

**Additional Proposed Legislation for the
July 20, 2021 City Council Meeting -
Filed in the Office of the City Clerk
July 9, 2021**

*** * Please Note * ***

**For questions regarding the proposed legislation,
call the City Clerk's Office at 585-428-7421**



City of Rochester

City Hall Room 308A, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

NEIGHBORHOOD & BUSINESS DEVELOPMENT INTRODUCTORY NO.

279

Lovely A. Warren
Mayor

June 28, 2021

NBD22

TO THE COUNCIL

Ladies and Gentlemen:

Re: Zoning Map Amendment:
767 Properties located in the Beechwood
Neighborhood

Council Priority:
Creating and Sustaining a Culture of Vibrancy

Comprehensive Plan 2034 Initiative Area:
Fostering Prosperity and Opportunity

RECEIVED
CITY OF ROCHESTER
CLERK / COUNCIL OFFICE
2021 JUN 28 P 2:35

Transmitted herewith for your approval is legislation amending the Zoning Map of the City of Rochester by rezoning 767 properties located in the Beechwood neighborhood from R-1 Low Density Residential District to R-2 Medium Density Residential District. This rezoning will facilitate the Connected Communities Comprehensive Neighborhood Plan.

The Connected Communities Comprehensive Neighborhood Plan, fueled by neighborhood input, has a mission to revitalize the neighborhood by creating equitable housing opportunities in order to break the cycle of poverty. To achieve this mission, the plan recommends rezoning portions of the Beechwood neighborhood from R-1 Low Density Residential District to R-2 Medium Density Residential District to provide opportunity for the creation of a diverse array of housing stock. Connected Communities is partnering with Home Leasing and Habitat for Humanity to redevelop vacant land into housing. The new housing will be focused in the areas experiencing the most blight.

The 767 properties that are proposed to be rezoned from R-1 Low Density Residential District to R-2 Medium Density Residential District are mostly comprised of single family dwellings with a mixture of nonconforming two-family dwellings, multifamily dwellings, and mixed-use buildings, permitted commercial uses and vacant land. The residential structures are owned by a combination of owner-occupants, investors, and government or other organizational entities.

The proposed rezoning is consistent with the Rochester 2034 Placemaking Plan with one exception at the proposed infill area concentrated around Parsells Avenue. Connected Communities believes that incorporating this area along with the rest of the proposed R-2 Medium Density Residential District is integral to achieving the desired outcomes of the Comprehensive Neighborhood Plan especially with the current buy-in from private partners.

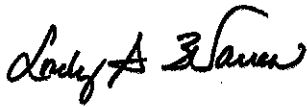
The City Planning Commission held an informational meeting on April 12, 2021. The project sponsor and four members of the public spoke in support of the project and five written comments in support were received. One member of the public spoke in opposition of the project and eight written comments in opposition were received. By a vote of 6-0-0, the City Planning Commission recommended approval.



The City subsequently held three community engagement sessions in June, 2021 to gather additional feedback in advance of City Council's final vote to adopt the changes. No members of the public attended the meetings. One comment in opposition was received.

A public hearing is required.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lovely A. Warren". The signature is written in a cursive, flowing style.

Lovely A. Warren
Mayor

City of Rochester, N.Y.

24	Ackerman	St	591	Bay	St	35	Copeland	St
28	Ackerman	St	599	Bay	St	42	Copeland	St
34	Ackerman	St	611	Bay	St	46	Copeland	St
40	Ackerman	St	615	Bay	St	47	Copeland	St
52	Ackerman	St	629	Bay	St	56	Copeland	St
72	Ackerman	St	639	Bay	St	57	Copeland	St
84	Ackerman	St	657	Bay	St	60	Copeland	St
94	Ackerman	St	659	Bay	St	68	Copeland	St
104	Ackerman	St	661	Bay	St	69	Copeland	St
114	Ackerman	St	665	Bay	St	74	Copeland	St
124	Ackerman	St	673	Bay	St	79	Copeland	St
136	Ackerman	St	691	Bay	St	80	Copeland	St
143	Ackerman	St	623-625	Bay	St	86	Copeland	St
147	Ackerman	St	1	Beechwood	St	89	Copeland	St
150	Ackerman	St	2	Beechwood	St	90	Copeland	St
153	Ackerman	St	3	Beechwood	St	96	Copeland	St
156	Ackerman	St	4	Beechwood	St	99	Copeland	St
108-110	Ackerman	St	6	Beechwood	St	102	Copeland	St
118-120	Ackerman	St	8	Beechwood	St	108	Copeland	St
130-132	Ackerman	St	10	Beechwood	St	111	Copeland	St
135-137	Ackerman	St	11	Beechwood	St	114	Copeland	St
139-141	Ackerman	St	12	Beechwood	St	115	Copeland	St
140-142	Ackerman	St	14	Beechwood	St	120	Copeland	St
44-46	Ackerman	St	15	Beechwood	St	121	Copeland	St
54-56	Ackerman	St	16	Beechwood	St	123	Copeland	St
60-62	Ackerman	St	9-Jul	Beechwood	St	128	Copeland	St
66-68	Ackerman	St	5-5.5	Beechwood	St	131	Copeland	St
76-78	Ackerman	St	32	BladwinSt		132	Copeland	St
86-88	Ackerman	St	346	Cedarwood	Ter	135	Copeland	St
98-100	Ackerman	St	350	Cedarwood	Ter	136	Copeland	St
19	BaldwinSt		25	Chamberlain	St	140	Copeland	St
20	BaldwinSt		29	Chamberlain	St	101-103	Copeland	St
25	BaldwinSt		35	Chamberlain	St	17-19	Copeland	St
26	BaldwinSt		41	Chamberlain	St	29-31	Copeland	St
31	BaldwinSt		45	Chamberlain	St	34-36	Copeland	St
35	BaldwinSt		59	Chamberlain	St	39-41	Copeland	St
41	BaldwinSt		144	Chamberlain	St	51-53	Copeland	St
42	BaldwinSt		148	Chamberlain	St	61-63	Copeland	St
46	BaldwinSt		107-109	Chamberlain	St	73-75	Copeland	St
52	BaldwinSt		19-21	Chamberlain	St	83-85	Copeland	St
77	BaldwinSt		197-199	Chamberlain	St	95-97	Copeland	St
82	BaldwinSt		238-240	Chamberlain	St	929	Culver Rd	
128	BaldwinSt		51-53	Chamberlain	St	947	Culver Rd	
131	BaldwinSt		1	Copeland	St	995	Culver Rd	
132	BaldwinSt		9	Copeland	St	997	Culver Rd	
172	BaldwinSt		11	Copeland	St	939-941	Culver Rd	
179	BaldwinSt		18	Copeland	St	951-953	Culver Rd	
577	Bay	St	22	Copeland	St	955-957	Culver Rd	
581	Bay	St	25	Copeland	St	959-961	Culver Rd	
587	Bay	St	26	Copeland	St	69	Denver St	

115	Denver St		52-54	Ferndale	Cres	414	Garson Ave
118	Denver St		71-73	Ferndale	Cres	420	Garson Ave
4	Diamond	Pl	213	Garson Ave		421	Garson Ave
6	Diamond	Pl	225	Garson Ave		425	Garson Ave
9	Diamond	Pl	229	Garson Ave		430	Garson Ave
10	Diamond	Pl	230	Garson Ave		451	Garson Ave
12	Diamond	Pl	231	Garson Ave		453	Garson Ave
15	Diamond	Pl	232	Garson Ave		456	Garson Ave
16	Diamond	Pl	237	Garson Ave		459	Garson Ave
20	Diamond	Pl	238	Garson Ave		460	Garson Ave
21	Diamond	Pl	244	Garson Ave		465	Garson Ave
23	Diamond	Pl	254	Garson Ave		466	Garson Ave
13-Nov	Diamond	Pl	257	Garson Ave		469	Garson Ave
3-3.5	Diamond	Pl	263	Garson Ave		472	Garson Ave
5-5.5	Diamond	Pl	269	Garson Ave		475	Garson Ave
15	DiringerPl		270	Garson Ave		476	Garson Ave
21	DiringerPl		273	Garson Ave		481	Garson Ave
22	DiringerPl		274	Garson Ave		485	Garson Ave
27	DiringerPl		279	Garson Ave		489	Garson Ave
28	DiringerPl		280	Garson Ave		495	Garson Ave
31	DiringerPl		283	Garson Ave		496	Garson Ave
38	DiringerPl		286	Garson Ave		500	Garson Ave
47	DiringerPl		289	Garson Ave		504	Garson Ave
54	DiringerPl		290	Garson Ave		508	Garson Ave
55	DiringerPl		295	Garson Ave		516	Garson Ave
58	DiringerPl		296	Garson Ave		522	Garson Ave
62	DiringerPl		301	Garson Ave		215-217	Garson Ave
32-34	DiringerPl		302	Garson Ave		226-228	Garson Ave
37-39	DiringerPl		305	Garson Ave		245-247	Garson Ave
41-43	DiringerPl		311	Garson Ave		248-250	Garson Ave
44-46	DiringerPl		315	Garson Ave		264-266	Garson Ave
48-50	DiringerPl		318	Garson Ave		306-308	Garson Ave
15	Ferndale	Cres	322	Garson Ave		312-312.5	Garson Ave
19	Ferndale	Cres	325	Garson Ave		319-321	Garson Ave
23	Ferndale	Cres	328	Garson Ave		332-334	Garson Ave
29	Ferndale	Cres	331	Garson Ave		359-361	Garson Ave
32	Ferndale	Cres	337	Garson Ave		380-382	Garson Ave
37	Ferndale	Cres	340	Garson Ave		386-388	Garson Ave
40	Ferndale	Cres	341	Garson Ave		396-398	Garson Ave
43	Ferndale	Cres	344	Garson Ave		402-404	Garson Ave
46	Ferndale	Cres	345	Garson Ave		406-408	Garson Ave
50	Ferndale	Cres	364	Garson Ave		413-415	Garson Ave
51	Ferndale	Cres	365	Garson Ave		431-433	Garson Ave
57	Ferndale	Cres	370	Garson Ave		435-437	Garson Ave
60	Ferndale	Cres	371	Garson Ave		436-438	Garson Ave
61	Ferndale	Cres	375	Garson Ave		478-480	Garson Ave
65	Ferndale	Cres	387	Garson Ave		486-488	Garson Ave
66	Ferndale	Cres	391	Garson Ave		31	Grand Ave
70	Ferndale	Cres	392	Garson Ave		35	Grand Ave
76	Ferndale	Cres	397	Garson Ave		51	Grand Ave
80	Ferndale	Cres	403	Garson Ave		57	Grand Ave
26-28	Ferndale	Cres	407	Garson Ave		60	Grand Ave
36-38	Ferndale	Cres	412	Garson Ave		61	Grand Ave

70	Grand Ave	198-202 Grand Ave	520	Hayward Ave
71	Grand Ave	202R Grand Ave	526	Hayward Ave
77	Grand Ave	54-56 Grand Ave	530	Hayward Ave
78	Grand Ave	65-67 Grand Ave	535	Hayward Ave
83	Grand Ave	66-68 Grand Ave	536	Hayward Ave
86	Grand Ave	70 Greeley St	544	Hayward Ave
87	Grand Ave	116 Greeley St	545	Hayward Ave
92	Grand Ave	121-123 Greeley St	546	Hayward Ave
93	Grand Ave	336 Hayward Ave	554	Hayward Ave
97	Grand Ave	348 Hayward Ave	555	Hayward Ave
98	Grand Ave	352 Hayward Ave	558	Hayward Ave
103	Grand Ave	355 Hayward Ave	561	Hayward Ave
111	Grand Ave	359 Hayward Ave	567	Hayward Ave
112	Grand Ave	360 Hayward Ave	575	Hayward Ave
125	Grand Ave	363 Hayward Ave	365-367 Hayward	Ave
126	Grand Ave	366 Hayward Ave	370-372 Hayward	Ave
131	Grand Ave	371 Hayward Ave	393-395 Hayward	Ave
132	Grand Ave	377 Hayward Ave	394-396 Hayward	Ave
135	Grand Ave	378 Hayward Ave	422-426 Hayward	Ave
140	Grand Ave	383 Hayward Ave	435-437 Hayward	Ave
141	Grand Ave	387 Hayward Ave	454-456 Hayward	Ave
145	Grand Ave	390 Hayward Ave	474-476 Hayward	Ave
151	Grand Ave	398 Hayward Ave	485-487 Hayward	Ave
157	Grand Ave	399 Hayward Ave	507-511 Hayward	Ave
160	Grand Ave	405 Hayward Ave	519-521 Hayward	Ave
166	Grand Ave	406 Hayward Ave	525-527 Hayward	Ave
167	Grand Ave	409 Hayward Ave	551-553 Hayward	Ave
173	Grand Ave	410 Hayward Ave	564-566 Hayward	Ave
174	Grand Ave	414 Hayward Ave	570-572 Hayward	Ave
179	Grand Ave	417 Hayward Ave	14 Heidelberg St	
185	Grand Ave	418 Hayward Ave	19 Heidelberg St	
186	Grand Ave	423 Hayward Ave	20 Heidelberg St	
191	Grand Ave	431 Hayward Ave	25 Heidelberg St	
194	Grand Ave	432 Hayward Ave	26 Heidelberg St	
195	Grand Ave	436 Hayward Ave	29 Heidelberg St	
201	Grand Ave	442 Hayward Ave	30 Heidelberg St	
219	Grand Ave	443 Hayward Ave	35 Heidelberg St	
225	Grand Ave	446 Hayward Ave	36 Heidelberg St	
231	Grand Ave	460 Hayward Ave	41 Heidelberg St	
235	Grand Ave	461 Hayward Ave	42 Heidelberg St	
241	Grand Ave	462 Hayward Ave	45 Heidelberg St	
247	Grand Ave	468 Hayward Ave	46 Heidelberg St	
253	Grand Ave	469 Hayward Ave	51 Heidelberg St	
257	Grand Ave	477 Hayward Ave	52 Heidelberg St	
263	Grand Ave	480 Hayward Ave	57 Heidelberg St	
273	Grand Ave	481 Hayward Ave	58 Heidelberg St	
279	Grand Ave	494 Hayward Ave	61 Heidelberg St	
104-106 Grand Ave		498 Hayward Ave	67 Heidelberg St	
142-146 Grand Ave		503 Hayward Ave	73 Heidelberg St	
148-152 Grand Ave		504 Hayward Ave	77 Heidelberg St	
161-163 Grand Ave		508 Hayward Ave	83 Heidelberg St	
178-180 Grand Ave		514 Hayward Ave	87 Heidelberg St	
19-21 Grand Ave		515 Hayward Ave	89 Heidelberg St	

1	Lamont Pl	103	Parsells Ave	350	Parsells Ave
2	Lamont Pl	106	Parsells Ave	355	Parsells Ave
4	Lamont Pl	107	Parsells Ave	356	Parsells Ave
5	Lamont Pl	112	Parsells Ave	359	Parsells Ave
6	Lamont Pl	115	Parsells Ave	362	Parsells Ave
7	Lamont Pl	118	Parsells Ave	365	Parsells Ave
7.5	Lamont Pl	122	Parsells Ave	366	Parsells Ave
8	Lamont Pl	126	Parsells Ave	368	Parsells Ave
9	Lamont Pl	132	Parsells Ave	378	Parsells Ave
11	Lamont Pl	136	Parsells Ave	381	Parsells Ave
13	Lamont Pl	142	Parsells Ave	382	Parsells Ave
17	Lamont Pl	152	Parsells Ave	385	Parsells Ave
18	Lamont Pl	164	Parsells Ave	388	Parsells Ave
20	Lamont Pl	170	Parsells Ave	393	Parsells Ave
12-Oct	Lamont Pl	175	Parsells Ave	397	Parsells Ave
14-16	Lamont Pl	176	Parsells Ave	398	Parsells Ave
12	Lampson St	181	Parsells Ave	401	Parsells Ave
16	Lampson St	182	Parsells Ave	405	Parsells Ave
10	Laura St	185	Parsells Ave	408	Parsells Ave
12	Laura St	188	Parsells Ave	411	Parsells Ave
14	Laura St	195	Parsells Ave	412	Parsells Ave
1	MelvilleSt	196	Parsells Ave	416	Parsells Ave
17	MelvilleSt	199	Parsells Ave	420	Parsells Ave
33	MelvilleSt	202	Parsells Ave	424	Parsells Ave
39	MelvilleSt	207	Parsells Ave	433	Parsells Ave
47	MelvilleSt	211	Parsells Ave	458	Parsells Ave
53	MelvilleSt	236	Parsells Ave	463	Parsells Ave
57	MelvilleSt	244	Parsells Ave	465	Parsells Ave
61	MelvilleSt	248	Parsells Ave	467	Parsells Ave
67	MelvilleSt	254	Parsells Ave	468	Parsells Ave
73	MelvilleSt	256	Parsells Ave	472	Parsells Ave
77	MelvilleSt	261	Parsells Ave	473	Parsells Ave
83	MelvilleSt	266	Parsells Ave	477	Parsells Ave
50-52	MelvilleSt	270	Parsells Ave	478	Parsells Ave
54-56	MelvilleSt	271	Parsells Ave	482	Parsells Ave
856	N Goodman St	275	Parsells Ave	483	Parsells Ave
864-866	N Goodman St	276	Parsells Ave	487	Parsells Ave
29	Parsells Ave	281	Parsells Ave	493	Parsells Ave
35	Parsells Ave	284	Parsells Ave	499	Parsells Ave
39	Parsells Ave	287	Parsells Ave	500	Parsells Ave
43	Parsells Ave	290	Parsells Ave	504	Parsells Ave
69	Parsells Ave	296	Parsells Ave	507	Parsells Ave
70	Parsells Ave	309	Parsells Ave	509	Parsells Ave
76	Parsells Ave	312	Parsells Ave	514	Parsells Ave
77	Parsells Ave	315	Parsells Ave	519	Parsells Ave
80	Parsells Ave	316	Parsells Ave	524	Parsells Ave
86	Parsells Ave	321	Parsells Ave	525	Parsells Ave
87	Parsells Ave	322	Parsells Ave	528	Parsells Ave
90	Parsells Ave	332	Parsells Ave	529	Parsells Ave
93	Parsells Ave	336	Parsells Ave	532	Parsells Ave
96	Parsells Ave	345	Parsells Ave	538	Parsells Ave
97	Parsells Ave	348	Parsells Ave	544	Parsells Ave
100	Parsells Ave	349	Parsells Ave	556	Parsells Ave

