



City of Rochester

Neighborhood and Business Development
City Hall Room 125B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Bureau of Buildings
and Zoning

January 19, 2018

Ms. Peggy Hill
Rochester Management Inc.
249 Norton Village Lane
Rochester, New York 14609

**RE: 645 Norris Drive
(Deed Requirement SP-033-16-17)**

Dear Ms. Hill:

As you are aware from having attended the public hearing on January 8, 2018 and the deliberations held on January 11, 2018, the City Planning Commission decided to **HOLD** your case open and did not render a decision on your application to demolish an existing 60-unit, six building multifamily residential complex and to construct two, three-story buildings (37 units each), and three, two-story buildings (eight townhouse style units each); a total of 98 dwelling units in five buildings.

Although the City Planning Commission determined that it had enough information with regard to most aspects of your application, it also concluded that there are certain areas of building design and site layout that require further exploration and consideration.

Therefore, the City Planning Commission requests the following information:

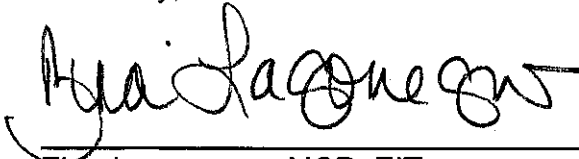
- 1) The buildings need more articulation and design character to break up the long, linear feel along Norris Drive, including variability in rooflines and building heights, and more variability and fenestration in windows and entryways; more emphasis on doors facing the street; a darker, more rich color pallet and use of more natural materials; and colors and materials similar to those found within the nearby residential neighborhood.
- 2) The buildings toward the front of the property should address Norris Drive rather than face the internal parking lot, which only serves to place emphasis on that parking lot. Walkways, doors, porches and other elements should relate to the street more in the manner of an urban neighborhood, instead of the present suburban-type appearance and lay-out.
- 3) There should be an opportunity to see or look between the front buildings toward the rear of the property, which can be accomplished either by re-orienting the building position or breaking them up into smaller buildings.



- 4) Better pedestrian connectivity is necessary on and around the site with an emphasis on connections to the park and Norris Drive, along with improved crosswalk markings or design changes to make the parking lot easier to traverse.
- 5) More outdoor amenities for the residents that complement and relate to the surrounding park, such as bike racks, benches, outdoor gathering spaces, and covered walkways.
- 6) Elimination of the condensing units and transformer from the front and side yards, respectively.
- 7) Consideration of accessibility features both inside and outside of the buildings.

Please schedule an appointment to submit any additional materials and information for your application to Jill Wiedrick, staff to the City Planning Commission. She can be reached at jill.wiedrick@cityofrochester.gov or 428-6914. You may also contact her if you have any questions regarding this letter. Once this information is received, your proposal will then be scheduled to be heard by the City Planning Commission at their next available hearing.

Sincerely,



Zina Lagonegro, AICP, EIT
Secretary, City Planning Commission

xc: Tom Kicior, Bureau of Buildings and Zoning
Tom Warth, City Law Department
Jill Wiedrick, Bureau of Buildings and Zoning
City Planning Commission File