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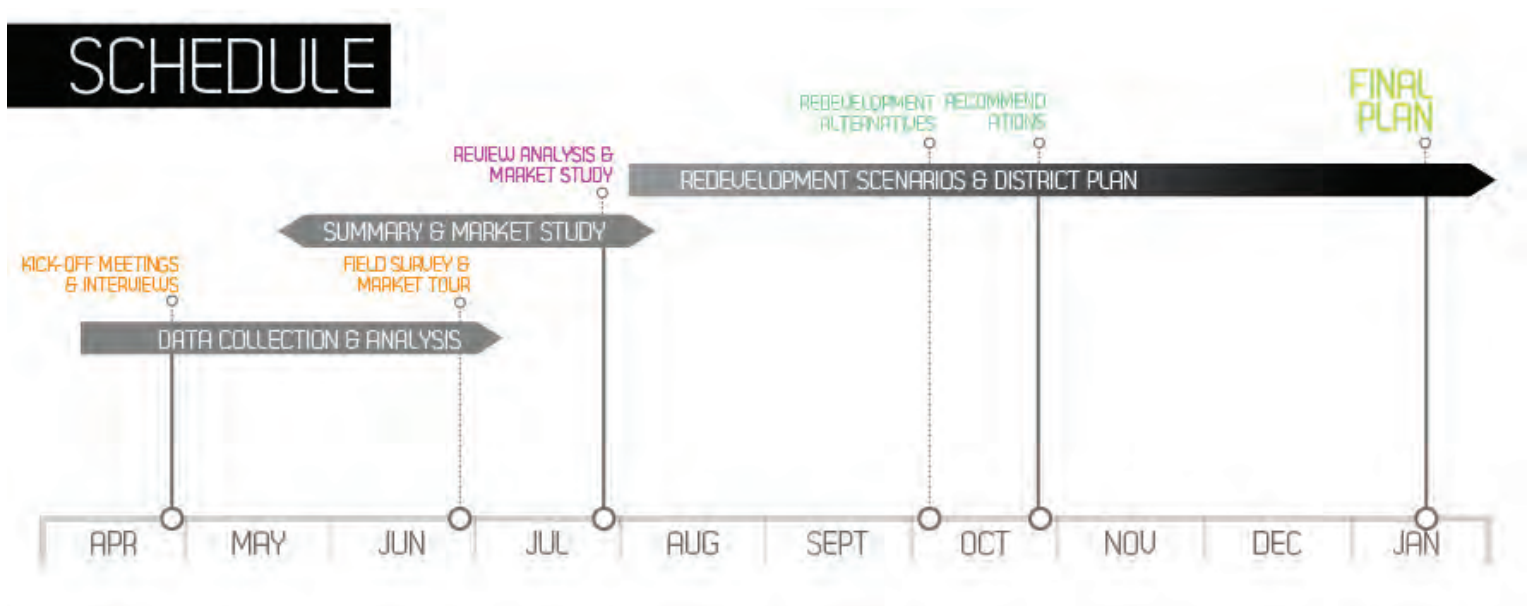
V Property Research

I The Planning Process for the Marketview Heights Urban Renewal District

8.1 Overview of the Planning Process

The planning process for the *Marketview Heights Urban Renewal District Plan* commenced in April 2013 and concluded in February 2014 with the completion of this *Plan*. The process included three phases:

- 1. DATA COLLECTION & ANALYSIS OF EXISTING CONDITIONS**
The first phase of work focused on fact finding: reviewing prior plans, conducting more than 20 interviews with neighborhood residents and other stakeholders, conducting a parcel-by-parcel field survey of land use and building conditions, and analyzing data to measure the impact of the Focused Investment Strategy efforts and identify issues/areas of continued need.
- 2. RESIDENTIAL & COMMERCIAL MARKET STUDY**
The second phase of work focused on market potential: asking and answering the question, “What kinds of new land uses could work in the neighborhood and respond to the community’s priorities for the future?”
- 3. REDEVELOPMENT SCENARIOS & URD PLAN**
The third phase of work explored different ways to apply the development program recommended by the market study to the land opportunities in the Urban Renewal District. In addition to a preferred scenario for redevelopment, the *Plan* also includes suggested public realm improvements for holistic neighborhood revitalization.



8.2 Summary of Community Input

Two key groups of community stakeholders partnered with the City of Rochester in the creation of the *Marketview Heights Urban Renewal District Plan*:

> **STEERING COMMITTEE**

The City convened a Steering Committee to oversee the planning process, serve as a sounding board for the consultant team, and help make important decisions regarding redevelopment within the Marketview Heights Urban Renewal District. The Steering Committee met three times throughout the planning process, in April 2013 for a project kick-off, in July 2013 for a presentation on existing conditions and market potential, and in October 2013 for a presentation on the draft vision, redevelopment alternatives, and public realm improvements that would ultimately shape this *Plan*.

Steering Committee Roster:

PathStone Corporation	Julie Everitt	Housing Development
Marketview Heights Collective Action Project	Ann Howard	CAP Member/Liaison
Marketview Heights Association	Francisco Rivera	Executive Director
Market District Business Association	Jay Polston	President
Enterprise Community Partners	Alma Balanon-Rosen	Executive Director
City of Rochester (COR) NE Neighborhood Service Center	Marisol Lopez	Administrator
COR Neighborhood and Business Development (NBD) Bureau of Zoning	Josh Artuso	Zoning Liaison
COR NBD Bureau of Planning	Doug Benson	City Planner
COR NBD Project Development	Henry Fitts	Research Assistant
COR NBD Project Development	Steve Golding	Business Development/Advisory
COR DRYS Public Market	Jim Farr	Market Manager
COR Dept of Environmental Services	Rich Koss	Street Project Liaison
COR Dept of Real Estate	Margot Garcia	Real Estate Liaison

> **MARKETVIEW HEIGHTS COLLECTIVE ACTION PROJECT (CAP)**

Neighbors and community leaders involved in CAP dedicated portions of their April, July, and October 2013 community meetings to the Urban Renewal District Plan process. Meeting participants learned about the project, weighed in on their priorities for the Urban Renewal District, and offered comments on the proposed Land Use and Site Plan for the URD.

At the mid-point in the planning process, after presenting the analysis of existing conditions and summary of market potential, but before developing a draft vision, development alternatives, and public realm recommendations, the planning team posed two questions to the members of the Steering Committee and CAP meeting participants:

QUESTION 1

WHAT three actions would you take NOW to make an immediate change in the Marketview Heights URD?

The bar graph summarizes* the five priorities identified by neighborhood residents and stakeholders:



- » **CRIME** – these comments all focused on eradicating the area’s drug problem
- » **HOUSING** – these comments touched on different housing solutions from new for-sale housing to affordable rental housing, code enforcement to mixed use developments
- » **COMMERCIAL** – these comments highlighted the need for job creation and new commercial services
- » **PUBLIC REALM** – these comments underscored shared desire to secure the alleys, slow or alter traffic patterns, and green vacant land
- » **COMMUNITY** – these comments mentioned community building efforts such as youth engagement or employment programs, a tool lending library, maintaining income diversity, and protecting long-term residents on fixed incomes from tax increases

QUESTION 2

WHERE would you take action now?

The red stickers on the map to the right indicate places where residents would tackle a property-specific problem. The red stickers target Lewis Street and the intersection of Weld and North Union as problem areas for drug and other illegal activity. The green stickers identify places where residents would make a change in the public realm, which could include the street or sidewalk, an alley, or lighting, among other items. The green stickers are more scattered, but comments underscored the issues with flooding and poor lighting under the rail overpass on Union Street, as well as issues of safety and security along the alleys.

These questions, along with input from all of the Steering Committee and CAP meetings, and from the one-on-one interviews, informed the analysis of existing conditions and ultimately the recommendations that together form the *Marketview Heights Urban Renewal District Plan*.

[illegible]

USE THE RED STICKER
to highlight where you would tackle a property-specific problem

USE THE GREEN STICKER
to identify where you would make a change in the public realm (street, sidewalk, alley, lighting, etc.)

-  Owner Occupied or Recent Investment
-  Drug Activity Observed
-  Serious Code Violation (Hazardous Structure or Points)
-  Vacant Land
-  Vacant Building
-  Underutilized Alley
-  Marketview Heights Urban Renewal District (URD)
-  Marketview Heights Focused Investment Strategy (FIS) Area



0 125' 250' 500 Feet

Appendix 43



8.3 Analysis of Existing Conditions

Summary of FIS Area Improvements

As part of a Focused Investment Strategy (FIS), Marketview Heights received targeted resources over the course of five years beginning in 2008 to transform the market and improve neighborhood conditions. During this time, Marketview Heights performed better than the City as a whole and to comparable neighborhoods in all categories: decrease in renter-occupied properties; increase in owner-occupied properties; decreases in violent and property crime; and decrease in vacant structures. Total funding through fiscal year 2012-13 amounted to \$3,875,909⁶ and has resulted in the following since 2008:

1. **HOUSING IMPROVEMENTS:** These improvements were focused on North Union and Weld streets and included 26 residential properties being rehabbed through the FIS Exterior Rehabilitation Program, two vacant two-family properties rehabbed for rental housing, and four new construction homeownership projects.
2. **LAND STABILIZATION EFFORTS:** These efforts focused north of Ontario Street and included disposition of vacant lots for 11 new side yards and 32 demolitions of vacant buildings. Ten households also participated in a landscaping workshop and planting initiative.

“ In the last 5-6 years, residents have worked very hard to change perceptions of the area and change perceptions of what people believe they can and cannot do. ”

“ If you don't speak up, your block can go downhill in a hurry. If you speak up, your block can stay up to par. ”



Figure 18. FIS Area Improvements Source: City of Rochester Data

Change in Land Use, 2008-2013

Land Use in the URD largely remained the same between 2008 and 2013. In 2008, the largest use in the URD was residential, comprising 55% of the parcel area. The second largest land use in the URD was vacant land, comprising 19% of the parcel area.

In 2013, the largest land use in the URD remained residential at 54%, with the second largest remaining vacant land, at 17%. Many of the residential parcels are located in the interior of the district and along North Union Street. North Union Street is also host to some commercial uses, the largest being the Public Market to the north of the study area. A limited number of commercial uses are on Scio Street in the form of corner stores; however, the majority of commercial activity remains on East Main Street and includes a large car wash, Wendy's, and a new Fastrac gas station. One large industrial use, an active manufacturer of power instruments called Ametek, is located in the north of the district along the rail. This use presents a barrier between the neighborhood and the Public Market.

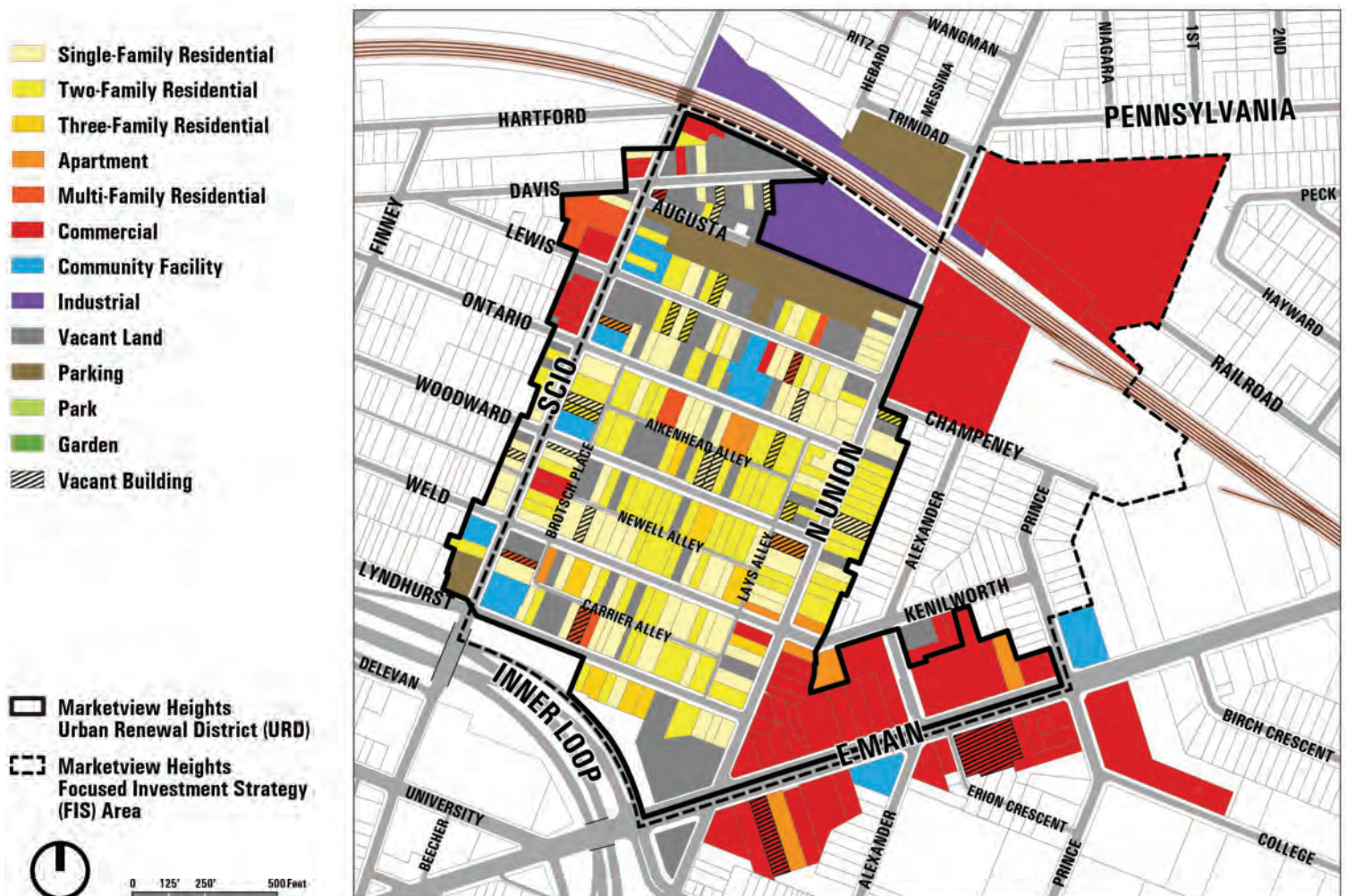


Figure 19. Land Use, 2008; Source: FIS data

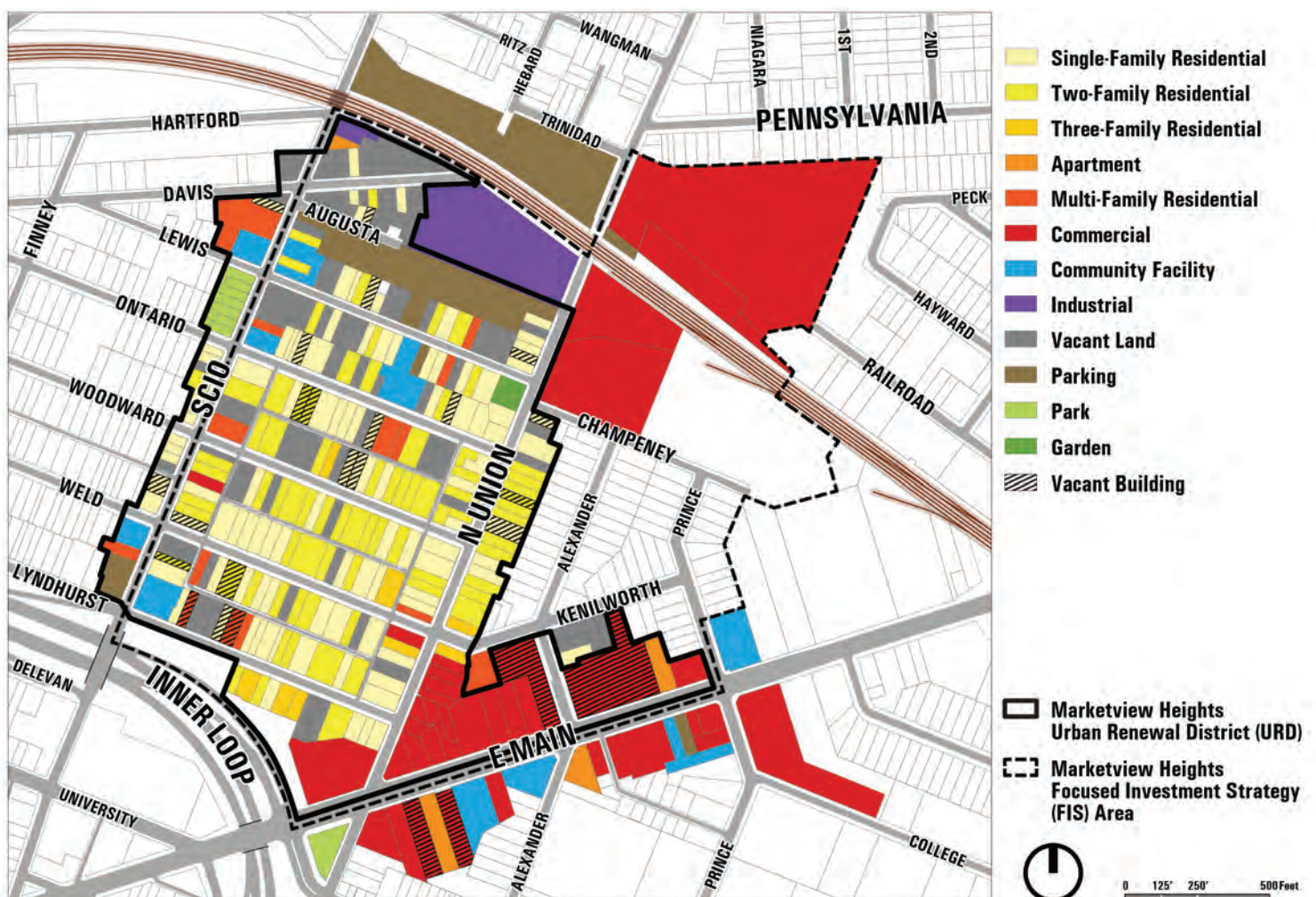
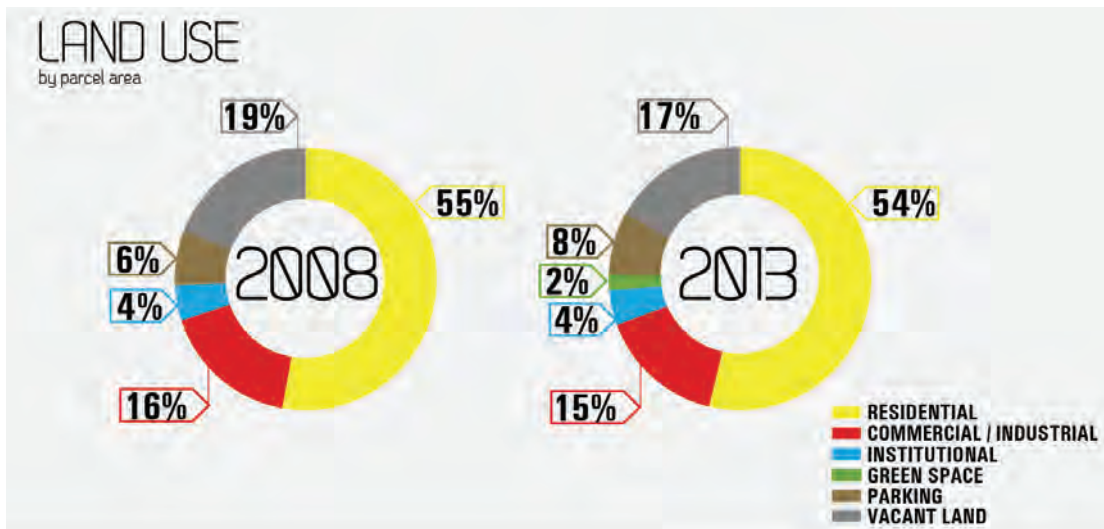


