

# meeting summary

## City of Rochester Vacuum Oil Brownfield Opportunity Area

Public Workshop | Parks and Open Space Master Plan  
November 7, 2016 • 6:00 – 7:30 PM

### Meeting Attendees

#### Project Team Representatives

- Dorraine Kirkmire, City of Rochester
- Mark Gregor, City of Rochester
- Kimberly Baptiste, Bergmann Associates
- Andy Raus, Bergmann Associates
- Ted Liddell, Bergmann Associates

#### Business & Community Members

### Meeting Overview

Dorraine Kirkmire, City of Rochester, welcomed the public to the workshop and introduced Kimberly Baptiste, Bergmann Associates, of the project team. Kimberly presented the meeting agenda and the workshop objectives. The agenda items included:

- Overview
  - Workshop Objectives
  - What is a Parks and Open Space Master Plan?
  - 2035 Vacuum Oil BOA Vision Plan
- WORKSHOP: Themes
  - Neighborhood Open Space
  - Access & Connections
  - Waterfront

Kimberly stated the workshop objectives which included;

- Define what a Parks and Open Space master plan is,
- Identify proposed Parks and Open Space projects in the 2035 vision plan, and
- Gather feedback from the group to guide the development of the Parks and Open Space Master Plan.

Kimberly defined a Parks and Open Space Master Plan as a frame work that identifies;

- Overarching goals to support community,
- Open space and recreational needs,
- Programming and capital improvement recommendations, and
- Phasing and funding strategies.

# meeting summary

Kimberly further stated the plan will guide decision making for the parks and open space facilities in the BOA project area, supporting community growth, environmental sustainability and future development.

Andy Raus, Bergmann Associates, gave an update on the floodplain assessment and the floodwall project which will play a role in shaping redevelopment of the waterfront in the Vacuum Oil BOA study area. Andy addressed questions and comments from the meeting attendees.

- Will the floodwall project provide jobs to people living in the neighborhood? Andy Stated it is too early to say who will be involved with the construction of the new flood protection system. The project needs to go through design first.
- Will lowering the floodwall put residents in the neighborhood at risk for flooding? Andy stated the wall in conjunction with the Court Street Dam and Mount Morris Dam provide flood protection for the City. When the wall was originally built the dams did not exist so the wall had to be higher in elevation. Today with the dams, the wall can be lowered to 2' above the 100-year storm elevation.
- Why does the wall exist in some areas and not others? Are the areas without a wall at risk for flooding? Andy stated that the wall is generally located historically where business and residences existed. Areas like Genesee Valley Park for example have a more natural rivers edge and floodplain. If the river floods in areas like this, there is less impact to business, residence and the environment.
- Has more than one engineering firm looked at the data to determine that the floodwall can be lowered? Andy stated that several engineering firms have been studying the wall and the flood elevation in conjunction with FEMA.
- How will the project be funded? Andy stated that the wall is owned by New York State and that project funding will come through a variety of grant opportunities.
- Concern was raised that if the residence in the neighborhood are flooded out that FEMA will displace the residence and take their homes and land. Andy stated that FEMA will be an active participant during the planning and design phases of the floodwall and that concerns like this should be brought up during the public engagement process for the floodwall project so it can be documented. Andy also stated that very few houses in the neighborhood are actually located in the floodplain.

## Neighborhood Open Space

After the update and discussion about the floodwall project, Kimberly led the group through a series of discussion topics to gather feedback from the community. The first discussion topics/questions were in regards to the parks and open space within the neighborhood. The topics included:

- Do the existing / proposed parks and open spaces within the neighborhood meet local needs?
- If not, what specific amenities are desired?
  - Playgrounds
  - Community Gardens
  - Open Space

# meeting summary

Kimberly presented the existing recreational facilities in the neighborhood which include:

- Exchange Street park
- Community garden at the corner of Exchange Street and Flint Street
- Mt Pleasant park
- Legacy Park Station
- Flint Street Rec Center
- School 19
- Genesee Riverway Trail.

Kimberly stated the community members have adequate access to parks, recreation areas, and open space based on the criteria of residents being located within a ¼ mile of one of those facilities. Kimberly raised the question that even though there is plenty of access to parks and open space, did they meet the needs of the community. A discussion was then started on what existing facilities were adequate and what needed to be improved or added to the parks and open space of the neighborhood.

Community members provided the following feedback on the neighborhood open space.