111F	Parsells Ave	47	Ripley St	276	Webster Ave
111R	Parsells Ave	48	Ripley St	278	Webster Ave
127-131	Parsells Ave	33-35	Ripley St	283	Webster Ave
145-151	Parsells Ave	5	Rosewood Ter	290	Webster Ave
156-158	Parsells Ave	9	Rosewood Ter	291	Webster Ave
159-161	Parsells Ave	15	Rosewood Ter	296	Webster Ave
167-169	Parsells Ave	25	Rosewood Ter	297	Webster Ave
189-191	Parsells Ave	42	Rosewood Ter	302	Webster Ave
206-210	Parsells Ave	19-21	Rosewood Ter	305	Webster Ave
214-218	Parsells Ave	17	Stout St	306	Webster Ave
225-229	Parsells Ave	110-118	Stout St	317	Webster Ave
228-232	Parsells Ave	71-73	Stout St	322	Webster Ave
231-235	Parsells Ave	74-78	Stout St	323	Webster Ave
237-239	Parsells Ave	1	Webster Cres	327	Webster Ave
238-240	Parsells Ave	5	Webster Cres	338	Webster Ave
243-245	Parsells Ave	9	Webster Cres	347	Webster Ave
247-249	Parsells Ave	17	Webster Cres	359	Webster Ave
253-255	Parsells Ave	20	Webster Cres	360	Webster Ave
265-267	Parsells Ave	21	Webster Cres	376	Webster Ave
283-285	Parsells Ave	25	Webster Cres	382	Webster Ave
286-288	Parsells Ave	28	Webster Cres	117-119	Webster Ave
297-299	Parsells Ave	29	Webster Cres	143-147	Webster Ave
300-302	Parsells Ave	32	Webster Ave	151-155	Webster Ave
303-305	Parsells Ave	32	Webster Cres	157-161	Webster Ave
325-327	Parsells Ave	40	Webster Ave	260-262	Webster Ave
326-328	Parsells Ave	58	Webster Ave	264-268	Webster Ave
367-371	Parsells Ave	63	Webster Ave	265-267	Webster Ave
392-394	Parsells Ave	71	Webster Ave	299-303	Webster Ave
400-404	Parsells Ave	79	Webster Ave	314-318	Webster Ave
413-415	Parsells Ave	87	Webster Ave	328-330	Webster Ave
417-419	Parsells Ave	93	Webster Ave	371-373	Webster Ave
421-423	Parsells Ave	99	Webster Ave	378-380	Webster Ave
432-436	Parsells Ave	105	Webster Ave	45-51	Webster Ave
437-441	Parsells Ave	111	Webster Ave	46-48	Webster Ave
438-440	Parsells Ave	133	Webster Ave		
452-454	Parsells Ave	163	Webster Ave		
459-461	Parsells Ave	165	Webster Ave		
488-490	Parsells Ave	167	Webster Ave		
492-494	Parsells Ave	185	Webster Ave		
508-510	Parsells Ave	191	Webster Ave		
513-515	Parsells Ave	195	Webster Ave		
520-522	Parsells Ave	205	Webster Ave		
535-537	Parsells Ave	211	Webster Ave		
550-552	Parsells Ave	217	Webster Ave		
57-61	Parsells Ave	223	Webster Ave		
64-68	Parsells Ave	231	Webster Ave		
83-85	Parsells Ave	237	Webster Ave		
17	Ripley St	238	Webster Ave		
21	Ripley St	243	Webster Ave		
25	Ripley St	247	Webster Ave		
26	Ripley St	253	Webster Ave		
32	Ripley St	256	Webster Ave		
42	Ripley St	259	Webster Ave		

R-1 Low-Density	<p>The following uses are permitted in the R-1 District:</p> <ul style="list-style-type: none"> • Single-family detached dwellings • Single-family attached dwellings • Family and group family day-care homes • Adult family day-care homes • Places of worship, except in structures originally designed solely for residential purposes • Convents and rectories • Home occupations • Office, when in an existing structure built for a nonresidential use, operating between the hours of 6:00 a.m. and 9:00 p.m. <p>The following uses are allowed as special permit uses in the R-1 District:</p> <ul style="list-style-type: none"> • Ancillary parking lots • Bed-and-breakfast establishments • Day-care centers • Public and semipublic uses, including but not limited to schools, library, police stations and fire stations • Public utilities • Residential care facilities
R-2 Medium-Density	<p>The following uses are permitted in the R-2 District:</p> <ul style="list-style-type: none"> • Single-family detached dwellings • Single-family attached dwellings • Two-family dwellings • Family and group family day-care homes • Adult family day-care homes • Places of worship, except in structures originally designed solely for residential purposes • Convents and rectories • Home occupations • Office, when in an existing structure built for a nonresidential use, operating between the hours of 6:00 a.m. and 9:00 p.m. <p>The following uses are allowed as special permit uses in the R-2 District:</p> <ul style="list-style-type: none"> • Adaptive use of designated landmarks • Ancillary parking lots • Bed-and-breakfast establishments • Community garages and parking lots • Day-care centers • Homeless residential facilities • Live-work space • Multifamily dwellings • Public and semipublic uses. • Public utilities • Residential care facilities • Hospice

**CITY PLANNING COMMISSION
RECOMMENDATION
ZONING MAP AMENDMENT**

Re: 767 Properties located in the Beechwood Neighborhood

Case No: M-05-20-21

Resolution:

RESOLVED, the City Planning Commission **RECOMMENDS** approval of a request to amend the Zoning Map by rezoning 767 properties in the Beechwood neighborhood from R-1 Low Density Residential District to R-2 Medium Density Residential District; an action requiring City Planning Commission recommendation to City Council.

Vote: Motion Passes

Action: Recommend Approval

Filing date: April 12, 2021

Record of Vote: 6-0-0

B. Flower	Recommend Approval
K. Harding	Recommend Approval
R. Mauser	Recommend Approval
M. Pichardo	Recommend Approval
S. Rebholz	Recommend Approval
D. Watson	Recommend Approval

Findings:

This decision was based on the following findings.

Pursuant to 120-190C(3)[2], in making recommendations to the City Council regarding amendments to the text of the Zoning Ordinance or to the Zoning Map, the Planning Commission shall consider and make findings on the following matters regarding the proposed amendment:

A. Consistency with the City's Comprehensive Plan and any other adopted special area plans.

The proposed rezoning is consistent with the Rochester 2034's Placemaking Plan with one exception at the Parsells Avenue corridor. The proposal deviates from the Placemaking Plan at this location by continuing the proposed R-2 Medium Density Residential District rather than maintaining the existing R-1 Low Density Residential District. The continuation of the R-2 Medium Density Residential District is proposed at this location due to the high concentration of vacant land. This vacant land creates opportunity for potential infill development. Throughout the area proposed to be rezoned, infill development under the proposed R-2 Medium Density Residential District will contribute to a diverse array of housing types which is consistent with the housing goals of Rochester 2034.

B. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

Many of the houses in the Beechwood neighborhood were established before zoning ordinances were in place. Currently on the 767 properties proposed to be rezoned there are: 370 households living in single-family dwellings; 615 households living in residences consisting of two or more dwellings; 252 double-family homes; and 101 vacant residential lots.

In 1957, the neighborhood was zoned R-2. Residents expressed their desire to have the neighborhood rezoned to R-1 Low Density Residential District in 2003 in the hopes to spur more owner-occupied units. However, since then the R-1 Low Density Residential District has caused many houses to lose their two-family rights and to go vacant and eventually demolished due to the hindering cost of deconversion. The decline in

available rental units has increased the rent costs in the neighborhood. Further, the current zoning classification has not induced development. Since 2003, there has only been one new-build by Rochester Housing Charities in the proposed rezoning area.

The proposed change in the land use regulations is consistent with neighborhood character because the 2-family use of houses that were built as 2-family structures will be permitted as of right. That change will allow two-family dwellings to retain their rights even after a brief period of vacancy, thereby preventing the loss of dwelling units and alleviating excess demand that can increase rents for the rest of the neighborhood's rental units.

The proposed R-2 Medium Density Residential District improves the prospect of infill development on vacant land by allowing for more density to offset the development costs for either permitted two-family dwellings or specially permitted multifamily dwellings. However, the potential for increased density is subject to restrictions that will assure that 2-family conversions and multifamily infill developments are not excessive or harmful to the neighborhood. While R-2 Medium Density zoning permits two-family dwellings as-of-right, any potential conversion from a single-family dwelling to a two-family dwelling would be subject to the dwelling unit conversation standards of the Zoning Code which makes provisions for adequate parking, building size, lot size, etcetera. Moreover, while R-2 zoning does allow for multifamily infill development in excess of 2 dwelling units, it does so only if the applicant can obtain a special permit to do so after public notice, in-depth review at a public hearing, and satisfying the City Planning Commission that the development will not have a substantial or undue adverse effect upon adjacent property and the character of the neighborhood.

C. Suitability of uses proposed by the zoning amendment for the property affected by the amendment.

As described in B above, the permitted and special-permit uses under the proposed R-2 zoning are suitable for the current housing stock as evidenced by the character of the built-as structures.

D. Availability of public services and infrastructure generally suitable and adequate for uses allowed within the proposed district.

The available public facilities, services and infrastructure are suitable and adequate for the uses allowed under the proposed amendment.

**CITY PLANNING COMMISSION INFORMATIONAL MEETING
MEETING MINUTES (4/12/21)
ZONING MAP AMENDMENT**

ZMA-05-20-21

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APPLICANT: City Planning Commission

PURPOSE: To amend the Zoning Map by rezoning 767 properties in the Beechwood neighborhood from R-1 Low Density Residential District to R-2 Medium Density Residential District; an action requiring City Planning Commission recommendation to City Council.

APPLICANT AND/OR REPRESENTATIVE PRESENTATION:

Jenna Lawson, Connected Communities (project sponsor): This process is a culmination of what we have done around our comprehensive plan and we couldn't have done without the City's help. We will be presenting this on behalf of the City Planning Commission. I just wanted to run through some definitions for all of the non-experts watching at home who may be trying to sort out how this proposal will impact them and their families. The area of Beechwood that we are talking about today is currently zoned as R-1. The intended make-up of this zoning is to be low-density with primarily single-family homes with a mix of pre-existing higher density structures. Medium-density is one step up from that characterized by single- and two-family dwellings. Multi-family dwellings could be allowed with a special permit. I'll talk more about what that means later. I also want to be clear about what zoning can and can't do for our community. This process is one of many that will help to revitalize our neighborhood. Some of those processes take place in meetings like this and some will be early actions or prolonged efforts led by residents to increase resident confidence like establishing standards for behavior among neighbors, stabilizing vulnerable renters, and improving relationships between renters and homeowners.

Before we get into the meat of this presentation, I want to center us on the areas we're talking about. The light blue shaded areas are the properties that would be changed from R1 to R2. So we're talking about the triangle between Webster, Goodman, and Bay stopping at Copeland, across Parsells, and down into the southwest of Beechwood with a few properties bordering Culver on the east.

Historically this was zoned as R2 from 1975 to 2003 it was changed to R1 in 2003 by Beechwood residents as an effort to increase the number of homeowners. Those homeowners went through a tremendous effort to rezone their community in order to encourage homeownership and their contribution should be appreciated. I know there are several residents who were part of that movement back in 2003 on this call and I would like to say thank you for your care for the neighborhood. The residents who care enough for their community to go above and beyond to organize are one of the best assets we have in our community.

So just to layout our engagement thus far. This has been kind of a central tenant to our neighborhood plan. And when I say "our" I speak of EMMA and Beechwood. Our entire plan can be viewed at connectedcommunitiesroc.org. Over 1,000 residents and stakeholders received this report with over 15,00 social media impressions, over 1,300 residents engaged during the planning process, and 465 residents have been engaged since the planning process because this very much a living document. IN addition to specifically zoning, we sent out a postcard with more information and a link to our nine minute educational video to all impacted property owners. We also promoted our video through social media and partner organizations with ties to community residents. Across all platforms in just about two weeks, this video received over 600 views. That to me shows a remarkable interest and care for our community.

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So let's talk about who lives there now at these properties, the 767 lots included in that proposal. There are 370 single family homes. That doesn't necessarily mean that they are owner-occupied though they certainly could be. Just the same there are 615 families living in homes with two or more units, and 252 of the 767 are double family homes- 13% of double family homes are actually owner occupied. A big thing that stuck out to me immediately is the 101 vacant residential lots contained in this area.

So let's talk about why we are proposing this change. In the R1 zoning, new buildings with two or more units are not permitted with very little exception. The current zoning code doesn't allow for homes converted that have two or more units to be reoccupied if they have been vacant for more than nine months. So let me tell you what that means to all the residents at home. Let's say that we have a large single family home with five bedrooms and I want to rent out two halves of that so I do everything I need to convert it to that two family but then it goes vacant even though the set up hasn't changed, it is still in the shape for lack of a better term in a two unit home, it is automatically deconverted and that regulation was hoping force those doubles to be converted back into owner occupied single family homes. But more often than not it actually resulted in vacant and abandoned homes. So without the tools to help residents get homeowner ready those opportunities just weren't in reach for a lot of residents. Affordable rental housing that is safe and secure with a connection to the broader community and a release from that housing cost burden is an important way to get neighborhood residents to be "homeowner ready," if that is their goal.

Changing to R2 would permit vacant structures that were converted from single family homes to retain that right even if they are vacant and also to potentially to convert current single family homes in a similar situation into doubles. The vacant City-owned land could be developed for a range of housing for both renters and homeowners. Bring more residents to keep more eyes on the street and is also in line with the Rochester 2034 plan. An important point to note about the current R1 zoning is that the only permitted new build, with very little exception, is a single-family home. That means if an existing multi-family or double home were to burn down today, the only thing that could replace it would be a single-family home regardless of lot size. Since the City's demolition tracker went live in 2017, we lost three double homes in this area were demolished. Those rental units were lost to the neighborhood, but those renters and that need of the renters didn't just disappear. Instead, the competition for the remaining units gets just a little tighter. It's a small change, but over time, that ratio continues to shift to lower the supply and increase the demand for rental housing, which can give some absentee landlords the leverage to raise rents or lapse on the safety and quality of their units because they know the demand is tight. To give a little more context, in the entire Beechwood neighborhood, home to over 7,800 residents, there are currently two rental units listed on Zillow this morning. Not only are those units not coming back, but new developments of any kind are almost nonexistent. Since 2003, there has been one new build in the entire area we're speaking of tonight. Just one in 2018 built by Rochester Housing Charities.

I just want to recenter us on the area we're discussing one last time and re-emphasize the opportunity we have in front of us. In this slide, everything lit up is a vacant lot. In this slide, you'll see a color-coded map that categorizes the type of developments proposed at each different vacant, city-owned lots in our neighborhood. Again, according to our comprehensive plan, it's a living document and considerations could be made taking in to account that not everything exactly as we intended for a variety of reasons. But not all vacant lots are created equal. Some are extremely productive community gardens or informal side yards for nearby families with children. As I and our team of resident ambassadors and other community volunteers asked residents next to the vacant lots, there were some used as informal dumping grounds, cutthroughs, or just simply nothing at all. Residents who participated in this visioning process for the lots showed a remarkable capacity to imagine both rental and homeownership opportunities at the sites. Our final mix of recommendations, which includes rehabilitations, splits the new investments into 57% rental properties and 43% homeowner-occupied

developments. That mix would actually represent a 7% increase in homeownership compared to the current rate of 36% homeownership in the short term. The long term goal is to use the affordable rental housing created or restored by quality housing partners to decrease transiency and set renters up to become homeowners in the long term by making the most of their relief from their rent burden. In fact, 58% of Beechwood households are currently housing cost burdened, meaning they are paying more than 30% of their income toward housing.