Figure 20. Land Use, 2013; Source: Field Survey

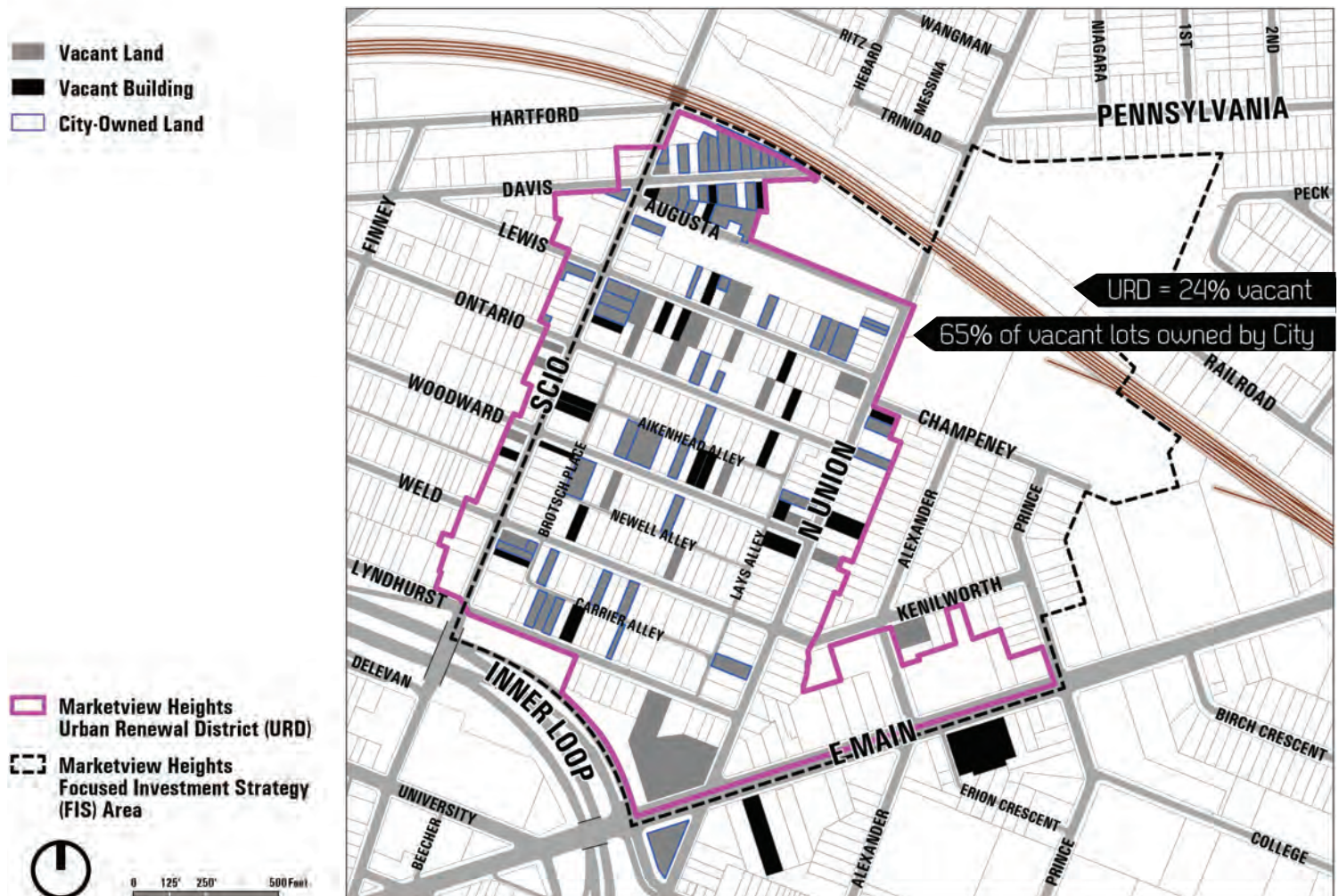
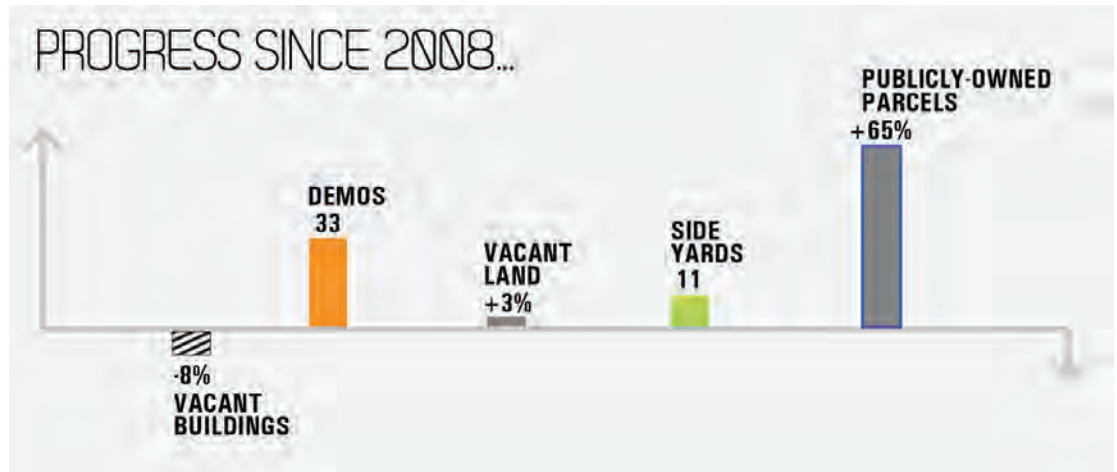


Figure 21. Vacancy, 2008; Source: FIS data

Change in Vacancy, 2008-2013

The amount of vacancy in the Marketview Heights Urban Renewal District continues to have a significant impact on the quality of life of residents in the neighborhood. In 2008, 24% of the total number of parcels in the URD were either vacant land or hosted structures. At that time, 65% of vacant lots were owned by the City of Rochester. In 2013, 27% of the number of parcels in the URD were either vacant land or structures. This slight increase in vacancy does not reflect a lack of progress made during this time. Rather, it reflects the 33 dangerous structures that were demolished, which increased the amount of vacant land in the URD by 3%.

In addition, the City increased the number of vacant parcels in its inventory by 65%, owning a total of 90% of vacant parcels in the URD. Plus, 15 vacant lots have been transitioned to a more productive use; 11 vacant lots have been sold or transferred to adjacent homeowners for side yards, two vacant lots that were formerly a gas station have become the Marketview Heights Collective Action Project's Sofrito Garden, and two other vacant lots were added to increase the amount of open space at the YMCA's park on Scio Street.

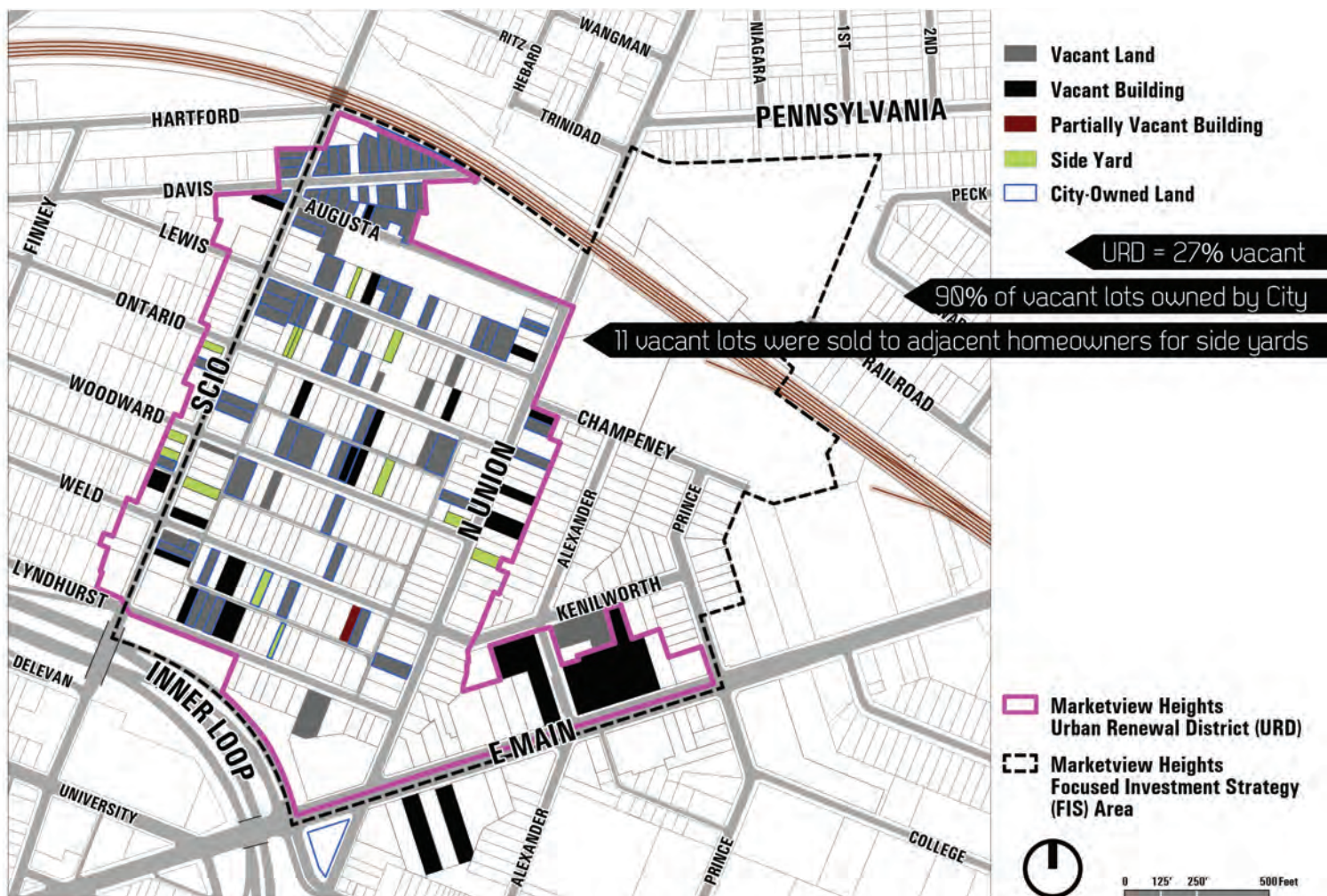


Figure 22. Vacancy, 2013; Source: Field Survey

Change in Building Condition, 2008-2013

Interface Studio conducted a building condition survey June 2013. Buildings received a grade of A-F depending upon their condition compared to the rest of the building stock: A for excellent, B for good, C for average, D for distressed, and F for failing. Grade descriptors are included in the graphic below. Interface Studio compared survey results to those from a similar survey conducted in 2008 by Enterprise Community Partners, and since then, there has been a 312% increase in the number of excellent 'A' buildings, as well as a slight increase, 4%, in the number of 'B' buildings. Following suit, the number of average buildings decreased 22%, distressed buildings decreased 29%, and failing buildings decreased 84%.

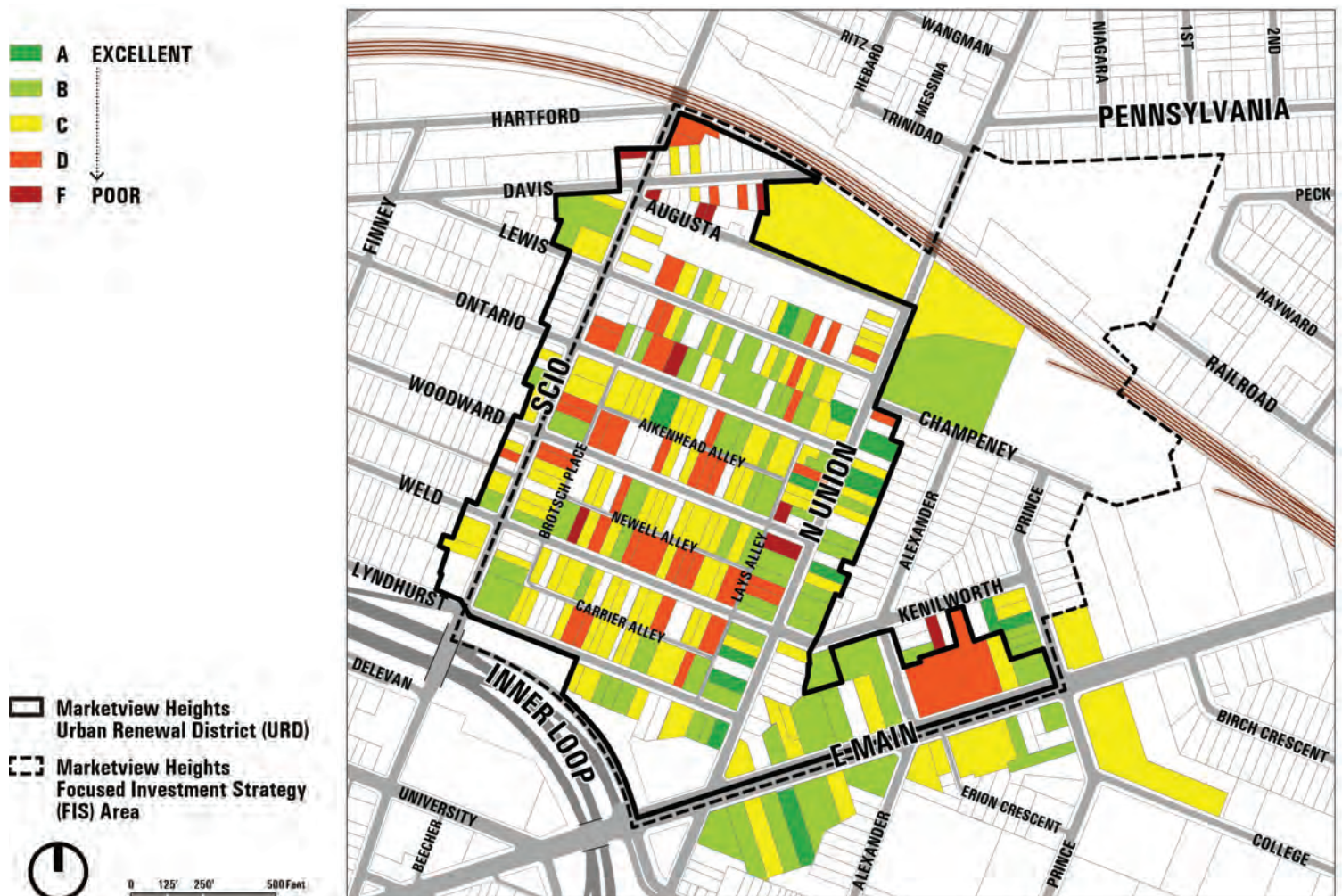


Figure 23. Building Condition, 2008; Source: FIS data

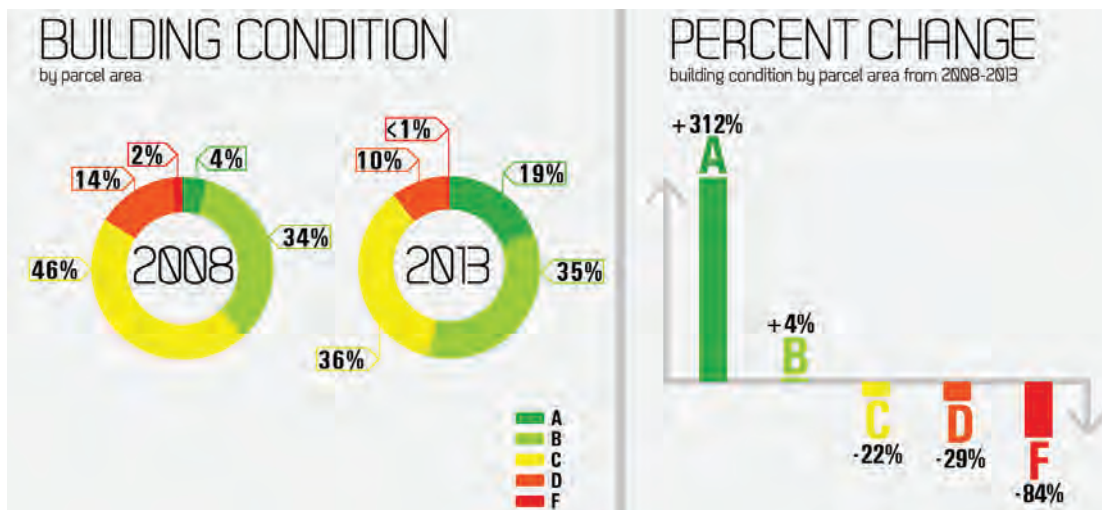


Figure 24. Building Condition, 2013; Source: Field Survey

Change in Violent Crime Hotspots, 2007-2012

Crime Statistics collected by the Rochester Police Department show that violent crimes in the Market View Heights neighborhood, located in Police Service Area 28, have decreased 26.5% when comparing 2012 to the five-year average. Violent crimes are those classified as murders, rapes, robberies, and aggravated assaults. It is important to note, that although crime in general is a major concern of residents in the URD, for the most part, the drug activity there has not brought about serious violence. When comparing the maps below, a small violent crime hotspot registers around the area of a convenience store on Scio Street near Woodward Street in the URD in 2007. However, in 2012, that area no longer registers as a hotspot for violent crimes.

SOURCE: ROCHESTER POLICE DEPARTMENT

HOTSPOTS FOR VIOLENT CRIME in Police Service Area (PSA) 28



Figure 25. Crimes against Persons, 2007



Figure 26. Crimes against Persons, 2012

Change in Property Crime Hotspots, 2007-2012

Property crimes, which include burglaries, larcenies, and motor vehicle theft, have also decreased in the Marketview Heights neighborhood between 2007 and 2012. According to statistics provided by the Rochester Police Department and the City of Rochester Data Warehouse, property crimes decreased by 18.5% in 2012 compared to the five-year average for the neighborhood. Specifically, in the URD, in 2007 hotspots of property crime can be seen along North Union Street, as well as parts of both Scio Street and East Main Street. However, the hotspots for property crimes committed in the URD in 2012 are significantly smaller, and focused near the southern portion of North Union Street near Lyndhurst Street.

Even with this decrease, residents in the URD feel that property crime still impacts their daily lives. The quote suggests that property theft is a common occurrence.

“Anything I put on the front porch gets stolen. 5 lawn mowers, 3 bicycles. Even if they’re locked up.”

SOURCE: ROCHESTER POLICE DEPARTMENT

HOTSPOTS FOR PROPERTY CRIME in Police Service Area (PSA) 28



Marketview Heights
Urban Renewal District (URD)

Marketview Heights
Neighborhood Boundary

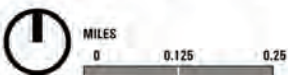


Figure 27. Crimes against Property, 2007



SOURCE: ROCHESTER POLICE DEPARTMENT

HOTSPOTS FOR PROPERTY CRIME in Police Service Area (PSA) 28

- Marketview Heights Urban Renewal District (URD)
- Marketview Heights Neighborhood Boundary

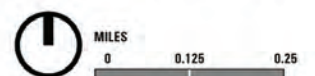


Figure 28. Crimes against Property, 2012

Change in Narcotics Calls for Service Hotspots, 2007-2012

Underscoring most of the conversations about crime in the URD is the prevalent drug trade. Looking at the heat maps below, showing narcotics-related calls for service data from the Rochester Police Department, most of the URD was a hotspot in 2007 and in 2012. Although the 2012 map shows a decrease in the intensity of these hotspots, the narcotics trade and drug activity remain the most prominent type of criminal behavior in the URD.

“You can’t fix behavior with a new home.”

“Marketview Heights has a reputation but not an identity – if you want drugs, this is the place.”

SOURCE: ROCHESTER POLICE DEPARTMENT

HOTSPOTS FOR NARCOTICS CALLS FOR SERVICE in Police Service Area (PSA) 28

- Narcotics call for service

Marketview Heights Urban Renewal District (URD)

Marketview Heights Neighborhood Boundary

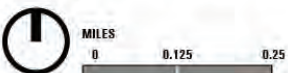


Figure 29. Narcotics Calls Hotspots, 2007



Figure 30. Narcotics Calls Hotspots, 2012

A Closer Look at the Drug Issue

Zooming into the URD for a closer look at the narcotics calls for service in 2012, hotspots are located on Scio Street between Weld Street and Woodward Street and on the corner of North Union Street and Weld Street. These hotspots correspond with locations residents pointed out during a collaborative mapping exercise, where they were asked to identify specific locations where drugs are an issue in their neighborhood. Hotspots are centered around the convenience stores at those locations, noting that the largest complaint of drug related activity was in front of the store on the corner of North Union Street and Weld Street. Other problem areas they identified were along Lewis Street, which is known for both dealing and illegal gambling and prostitution, as well as around the YMCA park. Residents did say, however, that this is still a small community, and the neighbors and drug dealers have learned to co-exist with one another in a peaceful manner.

“There’s no other place in the City where there is such an entrenched drug atmosphere.”

HOTSPOTS FOR NARCOTICS CALLS FOR SERVICE in Police Service Area [PSA] 28

SOURCE: ROCHESTER POLICE DEPARTMENT

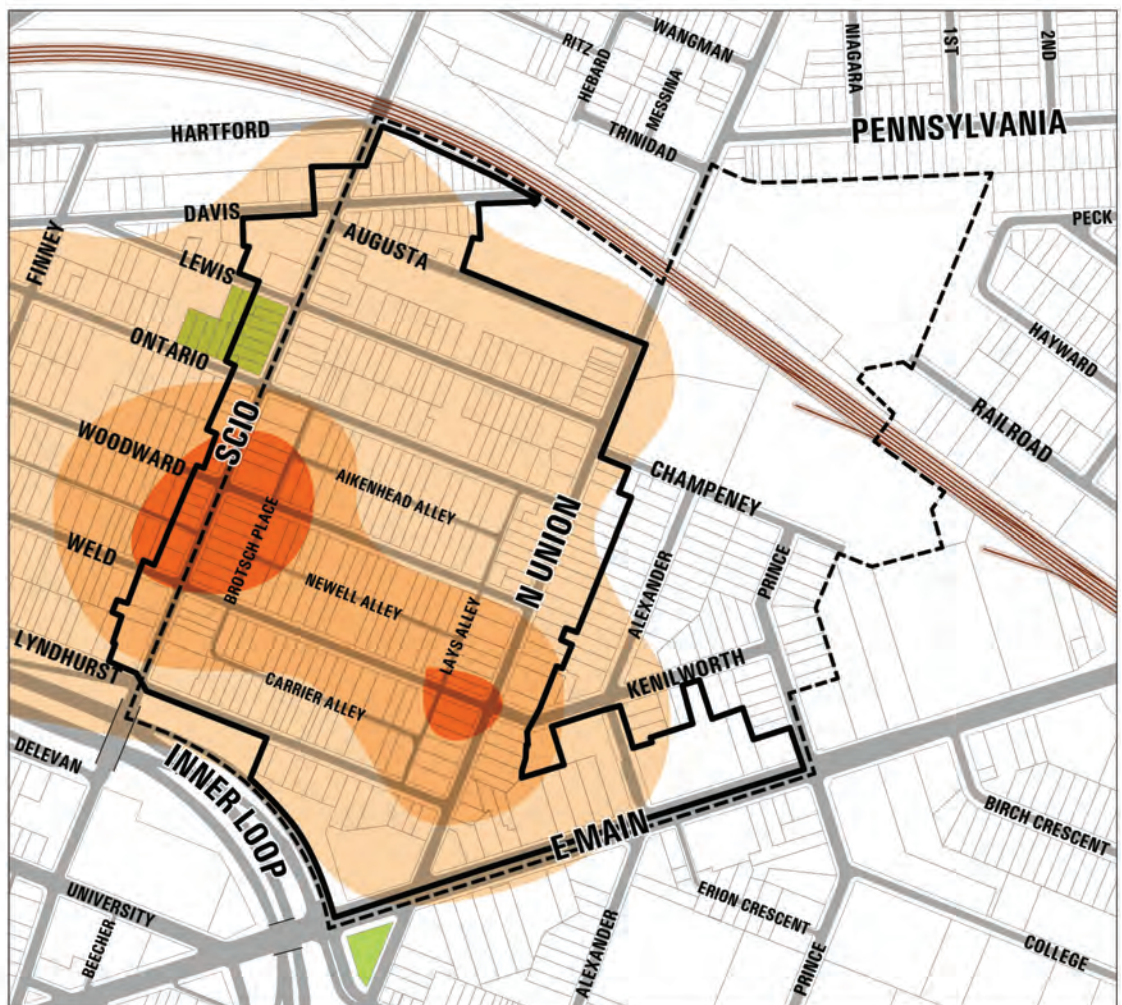


Figure 31. Narcotics Calls Hotspots, 2012



The corner of Weld Street and North Union Street is notorious for drug activity.

