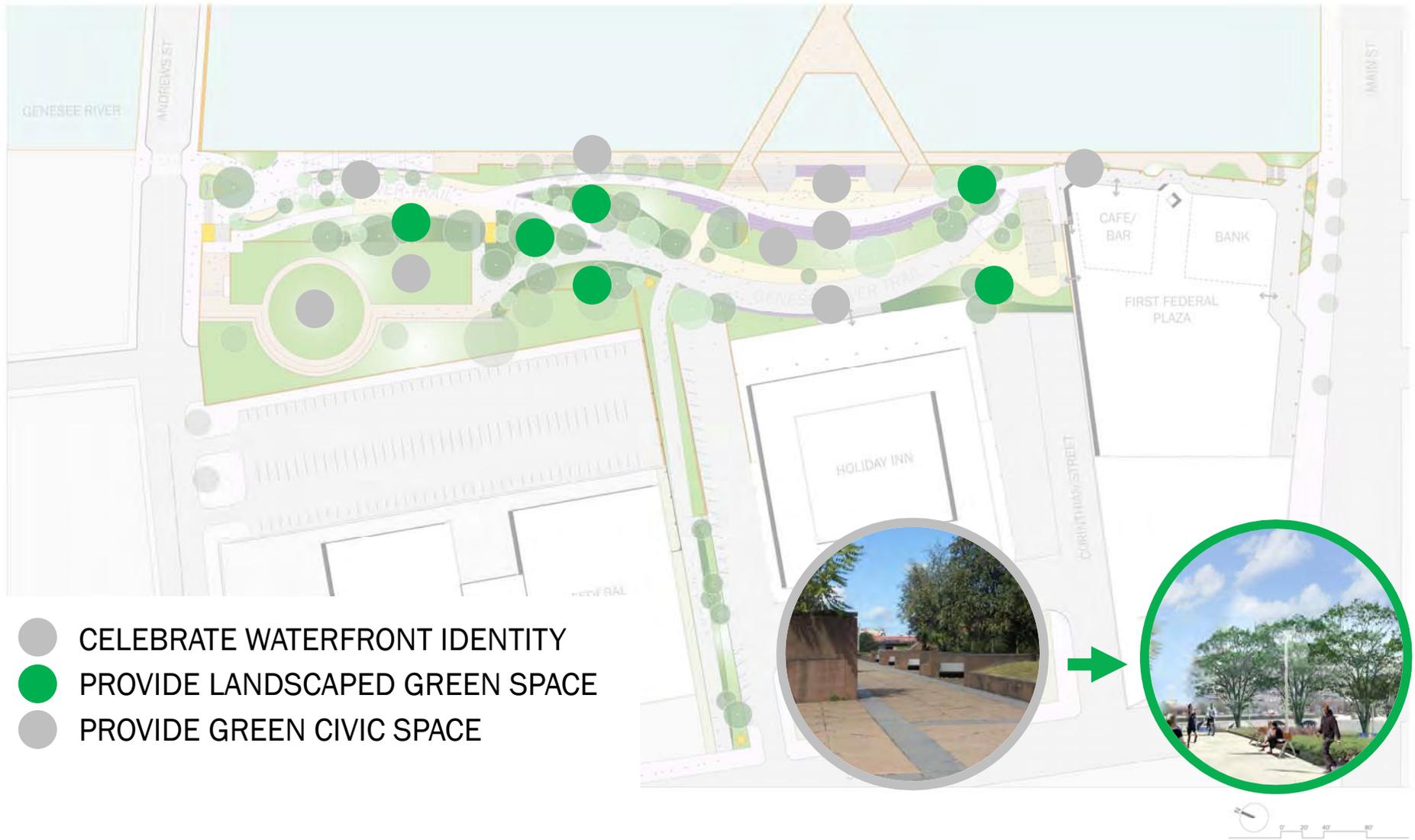
REGULAR SURVEILLANCE AND GOOD MAINTENANCE WILL PROMOTE SECURITY AND USE

PUBLIC FEEDBACK: REENGAGING THE RIVER AS CIVIC SPACE

