

Appendix D:

**Comment Summary: From the Midtown Rising Luncheon**

November 10, 2008



**Comment Cards from the Midtown Rising Luncheon on November 10, 2008:**

As part of the public outreach and presentation process, representatives of various organizations and the public who attended the November 10, 2008 luncheon were offered an opportunity to complete and submit informal comments on 5 x 7 index cards. The comments were submitted without the benefit of reading the DGEIS. The following table lists those comments that offered a suggestion or included a question or concern.

<b><u>COMMENT</u></b>	<b><u>Disposition Recommendation</u></b>
1. Design and loading (commercial, retail, etc.) of green space is critical for successful public space.	No Response Required
2. I am interested in land use development and building design vis-à-vis two things: sustainability (environmental, economic and social); and public health (opportunities for physical activity and access to healthy food). For example: use LEED principles; consider needs and interests of people of all income levels; use a staircase that is easy to find and pleasant to use; design to prevent crime and to enhance the perception of safety.	No Response Required
3. Maintain zero setbacks; too much open space “corporate plaza” should be reserved for future building space. Density is needed to activate public space (use and activity).	No Response Required
4. Consider blocks 4 & 6 for a commons area similar to the open space in Ithaca, NY; a wide boulevard with only pedestrian traffic w/retail space and restaurants. Nice gathering place especially with downtown college/MCC nearby.	Alternative Suggested
5. Corner of Broad and Clinton should be a building.	Explanation/Clarification Required
6. Have you considered Sr. Citizen residence possibilities?	Explanation/Clarification Required
7. Do you anticipate the construction of underground retail galleries connecting the new downtown buildings (aka Montreal or Toronto)?	Explanation/Clarification Required
8. Would Target (Big Box retail) be a possible tenant?	Explanation/Clarification Required
9. Restaurants, cafes and boutiques would further enhance this revitalization project. All these things will give people the confidence and security to visit downtown.	No Response Required
10. I hope that research and studies support development of	No Response Required

retail space along these new streets as well as Main, Clinton, Chestnut, etc. This use also seen as 2 key components of Renaissance Square, but business to fill this space are required for its success.	
11. Can Rochester support another hotel? Have other corporations expressed interest in consolidating and relocating downtown?	Explanation/Clarification Required
12. A “town center” approach to the development would be the most beneficial to the greater Rochester population.	No Response Required
13. Are there any ideas or proposals in place to draw in the college students in Monroe County and get them familiar with downtown Rochester? Big chains, like Ikea, could pull them in for their “college needs” and then keep them coming back after becoming more familiar with the area.	Explanation/Clarification Required
14. An educational use will be important to include as a key project opportunity.	No Response Required
15. Geva leases 16 one, two and three bedroom apartments year-round for actor housing (Manhattan Square). It would be useful to be involved in conversations re: low-cost housing options-guaranteeing annual income with Geva.	Alternative Suggested
16. We need to make sure that safety issues are covered.	No Response Required
17. Please be sure to re-incorporate the skyway system into the redevelopment plan.	No Response Required
18. Has there been consideration to eliminating the Skyway Pedestrian Bridges so the people will be directed to street level?	No Response Required
19. Parking needs to be abundant and cheap!	No Response Required
20. Restore street parking to all downtown streets and reduce travel lanes	Explanation/Clarification Required
21. Parking is a concern that seems to not be addressed in the near future. That is worrisome.	No Response Required
22. How might we work in partnership with developers to assure the safety/preservation from damage/survival of buildings such as St. Mary’s Church that symbolically and actually represent the spiritual dimension of our City?	Explanation/Clarification Required
23. A major development project is exciting but it’s also a burden on neighboring organizations. How can we work together to mitigate the inconvenience of dust, noise and traffic disruption for ourselves and our visitors?	Explanation/Clarification Required
24. PAETEC-Total project cost? How much is PAETEC paying for and in what from (cash, loan, other)? Taxpayer input? State? Local? Allocation of states \$55M?	Explanation/Clarification Required

25. Would like more information pertaining to the financing and cost implications of the project in phases or as a whole.	Explanation/Clarification Required
26. Missing a discussion how the Renaissance Center would integrate with the Midtown project.	No Response Required
27. If the process on filling out the site takes several years, have a plan that doesn't leave a big hole in the ground for several years, ala World Trade Center site. Paved plaza or park in the interim.	Explanation/Clarification Required
28. I heard very little about consideration of preserving (with updates) some/all of the atrium.	Explanation/Clarification Required
29. Preservation of Midtown Tower, even with substantial renovations, should be seriously considered. Tearing out an 18 story tower is unsustainable.	Explanation/Clarification Required
30. The existing Midtown Tower placement will probably hinder the most functional development of the site, one that creates a more synergistic approach.	No Response Required
31. There are plenty of skilled craftsmen in this area. Are there plans to keep local labor working on these projects and are plans to have responsible contractor clause to assure workers on the projects make fair wages and have health care coverage?	Explanation/Clarification Required
32. To help the development of this project and many other development of downtown is having quality and safe developer to help keep the cost down. These projects should have a fair wages with healthcare provided for its workers.	Explanation/Clarification Required
33. My concerns are with labor. I am concerned in 3 aspects; 1) local laborer and not like Comida projects where you can find out of state workers; 2) is healthcare all workers should receive paid healthcare, not something they pay for; 3) apprenticeship language – we should train our younger generation in our skilled trades.	Explanation/Clarification Required
34. Incorporate web cameras overlooking the site during demo and construction. Increase interest in the project.	No Response Required
35. The most likely candidates to live here given the nature of the school system, are retired couples, students and young professionals. The standards and costs of the residential areas must be taken into consideration.	No Response Required