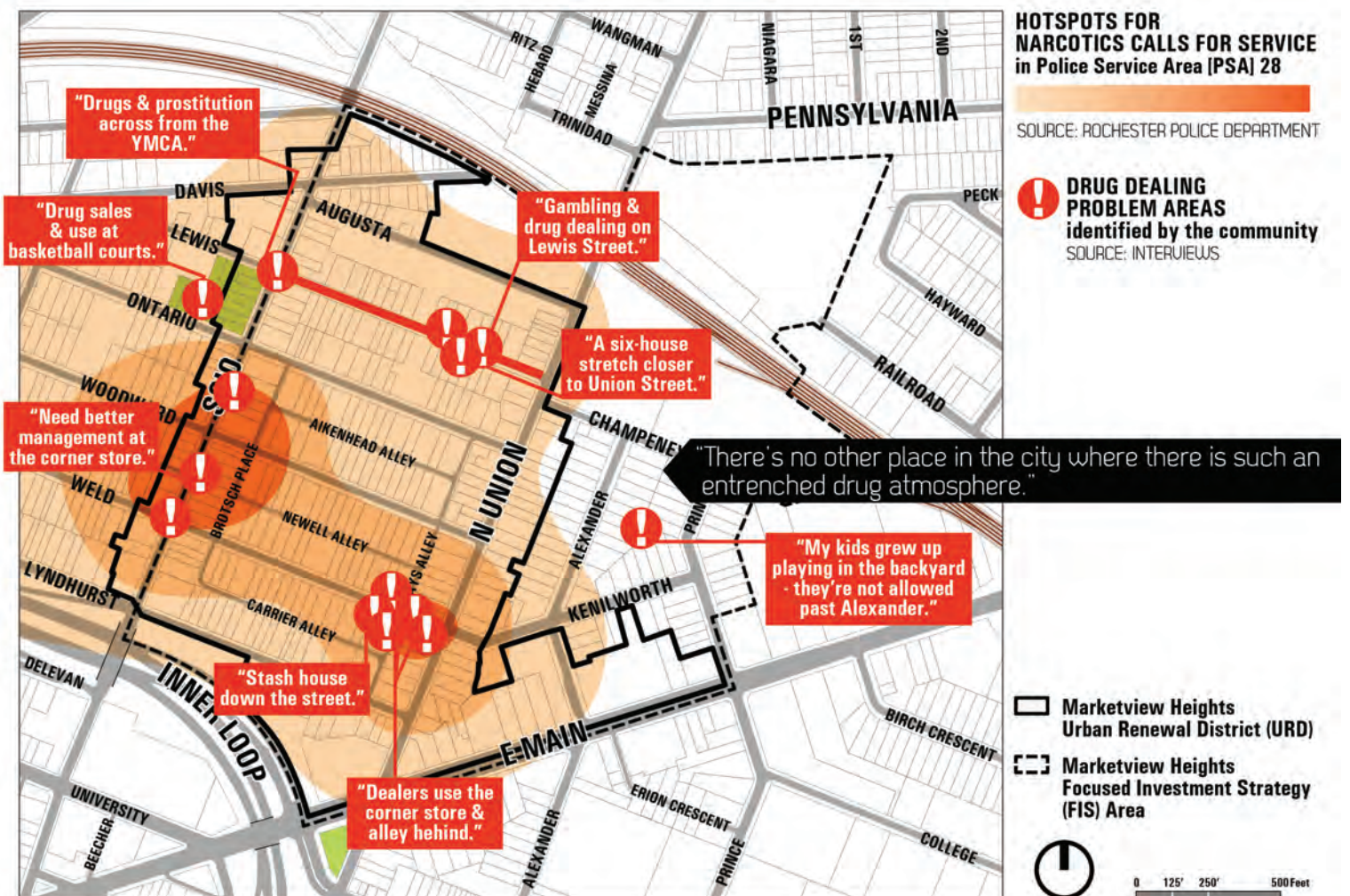


Figure 32. Narcotics hotspots overlaid with resident comments about local drug activity

Change in Code Violations, 2008-2013

The number of properties receiving housing code tickets by the City of Rochester's Bureau of Inspection and Compliance Services increased by 2% from 2008 to 2013. However, the number of properties that have multiple code violations decreased by 45%. Violations that receive citations include high grass and/or weeds, lead paint, trash that is loose and uncontained, hazardous structures, and unlicensed vehicles. Most of the properties with multiple code violations are for repeated lead violations.

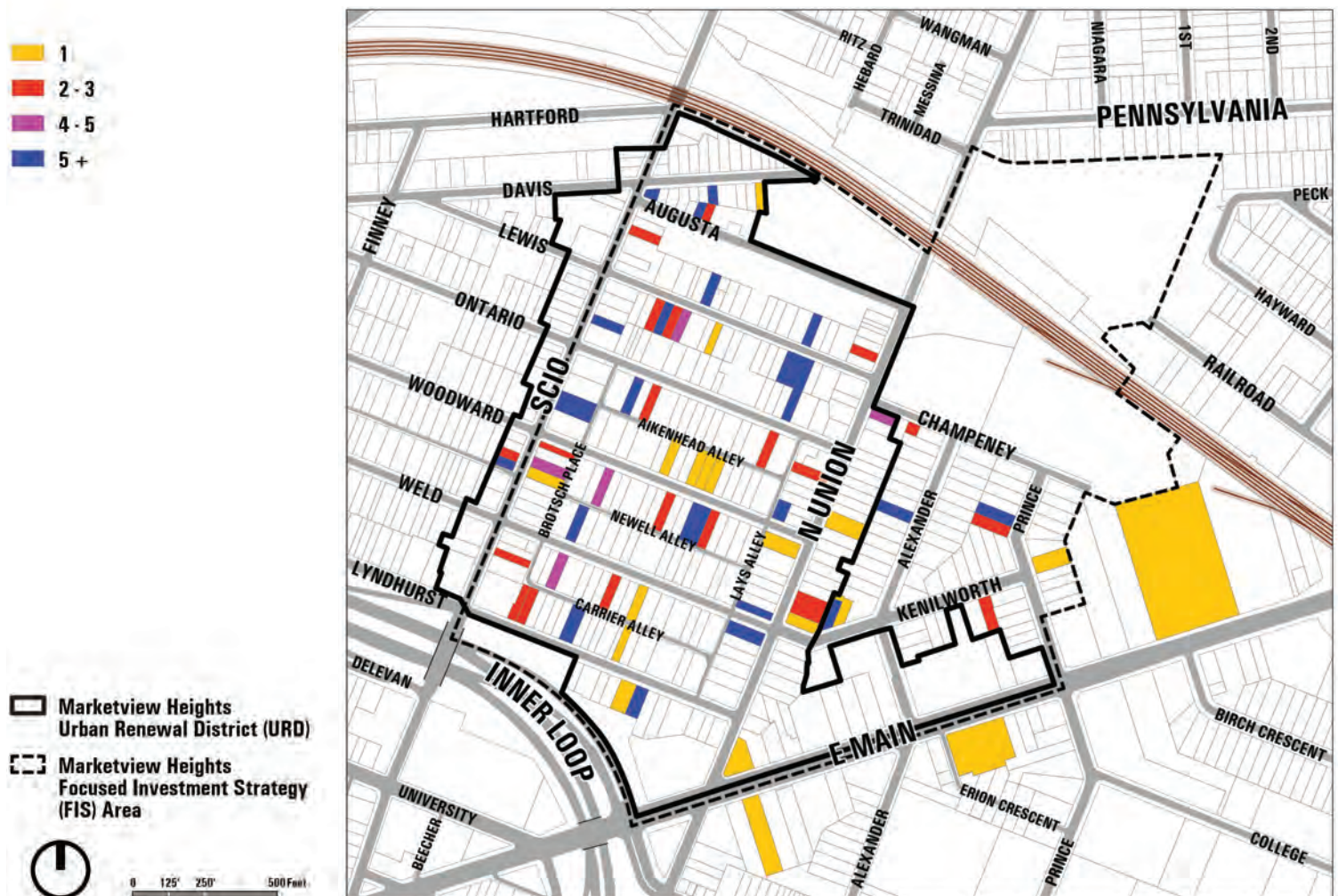


Figure 33. Code Violations, 2008; Source: FIS data



Figure 34. Code Violations, 2013; Source: City of Rochester

Alley Usage

Alleyways in the URD are in varying condition due to the different levels of use by their adjacent neighbors. Some residents use the alleys to access the back of their property, while other properties are completely fenced off from their alleys. The most actively used alley is Carrier Alley, with many of the adjacent neighbors using it as the main access to park their vehicles. This degree of use also affords it the best condition. Underutilized alleys are in much poorer condition, with overgrown brush and evidence of illegal dumping. During the public process, residents cited the Newell and Lays alleys has the most problematic, particularly in cases where the alleys act more as havens for drug related activity and “escape routes” for those running away from the police.



Aikenhead Alley is overgrown

“ I know the neighbors behind me because we share an alley. We try to keep people from dumping. Someone’s been sneaking in and dumping tires at night. ”

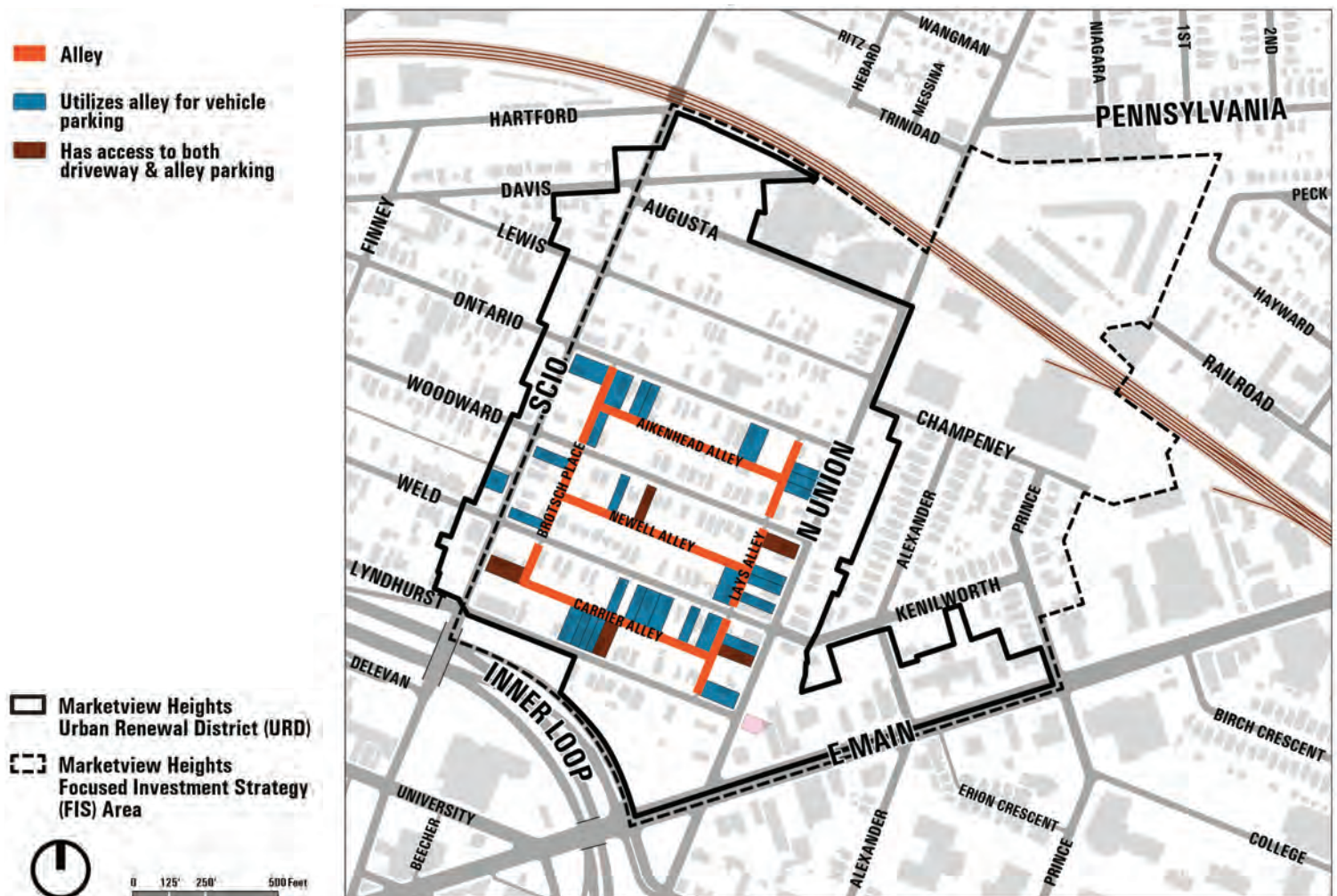
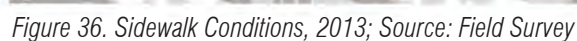


Figure 35. Alley Usage, 2013; Source: Field Survey

Interface Studio surveyed sidewalk conditions June 2013 and assigned grades on a scale of A-F, 'A' being excellent, and 'F' being poor. For the most part, sidewalks in the district received a grade of 'B' for good. Some deteriorating sidewalks can be seen on Woodward Street, Ontario Street and Lewis Street, while the poorest sidewalk conditions can be seen on Augusta Street and Davis Street. Given the high level of vacancy on those two streets, and the proposed redevelopment plan, sidewalk improvement efforts should be focused on both Woodward and Ontario Streets.



Lighting

Much of the street lighting in the URD is cobrahead lighting, taller lighting fixtures that are oriented toward the cartway for automobile use. Currently, the only streets containing pedestrian-scale light fixtures are Lyndhurst Street, Weld Street, and Woodward Street. Planned improvements to North Union Street from Central Park to University Avenue will also include pedestrian scale light poles. Providing more pedestrian scale lighting in future developments will help to make the neighborhood feel more secure and safe by emphasizing pedestrian activity over automobile traffic.

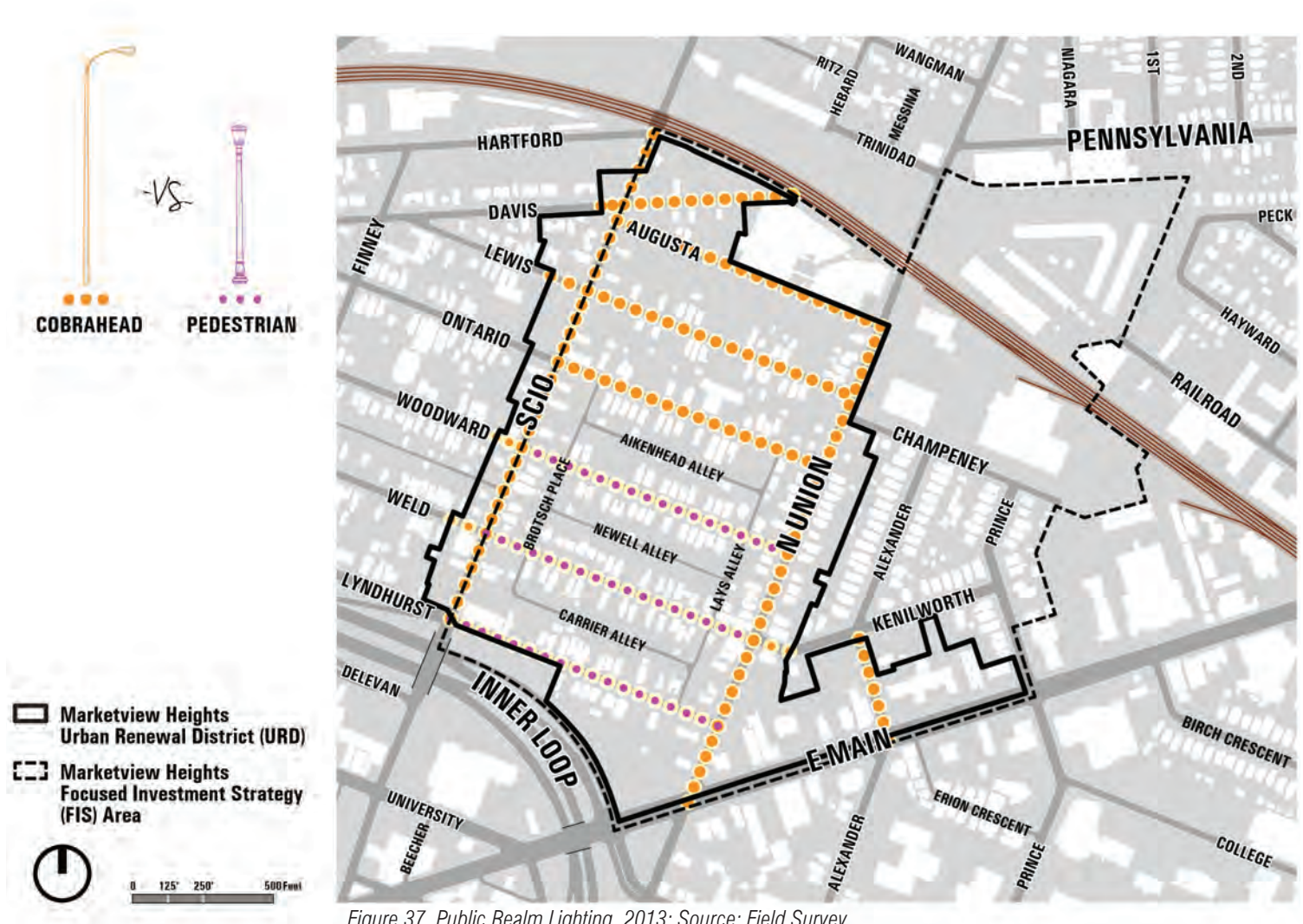


Figure 37. Public Realm Lighting, 2013; Source: Field Survey

Summary of Issues

The following map summarizes the different problems in the neighborhood, including specific properties where drug activity has been observed, serious code violations have been issued, and where vacant land and structures are. These issues are spread throughout the URD, with a concentration of vacancy on Woodward Street, Lewis Street, and on Davis Street, and drug activity on Lewis Street, Scio Street between Weld Street and Woodward Street, and on the corner of Weld Street and North Union Street.

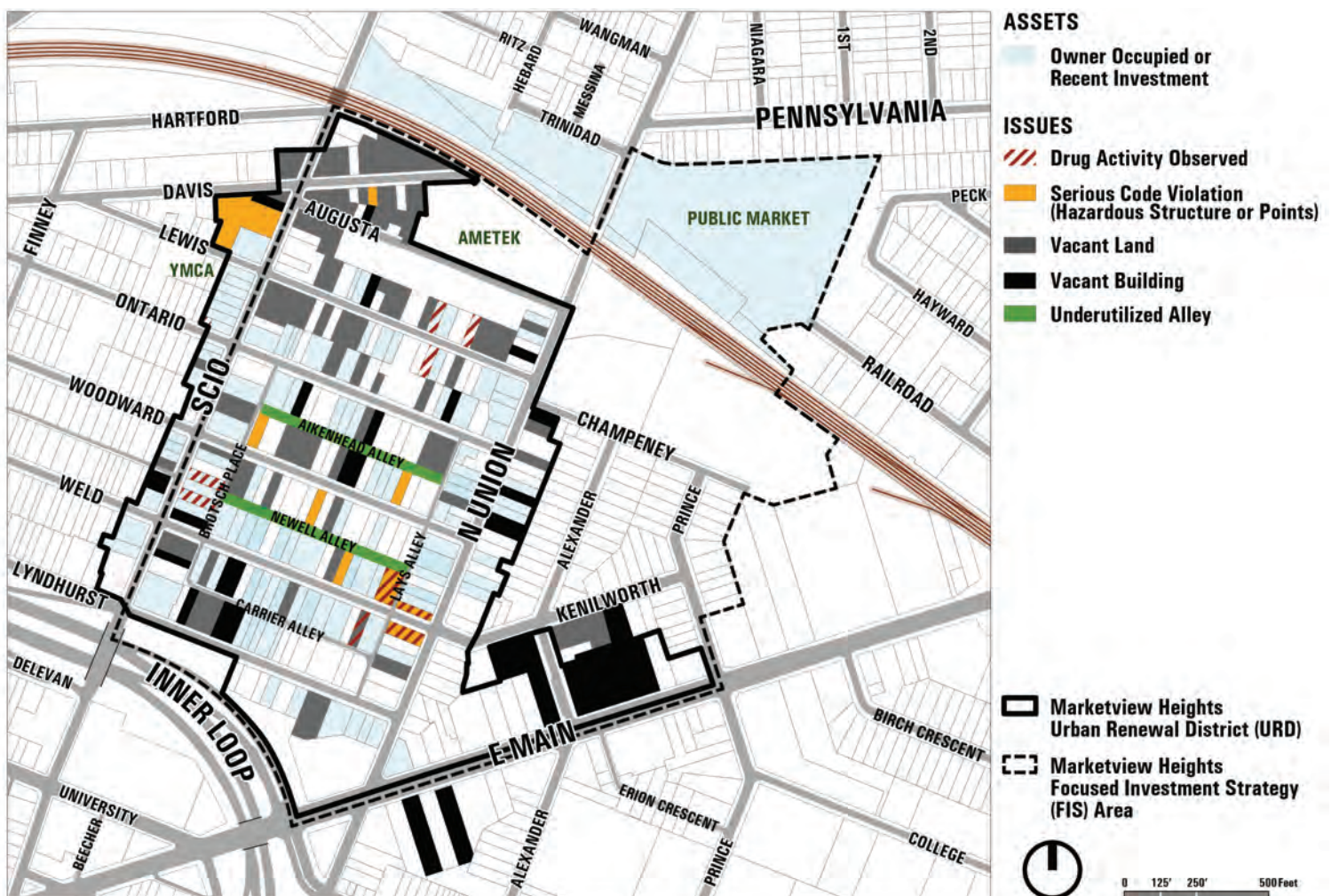


Figure 38. Summary of Issues and Assets, 2013; Source: Field Survey & City of Rochester Data

8.4 Lewis Street Redevelopment Alternative

The transformative redevelopment of Lewis Street relies on swapping Ametek's existing parking lot parcel for an area of assembled parcels west of the existing structure, creating a new parking lot between Augusta Street and the existing railroad. Should this land swap not prove feasible, the City should pursue a smaller-scale development along Lewis Street. The alternative plan illustrated below assembles adjacent vacant properties as well as notorious nuisance properties identified during the planning process and depicts them as redeveloped with a smaller development of 1,200 square-foot affordable rental townhouses. If the City chooses to pursue this route for redevelopment, the project should be constructed in a way, as shown below, such that it can be expanded upon if later acquisition of Ametek's parking lot becomes possible, enabling a potential Phase 2 of this development.