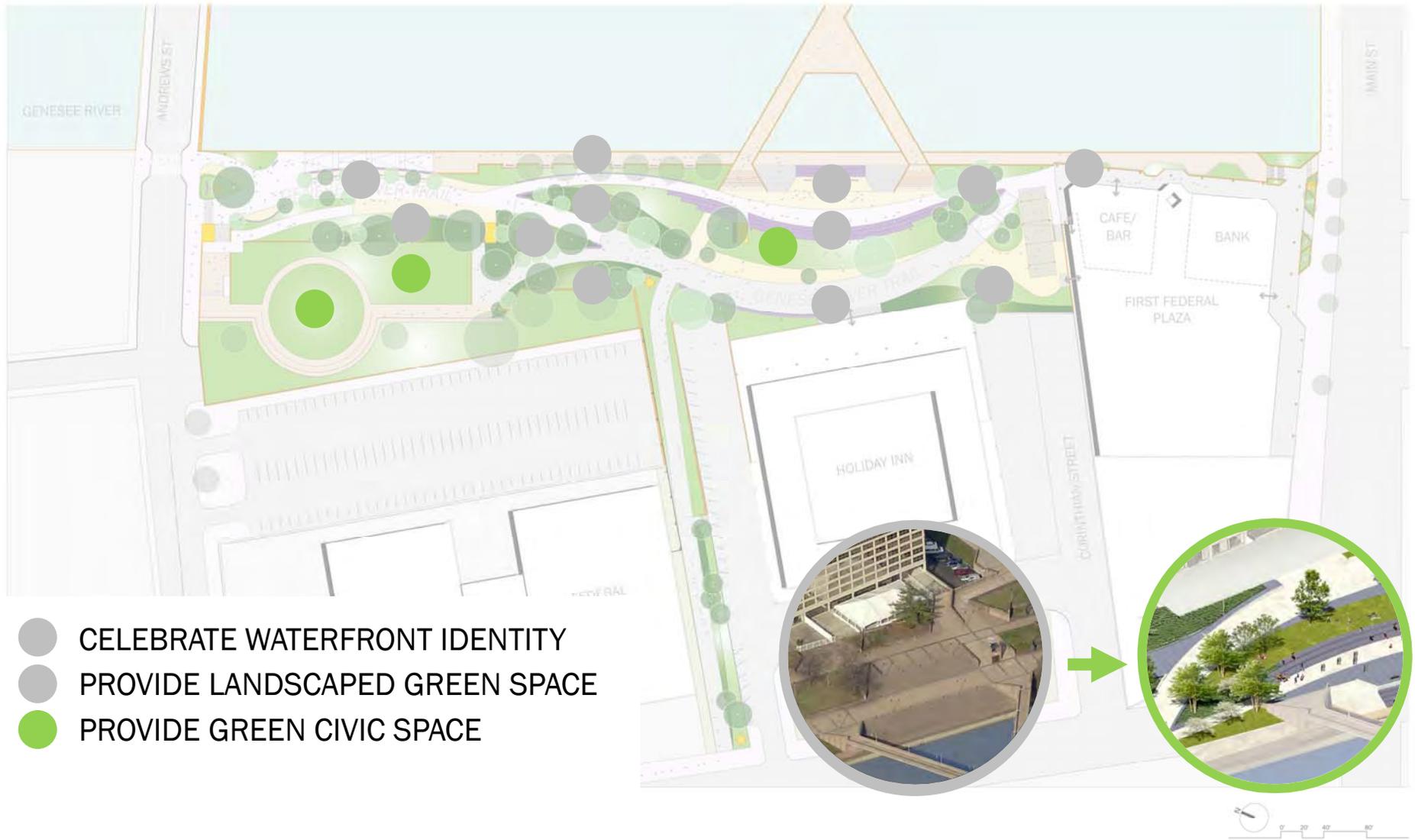


- CELEBRATE WATERFRONT IDENTITY
- PROVIDE LANDSCAPED GREEN SPACE
- PROVIDE GREEN CIVIC SPACE

