

# **PLANNED DEVELOPMENT DISTRICT #6 (PD-6) AMENDMENT**

for

**Rochester General Hospital**

City of Rochester, New York



Prepared For:  
Rochester Regional Health System

**July 2015**

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## **1.0 INTRODUCTION**

Rochester General Hospital has been providing a high standard of quality healthcare at its Portland Avenue campus in the City of Rochester for over forty years. In an era where healthcare's flexibility is critical and patient satisfaction is heavily measured and weighed, it is critical for Rochester General Hospital (RGH) to plan for the future to maintain a high standard for comfort and quality care for the Rochester region's healthcare needs, while providing flexibility for varying levels of healthcare acuity and need. To prepare for the future, RGH is proposing to amend their existing Planned Development District #6 (PD #6) to provide the flexibility for expansion of acute and non-acute medical needs for the community. This document presents the proposed vision for the RGH campus into the foreseeable future providing campus infrastructure, patient needs, staffing flexibility and parking needs. Community friendly design concepts for access and patient experience while meeting modern standards for comfort, safety and wellbeing were designed within this Concept Plan.

Currently, the RGH Portland Avenue campus is contained within two City of Rochester zoning districts. The majority of the Portland campus is within Planned Development District PD-#6 which was last amended in 2008. This District contains three subarea parcels in which various maximum floor area ratios are the basis for development of each of the subareas. The 2008 Amendment included rationale and justification for significant expansion of the campus. A small area of the Portland Avenue campus also contains a second City of Rochester zoning designation of IPD-6 for the "Wilson" building adjacent to PD #6.

This document provides the framework and supporting documentation for the proposed amendment to the City of Rochester's Zoning Code for PD #6 to combine both zoning designations currently encumbering the campus into one City of Rochester zoning designation with an amended PD-#6. The specific floor area ratios will no longer be utilized as the basis of development decisions, rather a more "master planned" approach to future development. With rezoning completed, the campus can continue to provide high-quality, patient-centered healthcare needs, while maintaining its flexibility and adaptability to meet the ever-changing healthcare environment for the foreseeable future.

## **2.0 PROPOSED CONCEPT PLAN**

The attached Concept Plan presents the vision of the future development of the RGH campus. Each of the specific development areas is described further below.

### **Building A - Acute Patient Care Services Facility**

To enhance acute patient care, and to modernize its patient care model, RGH is considering the construction of facility attached to the existing hospital to allow for single room patient care with modernized in-room facilities. The proposed structure will be a maximum of 130 feet tall, and integral to other existing hospital services. The facility is proposed to be located along Portland Avenue, across from the St. Ann's multi-story healthcare facility. The existing internal roadway infrastructure will be restructured, with closure of an existing entrance/exit to the campus from Portland Avenue into the facility.

This facility addition to the campus was considered and approved in the 2008 zoning amendment to PD-#6, with approximately 212,000 square feet of floor area in size and 120 feet in height. RGH's current acute patient care model is programmed for approximately 350,000 square feet, with a maximum height of 130 feet.

### **Building B – O.R. Addition**

RGH envisions the need to upgrade its existing Operating Room facilities. The area for this addition proposed is currently a wood-framed structure that houses the facilities / engineering staff. This area is not visible from any off-campus location and the envisioned upgrades would not exceed 25,000 square feet, and likely only two stories tall.

### **Building C – Medical Office Building**

RGH currently houses its out-patient services within the existing hospital facilities. RGH envisions construction of a new three-story medical office building with a maximum square footage of 60,000 square feet. This new state of the art medical facility will provide ambulatory patient services to be relocated from the hospital center to allow for better patient access and campus flow. As part of this project, the existing apartments that are owned by RGH (approximately 40,000 SF), will be demolished and not replaced.

This project will essentially relocate the existing medical offices that are currently located within the hospital, into a more efficient, consolidated office building. There is no significant increase in traffic generation anticipated, and the removal of the apartments will reduce overall parking requirements with the removal of the apartment residents.

### **Building D – Data Center**

RGH anticipates a significant change in medical data / records and envisions the construction of a centralized data center for the hospital complex. The proposed single story 11,000 square foot data center will be designed as a state of the art facility, likely replacing several locations within the hospital with one location in a centralized data center. There will be no increase in any parking needs for this facility and will likely be supported by existing staff.

### **Building E – Maintenance Building**



The existing maintenance facilities within the campus have outgrown the existing space within the campus. RGH envisions the construction of a 5,000 square foot facility to allow for expansion of the maintenance departments facilities. As with the data Center, this expansion will not generate any significant parking or staffing needs but would be a relocation of current staff /parking needs.

#### **Building F – Parking Garage Expansion**

The existing Carter Street Garage is capable of expansion on the north side. The height of the garage expansion will be consistent with the existing five story garage, with approximately 18,600 square foot footprint (93,000 SF total building area). This expansion would likely be a precursor to, or be concurrent with, other development of the campus as parking is displaced by anticipated building expansions.

#### **Building G – Emergency Department Expansion**

Although recently renovated, the existing emergency department (ED) area has potential for a minor expansion to provide additional space for the ED program. The proposed area would be an infill area between the ED and the Portland Avenue parking garage and would be an insignificant area of development.

### **3.0 PROPOSED ZONING AMENDMENT TEXT**

- A. Purpose. The Planned Development District No. 6 (PD-#6) is intended to recognize and permit a defined area for the integrated development and delivery of programs and services offered by the Rochester General Hospital (Hospital) The planned development district will allow the Hospital to deliver its mission to provide nationally recognized community and health-care services and a quality campus environment, while remaining flexible to ever-changing ways in which health care services are provided.

The area of this PD-6 is approximately 51.8 acres within the area bounded by the public right-of-way for Carter Street (west), Portland Avenue (east), State Highway 104 (north). The southern boundary is the residential and commercial zoning districts on the southern property line, as shown on the attached PD-6 map.