Lewis Street without the land swap

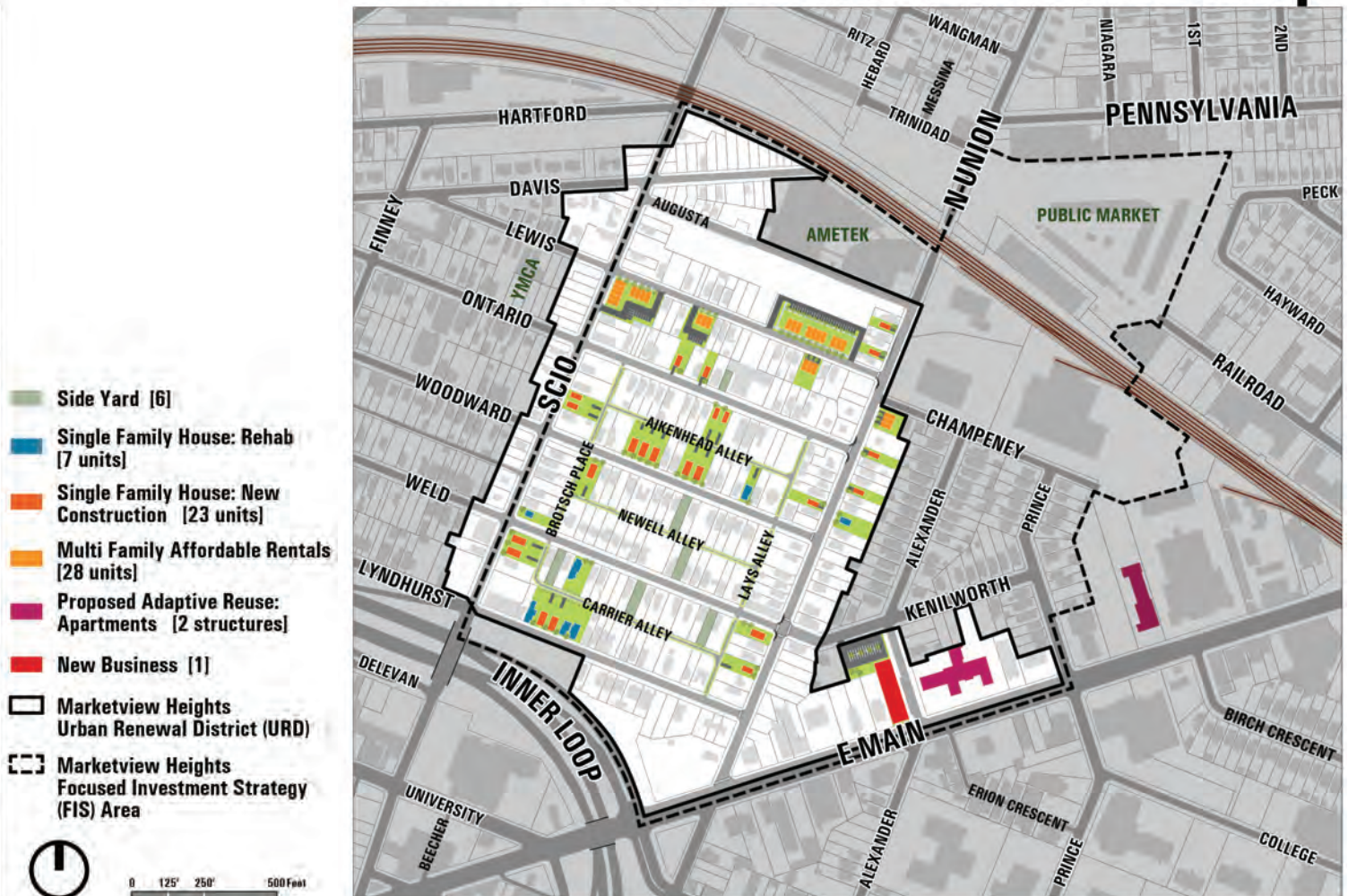


Figure 39. Redevelopment Alternative, without the land swap

II SEQRA Documentation and Findings

Marketview Heights Urban Renewal District Plan

State Environmental Quality Review Act

Prepared for: City of Rochester Department of Neighborhood & Business Development

2.16.2014

Interface Studio LLC
Real Estate Strategies, Inc. / RES Advisors
Bergmann Associates Inc.

NARRATIVE

PART 1

Bg. State Agency Approval

If the City of Rochester wishes to seek funding from the New York State Homes & Community Renewal Agency, approval by the Division of Housing & Community Renewal (DHCR) is required. If no funding is sought, approval by DHCR is not required.

Bi. Government Approvals & Funding

While the City of Rochester has an approved Local Waterfront Revitalization Program, the Marketview Heights Urban Renewal District Plan study area is not located within its boundary.

C2a. Adopted Land Use Plans

The *Marketview Heights Urban Renewal District Plan* supports the following goals of the City's Comprehensive Plan, *Rochester 2010: The Renaissance Plan*:

CAMPAIGN ONE – Involved Citizens

The public planning process that yielded this Plan achieved the following goals of Campaign One:

(c) Create an ongoing community planning and development review process that actively involves our citizens, anticipates emerging land use trends, appropriately weighs and considers competing land use and development interests as well as local and regional perspectives and results in fair and equitable decisions.

(d) Citizens, businesses, institutions, and neighborhoods will be informed and will adequately listen to and communicate with each other about opportunities, issues and concerns facing our community.

(f) Support and coordinate public meetings, discussions, and other informational opportunities for our citizens in an efficient and productive manner that provides essential, timely information and reaches the appropriate audience.

CAMPAIGN THREE – Health, Safety and Responsibility

In reclaiming vacant property and redeveloping the District's most distressed block and intersection, the implementation of this Plan will advance the following goal of Campaign Three:

(a) Promote neighborhoods that are safe, clean, and attractive, that minimize drug sales and use, loitering, graffiti, public drunkenness, property code violations, incidents of fires and other negative quality-of-life issues and that ultimately reduce the demand for public safety services.

CAMPAIGN SIX – Economic Vitality

By stabilizing and reinventing blighted residential blocks in close proximity to the Rochester Public Market, the implementation of this Plan will support the following goals of Campaign Six:

- (c) Develop strong, economically viable, and diverse neighborhood commercial areas that help to provide entry-level jobs, high-quality goods, and personal services to our citizens, offer entrepreneurial opportunities, and help increase our City's economic development and growth.
- (g) Support and promote opportunities for shopping for residents and visitors at stores, businesses, and personal service shops within our City.

CAMPAIGN EIGHT – Tourism Destination

As noted under Campaign Six, by stabilizing and reinventing blighted residential blocks in close proximity to the region's Public Market, the implementation of this Plan will support the following goals of Campaign Eight:

- (f) Develop diverse, unique tourism attractions that balance economic issues and impacts with neighborhood preservation, enhancement, and protection.
- (g) Capitalize on our many recreational, historic, civic, and business assets as well as our high quality of life to expand recognition of Rochester as a highly desirable tourism destination and attractive place to live.

CAMPAIGN NINE – Healthy Urban Neighborhoods

Implementation of the market-driven housing recommendations for continued rehabilitation, infill, and new construction will advance the following goals of Campaign Nine:

- (a) Create appropriate and affordable housing choices/opportunities for all citizens through a housing system that promotes and supports new construction and rehabilitation, is responsive to market opportunities, and encourages owner occupancy and affordable units for all incomes.
- (c) Encourage strong, stable, vital, and healthy neighborhoods that retain their unique characteristics, are supported by appropriate community resources, services, and amenities in village-like settings, with neighborhood commercial centers services nearby residential neighborhoods to provide essential goods and services and help create a high quality of life for every citizen.

CAMPAIGN ELEVEN – Arts and Culture

Implementation of the public realm recommendations, particularly extending the Wall Therapy investments visible north of the Public Market south into the District, will advance the following goal of Campaign Eleven:

- (a) Utilize our arts and cultural heritage and current assets as an economic development tool to create growth opportunities and a sense of community spirit and pride.

The *Marketview Heights Urban Renewal District Plan* also addresses several of the specific issues identified in the Center City Master Plan (CCMP) which was completed concurrently with the Comprehensive Plan. These issues identified in the CCMP include:

- (a) Development of new pedestrian connections and streetscape enhancements along N. Union Street from the Center City Core north to the Public Market; consideration of the extension of the boulevard concept north to the market area;
- (b) Establishment of pedestrian enhancement areas around the Public Market on N. Union Street, Pennsylvania Avenue and Railroad Street and the East Main / Goodman intersection area;
- (c) Create additional off-site parking for the market along Railroad Street;
- (d) Establishment of an in-fill housing program for vacant residential land within the neighborhood;
- (e) Investigation of alternatives to reconfigure the Inner Loop Expressway that would reduce its “barrier” effect and enhance connections between residential areas to the north and the Center City Core to the south.

Note that the *Center City Master Plan* does not cover all of the lands included in the *Marketview Heights Urban Renewal District Plan*.

C2b. Special Planning Districts

As noted on Part 1 of the full Environmental Assessment Form, the Marketview Heights Urban Renewal District Plan is located in the Marketview Heights Urban Renewal District. Text from the original designation is provided below:

City of Rochester Urban Renewal District Designation

November 15th, 2011
Ordinance No. 2011-343
(Int. No. 391)

Designating Parcels To Be Known As The Marketview Heights Urban Renewal District

BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. The Council hereby finds and declares that the Marketview Heights area in the City of Rochester is substandard and insanitary and is appropriate for urban renewal in accordance with the provisions of Article 15 of the General Municipal Law of the State of New York, and hereby designates the same as an urban renewal area to be known as the Marketview Heights Urban Renewal District. The area generally includes properties within an irregularly shaped boundary generally including properties located on the west side of Scio Street from the Inner Loop to the railroad tracks, easterly along the railroad tracks and cutting over to Augusta Street running east, properties along the east side of North Union Street running south of Champeney Terrace to Kenilworth Terrace, then including properties on the north side of East Main Street and west of Prince Street, and then east of the Inner Loop from East Main Street to the west side of Scio Street.

Section 2. The Council finds that this area is blighted, deteriorated or deteriorating due to the presence of distressed and underutilized land, and that the conditions of the area are hampering and impeding proper economic development, and are inimical to the public health, safety, morals and welfare of the inhabitants of the City of Rochester and the State of New York. Designation of this area as an urban renewal area will permit clearance, planning and redevelopment activities to accomplish economic development objectives.

Section 3. This ordinance shall take effect immediately.

Passed unanimously.

C3. Zoning

The *Marketview Heights Urban Renewal District Plan* identifies a series of zoning recommendations for properties located in the Marketview Heights Urban Renewal District, including amending, Section 120-120P of the Zoning Code to include Section 3 (Land Use Plan) of the *Marketview Heights Urban Renewal District Plan*. Additional recommended changes include:

- > **PROPOSED SINGLE FAMILY INFILL DEVELOPMENT** While all parcels are zoned R-2 and do not require a zoning change, 11 out of 24 lots identified for infill do not meet the R-2 minimum lot area for detached homes (5,000 SF) and would require a variance.
- > **PROPOSED MIXED INCOME HOUSING TAX CREDIT DEVELOPMENT** The proposed multi-family housing development between Lewis and Augusta streets is currently zoned both R-2 and M-1. All currently residential sites are zoned R-2, while Ametek's parking lot [251 North Union Street] is zoned M-1. To accommodate the proposed redevelopment plan, the portion that is currently zoned M-1 should change to R-2 to allow for new residential construction.

The main site of the conceptual design, north of Lewis Street, meets all R-2 lot, area, and yard requirements; for those 57 townhouse units, no deviations from R-2 would be required. However, 15 out of 18 of the remaining scattered-site townhouses on the south side of Lewis and southeast corner of North Union and Champeney would require variances because the aggregate parcel area does not meet the minimum lot area of 3,000 SF per unit.

- > **PROPOSED PARKING LOT FOR AMETEK** The redevelopment plan calls for new housing construction atop Ametek's existing parking lot and proposes a replacement parking lot west of Ametek's building, repurposing the vacant land between Augusta Street and the rail corridor. These parcels are currently zoned R-2. Though ancillary parking lots are allowed by Special Use Permit in R-2 zones, the proposed future zoning map recommends rezoning the parcels required for the replacement parking lot from R-2 to M-1 to provide Ametek with the same level of service and allow for the combination of the separate parcels (that host Ametek's building and new parking area) into a single property. The ancillary parking lot will be subject to Article XVIII § 120-131 of the Zoning Code.

However, adoption of the *Marketview Heights Urban Renewal District Plan* by the Rochester City Council will not immediately result in these changes being made. Instead, any recommended zoning changes will require a separate action outside of this planning effort.

F. Additional Information

The *Marketview Heights Urban Renewal District Plan* identifies recommended locations for specific types of new development and the zoning changes necessary to permit that new development. However, actual physical change to the project site(s) will not occur following acceptance/adoption of the *Marketview Heights Urban Renewal District Plan*. Instead, actual project implementation is dependent on numerous other factors. As such, the only approvals associated with this plan is approval by City Council, approval by the DHCR (assuming funding is sought) and adoption by the City Council.

PART 2 Narrative

The purpose of the *Marketview Heights Urban Renewal District Plan* is to outline a strategy and step-by-step action plan reduce, eliminate, and prevent the spread of blight in the neighborhood and position key sites for redevelopment, thereby completing the work of the *Marketview Heights Focused Investment Strategy* and realizing the community's vision for the neighborhood. In addition to the development program recommended for the URD, the Plan includes recommendations for the public realm that will help ensure comprehensive revitalization by supporting improved public safety, preventing crime, building pride, changing perceptions, strengthening the connection to the Public Market, and empowering residents to continue their grassroots organizing and activism.

The *Marketview Heights Urban Renewal District Plan* identifies recommended locations for specific types of new development and the zoning changes necessary to permit that new development. However, actual physical change to the project site(s) will not occur following acceptance/adoption of the Marketview Heights Urban Renewal District Plan and are instead dependent on numerous other factors (e.g., site assembly by the City, market forces and the choices made by developers). As such, the only approvals associated with this plan is approval by City Council, approval by the DHCR (assuming funding is sought) and adoption by the City Council.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐ Yes ☐ No		
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No		
c. City Council, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☐ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☐ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☐ No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☐ No	
• If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☐ No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☐ No	
If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☐ No	
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units,
square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:	

iii. If other than water, identify the type of impounded/contained liquids and their source.	

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No	
If yes, describe. _____	

v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
 If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
 If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
 If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
 If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☐ Yes ☐ No ☐ Yes ☐ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☐ No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____ _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☐ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____			
vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____ _____	
ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
n.. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally describe proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ _____ • Operation: _____ _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ _____ • Operation: _____ _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No i. If Yes: explain: _____	
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No If Yes, i. Identify Facilities: _____ _____	
e. Does the project site contain an existing dam? ☐ Yes ☐ No If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No If Yes: i. Has the facility been formally closed? ☐ Yes ☐ No • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ iii. Describe any development constraints due to the prior solid waste activities: _____ _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No - If yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No - Explain: _____ _____ _____																
E.2. Natural Resources On or Near Project Site																
a. What is the average depth to bedrock on the project site? _____ feet																
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 60%;"></td> <td style="border-bottom: 1px solid black; width: 40%; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> </table>		%		%		%										
	%															
	%															
	%															
d. What is the average depth to the water table on the project site? Average: _____ feet																
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td>☐ Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>	☐ Well Drained:	_____ % of site	☐ Moderately Well Drained:	_____ % of site	☐ Poorly Drained	_____ % of site										
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☐ Poorly Drained	_____ % of site															
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td>☐ 0-10%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>	☐ 0-10%:	_____ % of site	☐ 10-15%:	_____ % of site	☐ 15% or greater:	_____ % of site										
☐ 0-10%:	_____ % of site															
☐ 10-15%:	_____ % of site															
☐ 15% or greater:	_____ % of site															
g. Are there any unique geologic features on the project site? ☐ Yes ☐ No If Yes, describe: _____ _____																
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☐ No ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 10%;">Classification _____</td> <td style="width: 40%;"></td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> <td></td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> <td></td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="3">_____</td> </tr> </table>	• Streams:	Name _____	Classification _____		• Lakes or Ponds:	Name _____	Classification _____		• Wetlands:	Name _____	Approximate Size _____		• Wetland No. (if regulated by DEC)	_____		
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• Lakes or Ponds:	Name _____	Classification _____														
• Wetlands:	Name _____	Approximate Size _____														
• Wetland No. (if regulated by DEC)	_____															
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____																
i. Is the project site in a designated Floodway? ☐ Yes ☐ No																
j. Is the project site in the 100 year Floodplain? ☐ Yes ☐ No																
k. Is the project site in the 500 year Floodplain? ☐ Yes ☐ No																
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No If Yes: i. Name of aquifer: _____																

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____
E.3. Designated Public Resources On or Near Project Site
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☐ No If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐		
h. Other impacts: _____ _____		☐	☐		

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☐ NO ☐ YES <i>If “Yes”, answer questions a - c. If “No”, move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☐ YES <i>If “Yes”, answer questions a - l. If “No”, move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</i>			
	☐ NO	☐ YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If “Yes”, answer questions a - g. If “No”, move on to Section 6.</i>			
	☐ NO	☐ YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐
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6. Impacts on Air The proposed action may include a state regulated air emission source. ☐ NO ☐ YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☐ YES <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered “Yes”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. ☐ NO ☐ YES (See Part 1. D.2.j) <i>If “Yes”, answer questions a - g. If “No”, go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. ☐ NO ☐ YES (See Part 1. D.2.k) <i>If “Yes”, answer questions a - e. If “No”, go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☐ YES (See Part 1. D.2.m., n., and o.) <i>If “Yes”, answer questions a - f. If “No”, go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☐ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

III Market Analysis

CONTENTS:

1. An Analysis of the Market for Development in the Marketview Heights Urban Renewal District
2. Draft Tax Impacts Memo



DRAFT

**An Analysis of the Market for Development in the
Marketview Heights Urban Redevelopment District
City of Rochester, New York**

**Prepared for the City of Rochester
Department of Neighborhood and Business Development**

**Prepared by
REAL ESTATE STRATEGIES, INC.
February 2014**

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1. INTRODUCTION

Description of the Engagement

Real Estate Strategies, Inc. (RES) has been a member of the Interface Studio team commissioned by the City of Rochester and to prepare the Marketview Heights Urban Renewal Plan. The RES role on the Interface team has been to address market conditions influencing redevelopment activity in the delineated Marketview Urban Renewal District (URD), including the market for residential, commercial/retail, and industrial uses within the URD. This summary reports on the market-based findings and recommendations from our work.

In addition to analyses of demographic and economic data and fieldwork to obtain first-hand information about the URD and the City of Rochester, RES has conducted interviews with many stakeholders. Included are officials of the City of Rochester; community leaders and residents; representatives of organizations familiar with real estate development, business trends and entrepreneurship in Marketview Heights and the City of Rochester; real estate agents, developers and property managers; and others with ongoing involvement in revitalization activities and initiatives in and near the URD. The input provided has been a very valuable component of our market research and has been a key element shaping the findings and recommendations herein.

Scope of Work

The report sections that follow present data compiled and analyzed by RES together with market-related findings and recommendations. In preparing the market analysis and formulating the findings and recommendations, RES completed the following scope of work:

- Reviewed background documents and information including documentation related to the Focused Investment Strategy (FIS), the North Union Street Corridor Community Vision Plan, the Marketview Heights Revitalization Strategy, and the Public Market Revitalization Plan. This market analysis intentionally builds on these plans and the data, information, strategies, opinions, and priorities expressed therein.
- Inspected the URD and environs to evaluate its characteristics including land uses and factors influencing the potential of the URD as a location for residential and commercial/retail development. Our fieldwork included an analysis of land uses, access and visibility, entranceways and connections to other Rochester neighborhoods, and access to shopping, services, and places of employment.
- Participated in stakeholder and community meetings and conducted interviews to gain an understanding of issues and priorities.
- Presented initial data compiled by RES and preliminary findings for discussion and to obtain input about development alternatives and options. Steering Committee members and stakeholders also

discussed issues and concerns about potential redevelopment and members outlined individual concerns and preferences about different types of development.

- Compiled information provided by real estate brokers, property managers, planning and economic development officials, and others who are familiar with residential and commercial real estate market conditions in Rochester and the neighborhood including sales prices and sales pace, rents and absorption, buyer profiles, occupancy trends, and the competitive standing of the neighborhood as a place to live and conduct business.
- Based on interviews and our own market research, delineated a primary market area within which residential units offered for-sale and for-rent will compete for prospective buyers and renters and a trade area within which commercial/retail properties will operate.
- Compiled and analyzed economic and demographic data for the residential primary market area, including data describing economic and employment trends in Rochester and the broader metropolitan area that will influence real estate demand, population characteristics and trends, household formation, and household age and income characteristics. RES also compiled and analyzed data influencing potential retail, commercial, and business development in the URD including traffic counts, consumer expenditure patterns, store sales, gaps in the retail market, entrepreneurship potential related to the Rochester Public Market, and related so-called “leakage” of expenditures outside of the immediate area.
- Analyzed demand and supply conditions affecting the performance of market-rate and affordable rental and for-sale housing to ascertain whether existing and projected demand exceeds the current and prospective supply in the market. RES also reconciled demand and supply of for-sale and rental housing and researched potential pricing.
- Reached conclusions that are incorporated herein about market support for redevelopment and developed recommendations addressing the potential mix of for-sale and rental housing and the market for retail, commercial, and business development.

Limitations of the Engagement

This market analysis by RES does not ascertain the legal and regulatory requirements applicable to the redevelopment, including state and local government regulations, permits and licenses. Further, no effort has been made to determine the possible effect on the redevelopment of present or future federal, state or local legislation or any environmental or ecological matters.

The analyses included in this market assessment report are based on estimates, assumptions, and other information developed from research of the market, our knowledge of the industry and other factors, including certain information provided by members of Steering Committee, officials of the City of Rochester, and others interviewed during the course of our market analysis. The sources of information and bases of the estimates and assumptions are stated in this report. Some assumptions

inevitably will not materialize and unanticipated events and circumstances may occur; therefore, actual results will vary from those described in our report, and the variations may be material.

RES will have no obligation to revise this report to reflect events or conditions that occur subsequent to the date of the report, which is the last day of our market research. Finally, we will neither evaluate management's effectiveness nor be responsible for future marketing efforts and other management actions upon which actual results will depend.