PUBLIC FEEDBACK: REENGAGING THE RIVER AS CIVIC SPACE

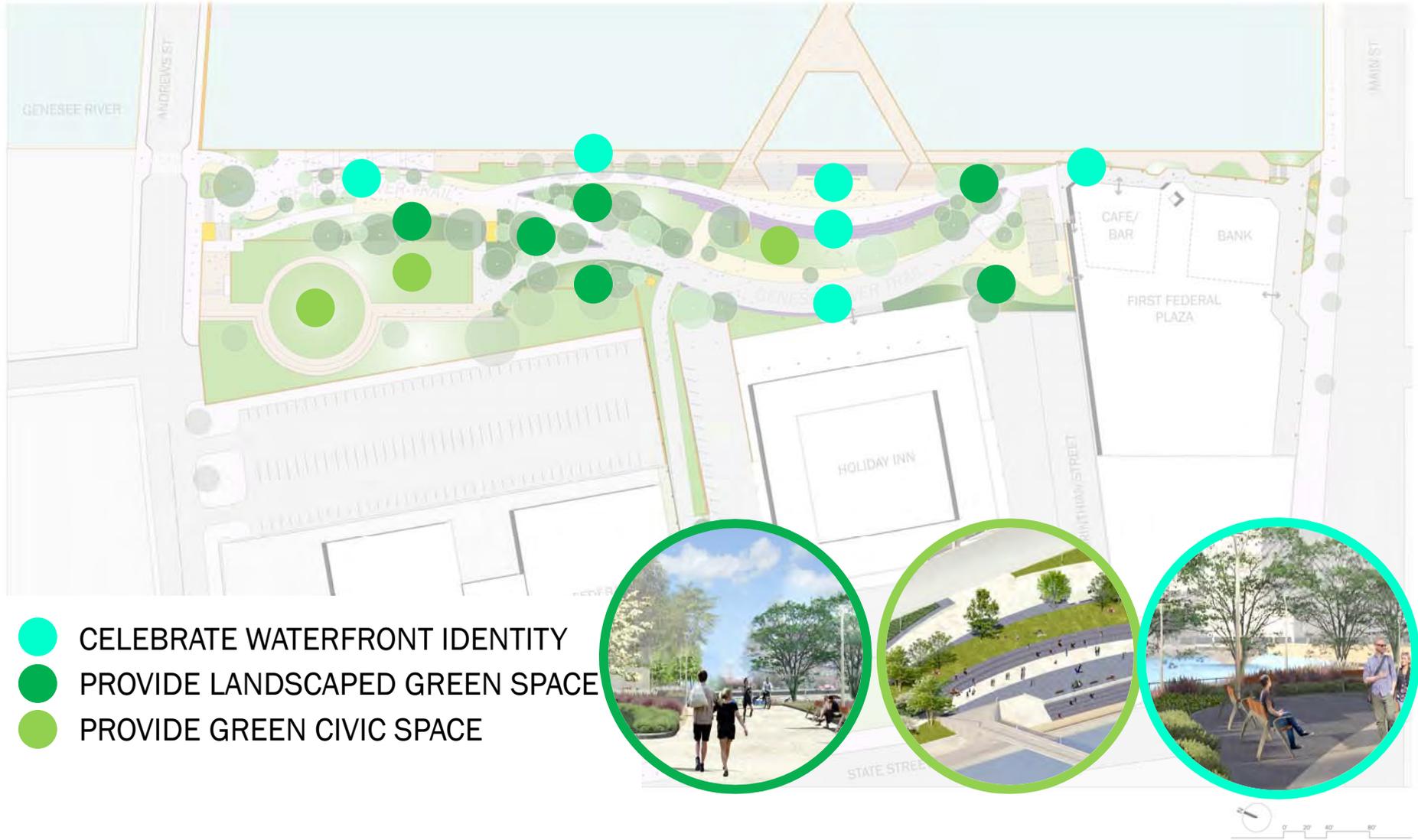


PUBLIC FEEDBACK: REENGAGING THE RIVER AS CIVIC SPACE