- B. Permitted uses. Permitted uses include, but are not limited to, the following uses when consistent with the above purpose:
- a. Hospitals, including their buildings, owned or leased, for medical, administrative, and faculty offices, and support facilities for the hospital, its employees, administrators, staff and students of such institution.
  - b. Offices related to providing health care services.
  - c. Health care clinics.
  - d. Hospice.
  - e. Nursing home.
  - f. Day-care center.
  - g. Residential-care facilities.
  - h. Community center.
  - i. Public and semipublic uses.
  - j. Warehouse, storage uses and maintenance facilities, when related to the purpose stated above.
  - k. Accessory support uses or structures, including parking ramps, office, retail, and restaurant facilities, bookstores and gift shops, when such support use or structure is physically integrated into the permitted buildings.
- C. Bulk, space and yard requirements.
- a. The maximum building coverage shall be consistent with Development Concept Plan for PD-6. The maximum district lot coverage permitted, including building footprint, drive lanes, surface parking areas and sidewalks shall be 80%. The remaining 20% of the site will remain green space, including maintained lawns and landscaping, stormwater management areas, and unmaintained wooded areas associated with Buell Woods open space.
  - b. Maximum height:
    - i. Within 100 feet of residential zoned parcels: 60 feet.
    - ii. All other areas of the Campus: 130 Feet.
  - c. Minimum yard requirements.
    - i. Front yard:
    - ii. Along Portland Avenue: 30 feet.

- iii. Along Keeler Street Expressway (NY 104): 20 feet.
  - iv. Along residential neighborhoods to the south: 20 feet.
  - v. Along Carter Street: 35 feet.
- d. Along any residentially zoned properties: 20 feet.
- D. Building standards. The planned development shall be subject to the following design requirements:
  - a. Requiring an active facade when a building facade is on a street frontage: § 120-158A(1).
  - b. Mechanical and electrical equipment and open storage areas: § 120-158E.
  - c. Building materials: § 120-159A.
- E. Open space. The woodlot known as “Buell's Woods” shall be maintained in accordance with a City-approved management plan. That plan is available at the hospital and in the PD-6 file in City Hall.
- F. Off-street parking and loading requirements are as set forth below.
  - a. Parking.
    - i. Parking for uses within the District may be located anywhere within the District, except in the required front yard setbacks and within the Buell's Woods portion of the property.
    - ii. Proposals for new or expanded parking facilities must be accompanied by a parking demand analysis as set forth in § 120-173B of the Zoning Code. Such analysis shall be submitted to the Director of Planning and Zoning for approval.
    - iii. The District is permitted to have up to 4,000 parking spaces within surface lots and parking garage facilities. Parking capacity may exceed 4,000 spaces provided all requirements below are met.
      - 1. A parking demand analysis is completed as set forth in § 120-173B of the City Zoning Code;
      - 2. Parking is within parking garage structures;
      - 3. Lot coverage and setback requirement are maintained;
      - 4. Project is subject to an administrative adjustment by the City Director of Planning and Zoning in accordance with Section § 120-191 of the City Zoning Code.
    - iv. Parking shall comply with the parking lot design and maintenance standards set forth in § 120-173F of the City Zoning Code.
  - b. Loading. Loading shall comply with the requirements set forth in § 120-172 of the City Zoning Code.
- G. This planned development is subject to the requirements set forth in Article XVII of the City Zoning Code regarding planned development districts.
- H. Signage
  - a. Signs in PD-6 are intended to maximize wayfinding for the general public and for emergency services. The overall intent is to minimize sign clutter, excessive numbers and sizes of signs, and the use of sign types, materials and lighting which pose negative visual impacts to the District and to the adjoining neighborhood.
  - b. Campus wayfinding signage shall be developed at critical decision point intersections, including driveway intersections with public streets to provide efficient navigation with the PD campus for general public and emergency services.

The wayfinding signage shall be of consistent campus-wide with respect to graphics, logos, fonts, colors and illumination. Wayfinding signage be permitted to have up to four faces, with each side not exceeding 80 square feet in size per face.

- c. Attached sign shall be allowed for each building or main building entrance identifying the use or services according to the following:
  - i. Two attached signs per building or main entrance on State Route 104 frontage, up to a maximum of 250 square feet per sign.
  - ii. One sign attached per building or main entrance on Carter Street, up to a maximum of 150 square feet per sign.
  - iii. Two attached signs per building or main entrance on Portland Avenue, up to a maximum of 150 square feet per sign.
  - iv. One attached sign per building or main entrance without street frontage, up to a maximum of 100 square feet per sign.
- d. One detached sign shall be permitted for each permitted curb cut on Portland Avenue and Carter Street frontage. Sign shall not exceed 100 square feet in size per face, and the bottom of the sign shall posted no more than 4 feet in height above finished grade.
- e. One detached sign shall be permitted on the State Route 104 frontage. This sign shall be permitted to be up to 300 square feet in size and shall be no more than 20 feet above finished grade to the top of the sign. The sign shall be permitted to have a digital message display identifying noncommercial activities on-campus. This sign shall not be permitted to have any advertising of off-campus activities or used for commercial advertising
- f. Unless specifically identified above, all signage shall otherwise be consistent with the requirements set forth in § 120-177 of the City Zoning Code.

## **4.0 AMENDMENT CONSIDERATIONS**

The City of Rochester Planning Commission is required to make findings regarding the proposed amendment with respect to four elements. This section presents the elements of the proposed review.

**1. The proposed Amendment conforms with the City's Comprehensive Plan, a Development Plan, and any other adopted special area plans.**

The RGH campus has been zoned as part of the City's planned development efforts for several decades as a centralized and integral part of the Rochester region's planning for healthcare needs. None of the proposed amendment language is contrary to the long term planning with the RGH campus being a vital component of the regional healthcare system.

**2. The proposed Amendment is compatible with the present zoning and conforming uses of nearby properties and with the character of the neighborhood.**

The RGH campus is not a significant deviation from the current zoning of the campus. None of the proposed elements of the amendments would result in new services or operations on the campus. The amendments allow for the campus development to be flexible with the ever evolving healthcare needs, while remaining flexible in its development. The character of the neighborhood would remain as it is currently.