2. NEIGHBORHOOD ANALYSIS

The Marketview Heights URD

The URD is located in the Marketview Heights neighborhood of the City of Rochester, just north of the Central Business District, and is within the boundaries of the Marketview Heights Focused Investment Strategy (FIS) Impact Area. The boundaries of the URD are shown in Map 2.1.

The Marketview Heights URD is urban in character and a predominantly residential area, with the majority of existing housing units in single-family and two-family structures. Vacant land is prevalent in the URD, and some existing structures are vacant, as well. Mapping by Interface Studio during 2013 indicated that 27 percent of the parcels in the URD were vacant, 90 percent of which were owned by the City of Rochester. There is a cluster of commercial and institutional uses along East Main Street, which is the southeastern border of the URD. Just outside of the URD's northern boundary is the Rochester Public Market, a key commercial center for the surrounding neighborhoods, the City, and the entire region. The Public Market reportedly attracts 30,000 to 40,000 visitors on Saturdays. To the south and west of the Public Market are light industrial buildings, including a manufacturing facility of Ametek that is on the URD side of the railroad right-of-way. While plans had been announced for a relocation of the facility, Ametek recently has stated that the company will remain at the Marketview location.

In addition to its southeastern boundary along East Main Street, the greater Marketview Heights neighborhood, which extends beyond the URD, is defined by Clifford Avenue to the north, the Inner Loop to the South, North Street to the west, and Goodman Street to the east. The neighborhood is divided into two distinct areas, North Marketview Heights and South Marketview Heights. The URD is located in the South Marketview Heights neighborhood. The divide between the areas is primarily along Pennsylvania and Portland Avenues.

Map 2.2 (following page) shows the location of South and North Marketview Heights, as well as the URD. Similar to the character of the URD, the greater Marketview Heights neighborhood is generally an urban, residential area.

MAP 2.1
MARKETVIEW HEIGHTS URD

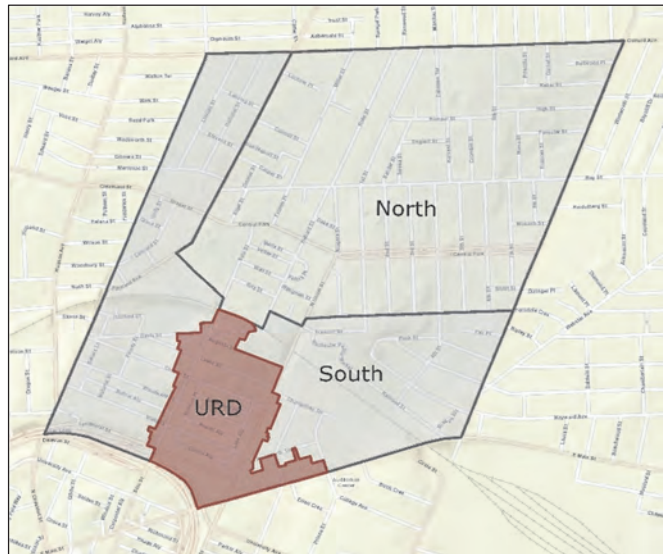


Surrounding Neighborhoods and Land Uses

The Marketview Heights neighborhood and URD are surrounded by a mix of residential, commercial, institutional, and light industrial uses. The neighborhood is located just north of the Central Business District (CBD), which is a center for employment and government services. The CBD is home to several cultural and entertainment destinations including The Strong Museum, Eastman Theater, and the Water Street Music Hall. However, the Inner Loop highway that separates the URD from the CBD is a physical barrier between the neighborhoods, challenging connectivity and walkability.

MAP 2.2

SOUTH AND NORTH MARKETVIEW HEIGHTS AND THE URD



To the west of Marketview Heights is the Upper Falls neighborhood, which contains shopping and services that benefit Marketview Heights residents. The northern part of Upper Falls, above Upper Falls Boulevard, largely is single-family residential. However, the area of the neighborhood below Upper Falls Boulevard has a mix of commercial centers, industrial facilities, and higher-density residential development. The Upper Falls Shopping Center at the intersection of North Clinton and Upper Falls Boulevard includes a TOPS Friendly Markets grocery store, as well as the Clinton Family Health Center. Also located within the Upper Falls neighborhood is the Rochester Amtrak station and Greyhound bus terminal, a key connection to the greater Rochester region. North of both Upper Falls and Marketview Heights is a neighborhood identified by its 14621 zip code; which is a predominately low-density, residential area. The same residential character is found east of Marketview Heights in the Beechwood and Homestead Heights neighborhoods.

The neighborhoods east of the CBD and south of Marketview Heights include Atlantic-University, East Avenue, Park Avenue, and Pearl-Meigs-Monroe. In general, these neighborhoods are residential with densities increasing closer to the CBD. The Atlantic-University neighborhood, which shares the border of East Main Street with the URD, has recently benefited from redevelopment efforts including the development of Village Gate Square. Just below East Main Street, and adjacent to the Village Gate Square, is Rochester Works!, the Memorial Art Gallery, Auditorium Theater, and the School of the Arts.

The Rochester Public Market

As noted previously, the Public Market in Rochester is an anchor institution for the Marketview Heights, attracting patrons from all areas of the City and beyond. Established in 1905, the Public Market occupies a nine acre site that is separated from the URD by railroad tracks but has potential to influence development within the area.

In 2012, the Public Market underwent a master planning process. The Rochester Public Market Master Plan Report states that the Market attracts approximately 2.4 million visitors. Although it is now open only three days per week year-round, the Market is a source of more than just fresh produce. Vendors within the Market sell meat, baked goods, coffee, and various prepared foods, as well as non-food items such as flowers, art, and cooking utensils and supplies. The Master Plan notes that customers are ethnically diverse, and a representative of the Market noted that it is the largest public market food stamp recipient because of a token system to facilitate use of electronic benefit transfer (EBT) cards.

During the summer the Market has about 300 vending spaces. Since some vendors take more than one space, the market will have 185-200 different vendors. There are approximately 500 on list for spaces when they become available. A proposed expansion will add a new storefront building, and plans call for improvements to the sheds, including the addition of another enclosed shed and improvements to the existing winter shed. While less apparent on the western side of the Market above the URD, the Market has been a catalyst for redevelopment nearby. Older manufacturing buildings on Railroad Street to the southeast have been converted to multifamily rental use and also a popular brewery, Rohrbach Brewing Company.

Neighborhood Amenities and Services

The following paragraphs provide information about area amenities that benefit residents of the URD and will influence its redevelopment.

Access and Transportation

The URD benefits from excellent access to the CBD because of its proximity and to the greater Rochester region because of the neighborhood's access to the Inner Loop highway. Although this highway is a barrier separating the neighborhood from the CBD, it provides a quick connection for motorists to Interstate 490 and destinations in the City on the west side of the Genesee River. Major commercial corridors located near the neighborhood include East Main Street and North Street.

Nearly all Regional Transit Service (RTS) bus routes serve the Marketview Heights neighborhood. The 9X bus travels along North Union Street in URD; the 2, 3, and 8 bus routes are along East Main Street at North Union Street. In addition to the CBD, key destinations accessible via the public bus system include Rochester General Hospital, Sea Breeze Amusement Park, Empire State College, Hill Haven Nursing Home, and various schools and shopping centers.

The Marketview Heights neighborhood is divided in part by a major CSX rail line that is also used by Amtrak. The Rochester Amtrak station in Upper Falls and provides access to New York City, Albany, Syracuse, Buffalo, and Niagara Falls through Amtrak's Empire Service.

Shopping and Services

With the exception of the Rochester Public Market, shopping centers and retail establishments are very limited in the URD and the greater Marketview Heights neighborhood. There are two

convenience stores within the URD, located at the intersection of North Union and Weld and on Scio between Weld and Woodward. Other commercial activity in and near the URD is along East Main Street, North Street, and Goodman Avenue. These streets have various retail and service establishments including barbers and beauty salons, convenience stores, auto-related businesses, and fast food establishments. Many storefronts along these thoroughfares are vacant, however.

Two shopping centers that are nearby include a center on North Goodman Street near Central Park that has a Save-a-Lot grocery, Rite Aid Pharmacy, and Family Dollar. Another shopping center is located at the intersection of North Clinton Avenue and Upper Falls Boulevard in the Upper Falls neighborhood, about 1.25 miles from the URD. This center has another Family Dollar, a TOPS Friendly Markets grocery store, and a health center.

ESRI data for businesses in Marketview Heights show very few general merchandise stores, clothing and apparel stores, or retailers selling home improvement related merchandise. As is detailed in another section of this market analysis report, the issue that adversely affects the attractiveness of the neighborhood for commercial establishments is its small size and related low levels of consumer expenditures. From a retail perspective, population and household counts are considered to be low as are expenditures for retail goods and services.

Schools

Within the Marketview Heights neighborhood, the Rochester City School District operates three public schools, two of which are Kindergarten through sixth grade while the third is a high school. However, children living in Marketview Heights are eligible to attend any elementary school within the designated Northeast Zone and any high school within City's boundaries. School placement largely depends on availability. The Northeast Zone Elementary School Selection Booklet indicates that there are 12 elementary schools that children in the URD are eligible to attend with grades ranging from Kindergarten to eighth grade. An additional eight citywide elementary schools are available to any child living in Rochester.

According to greatschools.org, the Rochester City School District (RCSD) has a district rating of two on a scale of ten, where ten is the highest rating. Ratings for high schools in Rochester ranged from one to four, also on a ten scale. Elementary schools in the Northeast Zone had ratings between one and four, although most of the schools received a rating of one or two. Private school options are available but limited in Marketview Heights and usually targeted to a specific demographic.

Hospitals and Medical Facilities

The major hospital serving Marketview Heights and the greater Rochester region is Rochester General Hospital. Located near the intersection of Portland Avenue and the Keeler Street Expressway, this facility is the flagship location of the Rochester General Health System. The hospital has 528 beds and is accessible via public bus. An additional medical facility, the Clinton Family Health Center in the Upper Falls Chopping Center is associated with the Rochester General Health System. This facility offers routine physical exams, other minor procedures, and acute care visits.

Two other health centers are nearby. The Anthony L. Jordan Health Center is also located in the Upper Falls neighborhood on Holland Street. The Anthony L. Jordan Health Center Threshold facility is located east of Marketview Heights, at 145 Parcels Avenue about one mile east of the URD. Threshold offers health care and prevention services to adolescents and young adults in the area.

Recreation and Programming

The Lewis Street YMCA and Child Care Center is located on the western border of the URD near the intersection of Lewis and Scio and has an adjacent park with a playground and outdoor basketball courts. This YMCA provides full day care for children aged six weeks to 12 years, as well as youth sports programming. Another YMCA facility in the CBD, the Carlson Metrocenter, offers extensive programming for youths, adults and seniors including aquatics, child care, fitness training, and summer camps.

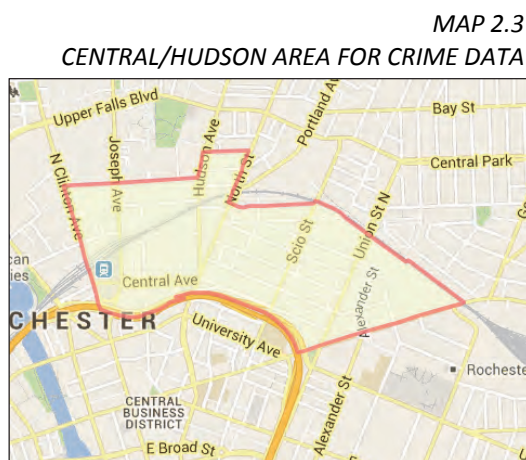
Also providing services for residents of the URD is the Community Place of Greater Rochester, located on Central Park, which provides programs and services for families, the disabled, seniors, and the youth. Such programming includes after school and summer learning, youth employment services, life management courses, day care, and mentoring services.

Neighborhood Crime Issues

The URD has major issues related to drug dealing in the neighborhood and nearby. Stakeholders described issues with drug dealers who live in the neighborhood and relatives who live in other neighborhoods, but return to the URD to sell drugs. While those familiar with the neighborhood noted that the dealers are not violent and have not harmed residents, there are concerns about the ongoing activity. In addition to the reports by others, RES observed drug dealers at the corner of Scio and Weld who were selling drugs during the afternoon.

Interviews with property managers and Realtors indicated that homes have been difficult to sell when they are located in blocks with activity by drug dealers. Prospective purchasers observe the behavior and lose interest in making a purchase.

Crime data are compiled and available on the web site <http://neighborhoodscout.com> for areas within the City of Rochester. Map 2.3 shows the delineation of the area that includes the URD, which is called Central Avenue/Hudson Avenue. As shown, the included is from Central Avenue to Hudson Avenue and north in the South Marketview neighborhood to the railroad tracks. Neighborhood Scout provides comparisons of crime data based on statistics derived from FBI crime data. The data indicate that crime in the Central/Hudson area, including the URD is a



major issue. The area ranks seven on a scale where 100 is the safest neighborhood. Therefore, the neighborhood ranks higher than only seven percent of U.S. neighborhoods.

The violent crime rate in the neighborhood is 15.52 per 1,000 residents compared with 9.76 for the City of Rochester, 4.07 for New York, and 3.90 for the United States. The likelihood of a neighborhood resident becoming a victim of a violent crime in Central /Hudson is one in 64.

With regard to crimes against property, the neighborhood has a rate of 70.55 crimes per 1,000 residents compared with 53.22 for the City of Rochester, 19.22 for New York, and 28.60 in the United States. The chance of a resident of the area becoming a victim of a property crime is one in 14.

3. HOUSING MARKET AREA AND TRADE AREA DELINEATIONS

Residential Market Area Delineation

A key component of a residential market analysis, whether for sales or rental housing, is the delineation of the area within which the majority of competitive properties will be located and the competitive area within which households will shop for housing units to purchase or rent. The assumption is that households shopping for housing units will look within a particular area because of its location, the characteristics of the housing stock, the nature of the area, and proximity to other family members, churches, schools, and places of employment.

RES consulted with several real estate professionals including for-profit and non-profit developers and Realtors to obtain input about the market area within which housing in the URD will operate. Map 3.1 shows the delineation of the housing market area (HMA).

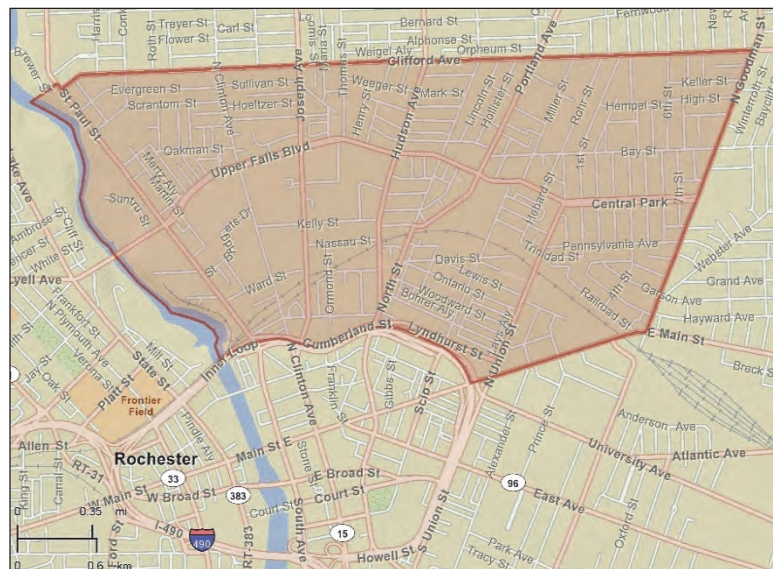
The delineation is based on both zip codes and existing neighborhood boundaries, with consideration of physical barriers indicated during interviews including major roadways and the

Genesee River. The HMA is bounded by the river to the west, Goodman Street to the east, Clifford Avenue to the north, and the Inner Loop and Central Business District (CBD) to the south. Both the North and South Marketview Heights areas are included in the HMA, as well as the Upper Falls neighborhood.

Trade Areas for Commercial/Retail Uses

For commercial/retail establishments, RES used a standard industry practice of creating rings around the location of a potential retail or commercial development when major barriers (rivers, major roadways, rail lines, etc.) do not interfere with the ability of patrons within the area to reach the destination. Two trade areas were defined for this market analysis, both of which are radii from the intersection of North Union and Weld Streets, which is the location of an existing corner grocery. The trade areas were 0.5 and 1.0 mile rings from the intersection of North Union and Weld Streets. The 0.5 mile radius is generally considered to include areas that are within walking distance; 1.0 miles is a typical measurement for a neighborhood shopping center. Map 3.2 shows these rings.

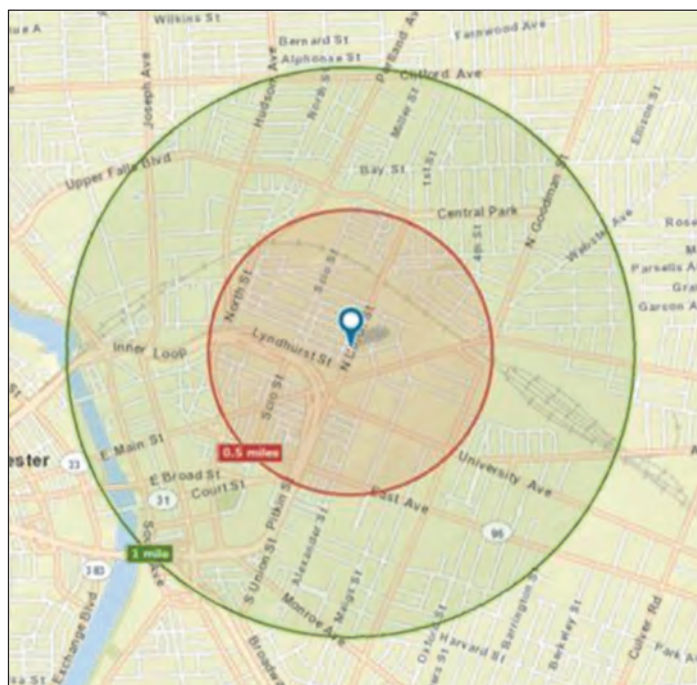
MAP 3.1
DELINEATION OF THE HOUSING MARKET AREA



MARKETVIEW HEIGHTS URD TRADE AREAS

The one-mile ring largely includes areas east of the Genesee River. While it includes the retail center on North Goodman with Save-a-Lot, it does not include the center at Upper Falls and Clinton. In addition, this radius encompasses the neighborhoods south of the Inner Loop. While the Rochester Public Market will draw customers from this broader area, neighborhood commercial and retail establishments are only likely to draw from this broader area if located along a major thoroughfare, such as East Main Street.

The smaller 0.5 mile radius also includes some areas below East Main Street; however, areas north of the Inner Loop primarily are in the South Marketview neighborhood, including all of the URD area. Smaller convenience-oriented retail establishments would draw customers from this smaller 0.5 mile radius, largely from areas north of the Inner Loop and Main Street.



4. DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS

Demographic Characteristics

Demographic characteristics of the Marketview Heights URD, the delineated HMA, and the City of Rochester will influence the performance of real estate. Therefore, RES compiled and analyzed demographic and economic data as a basis for an identification of factors influencing development patterns and Rochester residential markets. The data are from ESRI, an on-line subscription service providing tabulations based on data from the US Census Bureau and other government sources.

Population and Household Characteristics

Table 4.1 presents population and household characteristics for the URD, the HMA, and the City.

TABLE 4.1
POPULATION AND HOUSEHOLD CHARACTERISTICS

	Marketview Heights URD	Housing Market Area	City of Rochester
<i>Population</i>			
2000 Census	975	16,348	219,921
2010 Census	811	14,184	210,565
2013 ESRI Estimate	804	14,036	208,952
2018 ESRI Projection	798	13,956	208,004
Avg. Annual Percent Change 2000-2010	-1.82%	-1.41%	-0.43%
Avg. Annual Percent Change 2010-2013	-0.29%	-0.35%	-0.26%
Avg. Annual Percent Change 2013-2018	-0.15%	-0.11%	-0.09%
<i>Households</i>			
2000 Census	369	5,659	89,055
2010 Census	324	5,079	87,027
2013 ESRI Estimate	322	5,053	86,586
2018 ESRI Projection	321	5,066	86,736
Avg. Annual Percent Change 2000-2010	-1.29%	-1.08%	-0.23%
Avg. Annual Percent Change 2010-2013	-0.21%	-0.17%	-0.17%
Avg. Annual Percent Change 2013-2018	-0.06%	0.05%	0.03%
<i>2010 Households by Household Size</i>			
1-Person	33.2%	28.4%	38.5%
2-Person	27.0%	25.6%	27.9%
3-Person	16.1%	18.4%	14.7%
4-Person	13.4%	13.5%	9.9%
5-Person	4.7%	7.3%	5.1%
6-Person	3.1%	3.6%	2.2%
7+-Person	2.5%	3.1%	1.7%
<i>Average Household Size</i>			
2010 Census	2.46	2.71	2.30
2013 Estimate	2.46	2.70	2.29
2018 Projection	2.45	2.67	2.28

Source: US Census, ESRI, RES

Table 4.2 presents additional demographic data related to the characteristics of the population for the URD, the HMA, and the City of Rochester.

TABLE 4.2
POPULATION AGE AND RACE

	Marketview Heights URD		Housing Market Area		City of Rochester	
2013 Population by Age						
Under 5 years	86	10.7%	1,548	11.0%	15,507	7.4%
5 to 9	75	9.3%	1,367	9.7%	13,835	6.6%
10 to 14	62	7.7%	1,215	8.7%	12,914	6.2%
15 to 19	62	7.7%	1,210	8.6%	14,881	7.1%
20 to 24	71	8.8%	1,340	9.5%	22,489	10.8%
25 to 34	122	15.2%	1,886	13.4%	36,040	17.2%
35 to 44	94	11.7%	1,566	11.2%	24,969	11.9%
45 to 54	94	11.7%	1,578	11.2%	25,863	12.4%
55 to 64	83	10.3%	1,248	8.9%	22,132	10.6%
65 to 74	34	4.2%	691	4.9%	11,833	5.7%
75+ years	22	2.7%	387	2.8%	8,488	4.0%
Median Age - 2013 (in Years)	28.5		26.7		31.5	
2013 Population by Race*						
White	188	23.4%	2,581	18.4%	89,488	42.8%
African American	444	55.3%	7,919	56.4%	87,499	41.9%
American Indian	1	0.1%	60	0.4%	1,056	0.5%
Asian and Pacific Islander	4	0.5%	87	0.6%	6,492	3.2%
Other Race	140	17.4%	2,714	19.3%	14,712	7.0%
Two or More Races	26	3.2%	676	4.8%	9,706	4.6%
2013 Hispanic Population	267	33.2%	5,586	39.8%	36,559	17.5%

Source: US Census, ESRI, RES

The following are salient points about the data in Tables 4.1 and 4.2:

- The total population and the total number of households within all three geographies has generally declined since 2000. Population loss is projected through 2018, but the total number of households is expected to stabilize in the URD by 2018 and to increase slightly in the HMA and the City.
- Average annual population and household loss was generally estimated to be the highest in the URD.
- The majority of households in all three geographies had either one or two persons in 2010. The HMA had the largest percentage of households with three or more persons.
- The HMA was estimated to have larger average household sizes in 2010, 2013 and 2018 than the URD and the City, indicating a larger percentage of family households.