- Mt. Pleasant Park is a small privately owned park on the road Mt. Pleasant Park. The park contains a small bench and planting areas. The owner wants to continue having a community garden on the property. It is considered a community amenity and the public is welcome to use it.
- Launch points for kayaks and small boats are desired.
- Community members stated the community garden on the corner of Exchange Street and Flint Street is owned by Foodlink. Foodlink provided materials for the park in the past. Vegetables used to be grown in the community garden until the plants were stolen. The community garden is seen as a value to the community as a place to gather. It also is something nice to look at other than a vacant lot.
- Members of the community stated there is a need for more community gardens. The lot next to the Gandhi Center could be a potential area for a community garden.
- Members of the community stated that alternative uses for vacant lots should be considered, such as solar panels.
- Members of the community stated it would be a good idea to take vacant lots and clean them up and make them into gardens that the community can take pride in. It was discussed that the neighborhood goals on the vacant lots will need to be figured out. Should the vacant lots permanently be turned into parks or should the park use be a temporary use until the property is redeveloped?
- There needs to be policing in the parks. Safety of the neighborhood is a higher priority than the parks and open space to some of the community members. It was stated that safety and parks and open space are not exclusive of each other. Parks and open space can be designed keeping crime prevention in mind.
- Members of the community asked if additional policing will be taken into account for PLEX Park. It was stated that the design will help to open up the space to make it more visible and conducive to community driven policing. People using the park in a productive way will deter bad activity.

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- Who is responsible for paying insurance on pocket parks? Dorraine stated that parks owned by the city are covered under the City's insurance umbrella, parks that are privately owned are responsible for their own insurance.

## Access & Connections

Kimberly presented the next workshop theme which included access and connections to the waterfront. Kimberly stated that there are several existing connection points to the waterfront/Genesee Riverway Trail and one proposed new connection in the vicinity of Luther Circle. Kimberly started a discussion with the community with the following questions:

- Which access routes do you use today and why?
- How would you like to see Flint Street improved to enhance pedestrian/bicycle experience?
- What would entice you to use the waterfront trail more?

Community members provided the following feedback on access and connections.

- Entrances to the trail should have barriers that can prevent vehicular traffic, but be removed for emergency vehicles if needed.
- The question was raised if new connections, both road and pedestrian, are being considered. Kimberly stated that vehicular and pedestrian connections have been looked at and will be presented at another meeting dedicated to the topic.
- Additional pedestrian connections to the waterfront and trail are more desired than new vehicular connections.
- Signage needs to be provided to state the trail is for pedestrians only, no motor vehicles.

## Waterfront Amenities

After the discussion of the neighborhood parks and open space, Kimberly led a discussion on the waterfront amenities that were identified in the 2035 Vision Plan to gauge from the community if they are still relevant. The amenities identified in the 2035 Vision Plan are:

- Trail Enhancements
- Car Top Boat Launch
- Playground
- Designated Picnic Areas
- Amphitheater
- Interpretive Elements
- General Gathering Space
- Water-Based Recreation

Community members provided the following feedback on the waterfront amenities.

- The Genesee Riverway Trail is a very important transportation and recreation feature. The trail provides direct routes to downtown, Genesee Valley Park and to the Canal. The PLEX neighborhood is a "rising star" because of the trail.

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- The trail should be plowed year round and lighting should be provided on the trail. It should be treated as seriously as streets.
- Trash cans and collection needs to be provided on the trail. There is a lot of trash on the trail and no place to discard of lunch time items, etc.
- Police cars have been seen driving on the trail.
- Lighting should be provided on the trail to make people feel safe and comfortable.
- The comment was made that it is very important to look at the river as a whole. Not as separate segments or neighborhoods.
- The question was asked when cleanup of the brownfields will take place. Mark Gregor stated it could start in a year. When it starts is dependent on funding.
- The question was raised if the cleanup would close the trail. Mark Gregor stated that temporarily closures or rerouting of the trail could be possible during the cleanup and during the construction of trail improvements.
- Has truck routing been determined yet for the cleanup? Mark Gregor stated it is too early to know what the truck routes will be.
- Signage and kiosks need to be included along the waterfront to tell the history of the neighborhood.
- Small kayaks and small boat access would be nice.....no large motor boats.
- Community members stated they are concerned that new waterfront development will benefit people outside of the neighborhood and not the people that live there.

After the discussion of the waterfront amenities, community members were asked to rank a series of images representing the potential amenities to be included along the waterfront. The ranking will help the project team determine what items are most important to the community members to include.

## Next Steps

At the conclusion of the meeting, the following next steps were shared with the community.

- Review Community Feedback
- Draft Parks and Open Space Mater Plan
- Identify and Prioritize Parks and Open Space Projects
- Identify Implementation Strategy for Funding and Development.