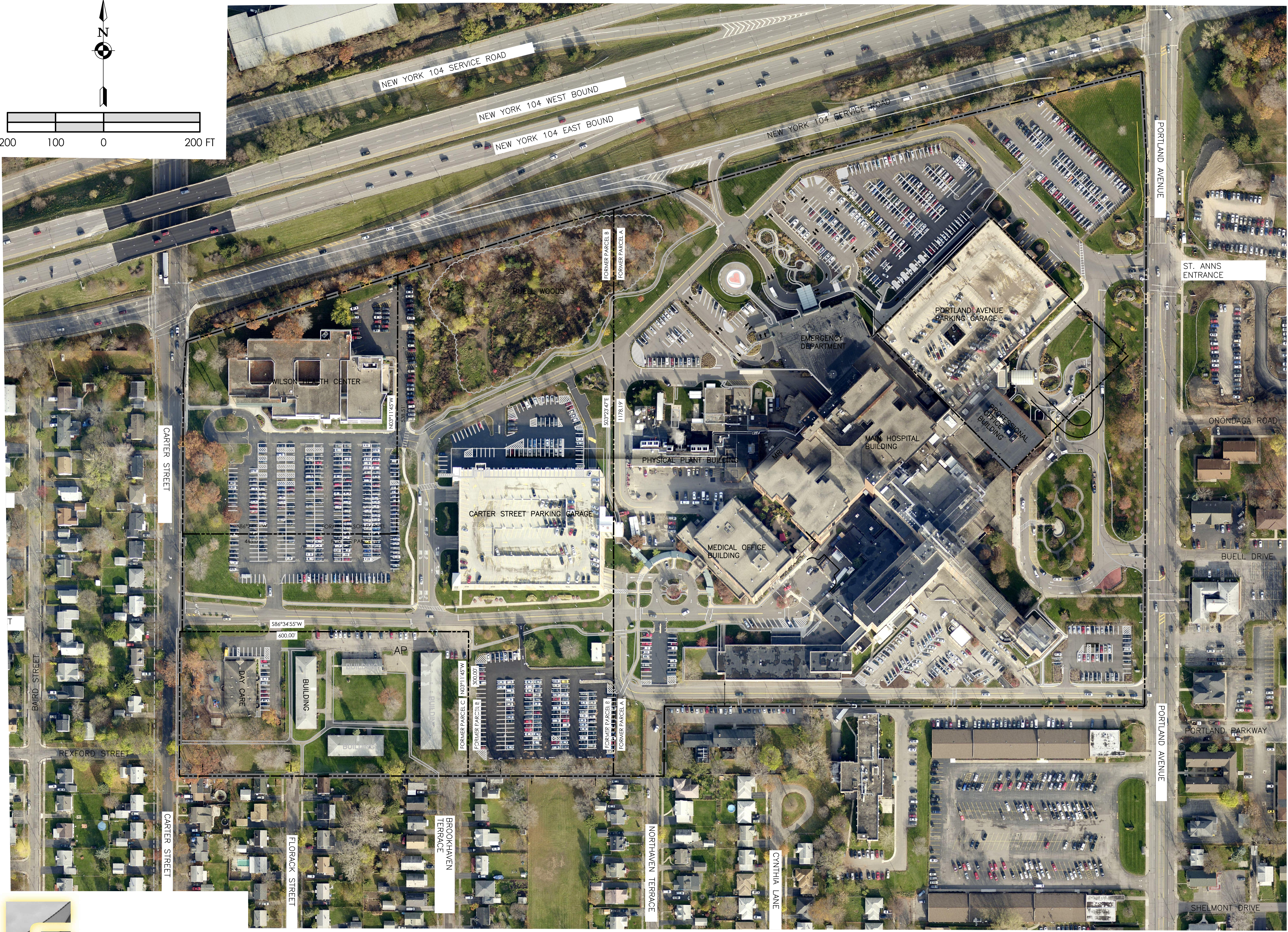
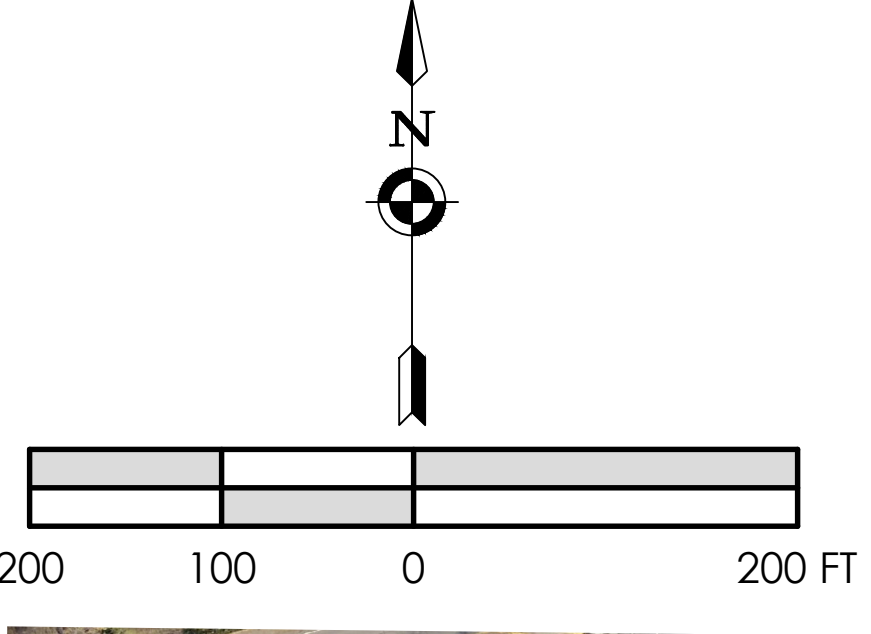
**3. The proposed uses are suitable for the properties affected by the Amendment.**

There are no new uses proposed for the campus, with healthcare being the primary focus of the campus, along with the ancillary and support services.

**4. There are available public facilities, services and infrastructure suitable and adequate for the uses allowed under the proposed Amendment.**

The existing utility infrastructure is adequate to support the proposed developments without any District formation or significant utility upgrades. As the primary focus of the proposed amendment is to allow modernization, consolidation and efficiency of healthcare services, the public roadway infrastructure will not be impacted significantly, as no new significant services are being brought to the campus.