- With a median age of 31.5 in 2013, the population in the City of Rochester is older than the population in the URD and the HMA. Almost half (48 percent) of the HMA's 2013 population was under the age of 25 years; only 7.7 percent of the population was over 65 years.
- Nearly 40 percent of the 2013 population in the HMA was Hispanic, compared to 33 percent in the URD and over 17 percent in the City.
- More than half of the 2013 population in the URD and the HMA were African-American; over 19 percent of the HMA population reported some other race. Therefore, both the URD and HMA are racially diverse areas, and more diverse than the City as a whole.

Household Income

Table 4.3 provides 2012 estimates of the number of households by income band.

TABLE 4.3
2013 HOUSEHOLDS BY HOUSEHOLD INCOME

	Marketview Heights URD		Housing Market Area		City of Rochester	
Income Band	Number	Percent	Number	Percent	Number	Percent
Under \$15,000	140	43.5%	2,409	47.7%	23,198	26.8%
\$15,000 - \$24,999	66	20.5%	694	13.7%	12,528	14.5%
\$25,000 - \$34,999	21	6.5%	593	11.7%	12,208	14.1%
\$35,000 - \$49,999	49	15.2%	668	13.2%	14,440	16.7%
\$50,000 - \$74,999	33	10.2%	410	8.1%	11,695	13.5%
\$75,000 - \$99,999	5	1.6%	104	2.1%	5,621	6.5%
\$100,000 - \$149,999	1	0.3%	146	2.9%	4,688	5.4%
\$150,000 - \$199,999	6	1.9%	27	0.5%	1,377	1.6%
\$200,000 and Above	0	0.0%	2	0.0%	830	1.0%
Total	321		5,053		86,585	
Median Household Income						
2013 Estimate	\$17,175		\$16,189		\$30,457	
2018 Projection	\$18,600		\$17,544		\$32,732	
Average Household Income						
2013 Estimate	\$27,396		\$26,769		\$43,046	
2018 Projection	\$30,459		\$29,348		\$48,812	

Source: US Census, ESRI, RES

In 2013, the estimated median household income in the HMA was just over half of the estimated median in the City. The estimated median household income in the URD was only slightly higher than the estimate for the HMA. The low HMA median income largely is a result of the high percentage of households with incomes estimated to be less than \$15,000. The URD has a slightly lower percentage of households in this lowest income band. Conversely, only about 14 percent of households in the URD and HMA had incomes estimated to be higher than \$50,000.

Economic Characteristics

Located in Monroe County, Rochester is the center city of the Metropolitan Statistical Area (MSA), which includes Livingston, Monroe, Ontario, Orleans, Wayne and Yates Counties. Because of its diversified economy, the MSA had recovered most of the employment lost during the Great Recession as of the first half of 2012. Further, with the exception of employment in the Manufacturing sector, employment in all industrial sectors had increased. The Bureau of Labor Statistics (BLS) reported that the unemployment rate in the MSA in November 2013 was 6.3 percent, which was down from 7.4 percent a year earlier and lower than the rate of 7.1 percent in the State of New York during December 2013.

The region's economy was once dominated by Kodak, which filed for bankruptcy early in 2012. However, a *New York Times* editorial from February 2012 reports that Kodak's decline took place over a period of 30 years, and as Kodak declined, its educated, high-skilled workforce provided a pool of labor for start-up companies, particularly in optics and photonics. Rochester also has a very strong educational sector, in part as a result of gifts by Kodak's founder to the University of Rochester and Rochester Institute of Technology. In 2013, the University of Rochester and its affiliated medical center was the region's largest employer with total employment of 20,370. Other health-related corporations, including Rochester General Health and Unity Health System, also are among the top ten employers in the region. Other major employers include Wegman's Food Markets, Inc., and Xerox Corporation. Eastman Kodak continues to be a top ten employer with 5,129 employees during 2013.

During 2013, the three companies historically associated with the Rochester, which are the Eastman Kodak, Bausch & Lomb, and Xerox Corporation, employ only about three percent of the area's total workforce. Industry clusters for which the MSA is now known include the above-referenced optics and photonics and also digital and health imaging, precision manufacturing, telecommunications, information technology, and the biosciences. Area universities are a major strength, with enrollment of about 80,000 in 18 area colleges and universities.

Real estate performance during 2013 and forecasts for 2014 are for stable market conditions in all sectors. Absorption of retail space was flat during 2012 and 2013 based on data compiled by CBRE, and a vacancy rate of 11.2 percent was reported at the end of 2013. The CBRE retail forecast for 2014 is for continued stability. Brokerages reported office market vacancy rates ranging from 15.8 to 16.2 percent for the region with major new development projects in Rochester's CBD, including mixed-use developments with residential, hotel, and retail components in addition to office. Industrial flex space, which is largely newer construction and in suburban locations, is expected to continue strong absorption with year-end 2013 vacancies near 10 percent. The vacancy rate for industrial space reported by two brokerages was about 11 percent for an inventory totaling about 82 million square feet. Of this inventory, CBRE estimates that about 42 percent is located in the City of Rochester. The City's vacancy rate of about 13 percent at the end of 2013 had increased about 1.2 percent from the prior year. However, new tenants are reported to be seeking space in the market and rents, which were \$4.24 per square foot at year-end, are expected to remain stable.

5. RESIDENTIAL ANALYSIS

Measures of Housing Demand

Demand for housing within a neighborhood, market area, or city (whether for-rent or for-sale) is generated by one or more of the following:

- Growth in the total number of households within the delineated housing market area. However, the number of households in the Marketview HMA decreased from 2000 to 2013 and minimal growth is projected through 2018.
- The need to replace housing units that are physically or functionally obsolete and those lost to natural disasters, fires, and other circumstances. When housing units are older, it is likely that a higher percentage will need to be replaced.
- Changes in age and income patterns that generate demand for housing units that are larger or smaller to meet the needs of households, or that have pricing and features suitable for occupancy by particular types of households. For example, households with low incomes require housing units with lower rents or sales prices; elderly households may be frail, increasing the need to offer homes without stairs.

Demand from Household Growth

As mentioned above, the number of households within the HMA, as well as the URD and the City, did not increase from 2000 to 2013. In this thirteen-year period, the HMA actually lost over 600 households. Growth is projected from 2013 through 2018, however, the number of added households will be minimal; approximately ten households in the five years. Therefore, additional housing units required to accommodate household growth in the HMA is likely to be negligible.

Replacement Demand

To calculate replacement demand, RES used the Components of Inventory Change series (CINCH) developed by the U.S. Department of Housing and Urban Development, which provides data on the percentage of the housing stock lost from the inventory. For the US as a whole, the most recent CINCH data (2007 to 2009) indicates that an average of 0.8 percent of the nation's housing stock was lost each year. For central cities in metropolitan areas, the loss factor averaged 0.9 percent annually. The loss factor varies according to the year housing units were built. For housing built since 1985, the loss factor was approximately 0.5 percent; for housing built before 1930, the loss factor exceeded 1.3 percent.

Rochester's housing stock is old, as is the stock in the Marketview Heights HMA and the URD. While data on the age of the housing stock were not collected in the 2010 Census, the American Community Survey (ACS) includes the data. The 2005-2009 ACS estimates that 63 percent of housing units in the

City of Rochester, and 56 percent in the HMA, were built prior to 1940, an indication that a higher percentage of housing needs to be replaced than the 0.9 percent average for central cities. Therefore, RES used a 1.0 percent replacement annual replacement rate for the HMA. Applying this replacement factor to the estimate of 5,886 housing units in the HMA during 2013, produces a replacement demand estimate of 59 units annually. Over a time frame of five years, therefore, replacement demand would total about 295 housing units. If the 2013 estimates of renter- and owner-occupied housing units in the HMA are a reasonable basis for establishing a breakdown for replacement units, approximately 79 percent of replacement units should be for renters and 21 percent for owners. Therefore, about 233 replacement units should be for renters and 62 units should be offered for-sale.

Age and Income Characteristics of Households

Table 5.1 presents tabulations of the number of market area households by age cohort and income band as a basis for refining demand for housing.

TABLE 5.1
HOUSEHOLDS BY AGE COHORT AND INCOME BAND IN THE HOUSING MARKET AREA

<i>2013 HOUSEHOLDS</i>		<i>Age Cohorts</i>						
<i>Income Band</i>	<i><25</i>	<i>25-34</i>	<i>35-44</i>	<i>45-54</i>	<i>55-64</i>	<i>65-74</i>	<i>75+</i>	<i>Total</i>
Under \$15,000	272	456	422	477	403	197	181	2,408
\$15,000-\$24,999	64	124	129	111	102	99	65	694
\$25,000-\$34,999	43	123	118	108	89	96	15	592
\$35,000-\$49,999	40	150	137	133	115	79	14	668
\$50,000-\$74,999	12	99	88	87	76	29	20	411
\$75,000-\$99,999	2	27	22	27	23	3	1	105
\$100,000-\$149,999	3	30	35	44	27	4	2	145
\$150,000-\$199,999	2	5	9	6	4	0	1	27
\$200,000 or More	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>2</u>
Total Households	438	1,014	960	994	840	507	299	5,052

<i>2018 HOUSEHOLDS</i>		<i>Age Cohorts</i>						
<i>Income Band</i>	<i><25</i>	<i>25-34</i>	<i>35-44</i>	<i>45-54</i>	<i>55-64</i>	<i>65-74</i>	<i>75+</i>	<i>Total</i>
Under \$15,000	233	475	366	421	404	217	219	2,335
\$15,000-\$24,999	53	99	101	91	85	108	56	593
\$25,000-\$34,999	40	139	129	109	96	126	17	656
\$35,000-\$49,999	37	158	138	128	126	99	21	707
\$50,000-\$74,999	10	97	81	78	75	31	18	390
\$75,000-\$99,999	2	40	29	33	32	6	6	148
\$100,000-\$149,999	3	51	42	50	36	6	5	193
\$150,000-\$199,999	2	14	9	6	5	0	5	41
\$200,000 or More	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>2</u>
Total Households	380	1,073	895	917	860	593	347	5,065

Source: US Census, ESRI, RES

The tabulations for 2013 show a large number of low-income households in age cohorts from 25 to 54, as well as a significant number of low-income households in the 55 to 64 age cohort. Fewer low-income households are under 25 years old and over age 65, a reflection of the smaller number of households overall in these young and old age cohorts. As shown in Table 5.1, the majority of households have low to moderate incomes; only six percent of households have incomes greater than \$75,000. Based on the very sizeable numbers of households with incomes below \$25,000 (61 percent in 2013), there will be strong demand for affordable housing generated by households in all age cohorts.

However, there are also other age- and income-related patterns in the HMA that will have a bearing on demand for the housing units that may be proposed for the URD:

- In 2013, over 1,000 HMA households were in the first time homebuyer age cohort, 25 to 34 years old and the largest age cohort. Of these households, 311 had incomes ranging from \$35,000 to \$100,000, or household income potentially sufficient for homeownership. A small amount of growth is projected for 2018.
- More than 350 households with incomes ranging from \$35,000 to \$100,000 are in the age range from 55 to 64, when many households seek opportunities to “trade down” to smaller housing units or condominiums that do not require maintenance and upkeep.

Table 5.2 shows the changes estimated in the number of households by age and income in the five years from 2013 to 2018.

TABLE 5.2
ABSOLUTE CHANGE IN THE NUMBER OF HOUSEHOLDS FROM 2013 TO 2018
IN THE HOUSING MARKET AREA

Income Band	Age Cohorts							Total
	<25	25-34	35-44	45-54	55-64	65-74	75+	
Under \$15,000	(39)	19	(56)	(56)	1	20	38	(73)
\$15,000-\$24,999	(11)	(25)	(28)	(20)	(17)	9	(9)	(101)
\$25,000-\$34,999	(3)	16	11	1	7	30	2	64
\$35,000-\$49,999	(3)	8	1	(5)	11	20	7	39
\$50,000-\$74,999	(2)	(2)	(7)	(9)	(1)	2	(2)	(21)
\$75,000-\$99,999	0	13	7	6	9	3	5	43
\$100,000-\$124,999	0	21	7	6	9	2	3	48
\$150,000-\$199,999	0	9	0	0	1	0	4	14
\$200,000 or More	0	0	0	0	0	0	0	0
Total Households	(58)	59	(65)	(77)	20	86	48	13

Source: US Census, ESRI, RES

Overall, the pattern indicates that most of the gains are for households with higher incomes, especially those in the income band from \$75,000 to \$100,000. Some of this may be the result of

anticipated inflation during the five-year period. Increases are also projected in age cohorts from 55 to 75+ years. Some of these older households could be interested in moving to smaller, maintenance-free housing units.

With the lack of anticipated household growth in the HMA, the demand for additional housing is largely generated by the need to replace housing units and from the above changes in household age and income patterns. In addition to demand for affordable housing, a sizeable number of households have incomes estimated to be high enough to purchase homes.

Characteristics of the Housing Supply

Table 5.3 presents data on housing occupancy and the estimated value of owner-occupied units.

TABLE 5.3
HOUSING UNITS BY OCCUPANCY AND ESTIMATED OWNER-OCCUPIED HOUSING VALUES

	Marketview Heights URD		Housing Market Area		City of Rochester	
Total Housing Units						
2000 Census	454		6,666		99,857	
2010 Census	426		5,970		97,158	
2013 Estimate	412		5,886		96,279	
2018 Projection	411		5,942		96,731	
Vacant Units						
2010 Census	102	23.9%	891	14.9%	10,131	10.4%
2013 Estimate	90	21.8%	833	14.2%	9,693	10.1%
2018 Projection	90	21.9%	876	14.7%	9,995	10.3%
2013 Tenure of Occupied Housing Units						
Owner Occupied	55	17.1%	1,079	21.4%	31,777	36.7%
Renter Occupied	267	82.9%	3,974	78.6%	54,808	63.3%
Total Occupied Units	322	100.0%	5,053	100.0%	86,585	100.0%
2013 Owner-Occupied Housing Values						
Less than \$50,000	24	43.6%	419	38.8%	4,332	13.6%
\$50,000 - \$99,999	26	47.3%	520	48.2%	18,453	58.1%
\$100,000 - \$149,999	5	9.1%	104	9.6%	5,067	15.9%
\$150,000 - \$199,999	0	0.0%	20	1.9%	1,728	5.4%
\$200,000 - \$249,999	0	0.0%	6	0.6%	796	2.5%
\$250,000 - \$299,999	0	0.0%	1	0.1%	430	1.4%
\$300,000 - \$399,999	0	0.0%	2	0.2%	373	1.2%
\$400,000 - \$499,999	0	0.0%	0	0.0%	161	0.5%
\$500,000 and Above	0	0.0%	7	0.6%	431	1.4%
Totals	55	100.0%	1,079		31,771	100.0%
Median Value - 2013 Estimate	\$57,551		\$61,559		\$81,305	
Median Contract Rent (2005-09 ACS)	\$528		\$505		\$564	
Median Year Built (2005-09 ACS)	1939		1940		1939	

Source: US Census, ESRI, RES

There have been reductions in the total number of housing units in both the URD and HMA from 2000 to 2013, albeit at a relatively slow pace. However, 2018 projections indicate that the number of housing units in the URD will stabilize and the number in the HMA will increase approximately 100 units. The City also is expected to add units, although less than 100, from 2013 to 2018. Housing vacancies are particularly high in the URD, exceeding 20 percent in all years. The number of vacant units in the HMA also was high, above 14 percent in all years. Similarly, renter-occupied housing units dominate in both the URD and the HMA, 83 percent and 79 percent respectively; housing tenure in the City is somewhat more balanced.

Rental Market Conditions

RES analyzed the market for the development of rental housing, including the potential for development of a rental property that would incorporate units with both market-rate and affordable components.

REIS, a firm that compiles data on the performance of real estate markets and submarkets nationwide, reported that the vacancy rate in market-rate multifamily apartments in the Rochester MSA was 3.2 percent at the end of the fourth quarter 2013. The median apartment rent of \$832 per month at year-end was a 2.2 percent increase over the end of 2012.

A REIS sample of apartments within a one-mile radius of the URD indicated that median rents at apartment complexes at the end of the fourth quarter 2013 ranged from a low of \$533 at East End Apartments at 325 Alexander Street to \$394 at Temple Building Apartments. Vacancy rates generally were below 3.3 percent, but there were several apartment complexes with high vacancies. One such property, East Avenue Commons, reported renovations and modernization activity.

While none of the properties in the REIS inventory is located in the HMA, one loft property is in the area and is located near the URD. Station 55, a loft property located at 55 Railroad Street is a renovation and conversion of an older building for residential use. This elevator building has 30 studio, one, and two bedroom units ranging in size from 780 square feet to 1,420 square feet. Rents range from \$830 per month for the least expensive studio to \$1,480 for the most expensive two bedroom, one bath unit. The property consistently has occupancy at 97 to 98 percent.

TABLE 5.4
2014 INCOME LIMITS - MONROE COUNTY

Household Size	50%	60%
1 Person	\$23,450	\$28,140
2 Person	\$26,800	\$32,160
3 Person	\$30,150	\$36,180
4 Person	\$33,500	\$40,200
5 Person	\$36,200	\$43,440
6 Person	\$38,900	\$46,680

Source: HUDUser.org; RES

Of the 5,025 households residing in the HMA during 2013, ESRI has estimated that about 3,100 have incomes below \$25,000, meaning that housing units to accommodate them must be affordable. Based on 2014 income limits for affordable housing in the Rochester MSA shown in Table 5.4, most of the households with one and two persons are eligible for housing units targeted for households with incomes at, and below 50 percent of the Area Median Income (AMI).

To offer rental housing opportunities in the URD for households in income tiers above the limits shown in Table 5.4, new rental properties should include a component of units without income restrictions. In addition to offering opportunities for households with a range of income to live in the area after it is redeveloped, there is now a substantial body of research indicating that there are positive social effects from providing affordable housing units in mixed-income properties.

RES surveyed affordable HMA rental properties to gain additional information about rents and occupancy. Table 5.5 presents data obtained during interviews with management.

TABLE 5.5
SURVEY OF AFFORDABLE HOUSING DEVELOPMENTS IN THE HOUSING MARKET AREA

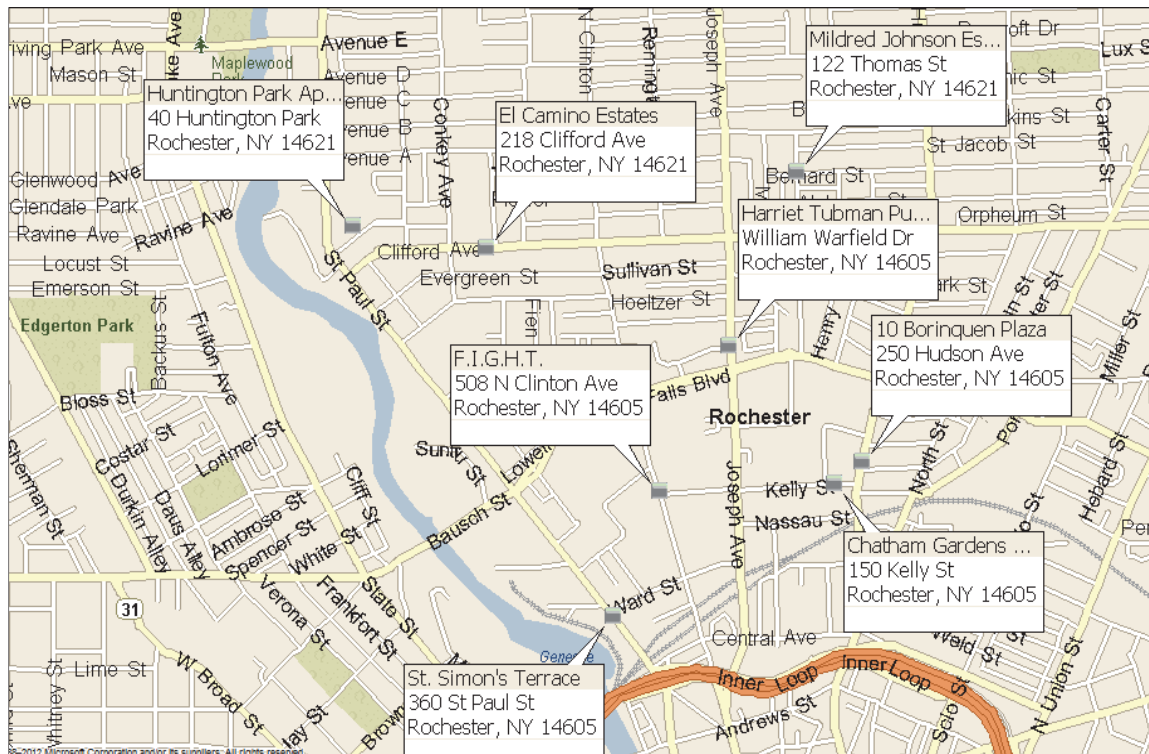
<i>Property</i>	<i>Year Built</i>	<i>Number of Units</i>	<i>Occupancy</i>	<i>Subsidy</i>	<i>Income Targeting</i>	<i>Unit Sizes</i>	<i>Waiting List</i>
Chatham Gardens 150 Kelly Street	1963	N/A	100%	Accepts Sec. 8	N/A	1 BR / 1 BA 2 BR / 1 BA 3 BR / 1 BA	6 months
El Camino Estates 218 Clifford Avenue	N/A	48	100%	Section 8 LIHTC	50% AMI 60% AMI	3 BR / 2 BA 4 BR / 2 BA	6 months to 1 year
FIGHT 428, 508-60 N. Clinton	1972 2011 update	246	99%	Section 8 LIHTC	50% AMI 60% AMI	1 BR / 1 BA 2 BR / 1 BA 3 BR / 1.5 BA TH 4 BR / 1.5 BA TH	6 months to 2 years
Harriet Tubman Townhouses William Warfield Drive	1978	132	100%	Public Housing	N/A	2 BR / 1 BA 3 BR / 1 BA 4 BR / 1 BA	1 to 2 years
Huntington Park Apartments 40 Huntingdon Park	1997	75	85%	Section 8 LIHTC	N/A	1 BR / 2 BA 2 BR / 1 BA	None
Mildred Johnson Estates 122 Thomas Street (PathStone)	2008	43	100%	Section 8 LIHTC HOME	60 % AMI	3 BR 4 BR	Consolida- ted wait List - Long
St. Simons Terrace 360 St. Paul Street	1975 2008 update	108	99%	LIHTC	60% AMI	1 BR 2 BR TH 3 BR / 1.5 BA TH 4 BR / 1.5 BA RH	6 to 9 months

Note: N/A indicates that information was either unavailable or not applicable.