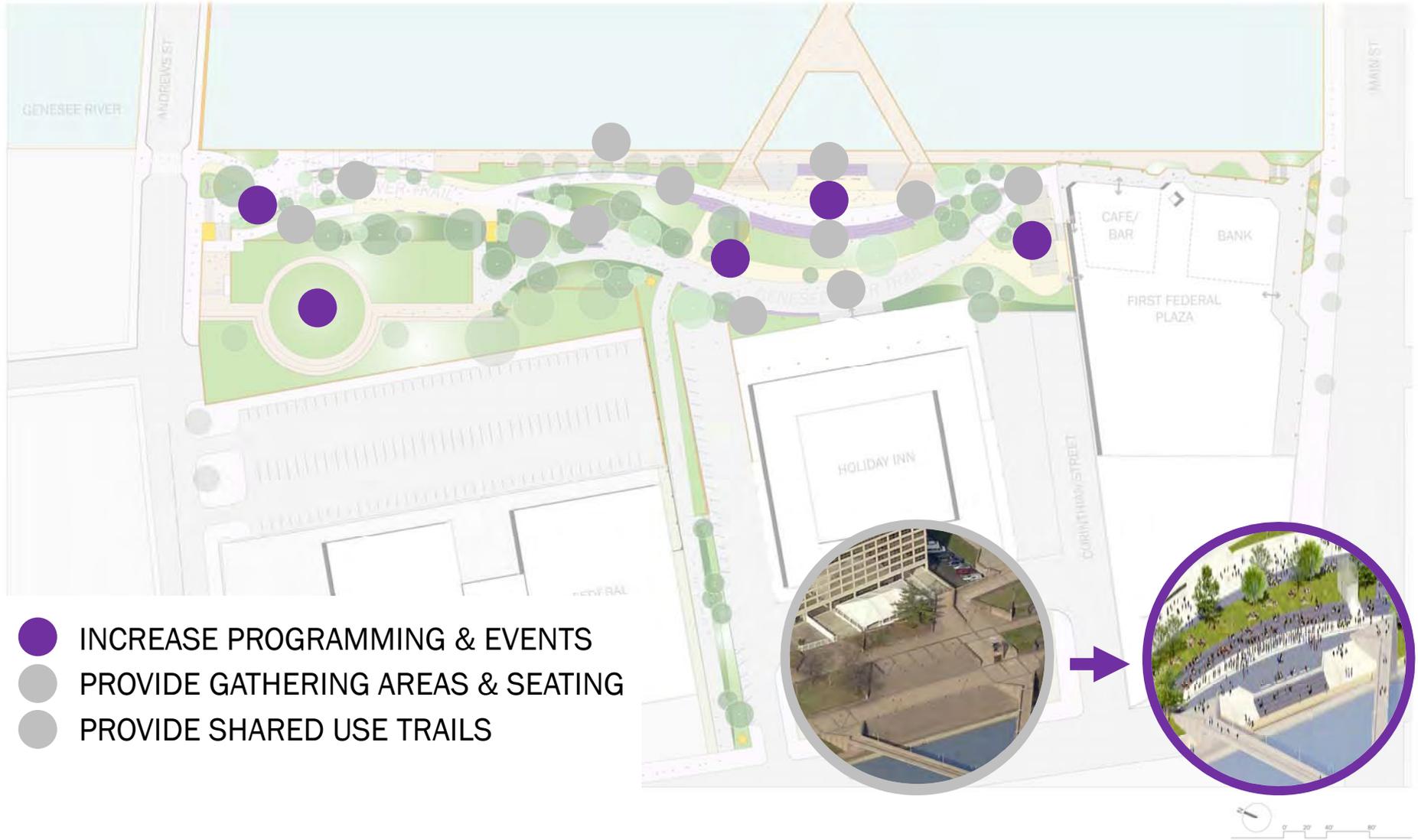
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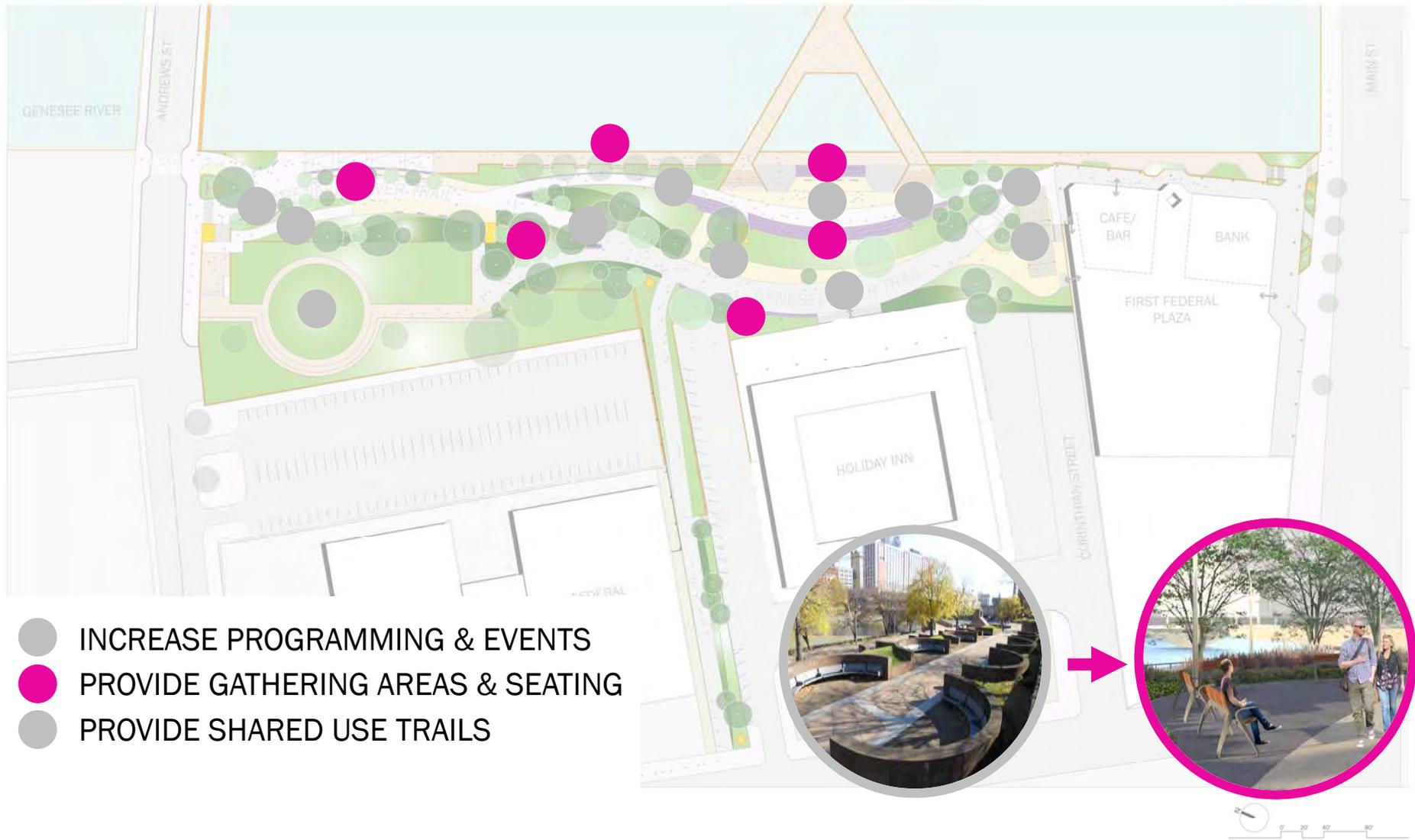