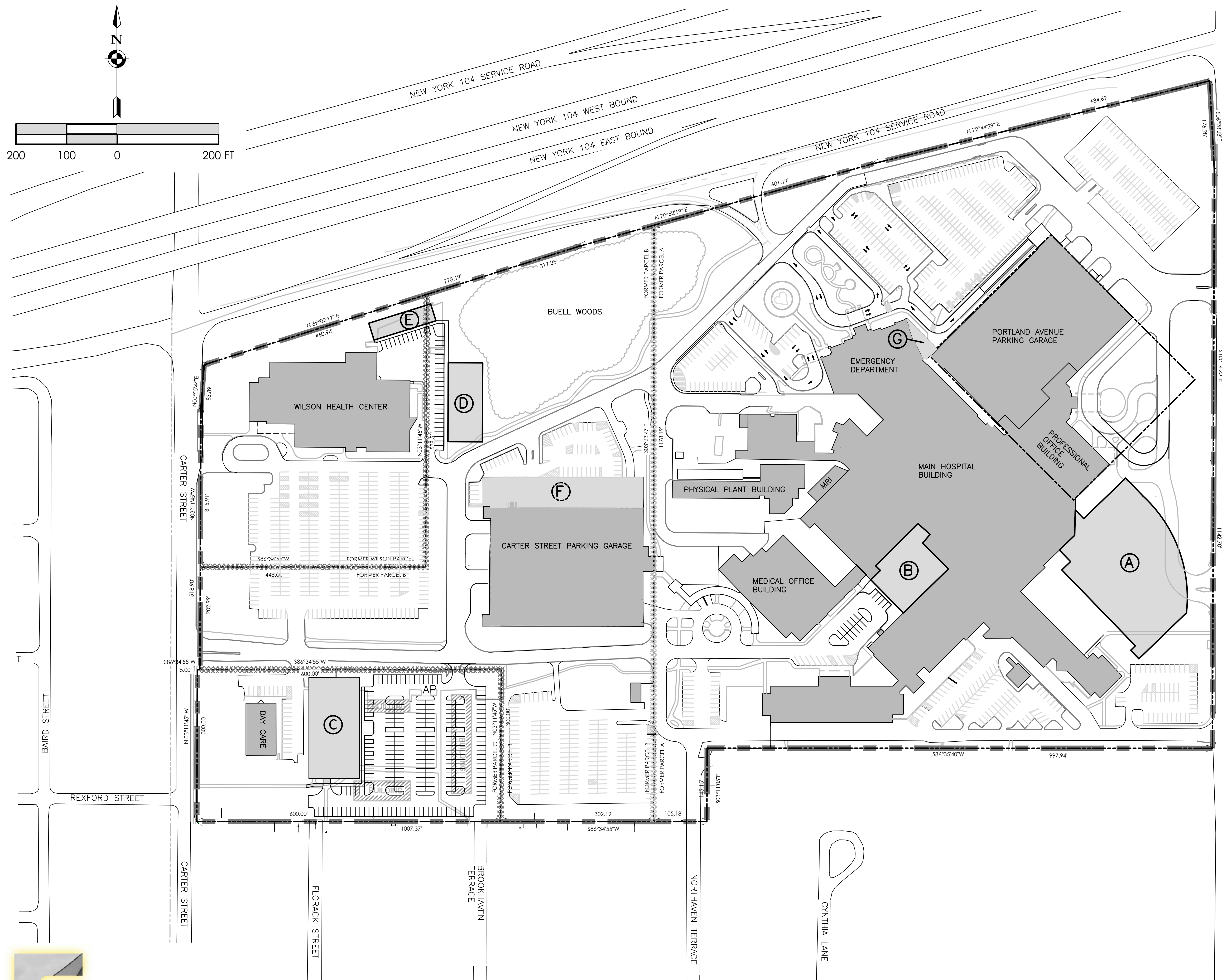


Clark Patterson Lee  
DESIGN PROFESSIONALS

PLANNED DEVELOPMENT DISTRICT #6 (PD#6)  
JULY 2015

EXISTING CONDITIONS





Existing Buildings	Acreage	Sq Footage	Parking
Former Parcel A	30.4	1,543,130	1532
Former Parcel B	12.6	409,380	1537
Former Parcel C	4.2	48,158	22
Wilson Parcel	4.7	47,602	374
Totals	51.8	2,048,270	3,465

Future Campus Buildout	Sq Footage
A. Acute Patient Services**	350,000
B. O.R. Addition	25,000
C. Medical Office Building***	60,000
Removal of Residential Apartments***	(42,000)
D. Data Center	11,000
E. Maintenance Building	5,000
F. Garage Expansion	93,000
G. E.D Expansion	2,000
Total Future Campus Buildout	504,000

\*\*212,000 approved in 2008  
\*\*\* New MOB Construction requires removal of Apartments



Clark Patterson Lee  
DESIGN PROFESSIONALS

**APPENDIX C**  
**2014 PARKING ANALYSIS**

July 23, 2014

Rochester General Hospital  
Construction Services  
1425 Portland Avenue  
Rochester, New York 14621

ATTN: Jim Harrison  
Director of Construction Services

RE: Rochester General Hospital  
Parking Analysis  
1425 Portland Avenue  
Rochester, New York

Dear Mr. Harrison:

T.Y. Lin International (TYLI) has conducted a review of the proposed expansion of Planned District #6 currently proposed for Rochester General Hospital (RGH) on Portland Avenue. This study is a follow up to the parking lot analysis that was completed by TYLI (formerly FRA) in 2004. The RGH campus is comprised of four parcels totaling 51.6<sup>+/-</sup> acres. The plan over the next six years also includes the construction of a new Medical Office Building, three additional buildings; two separate additions to the Main Hospital Building and an expansion to the Carter Street Parking Garage for a total 377,030 SF. The Campus Plan, prepared by Clark Patterson Lee dated July 8, 2014 is included in **Attachment 'A'**.

