

**Brooks Landing Phase II Public Improvements and Genesee Valley Park West Master Plan  
Public Meeting**

**May 6, 2015  
Genesee Waterways Center  
5:00 PM – 8:30 PM**

The following comments were received on the comment pads provided at the public meeting:

Brooks Landing Phase II Public Improvements Comment Sheets:

- No public meetings to discuss project and seek opinion of the community. Project in the works for a long time - plenty of time to talk with us.
- Re: Architect plans for new center – I hate the timbered “Adirondack Lodge”. This is after all not the Adirondacks. Clean lines of other drawing more appropriate for contemporary city setting. (tho perhaps neither are in keeping with the goal of going back to Olmsted’s plans as you suggested was the rationale for taking out the trees.)
- Relocating a large baseball field so it takes up all of the lovely open area (corner of Elmwood & GP Extension) is a shame and certainly does not maintain the historic Olmsted plans either.
- Aesthetically I prefer boathouse design alternate #2. Looks more like boathouse row, less mechanical.
- Sculling boaters have different needs than Sweep Boats (1’s & 2’s vs 4’s & 8’s) don’t forget us (we are a major source of income and manpower).
- No more surprises, please. Let us know what’s going to happen ahead of time!
- Lighting should be along the river so as to not encourage vandalism.
- We need full lighting throughout the park for safety reasons.
- What was the budget for this project.
- Sidewalk should remain.
- Is there going to be user friendly access for those of us that bring our own kayaks and canoes to this boat launch area without having to walk an uncomfortable distance. Please keep access really ‘public’ for those of us with smaller vessels too.
- Reduction of ballfields in the part of the park (from 3 to 1 lg.) closest to the neighborhood is not wise, if a larger field is needed, it could go in the park across the river on an area closer to river and away from neighborhoods. Significant safety issue.
- Is there a way to have a building that Mr. Olmsted would have liked. Country lodge vs Modern Angular, seems like there could be some other ‘look’.

Genesee Valley Park West Master Plan Comment Sheets:

- Looking forward to the changes. Hope the changes will bring in more activities / sports.
- Failure to have public meeting long before tonight is a huge slap in the face for the surrounding community. It does not make it easy for us to support any plan, no matter how cool.
- The public communication for neighborhood involvement
- Sidewalks should not be taken away, plus we must think of safety issues & leave a lighted path for safety, not please with round-about cut off.
- A smaller pool will impact the Rochester Recreation Swim Team's ability to participate in competitive swimming. Need an Olympic size pool to host required invitational meets. Current pool is the only 50 meter outdoor pool in Monroe County.
- Need more community outreach.
- If this pool can be Olympic size to attract more events, then better.
- Excellent work – good to see this development.
- Very poor access for public recreational boating. I bring my own kayak and the designer is telling me I won't have access to the public docks if there is an event and I will have to carry my boat a long distance from parking, around a loop to even get to the docks. Very bad planning! Also poor communication. Why haven't I heard about this before now??
- Disc golf course in area south of canal – low impact & high usage ideal for the space.

The following comments were received during the Open House portion of the meeting (5:00 – 7:00 PM)

Brooks Landing Phase II Public Improvements:

- The park drive from the hotel to the park turnaround should be one-way northbound not southbound.
- The park drive from the hotel to the park turnaround should be two-way. If it cannot be two way it should be eliminated.
- Need to include a walk along the park drive so that people can walk along the promenade and then follow the park drive and stay away from the river trail. Lighting also needs to run along this path for safety reasons, from the promenade to Elmwood.
- The clearing that was done to open views from the neighborhood to the park and river looks great.
- The traffic light at Elmwood needs to remain. This is an important pedestrian crossing for neighborhood residents, children and UofR students.

- City needs to confirm that those attending Advisory Group meetings actually represent the group that they claim to be representing.
- Do not like that trees were cleared but appreciate that about twice the numbers that were removed will be replanted and that the trees to be planted will respect the Olmsted design.