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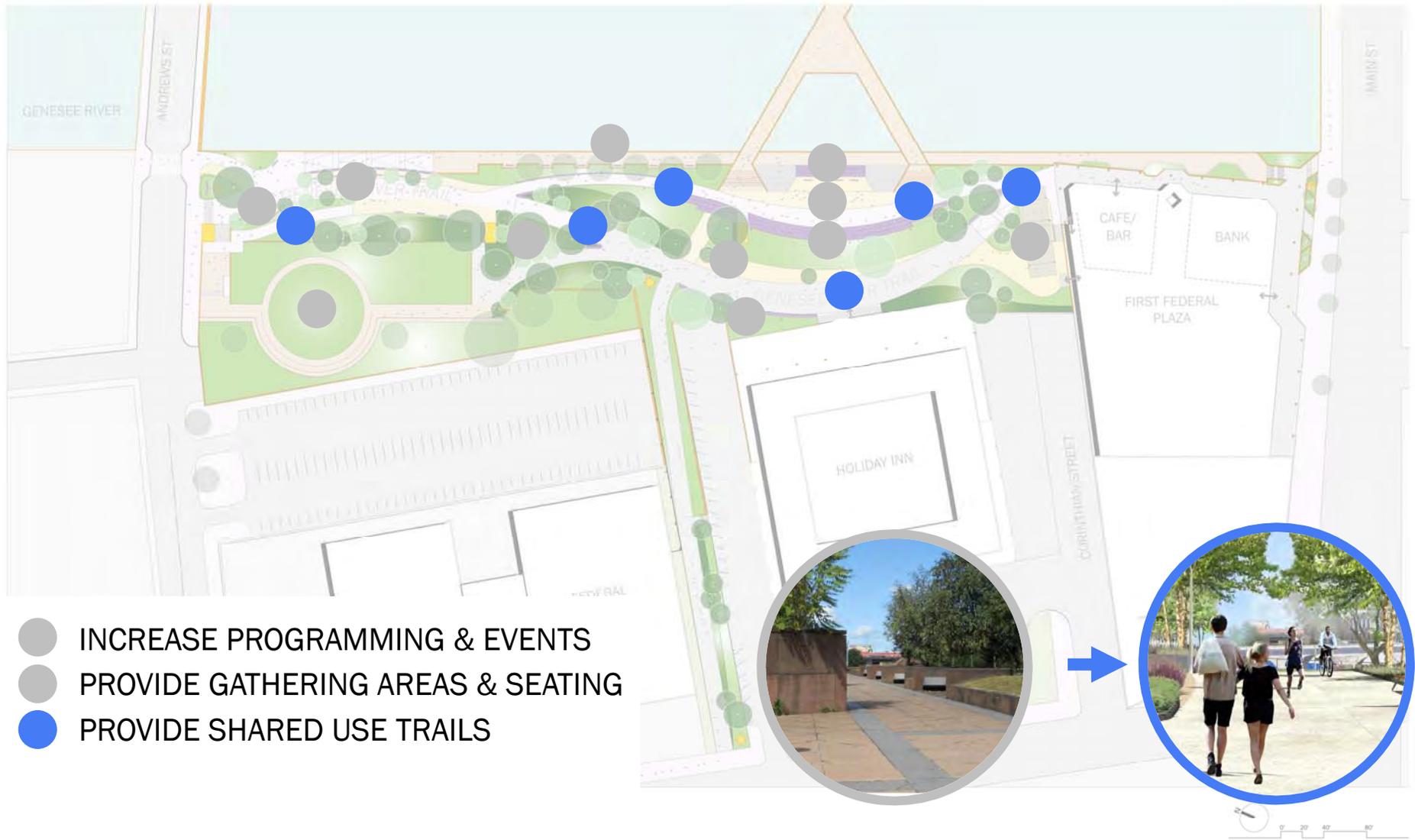
PUBLIC FEEDBACK: INCREASED PROGRAMMING & AMENITIES



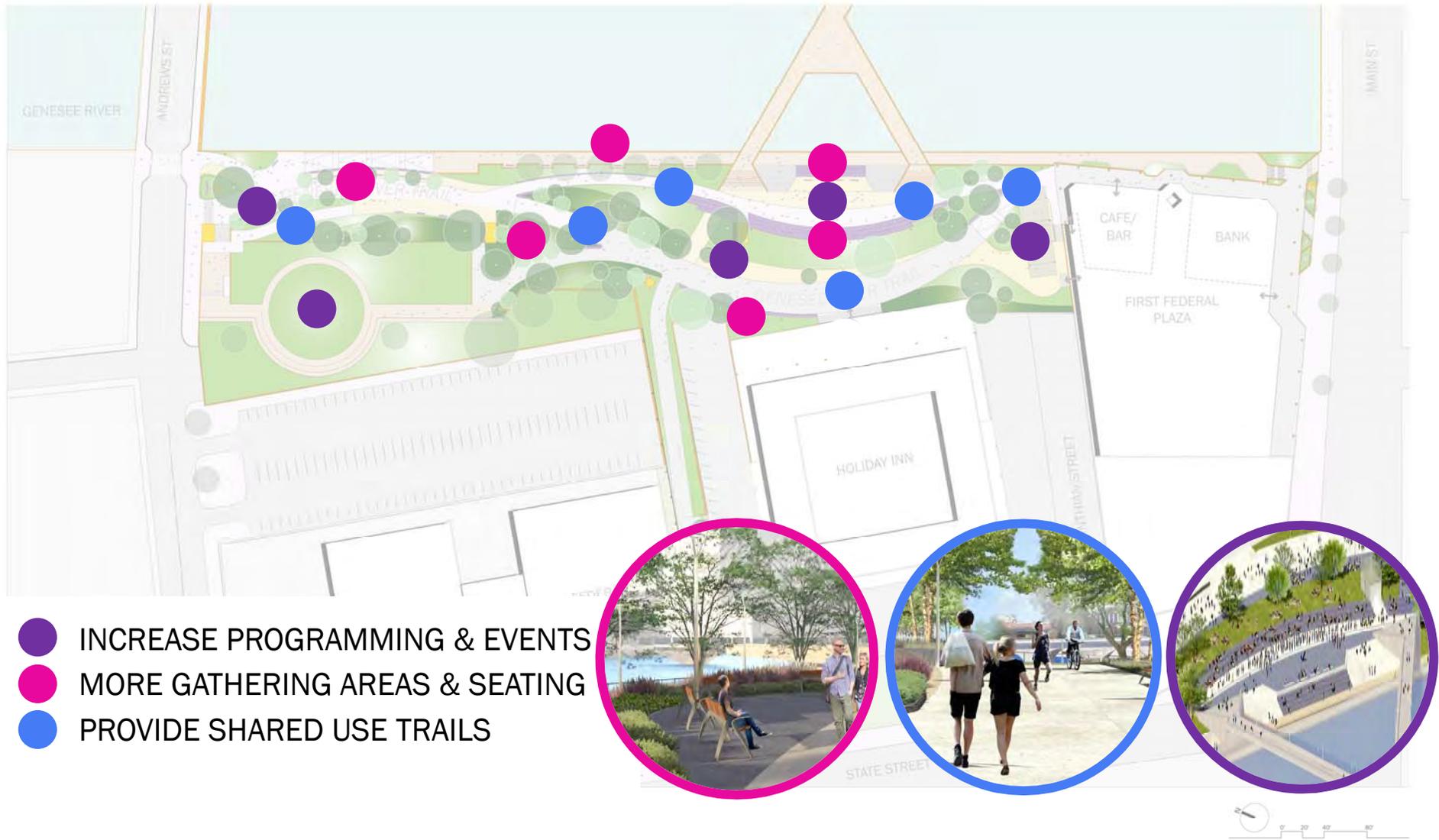
PUBLIC FEEDBACK: INCREASED PROGRAMMING & AMENITIES