\*SEE ATTACHED PDF OF POWERPOINT PRESENTATION



**City of Rochester**  
**Vacuum Oil BOA**  
**PARKS & OPEN SPACE PLAN**

Public Workshop | November 7, 2016



**Meeting Agenda**

- Welcome
- Overview
  - Workshop Objectives
  - What is a Parks and Open Space Master Plan?
  - 2035 Vacuum Oil BOA Vision Plan
  - Informing the Plan...
- WORKSHOP: Themes
  - Neighborhood Open Space
  - Access & Connections
  - Waterfront

**Workshop Objectives**

- 
- Define what a Parks and Open Space Master Plan is.
  - Identify proposed Parks and Open Space projects in the 2035 vision plan.
  - Gather feedback from the group to guide the development of the Parks and Open Space Master Plan.

**What is a Parks and Open Space Master Plan?**

- 
- A framework that identifies
    - Overarching goals to support community
    - Open space and recreational needs
    - Programming and capital improvement recommendations
    - Phasing and funding strategies
  - The plan will guide decision making for the parks and open space facilities in the BOA project area, supporting community growth, environmental sustainability and future development.

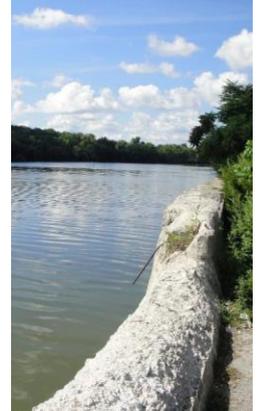
## Vision Plan



## Floodplain Assessment

### Key Findings

- Revised flows from including effects of Mount Morris Dam result in lowering of FEMA 100-year elevations between 1.5 and 2.0 feet.
- Revised wall would could be rebuilt to between 4 and 4 ½ feet lower than the original height.
- Filed a Letter of Map Revision (LOMR) to FEMA to revise the 100-year elevation.



## Floodwall Project

- Topographic, Right-of-Way and Utility Surveys
- Wall Condition Survey and Structural Assessment
- Geotechnical Evaluation
- Wall Design Alternatives Analysis
- Permitting
- Final Design – River Wall & Flood Protection Berm
- State Environmental Quality Review

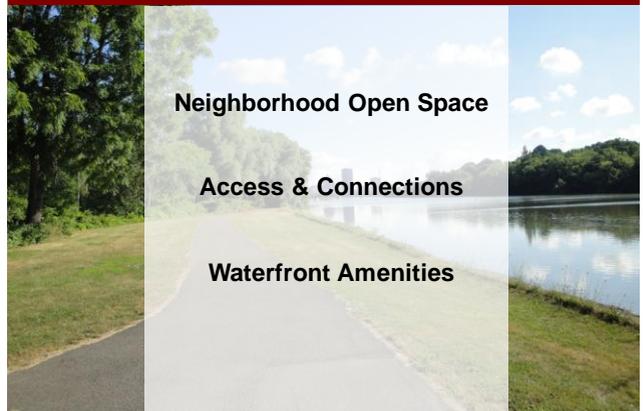


## Workshop Themes

Neighborhood Open Space

Access & Connections

Waterfront Amenities





- Discussion Topics**
- Do the existing / proposed parks and open spaces within the neighborhood meet local needs?
  - If not, what specific amenities are desired?
    - Playgrounds
    - Community Gardens
    - Open space
  - Note on map, specific parcels / locations for any new park and open space amenities.



- Which access routes do you use today and why?
- How would you like to see Flint Street improved to enhance pedestrian/bicycle experience?
- What would entice you to use the waterfront trail more?



**Waterfront Amenities Identified in the 2035 Vision Plan**

- Trail Enhancements
- Car Top Boat Launch
- Playground
- Designated Picnic Areas
- Amphitheater
- Interpretive elements
- General gathering space
- Water-based recreation

**Vision Plan**



**Waterfront Amenities Identified in the 2035 Vision Plan**

- Trail Enhancements
- Car Top Boat Launch
- Playground
- Designated Picnic Areas
- Amphitheater
- Interpretive elements
- General gathering space
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**Are all of these amenities still relevant today based on other projects, neighborhood needs?**

# Refining the Waterfront Parks and Open Space Vision: Design Elements

## Trail Amenities / Enhancements



Trail kiosk / wayfinding maps



Trail markers



Benches



Public Art



Signage



Trail lighting

## Car Top Boat Launch



Natural launch site



Sloped paved launch



Small paved launch with docks



Large paved launch with docks

## Play Areas



Natural play area



Traditional playground



Exercise equipment



Music equipment

### Picnic Area



Large, permanent structure



Open, covered concrete pad



Scattered picnic tables



Informal picnic areas

### Waterfront Features | Amphitheater



Formal and structured



Less formal and structured



Temporary / Seasonal



Integrated into the landscape

### Interpretive Elements



Kiosk / trailheads



Interpretive signage



Cultural identity



Educational signage

### General Gathering Areas



Flex space / festival locations



Formal landscaped gathering



Unprogrammed open space



Formal gathering space with structures

## Water Based Recreation



Fishing



Paddle boating



Paddle boarding



Kayaking

## Next Steps

- Review Community Feedback
- Draft Parks and Open Space Master Plan
- Identify and Prioritize Parks and Open Space Projects
- Implementation Strategy for funding and development



**Thank You for Your Input!**

# Vacuum Oil BOA Parks Master Plan Public Informational Workshop



2035 Vision Plan

**23 SURVEYS COMPLETED**

Instructions: For EACH category of amenities below please rank the top 3 improvements you would like to see by placing the number 1, 2 or 3 in the white boxes below.