**Existing Conditions**

Off-street parking for the RGH campus is available and accessible from Route 104 EB, Carter Street and Portland Avenue. (NYS Route 5A.) Approximately 3,465 parking spaces are available on campus. Three driveway entrances are located along the east side of the campus on Portland Avenue; one driveway entrance is located along the west side of the campus and one along the north side of the campus via Rte 104 east. The westerly entrance is unsignalized and provides direct access to the internal driveway that services the apartment complex. **Table 1** identifies the total number of spaces in each of parking lots on the RGH campus. The parking lot locations are identified on the Campus Plan are included in **Attachment 'A'**.

**Table 1 – Existing RGH Parking Lot**

LOT	EXISTING PARKING SPACES
LOT 1	169
LOT 2	36
LOT 3	97
LOT 4	34
LOT 5	44
LOT 6	48
LOT 8	160
LOT 9	113
PT. D/C	37
Carter Street Garage	1280
Portland Garage	980
Day Care	22
Emergency Department	<u>71</u>
Sub-total #1	3091
Joseph C. Wilson Building	
Front	328
Back	<u>46</u>
Sub-total #2	<u>374</u>
Overall Total	3465

Note: The Off-Campus Apartment Complex has 50 parking Spaces

### Proposed Expansion

RGH has developed a plan to expand the Portland Avenue campus over the next six years. The initial phase includes the construction of a medical office building and a maintenance building in 2015. Additional improvements to the campus are projected to continue through 2020. The expansion details of Planned District #6 are identified below.

### *Medical Office Building*

RGH is proposing raze the existing 48 unit apartment complex along the southwest side of the campus to build a 60,000 square foot medical office building with 205 parking spaces. The office building will be utilized by tenants that currently occupy office space on campus. The vacant area will provide space to transition many double occupancy rooms into single patient rooms and will allow for the expansion of the waiting room facilities. No new RGH tenants will occupy the new building space. However, the staff transferring to the new MOB may continue to park in the Carter Street garage and in Lot #8. Planned modifications to the site include removal of three existing apartment buildings and an expansion to the existing parking lot to accommodate 205 parking spaces. The current access driveway on to onto the internal Rochester General Hospital drive will be maintained. The proposed medical office building is anticipated to be constructed and fully occupied by the Spring of 2016. A copy of the proposed MOB site plan, prepared by Clark Patterson Lee dated August 19, 2013 is included in Attachment 'B'

#### *Maintenance Building*

A new maintenance building is proposed to be constructed on the RGH campus just north of the Wilson Building. The new 5,200 SF maintenance building will provide a larger facility to house additional maintenance equipment. The current facility will become an expansion of the boiler plant. The new building is projected to be complete in 2016.

#### *Data Center Building*

A new Data Center building is proposed to be constructed on the RGH campus just east of the Wilson Building. The new 10,600 SF building will provide a larger facility for the existing campus Data Center to transfer to. The current space will be repurposed to provide expanded office space for the adjacent tenants. The new building is projected to be complete in 2018.

#### *Operating Room Addition*

A 67,705 SF addition to the surgery center on the southwest side of the Main Hospital Building is proposed. The addition will provide a larger and updated space for the current surgical center to transfer to. Of the 6 operating rooms that are proposed in the addition, 4 will be transferring from the current location and 2 will be new O.R.s added to the hospital. The current surgical space will be used to provide expanded office space for current tenants. The O.R. addition is projected to be completed in 2018.

#### *Parking Garage Addition*

The Carter Street Parking Garage is located on the west side of the RGH campus. Currently, a total of 1,280 parking spaces are provided on six levels. Two entering and exiting lanes are located on the west side of the garage, two entering lanes and one exiting lane are located on the east side and one exiting lane is located on the north side. RGH plans to expand the garage to the north to accommodate 50 additional parking spaces on each of the six levels adding 300 new spaces to the garage. As a result of the addition, approximately 57 spaces are anticipated to be lost in the adjacent lot to the north (Lot #3.) The garage expansion is projected to be complete in 2019.

#### *Gordon Building Roof Addition*

An expansion to the Gordon Building is proposed to relocate administrative programs out of the current clinical area space. The addition will not add any new services to RGH. As such, no additional parking spaces on campus will be needed for the addition that is anticipated to be complete in 2020.

#### *Main Hospital Building Addition*

A 211,200 SF six, story expansion is proposed on the southeast side of the Main Hospital Building. The addition will allow space to transition existing hospital acute special constraints. As such, no additional parking spaces on campus will be needed for the addition that is anticipated to be complete in 2020.

Table 2 provides a breakdown of the proposed expansion planned for Rochester General Hospital. The proposed building locations are identified on the Campus Plan and is included in Attachment 'A'



**Table 2 – Rochester General Hospital Planned Expansion Summary**

ADDITION/DEVELOPMENT	SIZE (SF)	ADDED SERVICE	EXISTING SERVICE	START DATE	END DATE
Medical Office Building	60,000		x	2015	2016
Maintenance Building	5,200		x	2015	2016
Data Center Building	10,600		x	2016	2018
Operating Room Addition	67,705	2 new O.R.s	x	2016	2018
Parking Garage Expansion	300 spaces		x	2017	2019
Gordon Building Roof Addition	22,325		x	2018	2020
6 Story Addition (Main Hospital Building)	<u>211,200</u>		x	2018	2020
Total	377,030				

RGH currently maintains a total of 3,465 parking spaces on campus. As a part of the proposed site plan application, the Hospital is proposing to construct 448 new parking spaces for a total of 3,913 parking spaces.

Table 3 provides a summary of the projected change in the number of available parking spaces per lot for the future expansion conditions identified for Planned District #6. The parking lot locations are identified on the Campus Plan in Attachment 'A'.