A concern that was brought up by some homeowners is that how are you going to stop every single home from being converted. Luckily there is something in the zoning code that already does that. In the case of those conversions, there are minimum standards set for parking, unit size, building size, and lot size. One can't just divide up a 1,500 square foot house into five different units. One would also need to go through a special permit process which is not unlike what we are doing tonight. Notification all property owners within 600 feet of the proposal, again similar to what we are doing tonight, if you are watching from home you received a piece of certified mail from the City. The City Planning Commission would go through presentation, there would be public comment, and the City Planning Commission would also vote on that. That's a similar but not exactly the same process as well for multi-unit houses that would be built in this new zoning.

I am going to turn it over to Home Leasing so they can talk a little bit more about what we could expect from a potential affordable rental housing development.

Bret Garwood, Home Leasing (project sponsor): I am just buttressing some of the things that Jenna mentioned. Home Leasing is a family owned, mission oriented company we do development, construction, property management. We employ 200 people. And we're really passionate about creating affordable housing. Especially when it's integrated into a community development and neighborhood context. With the history of the planning here, it's really wonderful and special for us to be part of that planning process. At this stage of the game and prior as we even conceive of what a project might look like.

We've got a lot of history in Beechwood. We were a part of the East Main Street revitalization plan back in 2014. We were part of the forming of Connected Communities. Of course we build Warfield Square. We're also a developer that didn't just join this neighborhood for development for development purposes. We are really excited about all of the other activity that's happening and how we are just one component of the things that are going to happen here. That comprehensive neighborhood planning that has occurred over the past couple of years, we have been very much involved and appreciated of everybody that has participated. We're also partners with Rochester Housing Authority on their Federal Street property with them and Edgemere Development.

We don't have a proposal yet that is refined. The zoning is the real next step that we need to take to the next level but what our hopes are is to basically work to implement the plan that was created for the Beechwood and EMMA neighborhoods. Being part of that broader neighborhood vision, design, projects, design infill of the vacant lots that are consist with the neighborhood character and consistent with the plan. But also kind of fulfilling the ideas of the 2034 comprehensive plan. If you look at the direction that Jenna described it is extremely is consistent with what the City seems to be saying should happen through the comprehensive plan. We've been identifying 27 sites on which we could build up to 65 affordable rental units. It would be a combination of single family homes, attached townhomes, doubles, triples, it's truly going to be case by case and truly trying to do what's right for those individual lots with the hope that we can create at least 50 affordable rental units. We want to basically provide housing that compliments what exists and expand the different options available to the community.

This is a distillation of the slide you saw with Jenna which are our sites. As you can see, they are in the area that you are rezoning but are as Jenna slides showed, just one part of the variety of things that could happen including homeownership and infill development.

Schedule. Rezoning is the real critical path. We don't want to move the design forward too much before we know what we're building can be created under the new rules. But we're simultaneously seeking site control through the City of Rochester which wouldn't occur until the zoning is approved either because they don't want to give us site control on something that we can't build. Community engagement is ongoing and continues through the planning process, we'll continue to engage the community as we develop the designs once the zoning is approved. We have to do some environmental due diligence on these 27 sites. That will happen in the summer. Planning and design will begin in the summer and continue into the fall. Our earliest opportunity to seek funding would be by the end of the year or in the spring of 2022. If all goes well, the project could begin construction in late 2022 or early 2023 with a probably 18 month construction schedule.

QUESTIONS FROM COMMISSION MEMBERS AND APPLICANT'S RESPONSE:

Commissioner Mauser: For Bret, 27 sites looking to do 65 rental units. Sounds like you're predominately trying to make double houses- is that it?

Bret Gardwood, Home Leasing (project sponsor): The 65 is that if we build the maximum units we feel like we could fit on all of the sites. That's the maximum that could be created. We want to create at least 50 and my guess is that we will end up being closer to 50. Yes, for the individual sites it's likely to be doubles. A few sites have adjacent vacant properties that we could do attached townhomes that could each have one or two units in them. There is one site that we feel like it's possible that maybe up to six units could fit. But this would be predominately doubles because of the nature of the site.

Commissioner Mauser: The type of units when talking about townhomes- where every unit has direct access to outdoor to the grade?

Bret Gardwood, Home Leasing (project sponsor): I call them townhomes just because I have that in my mind in terms of if we have two attached unit. We would likely have individual access to the outdoors as opposed to a lobby or park building style. We're not going to have common space in these properties. A door for each unit on the exterior of the building.

Commissioner Watson: Did you get a response from any of the owners of the 767 affected properties? If so, what was their general response?

Jenna Lawson, Connected Communities (project sponsor): I would say that the biggest thing to point out is that the Beechwood Neighborhood Coalition is strongly in support as well as a couple of key businesses. I have had some homeowners who put their blood, sweat, and tears and think of the zoning as it was explained to them as this scary overnight process that could threaten the value of their home which I completely understand but the blessing coming out of that is that we got to share more about what the plan is. As was the case of Ms. Dukes who lives on Copeland- I have probably talked to her for two hours at this point and we're going to be doing a clean sweep on Copeland lead by residents with the goal of kind of trying to build that unity between renters and homeowners. I would say that overwhelmingly from what I have heard and especially working with the Beechwood Neighborhood Coalition and the work that we did surveying every single vacant parcel in our parcel by parcel analysis we have found people who are in support of selective doubles but overall what this means for the R2. That's not to say every homeowner is 100% but I think that we have really done our due diligence and to also and try to reach that base 64% of our residents are renters so they would

not have received a certified letter from the City. Outreach to them as well just because they are not a property owner doesn't mean that their voice and their priorities and concerns of the quality and affordability of their rental units is still brought to you today.

PUBLIC TESTIMONY:

In favor:

Joe DiFiore, Beechwood Neighborhood Coalition: This is the neighborhood association that represents the entirety within your purview. As Jenna mentioned, back in 2003 Beechwood lead the charge to get the neighborhood rezoned as R1. Since then, we've come a long way in our thinking in about how zoning effects our neighborhood and had a lot of conversations around that. Obviously, within the housing crisis that we're in etcetera just the general climate of our neighborhood association- we've had a lot of really good discussions. We did a lot of advocacy around Rochester 2034 and wrote a letter of support, supporting those changes that were recommended in that plan for this zoning change and we're really glad to see that it's moving in that direction and may actually go further with comprehensive plan and zoning update as well. We also worked really closely with Connected Communities and some of the other partners on this call to support the Beechwood and EMMA comprehensive plan where again we wrote a letter of support for that plan to be adopted and recognized by the City. That plan has these zoning changes in it. We even went a little further than what the comprehensive plan was recommending that allowed for some additional changes for development by RHA. I can also speak personally, I do live on Parsells Ave so a home that I live in will be affected by this and personally I am support. But for those of you who don't know us [Beechwood Neighborhood Coalition], we're not a small group of three people that meet monthly. We're a large, organized, neighborhood association, that is really well established, that can really throw our weight around when need be, and this is something that we have come out and supported and feel that it is something that can be of benefit to the neighborhood. Jenna did a really great job in her presentation making a case for why. I hope that you give this a strong consideration and I hope that this will pass.

Paul Whitehouse: I am an owner occupant and I do have skin in the game. Thank you for allowing me to address you this evening in support of Connected Communities Proposal to rezone some 770 parcels in the Beechwood neighborhood from R1 to R2.

I support this proposal because our community faces a serious shortage of quality rental properties, as well as opportunities for home ownership. One of the most significant factors in an individual's or family's stability is well maintained, affordable housing. The restrictions placed upon parcels under R1 zoning severely limit how vacant lots and abandoned properties can be re-developed. Quality, well vetted, re-development proposals, whether for single, double, or multi-unit construction could not only help alleviate the housing shortage, but with increased population local businesses could also benefit.

Another drawback to the R1 zoning is the requirement of a double occupancy dwelling to be converted to a single if vacant for nine months. I believe R2 would allow such properties to maintain the double occupancy status, thereby not reducing available housing options.

With 101 vacant lots in Beechwood there is a great opportunity to create quality, affordable housing stock, whether as rental units or owner occupied residences. While at the same time making some lots available as green spaces for play and community gardens. Our own organization, 441 Ministries is thankful to be able to provide our neighbors with gardening space at our community garden on Parsells Avenue.

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Particularly in the case of single family owner occupied residences, it is my hope that programs can be put in place to enable homeownership for those who may have been left out in the past and thereby begin to build the generational wealth so many of us have benefited from.

I truly believe this proposal can go along way to seeing our Beechwood neighborhood truly flourish, and that it will become the place true to its slogan, "Where Roots Grow Deep."

Thank you for your time.

Chris Holdridge: I am an owner occupant. Right in parallel to the Parsells corridor that is in question here. There is certainly a portion of Grand Av that is included as well. I have lived here for about 15 years. I have served on the Beechwood Neighborhood Coalition for many of those years. I am the founder of 441 Ministries. And the pastor of the a little neighborhood church called New City Fellowship. I have my ear to the ground with a lot of the owner occupiers here as well as renters. I also have a lot of knowledge how Connected Communities works as an organization- I am a former board member as well. I am here to say that I have a lot of confidence in this plan the larger development plan as well as the City's 2034 plan and this little piece of it. I hope that you all will consider my testimony to be representative of a large number of neighbors here. We agree that this is an excellent opportunity for development as Jenna pointed out. New quality housing. We believe that more residents means more diversity, more community, more neighborhood safety. More business development, and therefore more opportunities for job. Additionally I would really like to speak more to the part of the proposal this evening, this proposal gives the opportunity for deeper generosity and kindness. We have a lot of housing stock that is not in use. Frankly it's a shame. We see a lot of housing going up in Rochester but not to disparage that but it doesn't look to many of our neighbors that it's for them. We have an opportunity here to do some real work to provide some opportunities to provide housing for people that don't have it to get it. There's a housing shortage in Rochester that has recently been covered in the news and we certainly have an affordable housing shortage. We have an opportunity to turn vacant and substandard housing into real opportunities into thriving for our records. 33 School, East High, Connect Communities, Community place of Greater Rochester, 441 Ministries, we have lots of opportunity to share with our residents and we want to do it.

Molly Gaudioso: I live just outside of the map area. I want to express my full support for this proposed rezone both as a resident and as a community planning practitioner. As it has been stated this zoning change is necessary to achieve the goals of both the Connected Communities plan as well as the Rochester 2034 plan. Which have great aligned goals for quality housing options and increasing those. If you weren't already aware it's actually required by NYS law that a community's land use regulations be in accordance with its adopted comprehensive plan. If you're a nerd, take a look at section 28 a of NYS general city law- you'll find it all there. As a practitioner I know all too often the zoning changes are reactionary measures when either an opportunity occurs or more often controversy arises. Having previously sat in your position I know how hard it can be to balance public option, policy, and the greater good. This is the importance of planning. The law requires that plans set the stage for regulations so these decisions are made on sound well considered principals of the community rather than arbitrary pressures of citizens. I wasn't going to mention this but it is important to note that the decision by the NYS board of appeals in the 1968 case del v haas just been held up in the decades since does state that the zoning cannot be a gallop pole. It's a tool to ensure the public good served as outlined as adopted guiding plans it's not something the is subject to public referenda. With that in mind I do want to commend the City both on your current city-wide zoning efforts. I feel that this particular application is a good set up for that in the right direction to meeting your housing needs. Outside of law I urge you to consider the context of the neighborhood itself. Many of Rochester's neighborhoods, Beechwood included were established well before the concept of zoning. They grew organically over time offering a variety of housing opportunities for residents and families all of these

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options except for single family are currently prohibited under R1 zoning. You can see how Beechwood today is not working. Jenna has very expertly outlined a lot of this already for you. We see that single family only limits the potential for investment vacant properties to be either rebuild or restored the dollars and cent just aren't there they don't add up to make that happen and we have the additional the red tape under current zoning now to make it more viable to really incentives anyone to whether you are a homeowner or someone looking to be a homeowner in the area. I personally feel that this rezoning from r1 to r2 is modest proposal to rectify this and it does create more opportunity. You're not opening the door for mega plexes or high rises but you're allowing for a few more neighbors a few more eyes on the street and a few more residents who are going to invest in our community financially and socially. I agree with all the other great things about building community that I have heard from my neighbors.

In opposition:

Bruce Mellon: I note that the new zoning can provide a lot fewer barriers for converting singles to doubles but what I am hear for primarily is to ask the board the following: do every one of the Connected Communities, Beechwood, EMMA board members directors live in the neighborhood affected area? Or do they just own property there? Or are they just interested in developing properties there? Or do they have no ownership relationship to the area? Board members: I would ask each and every Connected Community, Beechwood, EMMA board member that question. I would also question why the director and leader of Connected Communities has to sign a confidentially agreement including a loyalty and speaking one that address loyalty and speaking with one unified voice treating basically everyone within Connected Communities like their employee. I realize connected communities is a group promoting development/redevelopment and some say gentrification. I would like to know as well as yourself, you asked the question earlier and I don't think it was really answered- I would like to the voting results of this rezoning located on a map. Whether each owner occupant wants this to happen. Whether each nonresident owner wants this to happen? Whether each tenant wants this to happened? Is this uniformity wanted or this being imposed by this Connected Communities board or other board's without overwhelming support by owner occupants. Owner occupants are the ones with skin in the game that I feel are most important because I am president of a neighborhood association and also co-chair of roc nbm and umbrella organization to the neighborhood organizations. I am asking you whether the City should be allowing the will of the residents or the will of developers. Are you bending to the will of residents or the will of developers and the City administration? Because I expect City Council will also ask these same question getting all these answers square away before proving anything.

HEARING ENDS

**Executive Offices**

675 West Main Street
Rochester, NY 14611
585-697-3602
Fax 585-697-6191

April 7, 2021

David Watson, Chair
Rochester City Planning Commission
Bureau of Buildings and Zoning
30 Church St. Rm. 125B Rochester, NY 14614

RE: Connected Communities' Zoning Map Amendment Request- M-05-20-21

Dear Mr. Watson,

In 1955, the Rochester Housing Authority (RHA) was established as a public benefit corporation under New York State Consolidate Laws for Public Housing. RHA serves more than 22,000 lower-income residents and program participants in the five- county Greater Rochester area. RHA operates and manages its housing developments to provide quality, safe, sanitary, affordable housing, and social programs to low-income families, the elderly and the disabled.

RHA owns and manages approximately 2,250 public housing units within 20 housing developments and 430 scattered sites units which consist of 8 or less units including 175 single family houses.

Connected Communities has developed a Comprehensive Plan for the neighborhood informed by the vision and voices of local residents to guide necessary change and investment while preserving community assets and protecting against the displacement of community members. The plan incorporates recommendations for rehabilitation of existing homes, construction of new mixed-income housing for sale and for rent, and public realm interventions that will support the housing market. RHA has been an active participate on their Housing Committee.

To support the development and redevelopment of a variety of housing types, the Zoning District should be changed from R-1 Low Density Residential District to R-2 Medium Density Residential District.

The Rochester Housing Authority owns eight properties in the area, encompassing thirteen units that will affected by this change. RHA fully supports this rezoning request.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Shawn Burr".

Shawn Burr,
Deputy Executive Director

City of Rochester Planning Commission

From: Lina Castaneda <linaluzcasty41@gmail.com>
Sent: Thursday, April 1, 2021 10:38 AM
To: City of Rochester Planning Commission
Subject: Rezoning project

I am Lina Louis Castaneda, the owner of 195 Parcels Ave. I want to vote for the rezoning project plan for the area to move it from an R 1 to R2 .

Thank you.

Lina Luz Castaneda

April 1, 2021

--

Lina

City of Rochester Planning Commission

From: James Dietz <james.dietz@cityrootsclt.org>
Sent: Tuesday, March 30, 2021 9:55 AM
To: City of Rochester Planning Commission
Subject: Comment on Project to amend Zoning for 770 Properties located in the Beechwood Neighborhood

Hello,

My name is James Dietz, writing on behalf of City Roots Community Land Trust and our executive director Joe Di Fiore at 1115 E Main Street, Rochester, NY 14609, 585-576-9900.

We strongly support the proposal to amend the Zoning Map by rezoning 770 properties in the Beechwood neighborhood from R-1 Low Density Residential District to R-2 Medium Density Residential District. As a community-based organization whose efforts are largely focused in the Beechwood-EMMA neighborhoods, we recognize the need for increased density to allow for multi-family residential units that are affordable for our community.

Thank you,

James Dietz

--

James Dietz

Rochester Youth Year Americorps VISTA

p: (716) 239-6911 e: james.dietz@cityrootsclt.org

February 10, 2021

City of Rochester
30 Church Street
Rochester, NY 14604

Re: Connected Communities Beechwood Zoning Variance Application

To Whom it May Concern:

Home Leasing is writing to support Connected Communities' application for a zoning variance in the Beechwood Neighborhood. Home Leasing is pleased to be working with Connected Communities, the City, and others on a plan to develop affordable housing on scattered sites in the Beechwood neighborhood, consistent with the neighborhood plan.