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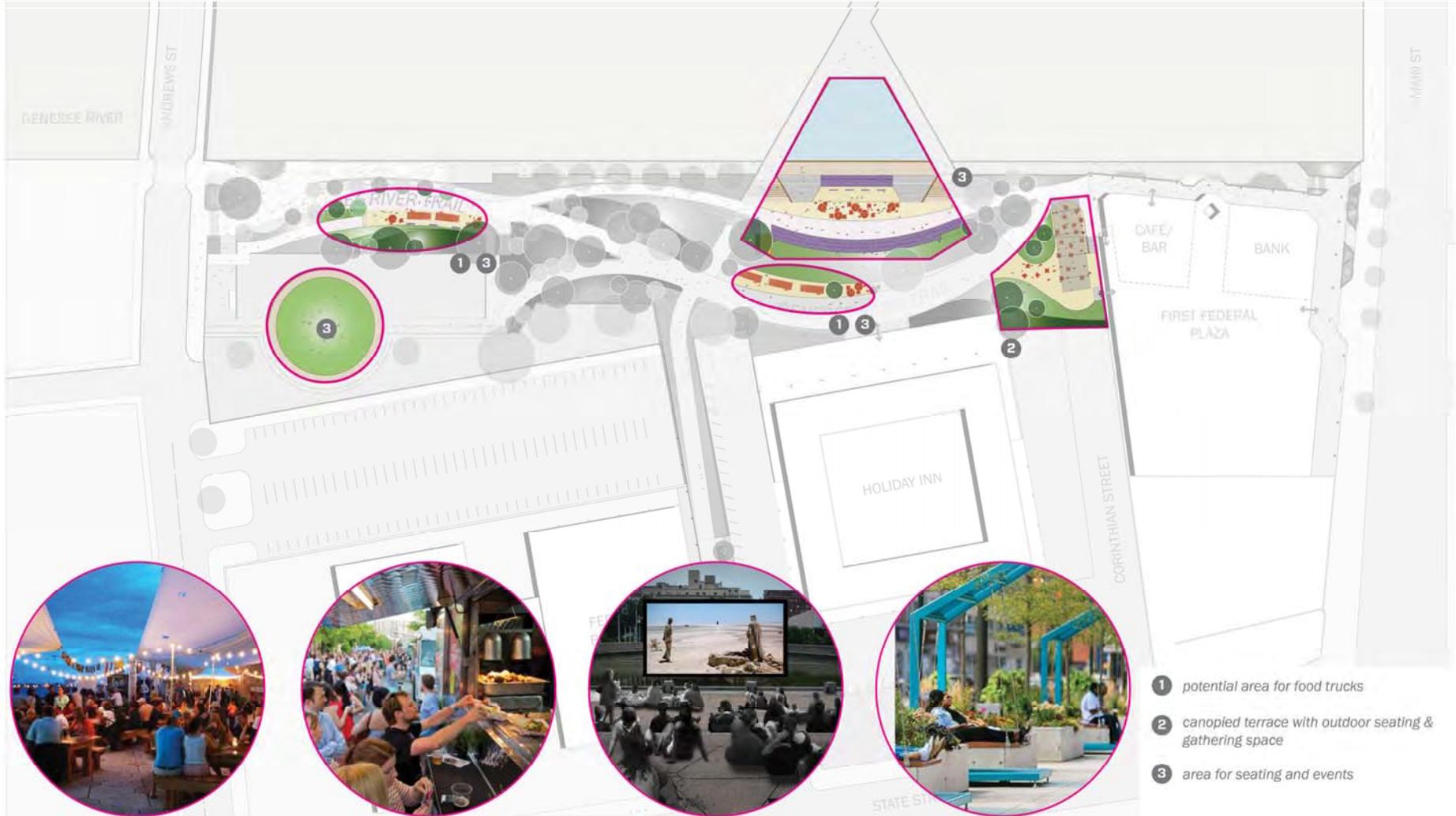