**Table 3 – Future Build RGH Parking Lot**

LOT	EXISTING PARKING SPACES	EXPANSION LOSS/GAIN	FUTURE TOTAL
LOT 1	169	0	169
LOT 2	36	0	36
LOT 3	97	-57	40
LOT 4	34	0	34
LOT 5	44	0	44
LOT 6	48	0	48
LOT 8	160	0	160
LOT 9	113	0	113
PT. D/C	37	0	37
Carter Street Garage	1280	300	1580
Portland Garage	980	0	980
Day Care	22	0	22
Emergency Department	71	0	71
Medical Office Building	<u>0</u>	<u>205</u>	<u>205</u>
Sub-total	3091	448	3539
Joseph C. Wilson Building			
Front	328	0	328
Back	<u>46</u>	<u>0</u>	<u>46</u>
Sub-total	<u>374</u>	<u>0</u>	<u>374</u>
Overall Total	3465	448	3913

Note: The Off-Campus Apartment Complex has 50 parking Spaces



### Off-Street Parking Requirements/Recommendations

A majority of the proposed buildings and additions proposed for the RGH Portland Avenue campus will not increase the current services provided by the Hospital and will not necessitate additional parking needs. Although the new medical office building and the two newly proposed operating rooms will require additional parking, the MOB staff will have the opportunity to continue to park in the Carter Street Garage and in Lot #8. An evaluation to determine the number of new parking spaces needed for these added services was performed based on the City of Rochester's Zoning Code and recommendations from ITE's Parking Generation for similar land uses.

#### *City of Rochester Zoning Code Requirements*

In accordance with the City of Rochester Zoning Code, 1 parking space is required for every 200 gross square feet, or 5 spaces per 1,000 gross square feet of floor area for a medical office building. Based on the Code, the parking requirement for the 60,000 SF building is 300 parking spaces. The current site plan proposes to install 205 parking spaces for the new building which creates a shortage of 95 parking spaces as it relates to the City Code.

The anticipated parking needs for the O.R. addition is categorized under the Hospital land use designation per The City of Rochester Zoning Code. However, the Code requires a parking demands analysis for this use. As such, the additional parking needed for the 2 new O.R.s was investigated further for the peak period.

#### *The Institute of Transportation Engineers*

The Institute of Transportation Engineers ("ITE") has compiled hundreds of studies on varying types of land uses to provide a correlation between the land use type and desired parking. Land Use Code 720 – Medical Dental Office Building and Land Use Code 612 – Surgery Center were referenced from ITE's Parking Generation (4<sup>th</sup> edition) to provide a comparison of the average parking supply ratio for the proposed medical office building and for the two additional operating rooms proposed in the addition to the Hospital. Using the data collected from observations of similar uses, ITE has established formulas to determine the average peak period parking demand and provides recommendations for the weekday peak time periods.

Based on ITE, the maximum parking demand for a 60,000 SF medical office building occurs on a weekday from 10:00 AM to 12:00 PM and 2:00PM to 3:00 PM and requires 191 parking spaces. A total of 205 parking spaces are identified on the site plan for the proposed medical office building.

Based on ITE, the maximum parking demand for a suburban surgery center with two operating rooms occurs on a weekday between 10:00 AM and 11:00 AM and requires 12 parking spaces. Approximately 243 new parking spaces will be available in the Carter Street Garage after the addition is complete.

Table 4 provides a summary of the number of parking spaces required by the City of Rochester and the number of parking spaces recommended by ITE. The Parking generation calculations are provided in Attachment 'C'.

**Table 4 – Off-Street Parking Summary**

Development	Size	Parking Spaces			
		City of Rochester Code	ITE, Parking Generation	New Parking Spaces	Location
Medical Office Building	60000 SF	300	191	205	Building D lot
Operating Room Addition (2 O.R.s)	2 O.R.s	N/A	<u>12</u>	<u>243</u>	Carter St Garage
Total			203	448	

As identified in the table above, the number of new parking spaces proposed for the development exceeds the amount of parking spaces recommended by ITE for the peak parking period.

**Conclusions**

Rochester General Hospital is planning to expand the property on Portland Avenue per the Campus Plan for Planned District #6. Within 51.6 acres, the plan includes the construction of four new buildings, two building additions to the Main Hospital Building and an expansion to the Carter Street Parking Garage. With the exception of 2 new operating rooms, all of the new building space will support current services that are offered on the RGH campus. All vacated space will be used to expand staff office space, enlarge visiting areas and transition existing hospital acute special constraints. Additionally, a total of 448 new parking spaces will be added to the campus within the next five years. Although 50 spaces will be removed from the campus due to the planned removal of the apartment complex, the deficit does not factor into the overall number of new parking spaces on campus as the apartment use is negated.

Based on the proposed expansion plan for Planned District #6, the City of Rochester Zoning Code, and ITE's recommended parking ratio, the proposed number of parking spaces is expected to be more than sufficient for the expected parking demand for the expansion of Rochester General Hospital.

Please call me if you have any questions or concerns you would like to discuss. I can be reached at (585) 512-2000.