#### Genesee Valley Park West Master Plan:

- Would like to see a disc-golf course added to the park as there is demand for this type of recreation. Areas south of the canal near 390 and along the wooded trail area would be great.
- Minimal trail additions to the wooded area south of the highway [i-390] are good. But, please do not destroy or ruin any of the remnants from the Genesee Valley Canal that exist within the woods. Keep this area as natural as possible.
- Happy with the future relocation of the fire training facility. I am concerned about chemicals they have used and whether they cleaned up the site or not.
- Access to the park and new park areas along Scottsville Road is a wonderful [Town of Chili]. It opens up many possibilities about future park plans and recreation opportunities.
- If the boathouse cannot be made any larger then we need additional boathouse sites. The site along the canal near 390 seems like a good location for another boathouse.
- Overall park design and features should focus on multi-modal transportation options, especially provisions biking. Many trails with many destinations converge at this park.
- Thank you for removing parking lot drive [to the tennis courts] off of Genesee Street [Extension]. There is really not much traffic there but the drive through the park seems more convenient for people who use the park.
- I like that we don't have to walk from one large parking lot to all other areas of the park. Please make sure to include handicapped parking in all the parking lots and make sure it is easy for people to get up the walks and over curbs. Will the curbs prevent people from driving on the grass?
- A new field house moved away from the houses on Genesee Street [Extension] is very good. Too many people drive on the lawn and it needs to have its own parking lot area like it's shown on the plan.
- I am very concerned about fly balls going across Elmwood Avenue to the houses on the north side of Elmwood. Why is the baseball field being turned around to this new direction?
- I don't understand why this plan [the Master Plan] is different than this plan [Brooks Landing Phase II].

- Please keep the small playground near the field house. It is important to the neighborhood but it needs to be repaired though.
- The boathouse does not allow for growth in rowing. I am concerned about it being too small to accommodate all the local programs and demand for the sport.
- The ball fields [little league] are important and it's good to have them in the dry area of the park. We need to be able to use the ball fields.
- I am concerned about the location of the baseball field [full-size field] and wonder if kids will be gathering near the road.
- Is the new outdoor pool regulation size? In order for the City to hold certain swim events the pool needs to be a certain size. Very concerned about it being too small.
- Pool needs to be Olympic size to continue to host events / meets
- Very appreciative of the softball fields [little league] being in a non-flooding location.
- The driveway through the park is nice, like on the other side [of the river] where you can get to all the different park places.
- What other amenities are being located in the Wellness Center – why not an event space?
- I am very excited about the fire training facility being relocated. I realize it will not be for a while but this is an important part of this plan. It doesn't belong here next to a recreation park.
- Will there be a new ice rink? The existing one is being removed? I thought this was popular and would like to see it somewhere else if it can be included in the future.
- Traffic on Elmwood Avenue is very dangerous. Please keep the light at the park entry because that is the only place to cross the road down here [near the river]. Also, the City needs to do something to slow cars down on Elmwood. The intersection up here [Elmwood and Genesee Street/Scottsville Rd] is not safe for kids. It is very difficult to cross because nobody knows when or where a car will come from or where it is safe to get to the park.
- Make sure not to destroy the bird habitats in the park.
- Liked [Concept #1] for the boathouse design due to its sustainability features [green roof, solar design]. It's unique.
- Prefer alternate concept #1 for the boathouse. Alternate #2 looks too much like Adirondack style.
- Liked [Concept 2] for the boathouse. The stone arches are nice.

- I was concerned that the boathouse design was complete already, but as long as this is an early [concept] design and more input can be given later then it is good. Lots of thoughtful ideas about the use of the building. I am happy to see it will not just be for rowing teams.
- How do I get my kayak to the waterfront area [dock]? I can't carry it that far. I don't have help to carry my boat like some of the rowers do.
- I am very concerned about being able to use/get to the waterfront area [with kayak] during a wedding [at the boathouse event space]. Please make sure the waterfront remains open during special events.
- I thought a different design [schematic plan from 2014] was chosen at a previous meeting.
- Make sure to include outdoor storage areas at the boathouse.
- Access to boathouse and the drop-off was good for school parents.
- Make sure the drop-off at the boat house can accommodate necessary trailers.
- Include winter maintenance of the park pathways in the master plan. As the junction of the east-west Erie Canal path, north-south Genesee River Trail, and Lehigh Valley North trail, these paths form a core part of the multimodal transportation infrastructure of our community. It is especially important that these paths be maintained year-round to encourage multimodal connectivity between the airport and the city.