Connected Communities' variance request aligns with the Rochester 2034 Comprehensive Plan which provides broad guidance for city-wide rezoning. The development is consistent with the Plan in that it provides the opportunity for the following:

- Reducing the number of vacant lots and vacant homes
- Diversifying housing choices
- Diversifying income levels by supporting the creation of affordable housing options in a neighborhood where housing prices are steadily increasing

We appreciate the City's continued support for the work in the Beechwood neighborhood and urge the City to consider favorably Connected Communities' application.

Sincerely,



Bret C. Garwood
CEO



**Beechwood
Neighborhood
Coalition**

360 Webster Avenue
Rochester, NY 14609
(585) 482-7320

Date: June 26, 2020

To: LaShunda Leslie-Smith, Executive Director of Connected Communities

From: Kyle Crandall, President of Beechwood *Kyle Crandall*

Re: Connected Communities Comprehensive Plan

I am writing to express the Beechwood Neighborhood Coalition's support for the Connected Communities Comprehensive Plan. Connected Communities has used many years worth of community input in the development of this plan. In addition, they have hosted dozens of neighborhood meetings seeking input on the topics in the plan. They have also shared previous drafts of this plan in a couple of our monthly neighborhood meetings.

The vision for Beechwood is to engage youth, promote School 33, East, and the Freedom School and to develop our neighborhood without displacement.

Therefore, the connection between School 33 and East is pivotal and must continue to progress. We look forward to seeing more opportunities to highlight and further develop these relationships as School 33 and East are community hubs.

The need to create more health and wellness attractions in the neighborhood is also important. Some of the existing elements (vision center, school-based health center, Ryan Center, etc.) have provided a foundation. The development of additional elements (laundry, barbershop, fitness room, pool, auditorium) will only enhance our neighborhood.

Development without displacement continues to be a focus in Beechwood. We support the housing plan including the maps that show medium levels of increased density which correspond to the 2034 Rochester Comprehensive Plan. We would like to see energy efficiency in new and rehabbed housing such as solar, geo thermal, insulation, etc. where possible.

Any efforts to engage youth in the neighborhood would also be something we would like to see more widely implemented. Innovative training models and jobs for our older teens and neighbors in rehab work would provide an economic boost to Beechwood.

In conclusion, we look forward to continued collaboration and seeing modifications to the plan that will further enhance our neighborhood and the quality of life for our citizens.

Richard Linder
455 Melville Street
Rochester, NY 14609

City Planning Commission
Zoning Office c/o Planning Commission
30 Church Street Room 125B
Rochester, New York 14614

April 9, 2021

Re: Proposed Rezoning of 770 Properties in the Beechwood Neighborhood

To Whom It May Concern,

I oppose the proposed rezoning of a large part of the Beechwood Neighborhood from R-1 to R-2 because the R-1 classification has helped stabilize the neighborhood.

Approximately twenty years ago, the Beechwood Neighborhood Coalition coordinated an effort to change the area's zoning from R-2 to R-1. This effort involved many residents going door to door to obtain the required signatures from at least 51% of property owners supporting the change. The drive was successful and ultimately led to the rezoning of the area to R-1. This was no small feat considering the number of rental properties, some of which are owned by landlords who live outside the United States. Is the current rezoning request being held to this same standard and thus required to get signatures from at least 51% of the property owners? I question the need for increased density since the city has lost about 10,000 people in the last 20 years.

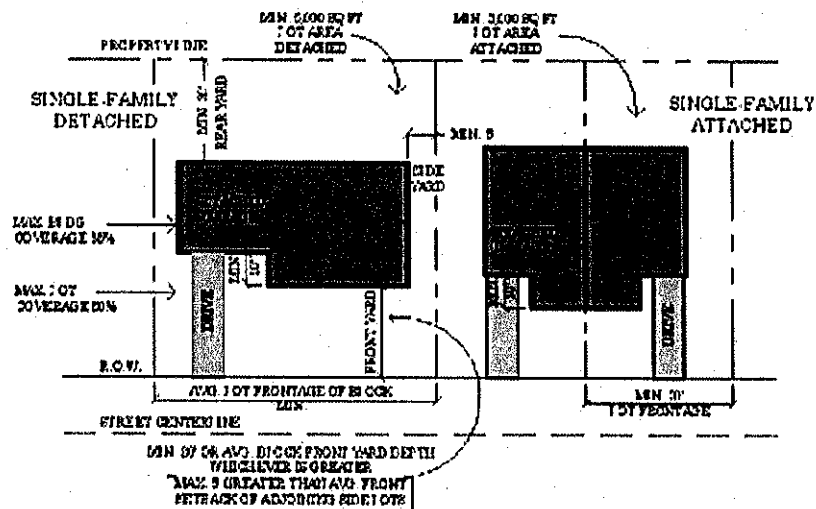
Building new affordable housing on vacant lots is desirable, however Beechwood housing is already some of the most affordable in the county, and concentrated poverty creates areas with little hope. Home prices are in a bubble currently but they will sink again in the future. A stable neighborhood has a much better chance than a fragile neighborhood of pulling through a downturn without becoming a drain on the city. When perusing the Connected Communities' website, I came across a map indicating the price per square foot that houses in the neighborhood sold for. I was struck by the large number that sold for between \$0 and \$25.32 per square foot. I do not believe that any new housing will be built in this price range without at least an additional \$100 per square foot subsidy. What does this tell you about the affordability of the area?

One of the stated goals of the proposed rezoning plan is to create a diverse housing stock. I would argue that we have some of the most diverse housing stock of any neighborhood of this size in the county. Most of the county is zoned into very segregated areas. It would be difficult to find an area with more diverse housing choices; Beechwood includes single-family houses, two- and four-family houses, multi-family apartment buildings, and mixed-use structures with apartments over businesses. The dwelling units also vary considerably in size, offering families choices between small houses or apartments and large ones.

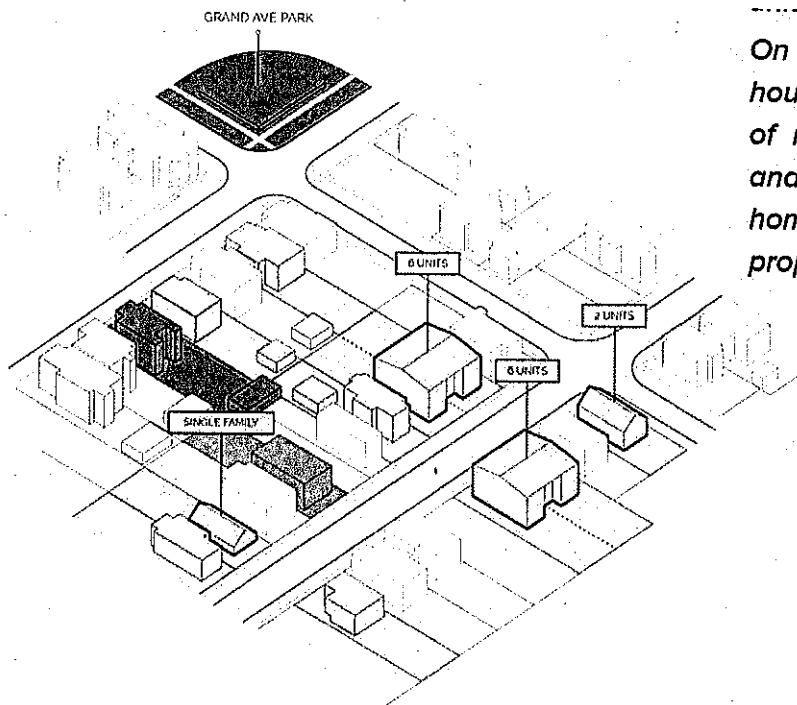
The Beechwood neighborhood has been a "target area" for several City initiatives because it has been a fragile area. Twenty years ago, the condition of the neighborhood was not what you see today. There was a very high vacancy rate. People were just walking away from their houses because they could not find buyers and they wanted to get out. Many houses were boarded up. Many storefronts

Why doesn't R-2 work in this area? The neighborhood is full of small houses, originally designed as single-family houses on small lots for Rochester's working class. A mix of housing styles can be healthy, but this neighborhood has been over-run by poorly-converted properties that are too small to adequately serve as two apartments. The resulting units typically lack proper unit separation against noise, fire, or air exchanges. The resulting plans are ill-conceived because the landlord never intended to live there. In some cases back when the area was zoned R-2, a property owner simply started renting their house because they could not sell it.

Under the current zoning, a two-family structure can already be built within the neighborhood if that is the true motive driving this effort to rezone. The following image is from the City's current zoning ordinance.



Beechwood is still a fragile neighborhood; let's make what we have more stable. Let's do sensitive development and not return to the past. Infill housing should respect the character of the surrounding buildings and not dwarf the neighboring structures in height or width. The Connected Communities website shows a vision including two new six-family structures as infill in a small portion of a block (see following drawing). This is a lot of units in one quarter of the block and could place a lot of density-related pressure on the block.



On any given block, a holistic housing investments will rec of rehabilitation, new constr and for rent, as well as resour home maintenance and upgrai property owners.

City-owned vacant properties, suited for redevelopment

RHA-owned rehab or reconstruction project

Owner-occupied, single family

Owner-occupied, 2-3 units

Another reason not to change the area to R-2 is parking. Many properties have no driveway. When a house is a single-family, there are typically 1 or 2 cars belonging to the residents; when a house is converted to a double, there are usually 2 to 4 cars associated with it. The properties in Beechwood are generally 30 to 40 feet wide. A parking space is 18 to 20 feet long. The street frontage for a typical house in the Beechwood neighborhood only offers space to park 1 or 2 cars on the street. On many streets it is already difficult to find a parking space at certain times of the day. Late at night, the closest parking space may be the next block over, leading to potential safety issues for a single person who is just trying to get home.

Street noise is also higher when there are more people per square foot in a structure. In many cases, the porch becomes the living room because the unit interior is too small, often leading to loud conversations at all hours. There are also additional cars with booming stereos and more car doors slamming. The overall increase in noise leads to more tension in the area and a lower quality of life.

People tend to live in single-family houses longer than in the poorly-converted doubles described above. As a neighborhood becomes more transient, there are fewer reasons to stay since residents don't form long-term relationships with their neighbors. If the city wants stability and homes with dignity, changing the neighborhood to R-2 is the wrong path to take. R-2 zoning would allow additional poor conversions of small houses into doubles. The neighborhood has been there before and it was definitely not better.

I recommend that the City Planning Commission retain the R-1 zoning for the Beechwood neighborhood, while allowing for new housing to be built on vacant lots. Let's build on the stability and quality of life we've gained over the last twenty years, for the benefit of ALL of Beechwood's residents. That's what will create a safe and welcoming neighborhood with affordable, safe, and welcoming homes.

Thank you for your consideration of these issues.

Sincerely,

Richard Linder

Keller, Anna L.

From: Heather Tianello <heather.tianello@gmail.com>
Sent: Friday, April 9, 2021 4:55 PM
To: City of Rochester Planning Commission
Subject: Rezoning in the Beechwood Neighborhood

To Whom it May Concern:

I am writing in concern of the rezoning of properties in the Beechwood neighborhood to an R-2 designation.

I have been a resident of Beechwood for 12 years. During this time, I have seen great signs that our neighborhood is becoming more of a connected community.

As a resident who entered the neighborhood through the HOME Rochester program, I know the city has put a large amount of money to improve our area. I see it is working! Our neighborhood has attracted more young families in recent years. It is wonderful to see more long term residents who have a stake in our community; likewise it has been great to see more people enjoying what our neighborhood has to offer.

Most houses in our neighborhood are on the small side, so I can imagine that a house broken into a few small apartments will not attract people who intend to stay in the neighborhood. With properties being in such demand in the housing market, why let homes be divided that could otherwise be sold to people who intend to reside in the neighborhood, rather than manage them from afar?

I don't see where this rezoning helps the current residents of Beechwood Neighborhood, nor do I see how it would help the city or its residents in general. Let's keep our neighborhood on a healthy path by maintaining longer-term residents in owner occupied homes which lowers crime rates and increases quality of life.

Thank you for your consideration.

Heather Esen
462 Melville Street
Rochester, NY 14609
585.746.5420

Keller, Anna L.

From: mariecoach76 <mariecoach76@gmail.com>
Sent: Friday, April 9, 2021 3:21 PM
To: City of Rochester Planning Commission
Subject: Rezoning

1. Will this rezoning cause a decrease in my property value?
 2. What is the reasoning, for the rezoning other than being able to build double dwellings?
 3. Do the city have any plans in the near future to tear down or build in this zone?
- Sent from my Verizon, Samsung Galaxy smartphone
If so what?

Keller, Anna L.

From: gail waffle <gawgrand@icloud.com>
Sent: Friday, April 9, 2021 1:05 PM
To: City of Rochester Planning Commission
Subject: 770 properties in Beechwood

I think the wholesale rezoning of a large swath of housing may have unintended consequences for the neighborhood. I suggest a case by case approach to try to maintain some owner occupied properties to keep a balance of housing options. This proposal will eventually eliminate single family homes. No one would want to buy a single family home sea of potential rental properties. The city does not seem to be able to enforce housing codes in many existing absentee landlord properties now. What will happen with an additional 770? I have been a resident of Beechwood for 40+ years and have seen the blight caused by absentee landlords who's only interest is collecting rent with no concern for the quality of life in the area. Most rental residents are transient and would have no long term interest in the future of Beechwood. 2 houses near me have had owners in Qatar and Australia. Owners of these future rental properties have no concern for quality of life in our community and seemingly no consequences for not complying with Rochester housing codes. I realize we need more affordable housing in Rochester but think rezoning should be done in a more measured and balanced manner. I think abandoning owner occupied housing, which this proposal will eventually do, will doom huge areas of Beechwood.

April 6, 2021

Mr. Mathes
Capeland Street
Rox, NY 14609

To: Dept of Rezoning
Beachwood Neighborhood:

I have received your letters,
about this rezoning. I'm
sure I'm not along in
questioning this, new rezoning.

1) Are taxes going to go up?
'well they did, not sure
whether it's because of this or
since 2020 was a bad year
for everyone around.

2. - More people in the
area, population?
exp. renters.

3) Are you losing in
the restriction, if
a property owner?

permits of a cl
to my phone.

I would like to
my own center
I'll sure you be
and check with
to represent the
public

S

7

I be attending
zoom meeting
April 12, 8

City of Rochester Planning Commission

From: Pam Stevens <pmstevens75@gmail.com>
Sent: Tuesday, April 6, 2021 1:27 PM
To: City of Rochester Planning Commission
Subject: Beechwood Rezoning Proposal

Hello

My name is Pamela Robinson. I am resident and homeowner of 136 Parsells Ave. To my understanding my neighborhood will be rezoned from R-1 District to R-2 District to allow for 2-family homes to be added as permitted use.

I'm opposed to this change because my street between Webster Ave and Culver Rd. is full of multi-family homes. I live next door to a building that has 4 attached apartments and 2 detached apartments. For the 13 1/2 years that I have owned my home next door to this property it has been nothing but trouble. To this day I still have issues because the owners and tenants do not take pride in where they live or the surrounding area.

I feel like this neighborhood needs more single family homes that are owner-occupied. That is where you will get a more diverse neighborhood full of people that will care about their homes and neighborhoods. Landlords do not care anything about this neighborhood besides getting the rent check. I see that from living next door to rental property. I have first hand experience where they can become vindictive when you complain about their tenants and their property upkeep.

I feel as though not enough is done to help the current homeowners with the issues surrounding them when living next door to multi-family units.

I ask that you please reconsider some of this zoning and try to get rid of multi-family units and bring more home ownership to Parsells Ave. The street would be so much better in terms of the diverse group of people that would be more than happy to move here and become homeowners. It would then give it more of a neighborhood feel where people would be more than happy to get to know their neighbors and talk to each other. Look out for each other and such. You can try now but it's not the same when people have no long term stake in the neighborhood they reside in.

I honestly have contemplated so many times about up and leaving because of the multi-family unit I live next to. I live across the street from an apartment building. It's just always something with the units that have multiple families in them.

I just want to add that when you sent out the letter about rezoning I was confused because there was not much context behind it as to why it was happening except that it was proposed and if you needed to comment this is who you speak to. It would have been nice to know exactly WHY this was happening. It wasn't until Connected Communities sent a postcard explaining and outlining that I knew what exactly was happening and why.

I said all of this to say...

Please leave my property zoned as is and maybe if possible change the zoning for the property next door to me to allow it to be torn down and single family owner occupied homes built in its place.