Sincerely,  
T. Y. Lin International



Christine Bianchi  
Project Engineer

CAB/ams

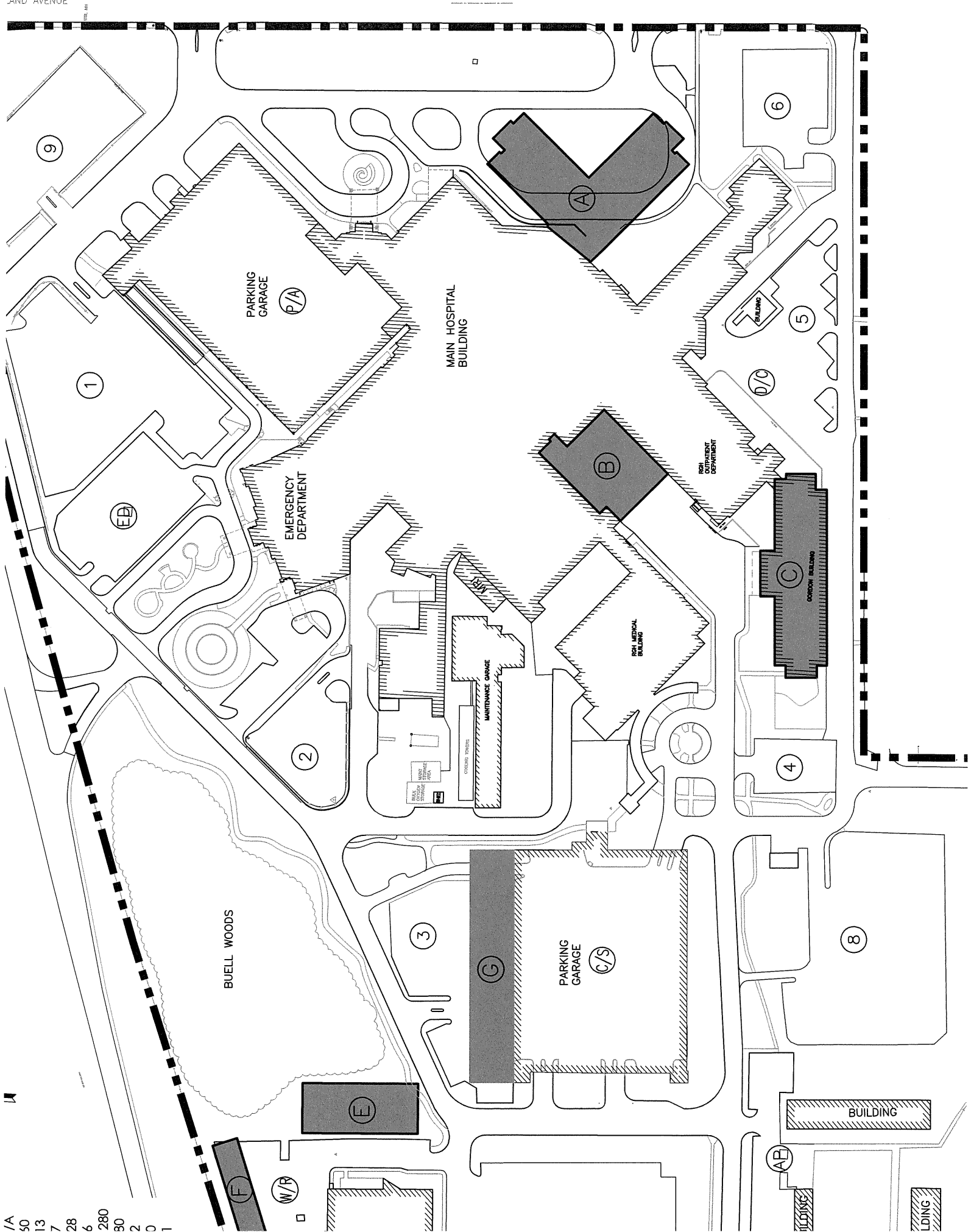
Cc: Michelle Trott, Clark Patterson Lee

# **ATTACHMENT 'A'**

## **Campus Plan**

**TY·LIN**INTERNATIONAL

engineers | planners | scientists



# **Existing Parking Lot Space Matrix**

**TY·LIN**INTERNATIONAL

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LOT	SPACES	HANDICAPPED	TOTAL	NOTES
LOT 1	162	7	169	
LOT 2	36	0	36	
LOT 3	97	0	97	
LOT 4	34	0	34	MOB VALET
LOT 5	44	0	44	Cancer Center
LOT 6	46	2	48	
LOT 8	154	6	160	
LOT 9	113	0	113	44 for valet Balance POB Staff
PT. D/C	33	4	37	8 L&D, 4 MD, 3 AMB
<b>TOTAL</b>	<b>719</b>	<b>19</b>	<b>738</b>	

Carter Street Garage

1280

Portland Garage

980

Joseph C. Wilson Building - 800 Carter Street

Wilson - Front	308	20	328	85 - RGH Student Parking(Included)
Wilson - Back	43	3	46	3 ENG (Included)
	351	23	374	





26	
26	
27	
6	85

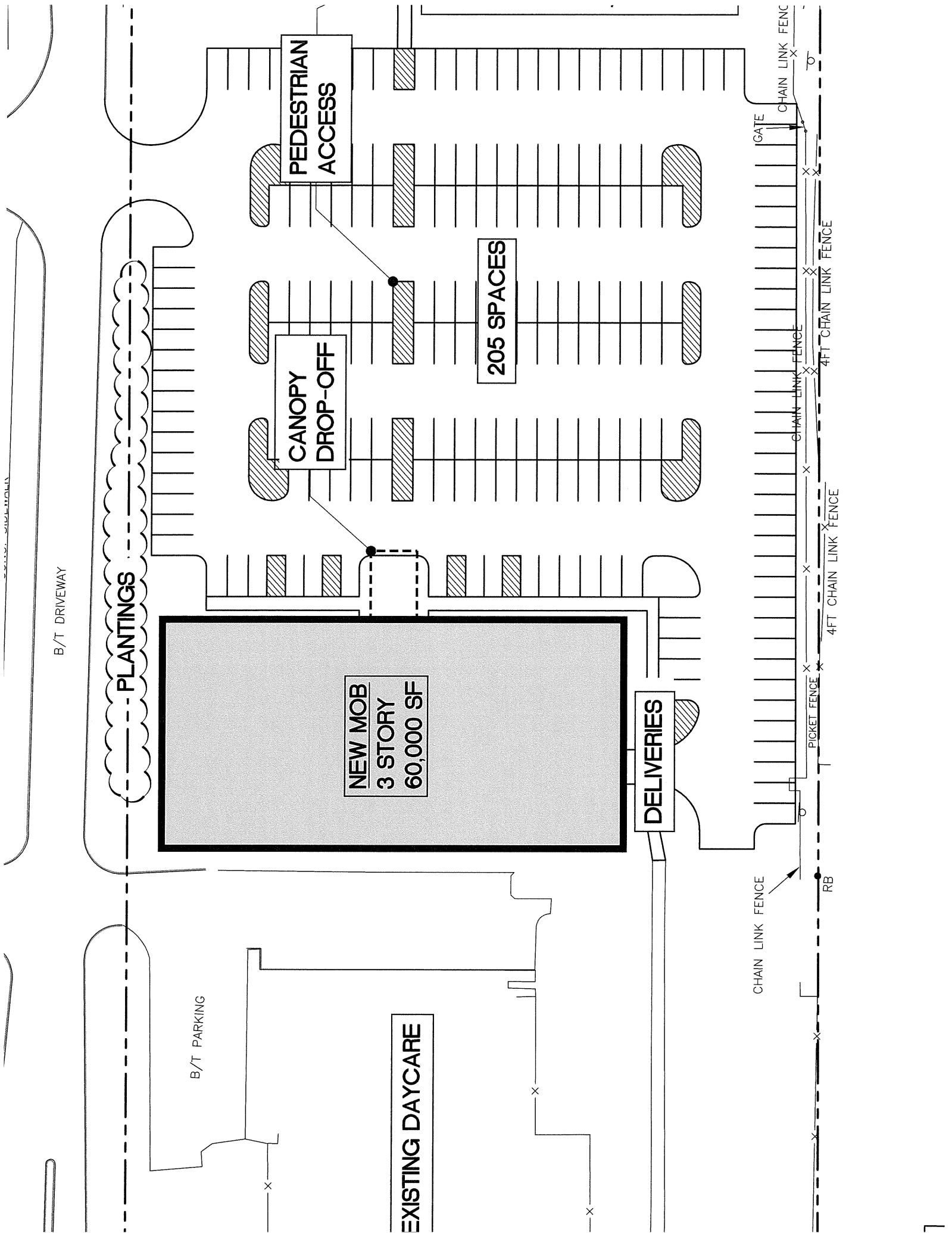
26		
27		
18		
26		
26		
23		
23		
24		
21		
23		
6		
328	20	308
27	3	
6		
6		
7		3 ENG
46	3	43