- Place 1 for your favorite
- Place 2 for your second favorite
- Place 3 for your third favorite

## Trail Enhancements

Select 3



Ranking Category	1	2	3
# of Rankings	2	4	5



Ranking Category	1	2	3
# of Rankings	2	8	3



Ranking Category	1	2	3
# of Rankings	0	1	4



Ranking Category	1	2	3
# of Rankings	17	2	0



Ranking Category	1	2	3
# of Rankings	1	2	3



Ranking Category	1	2	3
# of Rankings	5	6	5



Ranking Category	1	2	3
# of Rankings	3	4	3



Ranking Category	1	2	3
# of Rankings	0	2	3

### MISCELLANEOUS COMMENTS

- Trail markers and trash cans should be mandatory.
- Lights and trash cans are extra important. Wayfinding maps and signage are important as well.

## Car Top Boat Launch

Select 3



Ranking Category	1	2	3
# of Rankings	9	6	1



Ranking Category	1	2	3
# of Rankings	4	4	3



Ranking Category	1	2	3
# of Rankings	3	2	6



Ranking Category	1	2	3
# of Rankings	1	1	2

### MISCELLANEOUS COMMENTS

- 4 people left this category blank.
- No cars!
- Kayak and canoe only (walking/carry).
- Avoid all motorized vehicle launches. Canoes and kayaks only.

# Play Areas

Select 3



1

Ranking Category	1	2	3
# of Rankings	9	3	3



2

Ranking Category	1	2	3
# of Rankings	8	1	3



1

Ranking Category	1	2	3
# of Rankings	4	10	2



Ranking Category	1	2	3
# of Rankings	1	5	7

## MISCELLANEOUS COMMENTS

- 1 person left this category blank.
- Musical equipment is a good idea.

# Picnic Areas

Select 3



2

Ranking Category	1	2	3
# of Rankings	8	1	1



3

Ranking Category	1	2	3
# of Rankings	4	5	3



1

Ranking Category	1	2	3
# of Rankings	8	8	3



Ranking Category	1	2	3
# of Rankings	2	4	6

## MISCELLANEOUS COMMENTS

- 2 people left this category blank.
- 2-3 open, covered concrete pads desired.
- Less infrastructure....no structured canopy.

# Amphitheater

Select 3



1

Ranking Category	1	2	3
# of Rankings	12	0	1



2

Ranking Category	1	2	3
# of Rankings	2	10	5



Ranking Category	1	2	3
# of Rankings	1	2	5



3

Ranking Category	1	2	3
# of Rankings	3	8	4

## MISCELLANEOUS COMMENTS

- 2 people left this category blank.
- No formal and structured amphitheater.



# Interpretive Elements

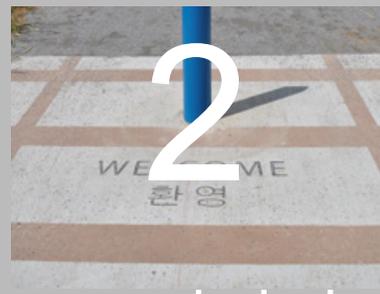
Select 3



Ranking Category	1	2	3
# of Rankings	3	2	5



Ranking Category	1	2	3
# of Rankings	2	6	3



Ranking Category	1	2	3
# of Rankings	4	3	4



Ranking Category	1	2	3
# of Rankings	8	3	4

**MISCELLANEOUS COMMENTS** | - 4 people left this category blank.

# General Gathering Areas

Select 3



Ranking Category	1	2	3
# of Rankings	3	4	3



Ranking Category	1	2	3
# of Rankings	4	7	1



Ranking Category	1	2	3
# of Rankings	8	3	5



Ranking Category	1	2	3
# of Rankings	5	5	3

**MISCELLANEOUS COMMENTS** | - 1 person left this category blank.  
- No flex space / festival location / no formal gathering space.

# Water Based Recreation

Select 3



Ranking Category	1	2	3
# of Rankings	10	3	0



Ranking Category	1	2	3
# of Rankings	1	3	5



Ranking Category	1	2	3
# of Rankings	1	4	5



Ranking Category	1	2	3
# of Rankings	8	3	3

**MISCELLANEOUS COMMENTS** | - 3 people left this category blank.  
- NO paddle boats.  
- Add swimming to the activities.