PUBLIC FEEDBACK: INCREASED PROGRAMMING & AMENITIES



- INCREASE PROGRAMMING & EVENTS
- MORE GATHERING AREAS & SEATING
- PROVIDE SHARED USE TRAILS

PUBLIC FEEDBACK: INCREASED PROGRAMMING & AMENITIES



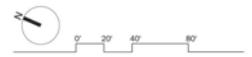
- 1 potential area for food trucks
- 2 canopied terrace with outdoor seating & gathering space
- 3 area for seating and events



PROGRAMMING PRECEDENTS: PASSIVE AND ACTIVE



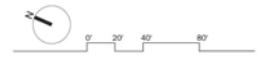
PEDESTRIAN CIRCULATION + RAMP ACCESS



BICYCLE CIRCULATION & SHARED TRAILS



- ➔ GENESSEE RIVERWAY TRAIL
- ➔ ALTERNATE ROUTES
- LOCATION OF ACCESS IMPROVEMENT OPPORTUNITIES



VEHICLE ACCESS FOR MAINTENANCE AND EVENTS



- ACCESS FROM ANDREWS STREET TO PROMENADE AND UPPER LEVELS
- ACCESS FROM STATE STREET TO UPPER LEVEL

INTERPRETIVE SIGNAGE, WAYFINDING, LIGHTING



GENESEE RIVER TRAIL MAIN LEVEL - EXISTING



GENESEE RIVER TRAIL MAIN LEVEL – SCHEMATIC CONCEPT



UPPER LEVEL LOOKING SOUTHEAST - EXISTING



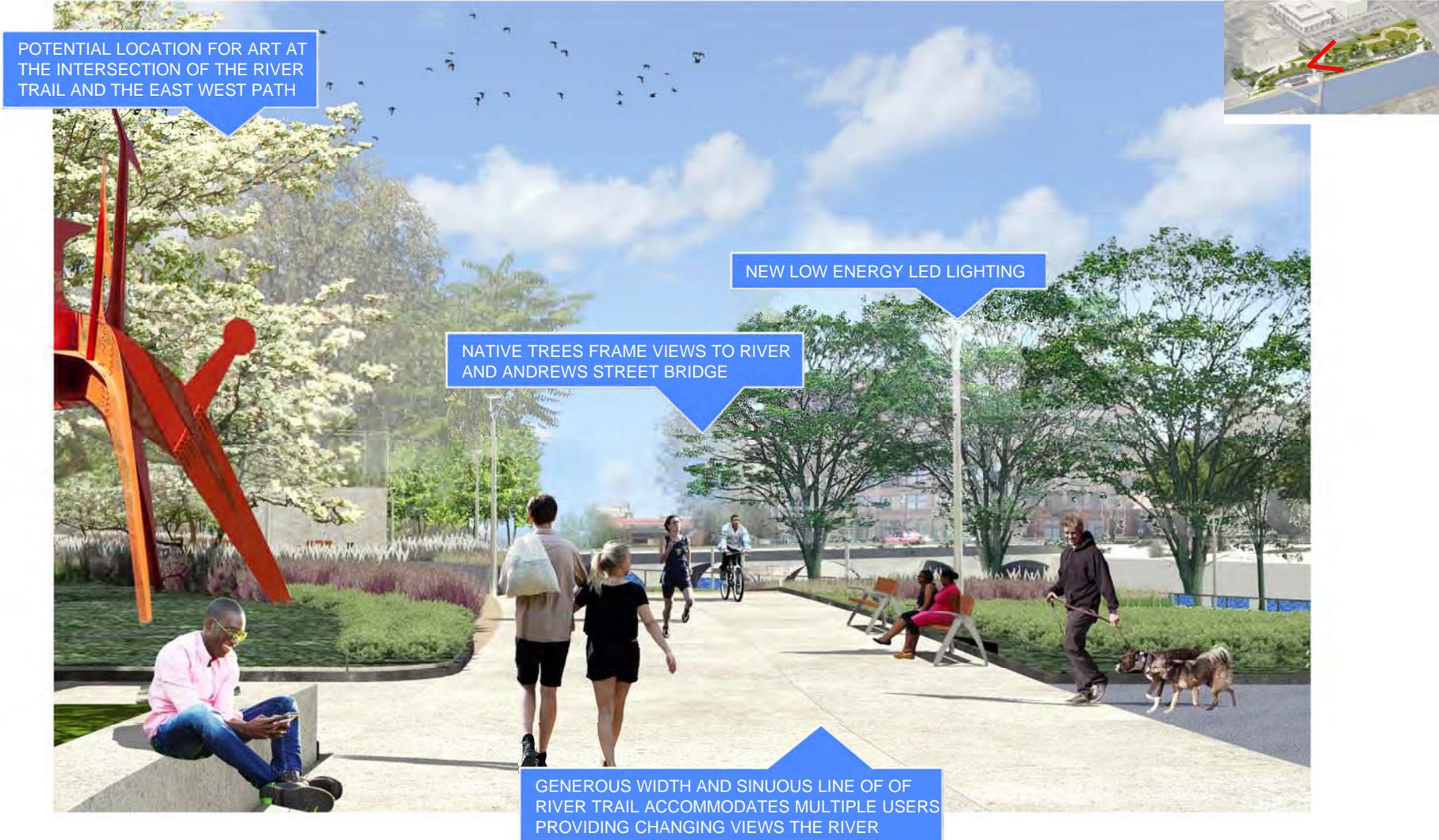
UPPER LEVEL LOOKING SOUTHEAST – SCHEMATIC CONCEPT