Regards,

Mrs. Charlotte ~~W~~ ^{RED 22} Dukes
132 Copeland St.
Rock., NY 14609

March 30, 2021

Anna Keller
City of Rochester, Zoning Office & Planning Commission
Neighborhood & Business Development
30 Church St. Room 125 B
Rochester, NY 14614

Re: Rezoning my neighborhood from R1 to R2

Dear Ms. Keller,

I am a very concerned resident here on Copeland St, and received your notice dated March 23, 2021 to my husband Arthur. We are oblivious as to what is behind this letter with no prior knowledge to us as residents that live here. No explanation is given except for the naming of the streets that will be effected. Why would you want to create more congestion & chaos by doing this. We live on a one-way narrow street where parking is already limited. I have trouble getting out of my driveway most of the time because someone has parked where my driveway comes out. This plan is going to create more double homes with more people & cars to deal with. There is open drug dealing on this street to which neighbors have been complaining about for years. The homeowners are not the problem. It's the renters. They show no respect, litter everywhere except their own property. Please tell me how this is going to benefit us. Nothing has been divulged to us about this plan & still I had to call after getting this letter that came with little to no explanation. You say you want comments. How are residents to comment when they do not know what it is that is being set before them. Also, most residents may not even be knowledgeable about having a virtual meeting let alone being computer literate.

This benefits Realtors who will be more than happy to stay in an area that caters to their shady needs. If this was Brighton or Pittsford would you treat the residents there like this? No, you would have had Town meetings + sent the residents letters explaining what was going on with opportunities to speak out either for or against it. This was just sprung up on us. How do you provide a map with no ledger, no explanation as to how it will affect homeowners, + no explanation of what the Connected Communities Comprehensive Neighborhood Plan is.

I can be reached at 585/298-8751 (cell).
I spoke with my neighbor, Barbara McMillon who resides at 123 Copeland St. who feels the same.
She can be reached at 585/705-5397.

Sincerely,

~~Charles Duke~~

Arthur Duke

Barbara McMillon

March 28, 2021

Subject: Rezoning fr

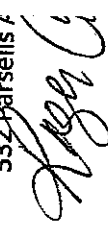
Dear Sirs:

I object to the rezoni

1. Looking at th
improvement
2. Absentee lan
home to see
care? No, onl
3. I believe the
due to the re

Yours truly,

Roger Coleman
532 Parsells A



City of Rochester Planning Commission

From: Matthew Haick <matthewhaick@protonmail.com>
Sent: Thursday, June 24, 2021 2:08 PM
To: City of Rochester Planning Commission
Subject: Rezoning from R-1 to R-2 on Culver Rd

Hello,

I own/reside 939 to 941 Culver Road 14609, across from MacBeth Street and near Culver and Main. Did the rezoning of the area go through from R-1 to R-2? Does this mean more houses can be divided into apartments for out of area landlords to rent to criminal elements further degrading the neighborhood, my property value, and ability to have lawn ornaments on my front yard for more than a day or two before being stolen?

Thank you for your time.

Best Regards,

Matthew Haick

Sent with ProtonMail Secure Email.

279

Ordinance No.

Amending the Zoning Map by changing the zoning classification of certain Beechwood Neighborhood properties

BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. Chapter 120 of the Municipal Code, Zoning, as amended, is hereby further amended by changing the zoning map classification from R-1 Low Density Residential to R-2 Medium Density Residential for each of the following properties, and for the area extending from each such property to the center line of any adjoining street, alley, and right-of-way:

Address	SBL #
24 Ackerman St	107.53-1-6
28 Ackerman St	107.53-1-7
34 Ackerman St	107.53-1-8
40 Ackerman St	107.45-1-45
52 Ackerman St	107.45-1-47
72 Ackerman St	107.45-1-51
84 Ackerman St	107.45-1-53
94 Ackerman St	107.45-1-55
104 Ackerman St	107.45-1-57
114 Ackerman St	107.45-1-59
124 Ackerman St	107.45-1-61
136 Ackerman St	107.45-1-63
143 Ackerman St	107.45-1-69.001
147 Ackerman St	107.45-1-68
150 Ackerman St	107.45-1-65
153 Ackerman St	107.45-1-67
156 Ackerman St	107.45-1-66
108-110 Ackerman St	107.45-1-58
118-120 Ackerman St	107.45-1-60
130-132 Ackerman St	107.45-1-62
135-137 Ackerman St	107.45-1-71
139-141 Ackerman St	107.45-1-70
140-142 Ackerman St	107.45-1-64
44-46 Ackerman St	107.45-1-46
54-56 Ackerman St	107.45-1-48
60-62 Ackerman St	107.45-1-49
66-68 Ackerman St	107.45-1-50
76-78 Ackerman St	107.45-1-52
86-88 Ackerman St	107.45-1-54

98-100 Ackerman St	107.45-1-56
19 Baldwin St	107.69-1-85
20 Baldwin St	107.69-1-74
25 Baldwin St	107.69-1-84
26 Baldwin St	107.69-1-75
31 Baldwin St	107.69-1-83.005
32 Baldwin	107.69-1-76.001
35 Baldwin St	107.69-1-83.004
41 Baldwin St	107.69-1-81
42 Baldwin St	107.69-1-78
46 Baldwin St	107.69-1-79
52 Baldwin St	107.69-1-80
77 Baldwin St	107.61-3-57
82 Baldwin St	107.61-3-56.002
128 Baldwin St	107.61-2-67.001
131 Baldwin St	107.61-2-69
132 Baldwin St	107.61-2-68
172 Baldwin St	107.61-1-50
179 Baldwin St	107.61-1-51
577 Bay St	107.45-1-2
581 Bay St	107.45-1-3
587 Bay St	107.45-1-4
591 Bay St	107.45-1-5
599 Bay St	107.45-1-7.001
611 Bay St	107.45-1-9
615 Bay St	107.45-1-10
629 Bay St	107.45-1-12.001
639 Bay St	107.45-1-15.001
657 Bay St	107.45-1-16
659 Bay St	107.45-1-17
661 Bay St	107.45-1-18.001
665 Bay St	107.45-1-20.001
673 Bay St	107.45-1-21
691 Bay St	107.45-2-2
623-625 Bay St	107.45-1-11
1 Beechwood St	107.69-1-67
2 Beechwood St	107.69-1-54
3 Beechwood St	107.69-1-66
4 Beechwood St	107.69-1-55
6 Beechwood St	107.69-1-56
8 Beechwood St	107.69-1-57

10 Beechwood St	107.69-1-58
11 Beechwood St	107.69-1-63
12 Beechwood St	107.69-1-59
14 Beechwood St	107.69-1-60
15 Beechwood St	107.69-1-62
16 Beechwood St	107.69-1-61
7-9 Beechwood St	107.69-1-64
5-5.5 Beechwood St	107.69-1-65
346 Cedarwood Ter	107.63-2-76.001
350 Cedarwood Ter	107.63-2-75./NHOM
25 Chamberlain St	107.69-1-46
29 Chamberlain St	107.69-1-45
35 Chamberlain St	107.69-1-44
41 Chamberlain St	107.69-1-43
45 Chamberlain St	107.69-1-42
59 Chamberlain St	107.69-1-40
144 Chamberlain St	107.61-2-49.001
148 Chamberlain St	107.61-2-50.001
107-109 Chamberlain St	107.61-3-39.001
19-21 Chamberlain St	107.69-1-47
197-199 Chamberlain St	107.61-1-37
238-240 Chamberlain St	107.53-3-47
51-53 Chamberlain St	107.69-1-41
1 Copeland St	107.53-1-11
9 Copeland St	107.53-1-10
11 Copeland St	107.53-1-9
18 Copeland St	107.45-2-29
22 Copeland St	107.45-2-30
25 Copeland St	107.45-1-43
26 Copeland St	107.45-2-31
35 Copeland St	107.45-1-41
42 Copeland St	107.45-2-33
46 Copeland St	107.45-2-34
47 Copeland St	107.45-1-39
56 Copeland St	107.45-2-36.001
57 Copeland St	107.45-1-37
60 Copeland St	107.45-2-37
68 Copeland St	107.45-2-38
69 Copeland St	107.45-1-35
74 Copeland St	107.45-2-39
79 Copeland St	107.45-1-33

80 Copeland St	107.45-2-40
86 Copeland St	107.45-2-41
89 Copeland St	107.45-1-31
90 Copeland St	107.45-2-42
96 Copeland St	107.45-2-43
99 Copeland St	107.45-1-29
102 Copeland St	107.45-2-44
108 Copeland St	107.45-2-45
111 Copeland St	107.45-1-27
114 Copeland St	107.45-2-46
115 Copeland St	107.45-1-26
120 Copeland St	107.45-2-47
121 Copeland St	107.45-1-25
123 Copeland St	107.45-1-24
128 Copeland St	107.45-2-48
131 Copeland St	107.45-1-23
132 Copeland St	107.45-2-49
135 Copeland St	107.45-1-22
136 Copeland St	107.45-2-50
140 Copeland St	107.45-2-51
101-103 Copeland St	107.45-1-28
17-19 Copeland St	107.45-1-44
29-31 Copeland St	107.45-1-42
34-36 Copeland St	107.45-2-32
39-41 Copeland St	107.45-1-40
51-53 Copeland St	107.45-1-38
61-63 Copeland St	107.45-1-36
73-75 Copeland St	107.45-1-34
83-85 Copeland St	107.45-1-32
95-97 Copeland St	107.45-1-30
929 Culver Rd	107.71-1-20
947 Culver Rd	107.71-1-18
995 Culver Rd	107.63-2-75./HOME
997 Culver Rd	107.63-2-74
939-941 Culver Rd	107.71-1-19
951-953 Culver Rd	107.71-1-17
955-957 Culver Rd	107.71-1-16
959-961 Culver Rd	107.71-1-15.001
69 Denver St	107.62-1-50
115 Denver St	107.54-3-60
118 Denver St	107.54-3-59

4 Diamond PI	107.53-1-24
6 Diamond PI	107.53-1-25
9 Diamond PI	107.53-1-32.001
10 Diamond PI	107.53-1-27.001
12 Diamond PI	107.53-1-28.002
15 Diamond PI	107.53-1-30.001
16 Diamond PI	107.53-1-28.003
20 Diamond PI	107.53-1-4
21 Diamond PI	107.53-1-1.001
23 Diamond PI	107.53-1-2
11-13 Diamond PI	107.53-1-31
3-3.5 Diamond PI	107.53-1-35
5-5.5 Diamond PI	107.53-1-34
15 Diring PI	106.60-3-36
21 Diring PI	106.60-3-35
22 Diring PI	106.60-3-6
27 Diring PI	106.60-3-34
28 Diring PI	106.60-3-7
31 Diring PI	106.60-3-33
38 Diring PI	106.60-3-9
47 Diring PI	106.60-3-30
54 Diring PI	106.60-3-12
55 Diring PI	106.60-3-29.001
58 Diring PI	106.60-3-13
62 Diring PI	106.60-3-14
32-34 Diring PI	106.60-3-8
37-39 Diring PI	106.60-3-32
41-43 Diring PI	106.60-3-31
44-46 Diring PI	106.60-3-10
48-50 Diring PI	106.60-3-11
15 Ferndale Cres	106.60-4-2
19 Ferndale Cres	106.60-4-3
23 Ferndale Cres	106.60-4-4
29 Ferndale Cres	106.60-4-5
32 Ferndale Cres	106.60-3-42
37 Ferndale Cres	106.60-4-6
40 Ferndale Cres	106.60-3-44
43 Ferndale Cres	106.60-4-7
46 Ferndale Cres	106.60-3-45
50 Ferndale Cres	106.60-3-46
51 Ferndale Cres	106.60-4-8

57 Ferndale Cres	106.60-4-9.001
60 Ferndale Cres	106.60-3-48
61 Ferndale Cres	106.60-4-10
65 Ferndale Cres	106.60-4-11
66 Ferndale Cres	106.60-3-49
70 Ferndale Cres	106.60-3-50
76 Ferndale Cres	106.60-3-51
80 Ferndale Cres	106.60-3-52
26-28 Ferndale Cres	106.60-3-41
36-38 Ferndale Cres	106.60-3-43
52-54 Ferndale Cres	106.60-3-47
71-73 Ferndale Cres	106.60-4-12
213 Garson Ave	106.68-3-3
225 Garson Ave	106.68-3-5
229 Garson Ave	106.68-3-6
230 Garson Ave	106.68-2-58
231 Garson Ave	106.68-3-7
232 Garson Ave	106.68-2-57
237 Garson Ave	106.68-3-8
238 Garson Ave	106.68-2-56
244 Garson Ave	106.68-2-55
254 Garson Ave	106.68-2-53.001
257 Garson Ave	106.68-3-10
263 Garson Ave	106.68-3-11
269 Garson Ave	106.68-3-12
270 Garson Ave	106.68-2-50
273 Garson Ave	106.68-3-13
274 Garson Ave	106.68-2-49
279 Garson Ave	106.68-3-14
280 Garson Ave	106.68-2-48
283 Garson Ave	106.68-3-15
286 Garson Ave	106.68-2-47
289 Garson Ave	106.68-3-16
290 Garson Ave	106.68-2-46
295 Garson Ave	106.68-3-17
296 Garson Ave	106.68-2-45
301 Garson Ave	106.68-3-18
302 Garson Ave	106.68-2-44
305 Garson Ave	106.68-3-19
311 Garson Ave	106.68-3-20
315 Garson Ave	106.68-3-21

318 Garson Ave	106.68-2-41
322 Garson Ave	106.68-2-40
325 Garson Ave	106.68-3-22.001
328 Garson Ave	106.68-2-39
331 Garson Ave	106.68-3-23
337 Garson Ave	107.61-3-1
340 Garson Ave	107.61-2-71
341 Garson Ave	107.61-3-2
344 Garson Ave	107.61-2-70
345 Garson Ave	107.61-3-3
364 Garson Ave	107.61-2-65
365 Garson Ave	107.61-3-5
370 Garson Ave	107.61-2-64
371 Garson Ave	107.61-3-6
375 Garson Ave	107.61-3-7.001
387 Garson Ave	107.61-3-9
391 Garson Ave	107.61-3-10
392 Garson Ave	107.61-2-60
397 Garson Ave	107.61-3-11
403 Garson Ave	107.61-3-12
407 Garson Ave	107.61-3-13
412 Garson Ave	107.61-2-56
414 Garson Ave	107.61-2-55
420 Garson Ave	107.61-2-54
421 Garson Ave	107.61-3-15
425 Garson Ave	107.61-3-16
430 Garson Ave	107.61-2-52.001
451 Garson Ave	107.61-3-19
453 Garson Ave	107.61-3-20
456 Garson Ave	107.61-2-46
459 Garson Ave	107.61-3-21
460 Garson Ave	107.61-2-45
465 Garson Ave	107.61-3-22
466 Garson Ave	107.61-2-44
469 Garson Ave	107.61-3-23
472 Garson Ave	107.61-2-43.001
475 Garson Ave	107.61-3-24
476 Garson Ave	107.61-2-42.002
481 Garson Ave	107.61-3-25
485 Garson Ave	107.61-3-26
489 Garson Ave	107.61-3-27

495 Garson Ave	107.61-3-28
496 Garson Ave	107.61-2-39
500 Garson Ave	107.61-2-38
504 Garson Ave	107.61-2-37
508 Garson Ave	107.61-2-36
516 Garson Ave	107.61-2-35
522 Garson Ave	107.61-2-34
215-217 Garson Ave	106.68-3-4
226-228 Garson Ave	106.68-2-59
245-247 Garson Ave	106.68-3-9.001
248-250 Garson Ave	106.68-2-54
264-266 Garson Ave	106.68-2-51.004
306-308 Garson Ave	106.68-2-43
312-312.5 Garson Ave	106.68-2-42
319-321 Garson Ave	106.68-3-22.002
332-334 Garson Ave	107.61-2-72
359-361 Garson Ave	107.61-3-4.001
380-382 Garson Ave	107.61-2-62.001
386-388 Garson Ave	107.61-2-61
396-398 Garson Ave	107.61-2-59
402-404 Garson Ave	107.61-2-58
406-408 Garson Ave	107.61-2-57
413-415 Garson Ave	107.61-3-14
431-433 Garson Ave	107.61-3-17
435-437 Garson Ave	107.61-3-18
436-438 Garson Ave	107.61-2-51
478-480 Garson Ave	107.61-2-41
486-488 Garson Ave	107.61-2-40
31 Grand Ave	106.68-2-26.001
35 Grand Ave	106.68-2-27.001
51 Grand Ave	106.68-2-31.002
57 Grand Ave	106.68-2-31.003
60 Grand Ave	106.68-2-20
61 Grand Ave	106.68-2-32
70 Grand Ave	106.68-2-18
71 Grand Ave	106.68-2-34
77 Grand Ave	106.68-2-35
78 Grand Ave	106.68-2-17
83 Grand Ave	106.68-2-36
86 Grand Ave	106.68-2-16
87 Grand Ave	106.68-2-37