Source: Interviews conducted by RES during Fall 2013.

Map 5.1 shows the locations of the properties listed in Table 5.4. With the exception of Hunting Park Apartments, all affordable housing developments in the HMA reported occupancy rates above 99 percent. Waiting lists vary by both property and unit size, but prospective residents generally must wait from six months to two years for a unit. Low-Income Housing Tax Credit (LIHTC) units in the HMA are for households with incomes at either 50 or 60 percent of the Area Median Income (AMI), but the majority of these developments have additional subsidies that allow for more affordable rents. Virtually all property managers reported that tenants are from all areas of the City of Rochester and from greater Monroe County and are not just from areas included in the Marketview HMA.

MAP 5.1
LOCATIONS OF AFFORDABLE HMA PROPERTIES



Additions to the HMA Rental Housing Stock

Within the delineated HMA, RES identified two properties – one in the URD and another on an adjacent block -- that are being added to the rental housing inventory. Within the URD, Home Leasing, LLC is proposing to renovate the historic Eastman Dental Dispensary on East Main Street at the intersection of Alexander Street. The developer is planning a senior housing development with 57 apartments targeted for high- and median-income seniors.

In addition, Conifer Realty has received an LIHTC allocation to convert the former Corpus Christi School, which is located at 880 East Main Street and just outside of the URD into a housing development. The proposed rehabilitation will include 42 affordable residential units targeted for occupancy by artists and other creative individuals.

Sales of Homes in the HMA

Infill for-sale housing units developed in the URD reportedly have sold relatively quickly. The issue is the amount of subsidy needed and sources that may be tapped for a program even of limited scale.

Homes recently sold in the HMA have ranged in price from \$25,000 to \$75,000, depending on their size and condition. None of the recent sales have been townhouses. When compared with other neighborhoods comprising both the HMA and surrounding zip codes, data compiled by Trulia show that home prices in the HMA are the lowest in all categories for which information is available. The

average listing price is the lowest in the immediate South Marketview Heights neighborhood. Table 5.6 provides listing prices, average sales prices, median sales prices, and average prices per square foot in the 14605 zip code and neighborhoods comprising the HMA.

TABLE 5.6
HOUSING SALES COMPARISON

<i>Neighborhood</i>	<i>Average Listing Price</i>	<i>Average Sales Price</i>	<i>Median Sales Price</i>	<i>Average Price per SF</i>
<i>HMA ZIP/NEIGHBORHOODS</i>				
14605 Zip	\$51,831	N/A	\$44,750	\$29
North Marketview Heights	\$29,500	\$44,750	\$44,750	\$29
South Marketview Heights	\$42,711	\$70,288	\$43,000	\$23
Upper Falls	\$33,800	\$50,000	\$50,000	N/A

Notes: N/A indicates that information was not available. Sales in Upper Falls are based on only two sales reported.

Source: Trulia.com. Data for the time frame from November 2013 to February 2014.

Average listing prices in the HMA neighborhoods ranged from \$29,500 in North Marketview Heights to \$51,831 for the entire zip code. Of the HMA neighborhoods, South Marketview Heights had the highest average listing price during the period from November 2013 to February 2014. A more relevant statistic is the median sales price because it indicates the midpoint for actual sales and as such, is not influenced by a single low or high sale. Data for Upper Falls are based only on two reported recent sales – one at \$48,000 and another at \$52,000. For all HMA neighborhoods, the number of recent sales is very small. However, median sales prices are consistent for the zip code and both Marketview neighborhoods, with a range of only \$1,750 from the low to the high median sales price.

To gain a better understanding of home sales, RES compiled and analyzed data on sales of single-family homes in the URD and the broader HMA. Table 5.7 includes information on homes that have recently sold in the URD.

TABLE 5.7
RECENT SALES OF SINGLE FAMILY HOUSING UNITS IN THE HOUSING MARKET AREA

<i>Property Address</i>	<i>Location</i>	<i>Year Built</i>	<i>Unit Configuration</i>	<i>Sale Price</i>	<i>Square Feet</i>	<i>Price per Square Foot</i>
122 Rohr Street	HMA	1900	3 BR / 1 BA	\$24,000	900	\$26.67
403 Central Park	HMA	1904	4 BR / 1.5 BA	\$25,000	1,830	\$13.66
131 Hempel Street	HMA	1927	3 BR / 2.5 BA	\$31,000	1,820	\$17.03
77 Ontario Street	HMA	1992	3 BR / 1.5 BA	\$37,000	1,460	\$25.34
16 Hawkins Street	HMA	1996	4 BR / 2 BA	\$55,000	1,377	\$39.94
30 Wait Street	HMA	1995	4 BR / 2 BA	\$64,500	1,377	\$46.84
115 Weld Street	URD	2013	3 BR / 1.5 BA	\$74,900	1,373	\$54.55
179 North Union Street	URD	2013	3 BR / 1.5 BA	\$74,900	1,373	\$54.55

Source: Trulia.com, Realtor.com.

RES also conducted interviews with persons familiar with real estate market conditions and home sales in the URD and South Marketview. Home purchasers generally have been families living in the neighborhood or nearby and have included families of different races and nationalities, including recent immigrants. There are very few newer homes in the City overall, and most of the homes in the URD and South Marketview are older homes and are not in good condition. Therefore, home prices between \$60,000 and \$65,000 are high in the neighborhood.

Recent sales in the URD shown in Table 5.7 have been of a home on Weld Street that was fully renovated during 2013 and a newly constructed home on North Union Street. Sales prices for both homes were \$74,900; both were sponsored by the Rochester Housing Partnership and had subsidies to bring the pricing to this level, which is competitive in the neighborhood. There were buyers ready to purchase these homes and individuals interviewed reported that there would be good market support for additional new homes with similar pricing.

6. ANALYSIS OF RETAIL AND COMMERCIAL MARKET POTENTIAL

RES conducted an analysis of the market for retail and other commercial space to determine whether there is likely market support for these uses within the URD, or unmet demand by current and prospective residents to support additional space. As described previously, RES delineated trade areas, analyzed the characteristics of the trade area population, and looked for gaps in the market that might be filled if these uses were incorporated as a component of redevelopment.

Trade Area Delineation

As described in Section 3 of this market analysis report and shown on Map 3.1, the trade areas were delineated at one-half and one-mile rings from the intersection of North Union and Weld Streets. The use of rings is typical to delineate trade areas for goods and services, absent the presence of natural or manmade barriers. Some businesses will draw from a broader area because they offer unique merchandise or services not available elsewhere. The Public Market provides an excellent example of this.

Trade Area Population and Households

Table 6.1 provides summary demographic data for the trade areas. As shown, the 2013 estimated population, number of households, and number of families are very small within the 0.5 mile ring. The one mile ring has a larger population and more households and families, but no growth is projected. While the median household

	TABLE 6.1 TRADE AREA DEMOGRAPHICS			
	0.5 Mile Ring		1 Mile Ring	
	2013	2018	2013	2018
Population	4,733	4,666	23,973	23,723
Households	2,179	2,158	11,657	11,637
Families	778	763	3,923	3,870
Median Age	28.1	28.6	29.1	29.6
Median Household Income	\$21,862	\$25,065	\$22,370	\$25,160

Source: US Census, ESRI, RES

income is projected to increase in both areas by 2018, expenditures by consumers are low because incomes are not sufficient to permit households to spend large sums on goods and services.

Measures of Expenditures, Businesses and Employment, and Sales

Retail Spending Potential

Table 6.2 provides estimates of retail expenditures within the larger one-mile trade area. Because of the low incomes in the area, expenditures are low in relation to U.S. averages, as indicated by the Spending Potential Index. The estimates of total consumer expenditures for the categories presented mean that it is difficult for retailers to have sufficient sales to support the ongoing costs of operating stores.

TABLE 6.2
RETAIL GOODS AND SERVICES EXPENDITURES (ONE MILE TRADE AREA)

<i>Expenditure Category</i>	<i>Spending Potential Index</i>	<i>Average Amount Spent</i>	<i>Total</i>
Apparel and Services	36	\$807.47	\$9,412,702
Entertainment and Recreation	47	\$1,537.01	\$17,916,874
Food			
Food at Home	51	\$2,565.92	\$29,910,983
Food away from Home	52	\$1,657.76	\$19,324,468
Alcoholic Beverages	54	\$289.28	\$3,372,103
Nonalcoholic Beverages at Home	52	\$248.14	\$2,892,590
Financial			
Investments	30	\$627.74	\$7,317,559
Vehicles Loans	49	\$1,872.15	\$21,823,640
Health			
Nonprescription Drugs	43	\$53.73	\$626,366
Prescription Drugs	41	\$199.03	\$2,320,048
Eyeglasses and Contact Lenses	42	\$35.75	\$416,765
Household Operations			
Child Care	54	\$237.86	\$2,772,696
Lawn and Garden	34	\$144.92	\$1,689,375
Moving / Storage / Freight Express	67	\$44.00	\$512,940
Housekeeping Supplies	47	\$336.48	\$3,922,337
Personal Care Products	51	\$226.38	\$2,638,921
School Books and Supplies	57	\$106.86	\$1,245,673
Smoking Products	59	\$288.51	\$3,363,179
Transportation			
Vehicle Purchases (Net Outlay)	48	\$1,725.16	\$20,110,177
Gasoline and Motor Oil	49	\$1,531.31	\$17,850,524
Vehicle Maintenance and Repairs	47	\$516.83	\$6,024,673

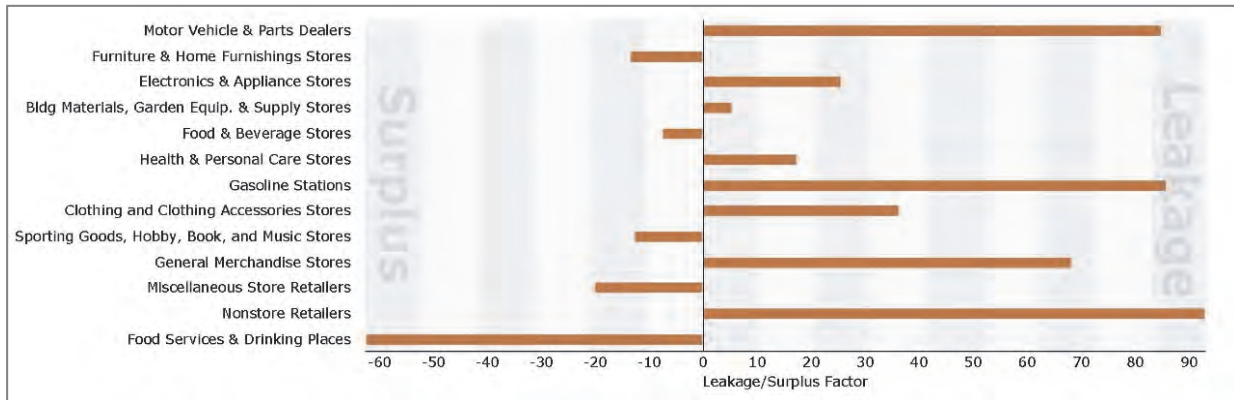
The Spending Potential Index (SPI) is household-based and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.
Source: Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics; ESRI; RES

Comparison of Retail Supply and Demand

Another report available through ESRI compares retail supply and demand by industry group and subsector industry. Table 6.3 provides a chart showing the comparison of retail demand potential and sales within the one mile trade area. Categories indicated as “surplus” are those industry subsectors that are drawing customers and sales from outside the trade area. Categories indicated as “leakage” are those subsectors with sales in the one mile trade area that are below total expenditures of consumers within the delineated area; therefore, sales are “leaking” out of the area because consumers are going to other areas to make their purchases.

TABLE 6.3

EXPENDITURE LEAKAGE AND SURPLUS BY INDUSTRY SUBSECTOR (ONE MILE TRADE AREA)



Source: ESRI and Dun & Bradstreet; RES

The data indicate that the one mile trade area has a small surplus of food and beverage stores, a category that includes grocery stores, but that sales of health and personal care products – those sold by drug stores and pharmacies – are below consumer demand and are “leaking” out of the area. Similarly, there is leakage for gasoline stations and also for sales of clothing and general merchandise.

TABLE 6.4

EXPENDITURE LEAKAGE AND SURPLUS BY INDUSTRY SUBSECTOR (0.5 MILE TRADE AREA)



Table 6.4 above provides additional detail for the 0.5 mile trade area. Within this more limited area, consumer demand exceeds sales at grocery stores. The margin is relatively small, with expenditures that are not being met in the area estimated to be about \$4.7 million, an amount that is low in relation to the demand necessary to support a full grocery. The median weekly sales for supermarkets during 2012 totaled \$318,170; hence, the unmet expenditures would only support 15 weeks of sales rather than the volume of sales needed for a full 52-week year. While not sufficient to support an additional grocery store, the expenditures should support the expansion of one or more existing stores serving the 0.5 mile trade area.

The data for both the one mile trade area and 0.5 mile trade area indicate unmet expenditures for products sold by health and personal care stores, indicating that there is demand for an additional drug store to serve households living in the trade areas. A location on a major thoroughfare to attract potential customers passing by a new store would add additional sales beyond those generated by trade area households.

Business Entrepreneurial Initiative in or near the URD

During community meetings and event, residents have raised the issue of jobs and the need for employment opportunities for residents of the URD and other nearby neighborhoods. One potential initiative might be to consider establishing a small business incubator that would help residents to establish and grow new businesses with assistance provided on such matters how to establish, obtain financing, and manage a business and also to grow the business by hiring workers. Given the proximity of the Rochester Public Market, a special-purpose type of business incubator, which is a kitchen incubator, could be a good fit in the URD or at another location in, or near the market.

A 2010 article in the *New York Times* described a kitchen incubator in San Francisco called La Cocina, a “shared commercial kitchen, used primarily by low-income women, mostly immigrants, who want to build a food business but wouldn’t have the resources to do so on their own.” The incubator reportedly had about 40 independent enterprises operating in one kitchen operated by a non-profit. The enterprises receive practical business training and mentoring. La Cocina is one example; another 2010 article in *Business Week* describes a kitchen incubator in Pasadena, CA that has hosted 63 entrepreneurs. Called Mama’s Small Business Kitchen Incubator, the facility exists “to educate, encourage, and nurture budding food businesses.” The article points out that kitchen incubators are expensive, and the Pasadena facility received funding from the city, public and private organizations, and a grant from a foundation. In addition to general space-related costs and purchasing kitchen equipment, other costs include energy costs and health inspections.

Establishing a kitchen incubator near the Rochester Public Market would provide synergies between entrepreneurs seeking to establish food-related businesses and the ability to begin sales at the market. Thus, an entrepreneur might create prepared foods at the kitchen incubator, package them, and gain experience with sales at the market. Further, classes in various aspects of food preparation and handling, as well as business-related courses might be offered to vendors already leasing space at the market and those on the waiting list to lease spaces.

7. CONCLUSIONS AND RECOMMENDATIONS

Market Issues and Residential Development Strategies

The URD and South Marketview Heights overall suffer from a lack of a positive identity. One stakeholder who was interviewed pointed out that there is a perception of the area that is negative, despite the location convenient to the Central Business District and the presence of the Rochester Public Market. However, the neighborhood has no identification, a positive identity of the area as a place to live and conduct business.

The operative strategy is the creation of a “critical mass” of new development that will offer a new identity and contribute to the overall stabilization and revitalization of the URD. An essential prerequisite, however, is to address issues with crime and drugs that pose major issues and will impede redevelopment unless addressed.

Components of a redevelopment strategy for the URD that evidence solid market support include the following:

- **Infill housing development** – Develop infill for-sale single-family housing on vacant parcels on blocks that have other housing in good condition. An infill development program will use scarce dollars to stabilize blocks in danger of decline and prevent decay. Where appropriate, the City might offer rehabilitation assistance to help property owners upgrade homes that are sound but show signs of deferred maintenance.

New homes that are developed should have three bedrooms and 1.5 baths. Some homes should have four bedrooms. If possible, a garage should be provided or, at a minimum, off-street parking spaces. Based on sales prices of homes sponsored by the Rochester Housing Partnership and for which appraisals were obtained, new homes should have asking prices of \$74,500 to \$76,000 depending on development timing. It should be noted that sales prices in this range means that significant subsidies will be needed to cover the development costs for new infill homes.

- **Explore the possibility of a phase-in of property taxes after reassessments** – A major issue raised during community meetings is the effect of property reassessments when homeowners improve their properties. If possible, the City should consider ways to phase in tax increases when assessments are increased so that higher taxes are not a disincentive to owners’ property improvements and upgrades.
- **Develop a larger scale mixed-income townhouse development** – A larger rental housing development with 50 or more townhouses on a contiguous site can be a major factor in establishing a new identity for the URD and Marketview South. The development should be modeled after the successful Anthony Square development, which has a reputation as a desirable, secure rental development. The development should have fencing to provide added security and

should be designed to appeal to market-rate tenants. While the majority of units should be affordable to meet the high demand in the HMA, there should be a component of units that are not income-restricted. The unrestricted units might be rented to police officers and other public servants at competitive rents.

The townhouses should be two- and three-bedroom units with 1.5 baths. If possible, a small number of units – two to four – should have four bedrooms to meet demand for housing for larger families. Features and amenities should include fully equipped kitchens, in-unit washers and dryers, carpet, window treatments, and a storage compartment for bicycles and outdoor furniture. Construction should include energy efficient features.

Recommended rents for all units should be consistent with current rents in the market, as follows:

- 2 Bedrooms, 1.5 baths - \$700-\$750
- 3 Bedrooms, 1.5 baths - \$800-\$850
- 4 Bedrooms, at least 1.5 baths; preferably two baths - \$900-\$950

Rents should include cold water, sewer, and trash; tenants should be responsible for paying other utilities.

Potential Retail and Commercial Space

- **Development of a drug store** – There is evidence of good market support for an additional drug store to serve residents in the 0.5 mile trade area. A location in the URD is recommended; development on a site along East Main Street would position a new drug store to capture sales from customers traveling along this major corridor, as well as residents living in nearby neighborhoods. Assuming a site on East Main Street can be acquired, interest by a national chain is likely.
- **Potential grocery/convenience store expansion** – In addition, there should be ample expenditures for food within the 0.5 mile trade area to warrant an expansion of an existing grocery or convenience store within the URD. The City might consider reaching out to existing owners to ascertain potential interest on the part of an owner.
- **Consider establishing a kitchen incubator** – Initial research of the market potential of a kitchen incubator was conducted when Ametek was planning to relocate from their existing space in Marketview, leaving an existing structure that might be converted, in part, for this use. The property presently is not available for another use. However, it may be possible to incorporate a kitchen incubator into the footprint of the Rochester Farmers Market, either into an existing space or a new space being added pursuant to the Master Plan. A kitchen incubator will require significant funding from a range of public and private sources. However, this type of facility would provide an opportunity to foster entrepreneurship and new business development with far fewer barriers to entry than are present for start-ups in more technical fields.

8. QUALIFICATIONS OF REAL ESTATE STRATEGIES, INC.

Real Estate Strategies, Inc. (RES) is a women-owned business that established offices during March 1995, to provide advisory services in real estate and economic development. Building on the expertise of its professionals and their significant experience in the real estate industry, the Firm specializes in engagements involving market and financial issues affecting proposed and existing real estate projects. Other specialties include engagements in economic development and reuse planning, fiscal impact analysis, and public/private deal structuring.

Principals of RES have prepared market analyses for mixed-use and residential development projects for the following clients:

- East Baltimore Development, Inc. – Market and financial analysis for a large-scale redevelopment project adjacent to Johns Hopkins Medical Institutions, including market-rate, mixed-income, and affordable residential components offered for-rent and for-sale and neighborhood commercial development.
- Pittsburgh Department of City Planning – RES served as market analysts on a team preparing plans for Transit Revitalization Investment Districts in two areas.
- Larimer Consensus Group and East Liberty Development, Inc. – Market analysis of residential, retail, industrial, and recreational uses in connection with the preparation of redevelopment plans for the Larimer Neighborhood and the Larimer Avenue Corridor in the City of Pittsburgh.
- Dranoff Properties - Market analysis for One Theater Square, a mixed-use development with luxury residential rental units, retail, and structured parking located across from the New Jersey Performing Arts Center in Newark, NJ; market analysis for a proposed transit-oriented rental development in Ardmore, PA.
- Philadelphia City Planning Commission – Market analysis in connection with the revitalization plan for the Germantown-Lehigh target area in North Philadelphia.
- Philadelphia Housing Authority – Preparation of the market assessment for the Temple-Ludlow Choice application submitted to the Department of Housing and Urban Development, including an assessment of residential, commercial, recreational, and economic development components of the plan for revitalization of the area.
- APM and Jonathan Rose Companies – Market analyses the Paseo Verde development, a mixed-use, mixed-income transit-oriented development located adjacent to the Temple University regional rail station in North Philadelphia.
- The Community Builders, Inc. – Market analyses of mixed-income residential developments with Low-Income Housing Tax Credits in New Brunswick, NJ and Philadelphia, Pittsburgh, Coatesville, McKees Rocks, and Moon Township, PA.
- Polish Hill Civic Association – Analysis of the market for residential and commercial uses of the Dobson Fire Site in Pittsburgh, PA.

The following are brief resumes of principals of RES; additional information may be found on the Firm's web site, www.RESadvisors.com.