The following comments were received during the Question & Answer portion of the meeting (7:00 – 8:30 PM):

- The City needs to do a much better job involving and informing the public of projects.
- Can the clearing to open views being done in Genesee Valley Park be done along Cottage Street?
  - o The Cottage Street area is outside of our project limits so it cannot be done as part of the Brooks II project. The Vacuum Oil Brownfield Opportunity Area ongoing efforts would be a good venue to pursue such clearing.
- A sidewalk needs to be provided from the promenade along the hotel to and along the park drive to Elmwood Avenue and should have lighting.
  - o The City will develop a plan and estimate to include a walk and lighting. Additional funding will need to be secured to include these improvements. City Council may be able to help secure the necessary funds.
- The riverfront should be fenced to prevent people from accidentally falling or slipping into the river.
  - o There are many miles of riverfront in the City and fencing it all would be impractical. People accidentally falling into the river has not been an issue.

- PLEX has requested permanent restrooms to serve the ballfields north of Elmwood but they are not included in the plan. Port-a-potties are provided but no one likes to use them and they get vandalized.
  - Restrooms were looked into but their cost was estimated to be about \$150,000 - \$200,000 for a pre-fabricated structure, foundation and utilities (water, sewer and electric). Neither the State or Federal grant would have paid for a restroom. There are restrooms available to the public at the Sports Complex and Genesee Waterways Center south of Elmwood.
- Waterless or composting toilets that do not require full sewer connections may be a cheaper alternative.
  - While they may be less expensive water and electric would still be needed for sanitary purposes.
- What work is being done to open up views from the neighborhoods to the park and river?
  - All clearing work has already been completed. There may be some additional minor removals and trimming as the project advances.
- The park and trails in Genesee Valley Park are a major off-road transportation node for bicyclists with the convergence of the Genesee Riverway Trail , the Genesee Valley Greenway Trail and the Canalway Trail. The trails need to be plowed in the winter so they are usable year round.
  - The City's priority is to plow the sidewalks and roadways throughout the City for the vast majority of the population and for emergency responders.
- The City needs to work with the neighborhood groups to provide better outreach to the community. The neighborhood groups have established social media presence and contact networks that should be used for notifying and informing the community.
- Is any work being done on the ball fields north of Elmwood?
  - The ball fields will not be impacted by this project. Concepts were developed to provide improved drainage but neither the State nor Federal grant would have paid for these improvements. Funds for baseball field and tennis court improvements have been requested through the City's Capital Improvement Program but have yet to be funded.
- Public access to the river at the proposed new boathouse needs to be preserved. Concerned that any events hosted in the public space or by the boathouse would limit the publics' access to the water.
  - No change in public access to the water is planned.
- At the onset of the Brooks Landing development a commitment was made to the neighborhood that a two-way connection would be maintained through the park. The agreement that the City signed with the State only stated that they were to be consulted, it did not give them approval over what the City did on site. By a show of hands a majority of attendees favored a two-way connection.
  - In 2005 the Mayor, the National Park Service and the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) signed a Memorandum of Agreement (MOA) that permitted the alienation of a portion of Genesee Valley Park to make the private development possible. This agreement included certain stipulations, including ongoing NYS review of public and private development plans. In 2011, with input from the community, Council and the administration, the public

park plan was advanced through the Environmental Assessment process with the inclusion of a 2-way connection. As required by the MOA the documents were submitted to OPRHP for review and comment. OPRHP's response was to require that the park road "allow one-way traffic from the hotel parking lot to the park, becoming a two-way at the turn around loop."