92 Grand Ave	106.68-2-15
93 Grand Ave	106.68-2-38
97 Grand Ave	107.61-2-1
98 Grand Ave	107.61-1-54
103 Grand Ave	107.61-2-2
111 Grand Ave	107.61-2-3
112 Grand Ave	107.61-1-52
125 Grand Ave	107.61-2-4
126 Grand Ave	107.61-1-49
131 Grand Ave	107.61-2-5
132 Grand Ave	107.61-1-48
135 Grand Ave	107.61-2-6
140 Grand Ave	107.61-1-47
141 Grand Ave	107.61-2-7
145 Grand Ave	107.61-2-8
151 Grand Ave	107.61-2-9
157 Grand Ave	107.61-2-10
160 Grand Ave	107.61-1-44
166 Grand Ave	107.61-1-43
167 Grand Ave	107.61-2-12
173 Grand Ave	107.61-2-13
174 Grand Ave	107.61-1-42
179 Grand Ave	107.61-2-14
185 Grand Ave	107.61-2-15
186 Grand Ave	107.61-1-40
191 Grand Ave	107.61-2-16
194 Grand Ave	107.61-1-39
195 Grand Ave	107.61-2-17
201 Grand Ave	107.61-2-18
219 Grand Ave	107.61-2-20
225 Grand Ave	107.61-2-21
231 Grand Ave	107.61-2-22
235 Grand Ave	107.61-2-23
241 Grand Ave	107.61-2-24
247 Grand Ave	107.61-2-25
253 Grand Ave	107.61-2-26
257 Grand Ave	107.61-2-27
263 Grand Ave	107.61-2-28.001
273 Grand Ave	107.61-2-30
279 Grand Ave	107.61-2-31.001
104-106 Grand Ave	107.61-1-53

142-146 Grand Ave	107.61-1-46
148-152 Grand Ave	107.61-1-45
161-163 Grand Ave	107.61-2-11
178-180 Grand Ave	107.61-1-41
19-21 Grand Ave	106.68-2-24.001
198-202 Grand Ave	107.61-1-38./NHOM
202R Grand Ave	107.61-1-38./HOME
54-56 Grand Ave	106.68-2-21
65-67 Grand Ave	106.68-2-33
66-68 Grand Ave	106.68-2-19
70 Greeley St	107.55-3-62
116 Greeley St	107.55-3-67
121-123 Greeley St	107.54-3-39
336 Hayward Ave	106.68-3-49.001
348 Hayward Ave	106.68-3-47
352 Hayward Ave	106.68-3-46
355 Hayward Ave	106.76-1-20
359 Hayward Ave	106.76-1-21
360 Hayward Ave	106.68-3-45
363 Hayward Ave	106.76-1-22
366 Hayward Ave	106.68-3-44
371 Hayward Ave	106.76-1-24
377 Hayward Ave	106.76-1-25
378 Hayward Ave	106.68-3-42
383 Hayward Ave	106.76-1-26
387 Hayward Ave	106.76-1-27
390 Hayward Ave	106.68-3-38
398 Hayward Ave	106.68-3-36
399 Hayward Ave	106.76-1-29
405 Hayward Ave	106.76-1-30
406 Hayward Ave	106.68-3-35
409 Hayward Ave	106.76-1-31
410 Hayward Ave	106.68-3-34
414 Hayward Ave	106.68-3-33
417 Hayward Ave	106.76-1-32
418 Hayward Ave	106.68-3-32
423 Hayward Ave	106.76-1-33
431 Hayward Ave	106.76-1-35.001
432 Hayward Ave	106.68-3-30
436 Hayward Ave	106.68-3-29
442 Hayward Ave	106.68-3-28

443 Hayward Ave	106.76-1-37
446 Hayward Ave	106.68-3-27
460 Hayward Ave	106.68-3-25
461 Hayward Ave	107.69-1-1
462 Hayward Ave	106.68-3-24
468 Hayward Ave	107.61-3-60
469 Hayward Ave	107.69-1-3.001
477 Hayward Ave	107.69-1-4.002
480 Hayward Ave	107.61-3-58
481 Hayward Ave	107.69-1-5
494 Hayward Ave	107.61-3-55
498 Hayward Ave	107.61-3-54
503 Hayward Ave	107.69-1-7
504 Hayward Ave	107.61-3-53
508 Hayward Ave	107.61-3-52
514 Hayward Ave	107.61-3-51
515 Hayward Ave	107.69-1-9
520 Hayward Ave	107.61-3-50
526 Hayward Ave	107.61-3-49
530 Hayward Ave	107.61-3-48
535 Hayward Ave	107.69-1-12
536 Hayward Ave	107.61-3-47
544 Hayward Ave	107.61-3-46
545 Hayward Ave	107.69-1-13
546 Hayward Ave	107.61-3-45
554 Hayward Ave	107.61-3-44
555 Hayward Ave	107.69-1-15
558 Hayward Ave	107.61-3-43
561 Hayward Ave	107.69-1-16
567 Hayward Ave	107.69-1-17
575 Hayward Ave	107.69-1-18
365-367 Hayward Ave	106.76-1-23
370-372 Hayward Ave	106.68-3-43
393-395 Hayward Ave	106.76-1-28
394-396 Hayward Ave	106.68-3-37
422-426 Hayward Ave	106.68-3-31
435-437 Hayward Ave	106.76-1-36
454-456 Hayward Ave	106.68-3-26
474-0476 Hayward Ave	107.61-3-59
485-487 Hayward Ave	107.69-1-6
507-511 Hayward Ave	107.69-1-8

519-521 Hayward Ave	107.69-1-10
525-527 Hayward Ave	107.69-1-11
551-553 Hayward Ave	107.69-1-14
564-566 Hayward Ave	107.61-3-42
570-572 Hayward Ave	107.61-3-41
14 Heidelberg St	106.52-3-13
19 Heidelberg St	107.45-1-85
20 Heidelberg St	106.52-3-14
25 Heidelberg St	107.45-1-84
26 Heidelberg St	107.45-5-1
29 Heidelberg St	107.45-1-83
30 Heidelberg St	107.45-5-2
35 Heidelberg St	107.45-1-82
36 Heidelberg St	107.45-5-3
41 Heidelberg St	107.45-1-81
42 Heidelberg St	107.45-5-4
45 Heidelberg St	107.45-1-80
46 Heidelberg St	107.45-5-5
51 Heidelberg St	107.45-1-79
52 Heidelberg St	107.45-5-6
57 Heidelberg St	107.45-1-78
58 Heidelberg St	107.45-5-7
61 Heidelberg St	107.45-1-77
67 Heidelberg St	107.45-1-76
73 Heidelberg St	107.45-1-75
77 Heidelberg St	107.45-1-74
83 Heidelberg St	107.45-1-73
87 Heidelberg St	107.45-1-72.002
89 Heidelberg St	107.45-1-72.001
1 Lamont Pl	106.60-3-23.001
2 Lamont Pl	107.53-1-45
4 Lamont Pl	107.53-1-46
5 Lamont Pl	106.60-3-21
6 Lamont Pl	107.53-1-47
7 Lamont Pl	106.60-3-20.001
7.5 Lamont Pl	106.60-3-20.002
8 Lamont Pl	107.53-1-48
9 Lamont Pl	106.60-3-19
11 Lamont Pl	106.60-3-18
13 Lamont Pl	106.60-3-17.004
17 Lamont Pl	106.60-3-15.002

18 Lamont Pl	107.53-1-53
20 Lamont Pl	107.53-1-54
10-12 Lamont Pl	107.53-1-50.001
14-16 Lamont Pl	107.53-1-52.001
12 Lampson St	106.68-3-39
16 Lampson St	106.68-3-40
10 Laura St	107.69-1-95
12 Laura St	107.69-1-96
14 Laura St	107.69-1-97
1 Melville St	107.53-3-5.001
17 Melville St	107.53-3-7.003
33 Melville St	107.53-3-11
39 Melville St	107.53-3-12
47 Melville St	107.53-3-13
53 Melville St	107.53-3-14
57 Melville St	107.53-3-15
61 Melville St	107.53-3-16
67 Melville St	107.53-3-17
73 Melville St	107.53-3-18
77 Melville St	107.53-3-19
83 Melville St	107.53-3-20
50-52 Melville St	107.53-2-73.001
54-56 Melville St	107.53-2-72
856 North Goodman St	106.52-3-19
864-866 North Goodman St	106.52-3-12
29 Parsells Ave	107.61-1-1
35 Parsells Ave	107.61-1-2
39 Parsells Ave	107.61-1-3
43 Parsells Ave	107.61-1-4
69 Parsells Ave	107.61-1-6
70 Parsells Ave	107.53-3-62
76 Parsells Ave	107.53-3-61
77 Parsells Ave	107.61-1-7
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86 Parsells Ave	107.53-3-59
87 Parsells Ave	107.61-1-9
90 Parsells Ave	107.53-3-58
93 Parsells Ave	107.61-1-10
96 Parsells Ave	107.53-3-57
97 Parsells Ave	107.61-1-11
100 Parsells Ave	107.53-3-56

103 Parsells Ave	107.61-1-12
106 Parsells Ave	107.53-3-55
107 Parsells Ave	107.61-1-13
112 Parsells Ave	107.53-3-54
115 Parsells Ave	107.61-1-15.001
118 Parsells Ave	107.53-3-53
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136 Parsells Ave	107.53-3-49
142 Parsells Ave	107.53-3-48
152 Parsells Ave	107.53-3-46
164 Parsells Ave	107.53-3-44
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176 Parsells Ave	107.53-3-42
181 Parsells Ave	107.61-1-22
182 Parsells Ave	107.53-3-41
185 Parsells Ave	107.61-1-23
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196 Parsells Ave	107.53-3-39
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207 Parsells Ave	107.61-1-27
211 Parsells Ave	107.61-1-28
236 Parsells Ave	107.54-3-82
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254 Parsells Ave	107.54-3-78
256 Parsells Ave	107.54-3-77
261 Parsells Ave	107.62-1-7
266 Parsells Ave	107.54-3-76.001
270 Parsells Ave	107.54-3-74
271 Parsells Ave	107.62-1-9
275 Parsells Ave	107.62-1-10
276 Parsells Ave	107.54-3-73
281 Parsells Ave	107.62-1-11
284 Parsells Ave	107.54-3-72
287 Parsells Ave	107.62-1-13
290 Parsells Ave	107.54-3-70

296 Parsells Ave	107.54-3-69
309 Parsells Ave	107.62-1-16
312 Parsells Ave	107.54-3-66.001
315 Parsells Ave	107.62-1-17
316 Parsells Ave	107.54-3-65
321 Parsells Ave	107.62-1-18
322 Parsells Ave	107.54-3-64
332 Parsells Ave	107.54-3-62
336 Parsells Ave	107.54-3-61
345 Parsells Ave	107.62-1-20
348 Parsells Ave	107.54-3-58
349 Parsells Ave	107.62-1-21
350 Parsells Ave	107.54-3-57
355 Parsells Ave	107.62-1-22
356 Parsells Ave	107.54-3-56
359 Parsells Ave	107.62-1-23
362 Parsells Ave	107.54-3-55
365 Parsells Ave	107.62-1-24
366 Parsells Ave	107.54-3-54
368 Parsells Ave	107.54-3-53
378 Parsells Ave	107.54-3-52
382 Parsells Ave	107.54-3-51
385 Parsells Ave	107.62-1-28
388 Parsells Ave	107.54-3-50
393 Parsells Ave	107.62-1-29
397 Parsells Ave	107.62-1-30
398 Parsells Ave	107.54-3-48
401 Parsells Ave	107.62-1-31
405 Parsells Ave	107.62-1-32
408 Parsells Ave	107.54-3-46
411 Parsells Ave	107.62-1-33
412 Parsells Ave	107.54-3-45
416 Parsells Ave	107.54-3-44
420 Parsells Ave	107.54-3-43
424 Parsells Ave	107.54-3-42
433 Parsells Ave	107.63-2-4
458 Parsells Ave	107.55-3-68.001
463 Parsells Ave	107.55-3-64
465 Parsells Ave	107.55-3-63
467 Parsells Ave	107.55-3-61
468 Parsells Ave	107.55-3-70

472 Parsells Ave	107.55-3-71
473 Parsells Ave	107.55-3-60
477 Parsells Ave	107.55-3-59
478 Parsells Ave	107.55-3-72
482 Parsells Ave	107.55-3-73
483 Parsells Ave	107.55-3-58
487 Parsells Ave	107.55-3-57
493 Parsells Ave	107.55-3-56
499 Parsells Ave	107.55-3-55
500 Parsells Ave	107.55-3-76
504 Parsells Ave	107.55-3-77
507 Parsells Ave	107.55-3-54
509 Parsells Ave	107.55-3-53
514 Parsells Ave	107.55-3-79
519 Parsells Ave	107.55-3-51
524 Parsells Ave	107.55-3-81
525 Parsells Ave	107.55-3-50
528 Parsells Ave	107.55-3-82
529 Parsells Ave	107.55-3-49
532 Parsells Ave	107.55-3-83
538 Parsells Ave	107.55-3-84
544 Parsells Ave	107.55-3-85
556 Parsells Ave	107.55-3-87
111F Parsells Ave	107.61-1-14./HOME
111R Parsells Ave	107.61-1-14./NHOM
127-131 Parsells Ave	107.61-1-17
145-151 Parsells Ave	107.61-1-18
156-158 Parsells Ave	107.53-3-45
159-161 Parsells Ave	107.61-1-19
167-169 Parsells Ave	107.61-1-20
189-191 Parsells Ave	107.61-1-24
206-210 Parsells Ave	107.53-3-37
214-218 Parsells Ave	107.53-3-36.001
225-229 Parsells Ave	107.62-1-1
228-232 Parsells Ave	107.54-3-83
231-235 Parsells Ave	107.62-1-2
237-239 Parsells Ave	107.62-1-3
238-240 Parsells Ave	107.54-3-81
243-245 Parsells Ave	107.62-1-4
247-249 Parsells Ave	107.62-1-5
253-255 Parsells Ave	107.62-1-6

265-267 Parsells Ave	107.62-1-8
283-285 Parsells Ave	107.62-1-12
286-288 Parsells Ave	107.54-3-71
297-299 Parsells Ave	107.62-1-14
300-302 Parsells Ave	107.54-3-68
303-305 Parsells Ave	107.62-1-15
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326-328 Parsells Ave	107.54-3-63
367-371 Parsells Ave	107.62-1-25
392-394 Parsells Ave	107.54-3-49
400-404 Parsells Ave	107.54-3-47
413-415 Parsells Ave	107.63-2-1
417-419 Parsells Ave	107.63-2-2
421-423 Parsells Ave	107.63-2-3
432-436 Parsells Ave	107.54-3-41
437-441 Parsells Ave	107.63-2-5
438-440 Parsells Ave	107.54-3-40
452-454 Parsells Ave	107.55-3-66
459-461 Parsells Ave	107.55-3-65
488-490 Parsells Ave	107.55-3-74
492-494 Parsells Ave	107.55-3-75
508-510 Parsells Ave	107.55-3-78
513-515 Parsells Ave	107.55-3-52
520-522 Parsells Ave	107.55-3-80
535-537 Parsells Ave	107.55-3-48
550-552 Parsells Ave	107.55-3-86
57-61 Parsells Ave	107.61-1-5
64-68 Parsells Ave	107.53-3-63
83-85 Parsells Ave	107.61-1-8
17 Ripley St	106.68-2-2
21 Ripley St	106.68-2-3
25 Ripley St	106.68-2-4
26 Ripley St	106.60-4-30
32 Ripley St	106.60-4-29
42 Ripley St	106.60-4-27.002
47 Ripley St	106.68-2-6
48 Ripley St	106.60-4-22
33-35 Ripley St	106.68-2-5
5 Rosewood Ter	107.53-2-1
9 Rosewood Ter	107.53-2-2
15 Rosewood Ter	107.53-2-3

25 Rosewood Ter	107.53-2-5
42 Rosewood Ter	107.45-4-28
19-21 Rosewood Ter	107.53-2-4
17 Stout St	107.61-2-33
110-118 Stout St	107.54-3-84
71-73 Stout St	107.61-1-29
74-78 Stout St	107.62-1-71
1 Webster Cres	106.60-3-58
5 Webster Cres	106.60-3-59
9 Webster Cres	106.60-3-60.001
17 Webster Cres	106.60-3-62
20 Webster Cres	106.60-3-25
21 Webster Cres	106.60-3-63
25 Webster Cres	106.60-3-64
28 Webster Cres	106.60-3-27.001
29 Webster Cres	106.60-3-65
32 Webster Ave	106.68-2-61.001
32 Webster Cres	106.60-3-28
40 Webster Ave	106.68-2-62
58 Webster Ave	106.68-2-65
63 Webster Ave	106.68-2-80.001
71 Webster Ave	106.68-2-78.001
79 Webster Ave	106.68-2-77.001
87 Webster Ave	106.68-2-75.001
93 Webster Ave	106.68-2-74.001
99 Webster Ave	106.68-2-73.001
105 Webster Ave	106.68-2-71.001
111 Webster Ave	106.68-2-69.001
133 Webster Ave	106.60-4-21
163 Webster Ave	106.60-4-15
165 Webster Ave	106.60-4-14
167 Webster Ave	106.60-4-13
185 Webster Ave	106.60-3-53
191 Webster Ave	106.60-3-54
195 Webster Ave	106.60-3-55.001
205 Webster Ave	106.60-3-57.001
211 Webster Ave	107.53-1-44
217 Webster Ave	107.53-1-43
223 Webster Ave	107.53-1-42
231 Webster Ave	107.53-1-41
237 Webster Ave	107.53-1-40

238 Webster Ave	107.53-2-77
243 Webster Ave	107.53-1-39
247 Webster Ave	107.53-1-38
253 Webster Ave	107.53-1-37.002
256 Webster Ave	107.53-2-75.001
259 Webster Ave	107.53-1-37.003
276 Webster Ave	107.53-2-81
278 Webster Ave	107.53-2-82.001
283 Webster Ave	107.53-1-21.001
290 Webster Ave	107.53-2-83
291 Webster Ave	107.53-1-19
296 Webster Ave	107.53-2-84
297 Webster Ave	107.53-1-18
302 Webster Ave	107.53-2-85
305 Webster Ave	107.53-1-16.001
306 Webster Ave	107.53-2-86.001
317 Webster Ave	107.53-1-14
322 Webster Ave	107.53-2-89
323 Webster Ave	107.53-1-13
327 Webster Ave	107.53-1-12
338 Webster Ave	107.53-2-91
347 Webster Ave	107.45-2-28.003
359 Webster Ave	107.45-2-27
360 Webster Ave	107.45-4-1.001
376 Webster Ave	107.45-4-2
382 Webster Ave	107.45-4-4
117-119 Webster Ave	106.68-2-7
143-147 Webster Ave	106.60-4-19.003
151-155 Webster Ave	106.60-4-17
157-161 Webster Ave	106.60-4-16
260-262 Webster Ave	107.53-2-79
264-268 Webster Ave	107.53-2-80
265-267 Webster Ave	107.53-1-23
299-303 Webster Ave	107.53-1-17
314-318 Webster Ave	107.53-2-88
328-330 Webster Ave	107.53-2-90
371-373 Webster Ave	107.45-2-26
378-380 Webster Ave	107.45-4-3
45-51 Webster Ave	106.68-2-81.002
46-48 Webster Ave	106.68-2-63.001

Section 2. This ordinance shall take effect immediately.