UPPER LEVEL LOOKING NORTH - EXISTING



UPPER LEVEL LOOKING NORTH – SCHEMATIC CONCEPT



UPPER LEVEL LOOKING WEST - EXISTING



UPPER LEVEL LOOKING WEST – SCHEMATIC CONCEPT



SISTER CITIES BRIDGE AND AMPHITHEATER - EXISTING



CANOPIED TERRACE: RAIN CANOPY AND LIGHTING OPTIONS



Al Fresco Dining, Rosewood London



Weihnachtsbel Baden Catenary Lighting

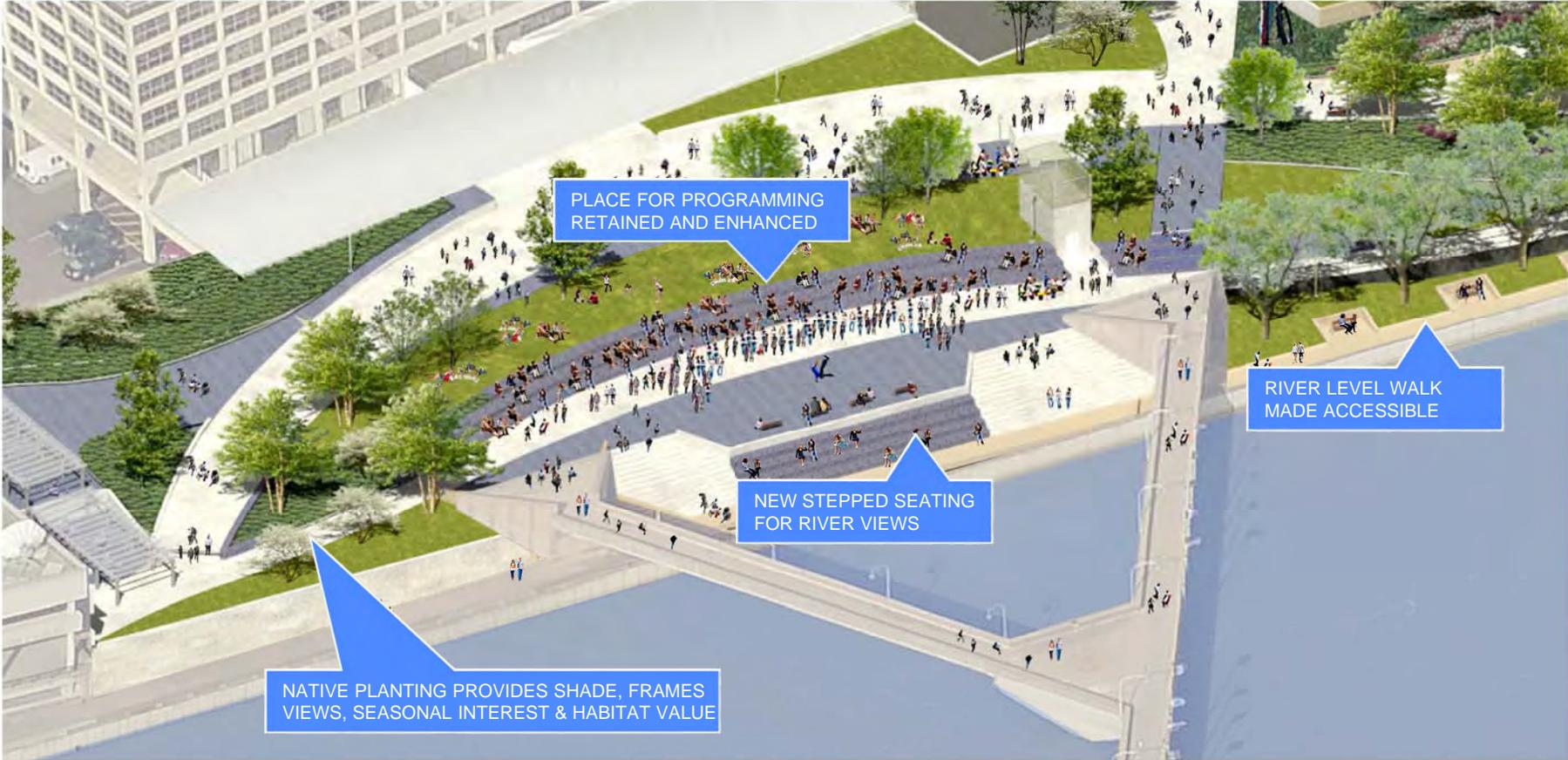


OLIN, Director Park, Portland OR

SISTER CITIES BRIDGE AND AMPHITHEATER



SISTER CITIES BRIDGE AND AMPHITHEATER



BIRDS EYE – SCHEMATIC CONCEPT



NEXT STEPS for the project...

- Refine and finalize schematic concept designs with public feedback received
- Begin preliminary and final design phase with funds provided by NYS DOS under Title 11 of the Environmental Protection Fund
- Seek additional funding opportunities for project construction

BIRDS EYE – SCHEMATIC CONCEPT

