



### Project Review Committee (PRC) Comments

Date: February 16, 2022  
Time: 4:00 p.m.  
Location: <https://www.youtube.com/c/CityofRochesterVideos>  
Topic: 101-113 Franklin St, 106 Pleasant St and 317 and 325 Andrews St  
Members Present: Dave Beinetti, Architect, President / Principal, SWBR Architects  
Roger Brown, Urban Design Specialist / Architect  
Donna Clements, City Engineer Designee  
Matt Vanderwall, Manager of Code Enforcement Designee  
James Yarrington, Architect, Adjunct Professor, RIT Director of Campus Planning, Design and Construction Services  
Staff: Marcia Barry, Manager of Zoning Designee  
Kate Powers, Senior City Planner  
Action: Held, additional information required

#### Findings

In accordance with 120-181D, the PRC shall review all major site plans referred to it by the Manager of Zoning and make a recommendation to approve, approve subject to conditions or deny the application. The major site plan review application, SP-016-21-22 at 101-113 Franklin St was reviewed by the PRC at their 2/16/22 meeting.

This project proposes to redevelop four parcels of vacant, City-owned land into a six-story, 14,800 square foot, mixed-use building with a 36-space parking lot. When completed, the building will offer 76 dwelling units and 2,810 square feet of commercial space. The subject properties are located in the Center City Base District (CCD-B). The design intent of the CCD-B district is to preserve the design character of the public realm, maintain and enhance the existing diversity and variety in the public realm, promote street-level activity and uses, and create green streets and mid-block corridors to enhance pedestrian circulation. The project site is both a corner lot and a double frontage lot with frontage on Andrews St, Franklin St, and Pleasant St. The project site is proximate to the proposed redevelopment of the Inner Loop North transformation project.

## Comments

### Massing

The material layout does not reinforce a vertical fenestration pattern.

### Requests:

- 1) Revise building design accordingly.

### Transparency

It is necessary for the proposed project to align with the purpose of the zoning district by designing the building and configuring the site with the public realm in mind. The PRC recommends providing

transom windows above current proposed windows and doors on all first floor facades and/or increasing the size of the proposed doors.

**Requests:**

- 1) Transparency requirements for all first floor facades must be met.
- 2) Transparency requirements for all facades facing the landmark site must be met.

**Commercial Entrance**

The project site is adjacent to St Joseph's Park, a landmark site. The project plans include a 2,810 square foot commercial, multi-purpose room intended to be used for special events occurring at the adjacent landmark park. The PRC stated that the detailing of the proposed building, specifically the façade that faces the landmark site is important due to the proximity and relationship to the landmark site. Given that a new commercial space is proposed in the CCD-B district pedestrian access is needed to strengthen and maintain street-level activity and pedestrian circulation.

**Requests:**

- 1) Provide renderings that demonstrate how the proposed building, specifically the west façade relates to the adjacent landmark site. Be sure to include any other improvements that strengthen the connection between the two structures.
- 2) Provide an entrance to the commercial space with direct pedestrian access from the street.

**Design**

Additional detailing is requested on the tower situated on the Corner of Franklin St and Pleasant St. This tower should serve as a prominent architectural feature of the proposed building.

The PRC is unable to comment on the brick pilasters with the provided renderings and thus requests new renderings in order to determine if their massing is satisfactory or whether a modification or alternative is preferable.

# Project Review Committee (PRC) Referral

<b>Addresses</b>	101-113 Franklin St, 106 Pleasant St, 317, and 325 Andrews St
<b>Reason for Referral</b>	In accordance with 120-181G(1), all major site plans shall be referred to the PRC for review and recommendation.
<b>Next Steps</b>	<ul style="list-style-type: none"><li>• PRC to review deviations from design requirements and provide recommendation to MOZ.</li><li>• MOZ to review PRC recommendation and issue a site plan determination accordingly.</li></ul>

## Definitions

### **YARD, FRONT**

An open space extending the full width of the lot between a main front building line and the front lot line, unoccupied and unobstructed by buildings or structures from the ground upward, the depth of which shall be the least distance between the front lot line and the front of the main front building line. On corner lots, the front yard shall be any yard that fronts on a street. In the case of uses or parcels without a principal structure, the front yard shall be a line drawn parallel to a front lot line a distance equal to the depth of the required front yard setback.

### **LOT, DOUBLE-FRONTAGE**

A lot having frontage on two nonintersecting streets.

### **LOT LINE, FRONT**

in the case of a double-frontage lot, each property line separating the lot from a street shall be considered the "front lot line."

## Major Deviation

<b>Code Section</b>	<b>Requirement</b>	<b>Proposal</b>
120-66D(1)(e)[1][b]	Front yard setback shall be: City street: shall be within two feet of the average setback of three adjacent buildings on either side of the building to a maximum of 15 feet.	Project site is considered a 'double-frontage lot' as it has frontage on two nonintersecting streets (Pleasant St, Franklin St, and Andrews St). The property line separating the project site from Andrews St is considered a front lot line. The building line is approximately 240 feet from the Andrews St front lot line. The maximum front setback requirement for the district is 15 feet.

## Minor Deviations

<b>Code Section</b>	<b>Requirement</b>	<b>Proposal</b>
120-66D(1)(a)[1]	Buildings shall exhibit a vertical mass on the street frontage.	Material layout does not reinforce vertical fenestration pattern.
120-66D(2)(b)[1][a]	Window coverage. City and district streets. All first floor building facades shall be a minimum 40% and a maximum 75% window coverage.	See attached window calculation sheet.
120-66D(2)(b)[2]	All other floors on building facades shall be a minimum 25% and a maximum 60% window coverage.	See attached window calculation sheet.
120-66D(2)(b)[3]	All other facades shall be a minimum 20% window coverage.	See attached window calculation sheet.
120-66E(1)(a)[2]	Building parking shall be located in the rear yard and be hard surfaced.	The property line separating the project site from Andrews St is considered a front lot line. The unobstructed space between the building

		and the Andrews St front lot line is considered a front yard. The proposed parking lot is located in the front yard.
120-66E(1)(a)[7]	Parking lots shall have one paved pedestrian walkway to each street frontage sidewalk a minimum six feet and a maximum eight feet wide. Pedestrian walks shall be hard surfaced and equal in material and pattern to the adjacent sidewalk.	A paved pedestrian walkway to the Andrews St frontage is not proposed.