City of Rochester

City Hall Room 308A, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Lovely A. Warren
Mayor

FINANCE INTRODUCTORY NO.

280

July 6, 2021 FINANCE 21

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – EOS USA, INC. Civil
Judgment Debt Collections

Transmitted herewith for your approval is legislation authorizing a Professional Services Agreement with EOS USA, Inc. d/b/a EOS CCA for civil judgment debt collection services. The cost of this agreement will be funded from the collection revenues. The term of this agreement will be for three years, with two one-year renewal options.

All parking, municipal code and traffic tickets that remain unpaid ninety days after issuance become, by default, civil judgments. Since 1979, the collection of these judgments has been assigned to private companies. An agreement with EOS CCA was authorized by the City Council in May, 2016 (Ordinance no. 2016-128). This agreement expired in May, 2021. In 2019-2020, EOS collected \$878,788 earning a commission of \$101,060 (11.5% of collections), resulting in revenue for the City of \$777,728.

In April, the Department of Finance issued a request for proposals for collection services. Proposals were received from EOS USA, RTR Financial Services and Duncan Solutions. Proposals were evaluated by Parking Bureau and Traffic Violations Agency staff and rated on corporate experience, collection performance, and credit reporting procedures. EOS was selected through a request for proposal process described in the attached summary. Based on ratings, EOS USA, Inc. is recommended for a term of three years, with options for two annual extensions.

EOS CCA proposed that as a single provider they would reduce their commissions to 11% of total collections, compared to the commissions paid last year at 11.5%.

Respectfully submitted,

James P. Smith
Deputy Mayor for

Lovely A. Warren
Mayor

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2021 JUL - 6 P 1:51



INTRODUCTORY NO.

284

Finance #21

Ordinance No.

Authorizing an agreement to collect unpaid assessments for violations of traffic, parking and municipal code requirements

BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. The Mayor is hereby authorized to enter into a professional services agreement with EOS USA, Inc., doing business as EOS CCA, for the collection of unpaid fees, fines and penalties arising out of violations of traffic, parking and municipal code requirements.

Section 2. The compensation for such services shall be funded by remitting to EOS USA, Inc. 11% of the revenues that it collects pursuant to the agreement.

Section 3. The term of the agreement shall be 3 years with the option to extend for up to 2 additional periods of one year each.

Section 4. The agreement shall contain such other terms and conditions as the Mayor deems appropriate.

Section 5. This ordinance shall take effect immediately.



City of Rochester

City Hall Room 308A, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

FINANCE INTRODUCTORY NO.

281

Lovely A. Warren
Mayor

MAYOR 23

July 6, 2021

TO THE COUNCIL

Ladies and Gentlemen:

Re: Waiving and Reducing Business Fees for
Coronavirus Recovery

Council Priority: Jobs and Economic
Development

Transmitted herewith for your approval is legislation that will continue the waiver and discounting of certain business license and permit fees for the rest of the year in order to help local businesses and vendors to recover from the coronavirus emergency.

During the emergency, by way of Local Emergency Orders, we waived the collection of the fees for the annual licenses and permits that are required by the City for amusement and entertainment centers, sexually oriented businesses, bowling alleys, and commercial kitchens and we discounted by 25% the annual license fees for food trucks, trailers and carts. We waived and discounted these fees, which impact primarily small businesses and sole proprietors, in order to help them survive the absence or severe reductions in customers during the emergency.

Now that the Local State of Emergency is coming to an end, my Office will no longer have the authority to continue the fee waivers and discounts without legislation. However, we know that the financial impacts of the pandemic will continue to linger as businesses and customers transition back to their pre-pandemic behavior.

Therefore, we propose this ordinance that will authorize the fee waivers and discounts to continue for the remainder of the 2021 permit and license cycles in order to help the small businesses and vendors to complete their recoveries from the coronavirus emergency.

It should be noted the City has and will continue to regulate these businesses and vendors by requiring them to obtain and abide by their business permits and licenses. The only thing that is being waived or reduced is the fee for those permits and licenses.

Respectfully submitted,

James P. Smith
Deputy Mayor for

Lovely A. Warren,
Mayor

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INTRODUCTORY NO.

Mayor 23

281

Ordinance No.

Amending the Municipal Code to continue the waiver and discounting of certain licensing and permit fees for businesses and vendors recovering from the coronavirus emergency

BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. Chapter 29 of the Municipal Code, Amusements and Entertainment, as amended, is hereby further amended in § 29-5, § 29-11 and § 29-16 as follows:

§ 29-5 License fees.

- A. The annual fee for an amusement center license shall be as follows:
 - (1) Amusement centers which offer or operate only amusement games shall pay a fee of \$325.
 - (2) (Reserved)
- B. Payment of the fee shall be due upon application for the license.
- C. The fee for replacement of an amusement center license which has been lost or destroyed shall be \$10.
- D. Notwithstanding § 29-5A and B of the Municipal Code, there shall be no annual fee required for the licensing of amusement centers for the 2021 licensing year commencing February 1, 2021 and ending January 31, 2022.

§ 29-11 License fees.

- A. Upon making an application for an initial amusement game license or for the renewal of an amusement game license, the applicant shall pay a fee of \$25.
- B. The fee for replacement of an amusement game license which has been lost or destroyed shall be the same as the fee for an initial license.
- C. Notwithstanding § 29-11A of the Municipal Code, there shall be no annual fee required for the licensing of amusement games for the 2021 licensing year commencing February 1, 2021 and ending January 31, 2022.

§ 29-16 License fees.

- A. The annual fees for entertainment center licenses shall be as follows:
 - (1) Public entertainment centers and limited entertainment centers which offer or operate only those individual mechanical motion-picture machines commonly known as "peep shows" shall pay a fee of \$325.
 - (2) Public entertainment centers and limited entertainment centers which

offer or present any public entertainment or motion picture other than or in addition to those individual mechanical motion-picture machines commonly known as "peep shows" shall pay in accordance with the following schedule:

Occupancy (number of persons)	Annual Fee
0 to 49	\$100
50 to 99	\$275
100 to 249	\$425
250+	\$500

In addition to the above fee, public entertainment centers and limited entertainment centers with any New York State license allowing for the consumption of alcoholic beverages on the premises shall be charged an extra annual fee of \$100.

- B. Payment of the fee shall be due upon application for the license.
- C. The fee for replacement of an entertainment center license which has been lost or destroyed shall be \$10.
- D. Notwithstanding § 29-16A and B of the Municipal Code, there shall be no annual fee required for the licensing of public entertainment centers and limited entertainment centers for the 2021 licensing year commencing February 1, 2021 and ending January 31, 2022.

Section 2. Chapter 37 of the Municipal Code, Bowling Alleys, as amended, is hereby further amended in § 37-3 as follows:

§ 37-3 Fees.

The annual license fee shall be \$10 each for the first two bowling alleys and \$7 for each alley more than two. There shall be a fee of \$10 for replacement of a lost license. Notwithstanding the preceding provisions of this § 37-3 of the Municipal Code, there shall be no annual fee required for the licensing of bowling alleys for the 2021 licensing year commencing January 1, 2021 and ending December 31, 2022.

Section 3. Chapter 98 of the Municipal Code, Sexually Oriented Businesses, as amended, is hereby further amended in § 98-11 as follows:

§ 98-11 Fees.

- A. Every application for a sexually oriented business license (whether for a new license or for renewal of an existing license) shall be accompanied by the following fee:

**Floor Space
(square feet)**

Annual Fee

Not exceeding 2,400

\$425

Over 2,400

\$475

- B. Every application for a sexually oriented business manager license or a sexually oriented business employee license (whether for a new license or for renewal of an existing license) shall be accompanied by an annual fee of \$40.
- C. All license applications and fees shall be submitted to the City Clerk.
- D. (Reserved)
- E. The fee for replacement of a license which has been lost or destroyed shall be \$10.
- F. Notwithstanding § 98-11A, B and C of the Municipal Code, there shall be no annual fee required for the licensing of sexually oriented businesses for the 2021 licensing year commencing February 1, 2021 and ending January 31, 2022.

Section 4. Chapter 60 of the Municipal Code, Food Trucks, Trailers and Carts, as amended, is hereby further amended in § 60-6 and §60-11 as follows:

§ 60-6 Fees.

- A. Application: All applicants for food truck and food trailer licenses or permits shall pay an application fee of \$7, which shall be credited against the cost of the license fee if a license is issued.
- B. Annual licenses for trucks and trailers no longer than 28 feet:
 - (1) Food truck vendors shall pay an annual fee of \$330 for each license, except that vendors applying for a license that includes the Center City, Marina and Harbortown Vending Districts shall pay an annual fee of \$1,000.
 - (2) Food trailer vendors shall pay an annual fee based on one of the following three options:
 - (a) For vending at private events pursuant to § 60-10 and at events conducted on private property pursuant to a temporary zoning permit issued pursuant to Zoning Code § 120-149A(10): \$100;
 - (b) For vending only at special events authorized in accordance with § 60-9: \$100; or

- (c) For vending at all events fitting within either of the two categories described in Subsection B(2)(a) and (b) above: \$150.
 - (3) Licenses issued under § 60-6B shall be limited to food trucks and food trailers that are no longer than 28 feet. Vendors using longer trucks and trailers are limited to vending at special events pursuant to § 60-9 or on private property in accordance with a temporary zoning permit issued pursuant to Zoning Code § 120-149A(10) and must obtain a temporary vending permit issued under § 60-6D.
 - (4) The fees set forth in this § 60-6B shall be discounted by 25% for the 2021 licensing year only.
- C. Temporary permits for units no more than 28 feet long: Any vendor wishing to vend from a food truck or food trailer that is no more than 28 feet long at one or more special events pursuant to § 60-9, private events pursuant to § 60-10, or on private property pursuant to a temporary zoning permit issued pursuant to Zoning Code § 120-149A(10), and that does not have a license, shall apply to the City Clerk for one of the following two types of temporary food truck or food trailer permits:
- (1) Pay a fee of \$100 for a permit valid for vending only at the aforementioned special events, private events, and temporary zoning permitted events for the remainder of the calendar year; or
 - (2) Pay a fee of \$56 for a three-day temporary permit valid only during the remainder of and at the location of a particular special event, private event, or temporary zoning permitted event.
 - (3) The fees set forth in this Municipal Code § 60-6C shall be discounted by 25% for the 2021 licensing year only.

The temporary permit shall be placed on prominent display on the food truck of food trailer during the vending activities that it authorizes.

- D. Temporary permits for units more than 28 feet long: Any vendor wishing to vend from a food truck or food trailer that is more than 28 feet long at one or more special events pursuant to § 60-9 or on private property in accordance with a temporary zoning permit issued pursuant to Zoning Code § 120-149A(10) shall apply to the City Clerk for one of the following two types of temporary food truck or food trailer permits:
- (1) Pay a fee of \$150 for a unit that is up to 39 feet long, \$200 for a unit that is more than 39 feet and up to 50 feet long, and \$250 for a unit that is more than 50 feet and up to 61 feet long, for a permit valid for vending only at the aforementioned special events and temporary zoning

permitted events for the remainder of the calendar year; or

- (2) Pay a fee of \$84 for a unit that is up to 39 feet long, \$112 for a unit that is more than 39 feet and up to 50 feet long, and \$140 for a unit that is more than 50 feet and up to 61 feet long, for a three-day temporary permit valid only during the remainder of and at the location of a particular special event or temporary zoning permitted event.
- (3) The fees set forth in this Municipal Code § 60-6D shall be discounted by 25% for the 2021 licensing year only.

A temporary permit under this § 60-6D shall not be used to authorize vending from a food truck or food trailer that is more than 61 feet long. A temporary permit under this § 60-6D shall not authorize the applicant to vend at a special event unless the applicant provides to the City Clerk a written statement from the event's sponsor authorizing the applicant to vend at a spot that is large enough to accommodate the specified length of the applicant's truck or trailer. A temporary permit shall be placed on prominent display on the food truck or food trailer during the vending activities that it authorizes.

- E. Vendor identification badge: All food truck and food trailer vendors shall pay a fee of \$24 for each identification badge, except for one badge issued with the license at no cost.
- F. Replacement license or identification badge: All food truck and food trailer vendors shall pay a fee of \$10 for each replacement license or identification badge.
- G. Vendors who are eligible veterans and who have a Soldiers' and Sailors' Certificate issued by the Monroe County Clerk pursuant to § 32 of the General Business Law or who are disabled veterans as defined by § 35 of the General Business Law holding such a certificate shall be exempt from the fees contained in this section.

§ 60-19 Fees.

- A. Application: A nonrefundable fee of \$7 shall be required for the receipt of application materials. Said fee shall be credited toward the license fee upon submission of an application.
- B. License: All food cart vendors shall pay an annual fee of \$250 for each license, except that vendors applying for a license that includes the Center City, Marina and Harbortown Vending Districts shall pay an annual fee of \$750. Vendors that operate a business in the Center City, Marina and Harbortown Vending Districts shall be entitled to a one-third discount of the license fee to vend in an approved location outside their business. The regular and discounted fees set forth in this Municipal Code § 60-19B

shall be further discounted by 25% for the 2021 licensing year only.

- C. Temporary permits: Any food cart wishing to vend at one or more special events and that does not have a license shall apply to the City Clerk for a temporary food cart permit and pay a fee of \$100 for a permit valid for the calendar year. Any food cart wishing to vend at a single special event and that does not have a license shall apply to the City Clerk for a three-day temporary food cart permit and pay a fee of \$56 for a permit valid for that event. Such a permit shall allow vending only during and at the location of a special event. The fees set forth in this Municipal Code § 60-19C shall be discounted by 25% for the 2021 licensing year only.
- D. Vendor identification badge: All food cart vendors shall pay a fee of \$24 for each identification badge, except for one badge issued with the license at no cost.
- E. Replacement license or identification badge: All food cart vendors shall pay a fee of \$10 for each replacement license or identification badge.
- F. Vendors who are eligible veterans and who have a Soldiers' and Sailors' Certificate issued by the Monroe County Clerk pursuant to § 32 of the General Business Law or who are disabled veterans as defined by § 35 of the General Business Law holding such a certificate shall be exempt from the fees contained in this section.

Section 5. Chapter 62 of the Municipal Code, Commercial Travelers, Solicitors and Special Events, as amended, is hereby further amended in § 62-3 as follows:

§ 62-3 Fees and expiration of license or permit.

- A. License fees shall be as follows:
 - (1) Commercial traveler: \$150.
 - (2) Solicitor: \$330 for a vending truck or vending trailer license and \$250 for a vending cart license which is valid outside of the Center City Vending District, the Marina Vending District and the Harbortown Vending District, and \$1,000 for a vending truck or vending trailer license and \$750 for a vending cart license which includes the Center City Vending District, the Marina Vending District or the Harbortown Vending District, which licenses shall include a solicitor's license and a license for one vending unit. Each additional vending unit shall require payment of a full fee. Solicitor licenses for vending from trucks and trailers issued under this § 62-3A(2) shall be limited to units that are no longer than 28 feet. Solicitors using longer trucks and trailers are limited to vending at special events pursuant to § 62-9 or on private property in accordance with a temporary zoning permit issued in

accordance with Zoning Code § 120-149 and must obtain a temporary solicitor permit issued under § 62-3D.