# **ATTACHMENT 'B'**

## **Site Plan - MOB**

**TY·LIN**INTERNATIONAL

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# **ATTACHMENT 'C'**

## **Trip Generation Calculations**

**TY·LIN**INTERNATIONAL

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Project: Rockledge General Hospital

Job No. 43.6000.00

Sheet: 1 of 2

Item: ITE AUG PEAK HL PARKING DEMAND

Designer: GAB

Date: 7/15/14

Checker: MRH

Date: 7/23/14

Grid: 1/10"

ITE - PARKING Generation, 4<sup>th</sup> Edition  
 LUC: 720, MEDICAL-DENTAL OFFICE Building  
 Peak Period 10 AM - 12 AM; 2 PM - 3 PM

PROPOSED Building = 600K.

$$\begin{aligned} P &= 3.40 \times -13 \\ &= 3.40 (60) - 13 \\ &= \underline{\underline{191}} \end{aligned}$$

Average Peak Period Parking Demand = 191 VEHICLES

205 PARKING SPACES ARE  
 PROPOSED  $\therefore \checkmark$

$\approx 14$  EXCESS SPACES

LUC: 612, SURGERY CENTER

Peak Period 10:00 AM - 11:00 AM (DUBLINIAN)

Suburban Rate = 5.67 PER OR (note small study group, 2 studies)

USE Higher rate.

$$\begin{aligned} 5.67 \times 2 &= 11.34 \\ &\approx \underline{\underline{12}} \end{aligned}$$

ADDITIONAL SPACES PROPOSED IN THE CARTER ST.  
 GARAGE = \*243 of which 12 would be  
 FOR THE OR addition.

$$\begin{aligned} * & 300 \text{ new SPACES} \\ & \underline{57 \text{ lost}} \\ & \underline{\underline{243}} \end{aligned}$$

Project: RGN

Job No.

Sheet: 2 of 2

Item:

Designer:

Date:

Checker:

Date:

Grid: 1/10"

# City of Rochester Zoning Code

1) 60,000 SF MOB

medical clinical, medical office

5 per 1,000 SF or 1 per 200 SF

MOB = 60,000 SF

① 1 per 200 SF →  $60,000 / 200 = 300$  SPACES.

2) O.R. Addition (w/ 2 new "OR")

Hospital - NO RATES AVAILABLE PER THE

City of Roch Zoning Code

Parking Study needed.



Use	Minimum
Amusement center	2 per 1,000 square feet net floor area
Auditorium and theaters	1 per 4 seats
Boat launch	10 vehicle spaces per ramp plus 30 trailer spaces per ramp
Bowling alley	2 per lane
Community center	3 per 1,000 square feet net floor area
Convention hall	Parking demand analysis
Health clubs and similar facilities	4 per 1,000 square feet net floor area
Entertainment	0.5 per allowable occupancy
Library	1 per 1,000 square feet net floor area
Marina or pier	1 per boat slip without charter boat; 2 per boat slip with charter boat
Museum or art gallery	2 per 1,000 square feet net floor area
Private club or lodge	1 per 50 square feet net floor area
Skating rink	1 per 5 persons design capacity
Stadium or sports arena	1 per 5 seats
Swimming pool	1 per 4 persons design capacity
Tennis club	3 per court
Tour boat operation	1 per 2 persons Coast Guard rated capacity
<b>Government, Safety and Health</b>	
Hospital	Parking demand analysis
Medical clinic, medical office	5 per 1,000 square feet net floor area
Nursing home, health-related facility	Parking demand analysis
Residential care facility	Parking demand analysis
<b>Manufacturing and Industrial</b>	
All uses	1 per 2 employees or parking demand analysis
<b>Retail</b>	
Furniture, carpet or floor covering store	1 per 1,000 square feet net floor area
General retail	2 per 1,000 square feet net floor area
<b>Services Bank</b>	
Bar, tavern, nightclub (without entertainment)	10 per 1,000 square feet net floor area
Bar, tavern, nightclub (with entertainment)	1 per 2 persons maximum occupancy
Bed-and-breakfast establishments	1 per guest bedroom plus 1 for the owner
Beauty parlor, barbershops and the like	2 per 1,000 square feet net floor area
Dry cleaning and laundromat	2 per 1,000 square feet net floor area
Hotel and motel	1 per sleeping unit
Mortuaries and funeral homes	1 per 100 square feet net floor area
Office, professional or business	2 per 1,000 square feet net floor area
Restaurant, carry-out	2 per 1,000 square feet net floor area
Restaurant, with drive-through facility	6 per 1,000 square feet net floor area for one drive-through; 4 per 1,000 square feet net floor area for 2 drive-throughs; 2 per 1,000 square feet net floor area for more than 2 drive-throughs
Restaurant, sit-down	10 per 1,000 square feet net floor area 1 per instructor plus 1 per 6 students