- (3) Identification: \$24 each; provided, however, that there shall be no charge for the first identification badge that is issued for each license.
 - (4) The fees set forth in Municipal Code § 62-3A(1) and (2) herein shall be discounted by 25% for the 2021 licensing year only.
- B. All licenses shall expire on December 31 after their date of issuance. License fees shall not be prorated.
- C. Temporary permit. Any solicitor wishing to conduct business from a vending unit at one or more special events and who does not have a license shall apply to the City Clerk for a temporary vending unit permit and pay a fee of \$100 for a permit valid for the calendar year. Any solicitor wishing to conduct business from a vending unit at a single special event and who does not have a license shall apply to the City Clerk for a three-day temporary vending unit permit and pay a fee of \$56 for a permit valid for that event. Such a permit shall allow vending only during and at the location of a specified special event. Temporary permits for vending from trucks and trailers issued under this § 62-3C shall be limited to units that are no longer than 28 feet. Solicitors using longer trucks and trailers shall obtain a temporary permit issued under § 62-3D. The fees set forth in this Municipal Code § 62-3C shall be discounted by 25% for the 2021 licensing year only.
- D. Temporary permit for over-length vending trucks and trailers. Any solicitor wishing to conduct business from a vending truck or vending trailer that is more than 28 feet long at one or more special events pursuant to § 62-9 or on private property in accordance with one or more temporary zoning permits issued pursuant to Zoning Code § 120-149 shall apply to the City Clerk for a temporary solicitor's permit and pay a fee that is based on the length of the vending unit as follows: \$150 for a unit that is up to 39 feet long, \$200 for a unit that is more than 39 feet and up to 50 feet long, and \$250 for a unit that is more than 50 feet and up to 61 feet long. Any solicitor wishing to conduct business from a vending truck or vending trailer that is more than 28 feet long at a single special event pursuant to § 62-9 or on private property in accordance with a single temporary zoning permit issued pursuant to Zoning Code § 120-149 shall apply to the City Clerk for a three-day solicitor's permit and pay a fee that is based on the length of the vending unit as follows: \$84 for a unit that is up to 39 feet long, \$112 for a unit that is more than 39 feet and up to 50 feet long, and \$140 for a unit that is more than 50 feet and up to 61 feet long. The three-day permit shall allow vending only during and at the location of a specified special event. A

temporary permit issued under this § 60-6D shall not be used to authorize vending from a truck or trailer that is more than 61 feet long. It shall not authorize the applicant to vend at a special event, unless the solicitor provides to the City Clerk a written statement from the event's sponsor authorizing the solicitor to vend at a spot that is large enough to accommodate the specified length of the applicant's truck or trailer. It shall not authorize the applicant to vend at an event on private property that has been granted a temporary zoning permit, unless the solicitor provides to the City Clerk a written statement from the private property owner authorizing the solicitor to vend at a spot that is large enough to accommodate the specified length of the applicant's truck or trailer. The fees set forth in this Municipal Code § 62-3D shall be discounted by 25% for the 2021 licensing year only.

- E. A nonrefundable fee of \$7 shall be required for the receipt of application materials. Said fee shall be credited toward the license fee upon submission of an application.
- F. There shall be a fee of \$10 for replacement of a lost license or identification badge.
- G. A solicitor who is an eligible veteran and has a Soldiers' and Sailors' Certificate issued by the Monroe County Clerk pursuant to § 32 of the NYS General Business Law or who is a disabled veteran as defined by § 35 of the General Business Law holding such a certificate shall be exempt from the fees contained in this section.

Section 6. Chapter 54 of the Municipal Code, Fire Prevention Code, as amended, is hereby further amended in § 54-9B(16) as follows:

§ 54-9 Fees.

...

- B. Operating permits pursuant to § 54-7 shall be issued annually, and the annual fees for such permits shall be as follows:

...

- (16) Each oven or kiln (industrial or commercial baking/drying) operation and/or commercial cooking system: \$85 per location, provided, however, that the said fee shall be waived for commercial ovens and cooking systems for the 2021 licensing year commencing May 1, 2021 and ending April 23, 2022.

Section 7. This ordinance shall take effect immediately.

Underlining indicates new text



City of Rochester

City Hall Room 308A, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Lovely A. Warren
Mayor

FINANCE INTRODUCTORY NO.

282

DHRM 24

July 6, 2021

TO THE COUNCIL

Ladies and Gentlemen:

Re: Technical amendments:
Ord. No. 2020-55 Firefighter Physical Agility Tests

Council Priority: Public Safety

Transmitted herewith for your approval is legislation correcting Ordinance No. 2020-55 that approved a professional services agreement for firefighter agility tests. This legislation corrects typographical errors in the fiscal year Budgets of Department of Human Resource Management that will fund the first two years of the agreement term. These corrections do not alter the actual intended funding sources and maximum annual compensation rate for the agreement. All other terms and conditions approved in Ordinance No. 2020-55 remain the same.

Respectfully submitted,

James P. Smith
Deputy Mayor for

Lovely A. Warren
Mayor

RECEIVED
CITY OF ROCHESTER
CLERK / COUNCIL OFFICE
2021 JUL -6 P 1:51



282

Ordinance No.

Amending Ordinance No. 2020-55 relating to firefighter physical agility tests

BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. Section 1 of Ordinance No. 2020-55, is hereby amended to read in its entirety as follows:

Section 1. The Mayor is hereby authorized to enter into a professional services agreement with Personal Energy, Inc. for the administration of a physical agility test for the Firefighter Civil Service Examination. The term of the agreement shall be two years with the option to renew for one additional two-year period. The maximum two-year compensation for the agreement shall be \$8,500, which shall be funded in the amount of \$4,250 from the ~~2019-20~~ 2020-21 Budget of the Department of Human Resource Management (DHRM) and \$4,250 from the ~~2020-21~~ 2021-22 Budget of DHRM, contingent upon approval of the latter budget. The compensation for the optional additional two-year term, if so elected, shall be funded at the rate of \$4,250 from each of the 2022-23 and 2023-24 Budgets of DHRM contingent upon their approval.

Section 2. This ordinance shall take effect immediately.

Strikeout indicates deleted text, new text is underlined



**City of Rochester, NY
Rochester City Council**

City Hall Room 301A • 30 Church Street • Rochester, New York 14614-1290

**PUBLIC SAFETY,
RECREATION, &
HUMAN SERVICES
INTRODUCTORY NO.**

283

Loretta C. Scott, President
Councilmember At-Large

July 8, 2021

Willie J. Lightfoot, Vice-President
Councilmember At-Large

Malik D. Evans
Councilmember At-Large

Mitch Gruber
Councilmember At-Large

Miguel Meléndez
Councilmember At-Large

LaShay D. Harris
Councilmember
South District

Mary Lupien
Councilmember
East District

Michael A. Patterson
Councilmember
Northeast District

Jose Peo
Councilmember
Northwest District

TO THE COUNCIL

Ladies and Gentlemen:

Re: Agreement – SMK Consulting LLC

Council Priority: Public Safety

Transmitted herewith for your approval is legislation establishing \$315,700 as maximum compensation for an agreement with SMK Consulting LLC (Mina Malik, Principal, Wilmington, DE) for consulting services to assist the Police Accountability Board to create the policies, procedures, and training necessary to allow the Board to conduct investigations. The cost of this agreement will be funded from the 2021-22 Budget of the Police Accountability Board.

SMK Consulting LLC was selected for these services through a Request for Qualifications process that aimed to choose a vendor on a best value basis. A full justification for not issuing a request for proposals is attached.

Respectfully Submitted,


Loretta C. Scott
President

RECEIVED
CITY OF ROCHESTER
CLERK / COUNCIL OFFICE
2021 JUL - 8 A 11: 39

NO RFP JUSTIFICATION STATEMENT

Awarding a Professional Services Agreement Without a Request for Proposals

The Procurement of Professional Services Policy (Ord. No. 2012-318) requires an RFP to be issued under most circumstances. If it is determined that an RFP will not be issued, this form must be completed, signed by the Department Head, and kept on file (electronically or hard copy). It must also be submitted:

1. To City Council as an attachment to the transmittal letter for any PSA that exceeds \$10,000, and
2. To the contract record when entered in Munis.

Department: Police Accountability Board

Services(s): Consulting work to assist the Police Accountability Board in creating the policies, procedures, and training necessary to allow the Board to conduct investigations. These services include, but are not limited to:

1. Assisting in the vetting and interviewing of investigators and staff
2. Creating the policies, procedures, and practices necessary for the PAB to do its investigatory work;
3. Training and creation of training materials for new staff and investigators regarding the investigatory process;
4. The creation of an investigation manual and relevant standard operating procedures;
5. Relevant post-deliverable support to the PAB.

Vendor/Consultant selected: SMK Consulting, LLC

How was the vendor selected?

Vendor Solicitation. This vendor was selected using a Request for Qualifications (PAB RFQ #2021-1) that was issued on Monday, June 7, 2021 and had a response deadline of Monday, June 21. The Request included a detailed two-page description of desired services, and was issued alongside a template that consultants were required to use in submitting Qualification Statements. The Request is attached to this statement.

The Request was posted on the PAB's website and was directly sent to contacts at firms including:

- (1) Accountability Associates [San Francisco, CA]
- (2) ADP Management [Tewksbury, MA]
- (3) Bobcat Training and Consulting [Tallahassee, FL]
- (4) CGR [Rochester, NY]
- (5) Change Integration Consulting [Gig Harbor, WA]
- (6) Daigle Law Group [Plantsville, CT]
- (7) Hillard Heintze [Chicago, IL]
- (8) Legal & Liability Risk Management [Plainfield, IN]

- (9) McGrath Consulting Group [Wonder Lake, IL]
- (10) National Police Accountability Project [New Orleans, LA]
- (11) National Association for Civilian Oversight of Law Enforcement [Tucson, AZ]
- (12) OIR Group [Playa Del Rey, CA]
- (13) On-Target Solutions Group [Yorkville, IL]
- (14) Police Assessment Resource Center [Los Angeles, CA]
- (15) SMK Consulting, LLC [Wilmington, DE]

By the response deadline of June 21, the Board received Qualification Statements from the following five entities:

- (1) Daigle Law Group;
- (2) Hillard Heintze;
- (3) National Police Accountability Project;
- (4) On-Target Solutions Group;
- (5) SMK Consulting, LLC.

Vendor Review. To review, grade, and select a consultant, the Board convened a Consultant Selection Panel consisting of: (1) Conor Dwyer Reynolds, Board Executive Director; (2) Bob Harrison, Board Member; and (3) Arlene Brown, Board Member. Board Chair Shani Wilson also participated in the Panel's discussions, though she did not submit a grading sheet. The Panelists were selected for their expertise in directing and managing the Board's operations, along with their service in leadership positions on other boards and entities.

The Panel developed a preliminary Consultant Grading Rubric and met on June 25 to finalize the grading criteria and methods. The final Rubric aimed to evaluate consultants on a "best value basis," with cost being one factor of many in selecting a vendor. The Rubric evaluated consultants in five discrete areas: (1) depth and quality of relevant expertise; (2) speed and reasonableness of work plan; (3) amount and reasonableness of fees; (4) commitment to diversity as reflected in policy regarding MWBE; and (5) compliance with Request instructions. Each consultant was given a score from 0 to 5 in each area, with some scores being the average of a number of sub-scores. In addition to these area scores, consultants were also given a holistic "overall" score through being ranked 1 (worst) to 5 (best).

Each of these six marks was then weighted according to importance, with the expertise score representing 30% of a consultant's grade, the overall score representing 20%, the work plan score representing 15%, the fees score representing 15%, the diversity score representing 10%, and the instruction compliance score representing 10%. The resulting weighted scores were then added together to give each consultant a numerical grade out of five. The Panel would choose a consultant by averaging the numerical grades given by each Panelist, resulting in a "final grade." The consultant with the highest final grade would be chosen as the vendor.

odds that a broader solicitation done through a Request for Proposals would have netted significantly more or better candidates.

How was the compensation amount determined and why is it a reasonable and best value for the City?

The compensation amount for these services was determined on a task-by-task basis, with the vendor providing a price for each concrete deliverable or performance to be provided. The proposed agreement with the vendor is for a not-to-exceed amount of \$315,700.

This compensation amount and structure is a reasonable and best value for four reasons.

First, the compensation structure allows the City to ensure it pays for tangible results, rather than mere hours of work. The City can measure and pay for success on a task-by-task basis, ensuring a level of accountability that can often be absent in the consulting business.

Second, the compensation amount reflects the unique expertise provided by the vendor. SMK's proposed lead staffers on this project, Mina Malik and Thomas Kim, have a track record in leading and building police accountability boards unmatched by other consultant we heard from or learned about. Ms. Malik is the former Executive Director of New York City's Civilian Complaint Review Board, the country's largest and oldest police accountability board. Mr. Kim is the former Chief of Investigations for that agency, as well as the former Head of Investigations for Chicago's Civilian Office of Police Accountability. The rules, trainings, and institutional structures Ms. Malik and Mr. Kim have built (both together in New York and independently of one another) give them a history of success that gives SMK an unusually high chance of succeeding in providing PAB with the necessary services. Given that the PAB has one chance of getting its investigatory system built correctly, it is worth paying for the experts who know how to build those systems at the highest levels with the largest amount of integrity possible.

Third, the compensation amount reflects a concentrated level of service that will allow the Board to move quickly toward opening its investigatory process. SMK's timeline, while acknowledging the uncertainty involved in any agency-building process, is aggressive enough to allow the Board to tell the public that we are moving as quickly as possible toward a much-needed goal.

Fourth, the compensation amount is comparable to that proposed by the most similar consultant who submitted a proposal, Hillard Heintze. Hillard Heintze was the only other consultant to have a former head of a police accountability board as a lead staffer; as such, Hillard Heintze and SMK are in the best positions to know precisely what effort it will take to perform the services the Board needs. Hillard Heintze proposed an estimated at-minimum cost for services of over \$268,000. The difference in cost between the Hillard Heintze proposal and the SMK proposal is justified by the depth of experience and clarity of work plan that Ms. Malik and Mr. Kim bring to the table.

Vendor Grading. By July 1, all three of the Panel's members had reviewed the relevant Qualification Submissions, completed their Consultant Grading Rubrics, and given a numerical grade to each of the five consultants. In each of the three Consultant Grading Rubrics, SMK Consulting, LLC received the highest grade of any consultant. This remained true when the numerical grades given by each Panelist were averaged. In sum, SMK was the top choice of both each individual Panelist and the Panel as a whole. The relevant scores are described in Table 1 below.

Table 1: Summary of Consultant Grades

Score	SMK	NPAP	Daigle	Heintze	On-Target
<i>Brown</i>	4.75	3.88	2.65	3.35	0.20
<i>Harrison</i>	4.925	4.05	3.175	4	1.45
<i>Reynolds</i>	4.4	3.125	2.925	3.65	2
<i>Final</i>	4.69	3.68	2.92	3.67	1.22

The three completed Consultant Grading Rubrics are contained in an Excel spreadsheet attached to this statement.

Why was no RFP issued for this service?

After speaking with the Purchasing Department about the Board's need for services, the Board decided to issue a Request for Qualifications instead of a Request for Proposals for three reasons.

First, the Board knew with a significant level of certainty what services it required. The Board's ability to list with specificity the tasks it needed consultants to complete meant that there was less need for consultants to take the time to develop full-scale proposals for work.

Second, there are unique circumstances surrounding the Board's need to obtain consultant help in developing its investigatory procedures. The Board needs to open its doors for investigating complaints as soon as possible, and each day and week delayed matters. By issuing a Request for Qualifications, the Board could still conduct a rigorous vetting process while saving precious time.

Third, the service is specialized and unique, with a limited number of qualified providers. Investigating police actions and misconduct is a highly specialized business, requiring a unique mix of legal and policy expertise. There are a limited number of firms who specialize in helping government agencies conduct these kinds of investigations. There are even fewer who specialize in helping civilian employees (rather than sworn police officers) in conducting those investigations. Even less common are the firms with experience not only in conducting investigations, but creating rules to guide those investigations, training programs to ensure the proper conduct of those investigations, and agency structures to house those investigations. In short, there are very few firms in the United States – let alone the world – that can provide the services the Board is looking for. The Board took pains to ensure that as many of those firms as possible received a direct solicitation in the Request for Qualifications process. There were low

The MWBE Officer has reviewed the proposed Agreement for MWBE and
Workforce goals. MWBE Officer Initials: *Cmj* Date: *7/2/21*

Signature: Department Head

Date

Form date 1/7/1

INTRODUCTORY NO.

283

Ordinance No.

Authorizing an agreement to create the policies, procedures, and training necessary to allow the Police Accountability Board to conduct investigations

BE IT ORDAINED by the Council of the City of Rochester as follows:

Section 1. The Mayor is hereby authorized to enter into a professional services agreement with SMK Consulting LLC to assist the Police Accountability Board in creating the policies, procedures, and training necessary to allow the Board to conduct investigations. The term of the agreement shall be up to one year. The maximum compensation for the agreement shall be \$315,700, which shall be funded from the 2021-2022 Budget of the Police Accountability Board.

Section 2. The agreement shall contain such additional terms and conditions as the Mayor deems to be appropriate.

Section 3. This ordinance shall take effect immediately.