Margaret B. Sowell, CRE, President of RES has 26 years of direct experience in market research and financial analysis of residential, commercial, and industrial real estate. Ms. Sowell established the Firm after gaining more than 25 years of experience with real estate and economic development as a government official, private developer, and advisor to public agencies and private companies. She worked with the U.S. Department of Housing and Urban Development for fifteen years and was involved in the development and administration of numerous housing and community development programs. She was the National Director of HUD's Urban Development Action Grant (UDAG) program from 1981 to 1984. Ms. Sowell's experience as a private sector developer was as Vice President for Development with a Wilmington, Delaware full-service real estate company.

A real estate consultant since 1986, Ms. Sowell served as Director of Real Estate Advisory Services in Philadelphia office of Coopers & Lybrand (now PricewaterhouseCoopers L.L.P.) from 1991 through 1994. While at Coopers & Lybrand, Ms. Sowell worked on analyses of residential developments, including market-rate and affordable housing projects and mixed-use developments. Ms. Sowell is a member of The Urban Land Institute, and she served on the ULI Board of Trustees from 1995 to 1998. She has been a technical reviewer of three ULI publications, and she co-authored the 1997 ULI publication, *Developing Infill Housing in Inner City Neighborhoods*. She served as market analyst on three ULI Neighborhood Advisory Panels, and she has chaired two additional panels. She is a graduate of the University of Florida.

Elizabeth M. Beckett, CRE, Senior Vice President of RES has more than 23 years of real estate consulting experience, including five years of association with the real estate advisory services practices of major national accounting and consulting firms. Ms. Beckett's areas of expertise include: market feasibility studies and financial analyses of residential, commercial, and industrial real estate; market analysis for special uses: affordable and mixed-income housing; transit-oriented development; local and regional economic development strategies; and fiscal and economic impact analysis.

Ms. Beckett has prepared housing market analyses for residential developments in Philadelphia, Allegheny County, Chester County, and Montgomery County, PA; Wilmington, Delaware; and New Brunswick, South Amboy and Harrison New Jersey. She previously was a Senior Associate in the Coopers & Lybrand Real Estate Advisory Services practice, where her assignments included serving as an Asset Manager on a RTC portfolio with 204 properties in 22 states. Ms. Beckett holds an undergraduate degree from Haverford College and a Masters of Governmental Administration from the University of Pennsylvania. She is a member of the Philadelphia Chapter of Commercial Real Estate Women (CREW) and a founding member of the National Affordable Housing Market Analysts Council of the National Housing and Rehabilitation Association.



REAL ESTATE STRATEGIES, INC.

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DRAFT

TO: Scott Page

FROM: Meg Sowell

DATE: November 8, 2013

RE: **DRAFT Estimates of City of Rochester Tax Impacts – Current Preferred Alternative**

For the Rochester Marketview Heights engagement, Real Estate Strategies, Inc. (RES) has been responsible for the following task as detailed in the proposed scope of services:

For each recommended use, estimate the local (City and School District) tax revenues that would be generated by development of that land use. These estimates can be used by stakeholders and policy makers to compare the benefits of redevelopment alternatives as well as documenting the benefits of specific redevelopment initiatives to funders.

As noted previously, RES developed initial estimates of tax revenues that would be generated on a per-unit basis to develop “order of magnitude” estimates of the local tax impacts associated with the land uses proposed in alternative redevelopment strategies. We have subsequently revised the estimates based on additional information and changes that have occurred; and this *revised* memorandum incorporates information provided by Bret Garwood, City of Rochester, about standard tax abatements for affordable housing developed in the City.

The preferred alternative developed by the Interface team and being considered by local officials would have the following components, which are reflected in the calculations:

- Seven vacant lots converted to private side yards
- New construction of 28 single family homes
- Rehabilitation of five existing single family units
- New construction of 76 two, three and four bedroom rental units with rents ranging from \$700-950/month that would make a Payment in Lieu of Taxes (PILOT) consistent with the City’s ongoing policy for affordable housing
- New construction of chain pharmacy store
- Rehabilitation of a 5,674 SF two-story mixed-use structure, containing a 2,837 SF corner store

All tax impact estimates are annual figures expressed in 2013 dollars and reflect the total of revenues to both the City and the School District. The following are details of the assumptions used by RES to

develop an estimate for each of these components; an attached spreadsheet presents the tax impact calculations.

Side Yards

Applicable taxes and fees: Homestead property tax

Abatement: No

Of the proposed seven vacant parcels to be converted to private side yards, one parcel is currently in private ownership (land is on the tax rolls) and is not included in the estimate of new property taxes. The remaining six parcels are in public ownership (land is currently tax exempt), four of which have existing land assessment valuations and two are assessed at \$0. Our estimates assume that those parcels already assessed will maintain their existing valuation once the land is added to the tax rolls. For the two properties assessed at \$0, an average vacant land value of \$2,980 was assumed.

The City homestead property tax rate is 5.704 mills (\$5.704 per \$1,000 of assessed value.) The School homestead tax rate is 13.953 mills. The total local homestead tax rate (City and School) is 19.657 mills. Real estate is taxed at 100 percent of market value.

Estimated Total, Homestead Property Tax: \$355

Single Family Homeownership Units

Applicable taxes and fees: Homestead property tax

Abatement: Yes

RES has assumed that the new construction homeownership units will have sales prices averaging \$78,000, which is directly translated to the assessment valuation. This estimate is based on an appraisal prepared for the Rochester Housing Partnership for a home located in the URD. For the eight properties currently in private ownership, RES reduced the estimate of net new property taxes by subtracting the amount of the existing assessments from the average sales price. For homes developed on the remaining parcels that are currently in public ownership, the tax impact was based on the full value of the estimated average sales price.

Estimated Total, Homestead Property Tax (after abatement period expires): \$39,851

Rehabilitation of Single Family Units

Applicable taxes and fees: Homestead property tax

Abatement: Yes

RES has assumed that improvements to the five, single family housing units will add an additional \$30,000 to the assessed value of each property. This should generate an additional \$590 of local homestead property taxes annually for each housing unit after the abatement period expires.

Estimated Total, Homestead Property Tax (after abatement period expires): \$2,949

Rental Townhouse Units

Applicable taxes and fees: Annual Payment in Lieu of Taxes

Affordable rental housing properties in the City of Rochester pay a PILOT that equals ten percent of the gross rent less charges for common area utilities. For the 76 proposed rental townhouse units, we have assumed an average annual gross rent of \$9,600 per unit, based on an average monthly rent of \$800 per unit, less a common area maintenance fee of two percent, or \$192 annually per unit, or an annual PILOT of \$940.80 per unit and \$71,501 for 76 units.

To calculate the net additional tax revenues RES has subtracted the current tax assessments of properties to be redeveloped. A total of 13 parcels proposed for the development are in private ownership; the current homestead tax assessments for these properties were subtracted from the above total PILOT estimate. Some of the new rental townhouses are proposed for development on the existing Ametek parking lot after a property exchange to provide a new parking lot with additional spaces for the Corporation. Our estimates assume that the existing value would be recaptured in the assessment of the new parking site and we have not subtracted the current taxes assessed on the existing parking lot from the estimated PILOT from the new rental townhouses. However, the new parking lot will be developed on 25 contiguous vacant parcels presently in public ownership, plus five parcels with existing structures that are now in private ownership and have tax assessments. The current homestead tax assessment for these five properties was subtracted from the total estimated PILOT payment for the 76 new rental units.

Estimated Total, Payment in Lieu of Taxes: \$63,998

Chain Pharmacy

Applicable taxes and fees: Commercial property tax and rebated Monroe County sales tax

Abatement: Yes—Business Investment Exemption

The estimates assume that a 13,000 square foot chain pharmacy is constructed on a parcel that currently contains a funeral home and related parking. The City non-homestead property tax rate is 12.086 mills (\$12.086 per \$1,000 of assessed value.) The School non-homestead tax rate is 29.852 mills. The total local non-homestead tax rate (City and School) is 42.038 mills. Real estate is taxed at 100 percent of market value. RES has assumed a total assessment of \$1,000,000 for the pharmacy based on the assessment of another CVS constructed in Rochester in 2010. The existing assessed value of the parcel (\$300,000) has been subtracted to develop an estimate of net new property taxes.

To develop an estimate of sales subject to the Monroe County sales tax, RES used CVS chain averages for sales per gross square foot and the percentage of sales that come from retail sales (versus prescriptions, which are not subject to New York sales tax). According to Henry Fitts, the revenues rebated to Rochester from the 4 percent Monroe County sales tax represent approximately 1.2 percent of taxable sales.

Estimate, Net Additional Non-homestead Property Tax: \$29,357

Estimated Rebate, Monroe County Sales Tax: \$41,933 -- SAY \$40,000 +/-

Corner Store

Applicable taxes and fees: Commercial property tax and rebated Monroe County sales tax
Abatement: Yes—Business Investment Exemption

RES has developed assumptions to estimate the net additional taxes from the rehabilitation of the existing two-story structure located at North Union and Weld, which has approximately 6,000 square feet including an existing store with 2,837 square feet. A representative in the Tax Assessment Office has advised that the structure is listed as a mixed-use property subject to the non-homestead property tax. RES has assumed that rehabilitation will increase the current assessed value by about \$34,000 based on a review of the sales prices per square foot of similar mixed-use properties in Rochester; our estimate of the property tax increment is based on this estimated increase.

To develop an estimate of sales subject to the Monroe County sales tax, RES reviewed estimates of the gross income of other similar convenience stores in Rochester because we have no data or information about current gross sales or the nature of the store's inventory. We have assumed gross sales of \$175 per square foot, of which 40 percent are sales of taxable items under New York State Tax Bulletin TB-ST-135. No information is available on the store's current sales or the percentage of sales that are taxable. Therefore, we have assumed that 100 percent of estimated sales subject to sales tax represent net additional sales taxes.

Estimate, Additional Non-homestead Property Tax Annual Increment: \$1,435

Estimated Rebate, Monroe County Sales Tax: \$2,383

We appreciate the opportunity to work with you on the Marketview URD Plan. If there are any questions about the above, please call us.

Attachment – Marketview URD – Fiscal Impact Calculations

MARKETVIEW URD - FISCAL IMPACT CALCULATIONS
REVISED - NOVEMBER 8, 2013

PROPERTY TAX CALCULATIONS

Residential Properties	Current Assessment	Projected Assessment	Total Added Assessed Value	Homestead Tax Rate		Total
				City	School	
Side Yards				0.005704	0.013953	
<i>Sites in Public Ownership</i>						
118 Alexander Street	0	\$ 2,980	\$ 2,980	\$ 17.00	\$ 41.58	\$ 58.58
119 Weld Street	\$ 2,800		\$ 2,800	\$ 15.97	\$ 39.07	\$ 55.04
126 Weld Street	\$ 2,800		\$ 2,800	\$ 15.97	\$ 39.07	\$ 55.04
101 Weld Street	0	\$ 2,980	\$ 2,980	\$ 17.00	\$ 41.58	\$ 58.58
135 Weld Street	\$ 3,700		\$ 3,700	\$ 21.10	\$ 51.63	\$ 72.73
119 Woodward Street	\$ 2,800		\$ 2,800	\$ 15.97	\$ 39.07	\$ 55.04
<i>Sites in Private Ownership</i>						
103 Woodward Street	\$ 2,800		0	\$ -	\$ -	\$ -
Property Tax Gain Estimate - Side Yards						\$ 355.01

New Single Family Homeownership Units

<i>Sites in Public Ownership</i>						
20 Scattered Sites	\$ -	\$ 78,000	\$ 1,560,000	\$ 8,898.24	\$ 21,766.68	\$ 30,664.92
<i>Sites in Private Ownership</i>						
190 North Union Street	\$ 32,500	\$ 78,000	\$ 45,500	\$ 259.53	\$ 634.86	\$ 894.39
128 Woodward Street	\$ 24,000	\$ 78,000	\$ 54,000	\$ 308.02	\$ 753.46	\$ 1,061.48
118 Woodward Street	\$ 26,000	\$ 78,000	\$ 52,000	\$ 296.61	\$ 725.56	\$ 1,022.17
241 North Union Street	\$ 19,400	\$ 78,000	\$ 58,600	\$ 334.25	\$ 817.65	\$ 1,151.90
117 Ontario Street	\$ 21,000	\$ 78,000	\$ 57,000	\$ 325.13	\$ 795.32	\$ 1,120.45
302 Scio Street	\$ 1,000	\$ 78,000	\$ 77,000	\$ 439.21	\$ 1,074.38	\$ 1,513.59
296 Scio Street	\$ 30,000	\$ 78,000	\$ 48,000	\$ 273.79	\$ 669.74	\$ 943.53
208 Lyndhurst Street	\$ 2,800	\$ 78,000	\$ 75,200	\$ 428.94	\$ 1,049.27	\$ 1,478.21
Total for Single Family Homeownership						\$ 39,850.64

Single Family Rehabilitation

5 Homeowner Rehabilitations		\$ 30,000	\$ 150,000	\$ 855.60	\$ 2,092.95	\$ 2,948.55
Total for Single Family Rehab						\$ 2,948.55

Rental Townhouses

76 New Multifamily Rental Units						
Annual Payment in Lieu of taxes	<i>Avg Monthly Rent</i>	<i>Avg Annual Rent</i>	<i>CAM</i>	<i>10% Annual Gross Rent</i>		
10% of Gross Rent less CAM	\$ 800	\$ 9,600	2%	\$ 940.80		\$ 71,500.80
13 Sites in Private Ownership	\$ 293,300		\$ (293,300)	\$ (1,672.98)	\$ (4,092.41)	\$ (5,765.39)
5 Private Parcels lost to Parking	\$ 88,400		\$ (88,400)	\$ (504.23)	\$ (1,233.45)	\$ (1,737.68)
Total for Rental Townhouses						\$ 63,997.73

Total for Residential Properties \$ 107,151.93

Commercial Properties	Current Assessment	Projected Assessment	Total Added Assessed Value	Non-Homestead Tax Rate		Total
				City	School	
				0.012086	0.029852	
Chain Pharmacy						
770 East Main Street	\$ 300,000	\$ 1,000,000	\$ 700,000	\$ 8,460.20	\$ 20,896.40	\$ 29,356.60
Corner Store Rehab						
153-155 North Union Street	\$ 97,200	\$ 131,428	\$ 34,228	\$ 413.68	\$ 1,021.77	\$ 1,435.45
Total for Commercial Properties						\$ 30,792.05

Total Estimated Annual Property Tax Gain from the Development Program \$ 137,943.98
SAY \$135,000 - \$145,000 ANNUAL GAIN

MONROE COUNTY RETAIL SALES TAX REBATE CALCULATIONS

Chain Pharmacy

Average sales per square foot	\$	840.00
Pct retail (versus pharmacy)		32%
Estimated taxable sales per square foot	\$	268.80

Effective sales tax rate to City		1.20%	based on percentage of 4% County tax rebated to Rochester
Estimated sales tax revenue to City per SF	\$	3.23	\$ 41,932.80 annually based on 13,000 GSF

Corner Store Rehab

Average sales per square foot	\$	175.00
Percent taxable		40%
Estimated taxable sales per square foot	\$	70.00

Effective sales tax rate to City		1.20%	based on percentage of 4% County tax rebated to Rochester
Estimated sales tax revenue to City per SF	\$	0.84	\$ 2,383.08 annually based on 2,837 GSF

Note: Estimates do not deduct sales taxes currently being paid.

Total Annual Sales Tax Rebate based on above Assumptions \$ 44,315.88
SAY \$40,000 - \$50,000 ANNUAL GAIN

IV Meeting Minutes & Other Project Deliverables

CONTENTS:

- 1. Market View Heights URD Plan Interviews**
- 2. Working List of Known Projects in Area**
- 3. Summary of Previous Plans Reviewed**
- 4. Summary of Community Input**
- 5. Draft Vision Statement**
- 6. Revised Vision Statement**
- 7. Meeting Minutes**
 - July 30 Steering Committee Meeting**
 - July 30 CAP Meeting**
 - October 29 Steering Committee Meeting**
 - October 29 CAP Meeting**

Market View Heights URD Plan Interviews

May 2013

Roslyn Goldman, R-City
Lula Nubin, Lewis Street YMCA Employee, 25 years
Lisa Singletary, Lewis Street YMCA Employee, 42 years
Jay Polston, Market District Business Association President, YMCA Associate Director
Annmarie Van Son, Area Resident, non CAP
Jim Farr, Public Market Operations Director
Former Council President, Current Mayor Lovely Warren
Allen Handleman, Conifer
Jim Costanza, Costanza Enterprises
James Smith, Lewis Street YMCA, Executive Director
Officer Brett Scheuer, Area Police
Councilwoman Jackie Ortiz, At-Large
Rich Koss, City DES, Streets Projects
Joni Monroe, Executive Director Rochester Regional Community Design Center
Lora Pound, Area Code Enforcement Officer

June, 2013

Bertha Jones, Resident

July 2013

Julie Everitt, PathStone
Helen Hogan, R-City and Friends of the Market
Jean Lowe, Greater Rochester Housing Partnership
John Oster, Edgemere Development
Delmonize Smith, Commissioner, Neighborhood and Business Development
Carolyn Vitale, Urban League Economic Development Corporation

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WORKING LIST OF KNOWN PROPOSED PUBLIC & PRIVATE PROJECTS

that may come to fruition within the immediate area in the next five years

as of July 10, 2013

PUBLIC

1. Public Market Master Plan Implementation

- a. RFP out now for developer to build new stores on Union Street (Phase 3 of Master Plan)
 - i. Two proposals received; one that's of interest
- b. Changes to the original Master Plan:
 - i. Worried about enclosing Shed C; not worth money (cut Phase 1B)
 - ii. Tearing down winter shed (Shed B) and starting over (changed Phase 1C).
 - iii. Plaza & nutrition garden not on table at present (Phase 2) – will be initiatives of Friends of the Market in the future.

2. North Union Street Improvements

- a. Grew out of Marketview Heights North Union Street Corridor Mini-Charrette & Corridor Vision Plan
- b. Will include resurfacing, curb & sidewalk replacement, and some drainage work, plus pedestrian lighting (13 poles), planted curb bumpouts in seven locations, enhanced crosswalks at all intersections, gateway feature (at Central Park)
- c. Work to start mid-June and finish by fall
- d. PathStone to maintain planters

3. East Main Street Four Part Process – no implementation actions planned yet to our knowledge

PRIVATE

1. **Conifer** development at former Corpus Christi School next to Armory (864 East Main Street).
 - a. Slated to receive tax credits this year on the condition that development program shifts from 42 senior housing units to artist housing.
 - b. This is now public knowledge.
2. **Eastman Dental Dispensary** (800 East Main Street) under agreement for sale, with buyer seeking financing for mixed use office/retail development.
3. **Ametek** (255 North Union Street) site sold to local developer (Larry Glazer, Buckingham Properties – also owns 17-story Midtown Tower now under renovation for 160-180 apartments and 3-5 stores of commercial space in downtown) interested in small-scale manufacturing / artisanal uses if structure is not conducive to loft conversion.
 - a. City interested in possibility of a land swap (Ametek parking area in exchange for assembled property on Augusta & Davis along the rail)

PUBLIC-PRIVATE

1. R-City Arts & Culture District / Public Market Village

- a. Still in an early stage; hoping the Conifer development (artist housing) might serve as a catalyst for the initiative, which is looking to establish live/work space to help foster a creative community anchored by the Public Market, the nearby Neighborhood of the Arts, and major cultural institutions already present in Rochester.
 - i. May undertake some planning and design work in coming months, funded by dollars pooled from the Southeast and Northeast Neighborhood Service Centers.

- b. Follow up with Helen Hogan, Marisol Lopez & Alma Balonon-Rosen.
- 2. **Proposed Brownfield Opportunity Area**

WORKING LIST OF RECENTLY COMPLETED PUBLIC & PRIVATE PROJECTS

that have come to fruition within the immediate area in the past five years

PUBLIC

- 1. **Focused Investment Strategy:** 14 programs & initiatives
 - a. \$3,875,909 allocated to Marketview Heights FIS Area through FY 2012-13
 - b. \$4,582,409 anticipated total allocation through FY 2014
 - c. Accomplishments (June 1, 2009-July 31, 2012) according to March 2013 Evaluation Report
 - i. FIS Implementation Plan & URD Boundary
 - ii. 25 residential properties rehabbed through FIS Exterior Security Rehabilitation Program, with more in the pipeline
 - 1. 99 Weld
 - 2. 103 Weld
 - 3. 111 Weld
 - 4. 114 Weld
 - 5. 116-116.5 Weld
 - 6. 117 Weld
 - 7. 118-118.5 Weld
 - 8. 121 Weld
 - 9. 123 Weld
 - 10. 140 Weld
 - 11. 165 N Union
 - 12. 167 N Union
 - 13. 168 N Union
 - 14. 170 N Union
 - 15. 171 N Union
 - 16. 175 N Union
 - 17. 186 N Union
 - 18. 187 N Union
 - 19. 188 N Union
 - 20. 189 N Union
 - 21. 191 N Union
 - 22. 192 N Union
 - 23. 90 Kenilworth
 - 24. 96 Kenilworth
 - 25. 127 Weld (not yet complete)
 - 26. 137 Ontario (not yet complete)
 - 27. 142 Ontario (not yet complete)
 - 28. 219 N Union (not yet complete)
 - 29. 230 Lyndhurst (not yet complete)
 - 30. 238 Lyndhurst (not yet complete)
 - 31. 275-77 Lyndhurst (not yet complete)
 - 32. 341 Scio (not yet complete)
 - 33. 362-64 Scio (not yet complete)
 - iii. 11 commercial façade grants through New York Main Street grant secured by Marketview Heights Association
 - iv. 1 business assistance grant through FIS Business Assistance Grant Program (**Big Apple Deli**), one pending (**Auto Sound Solutions**)
 - v. 2 vacant, two-family properties rehabbed for rental housing

1. 136-138 Woodward
2. 7.5 Vetter Street (not yet complete)
- vi. 1 demolition completed (**115 Weld**), an additional 12 in the demolition pipeline
 1. New construction unit in progress now
- vii. 1 new construction homeownership project with 4 new construction units and one acquisition-rehab-reseal unit – partially completed
 1. 106 Weld
 2. 108 Weld
- viii. 2 vacant, single-family homes acquired, rehabilitated, and sold to first time homebuyers
 1. 104 Weld Street
 2. 129 Weld Street
- ix. 4 individuals trained and placed in employment as Building Performance Indicator-trained professionals
- x. 4 youth hired to be trained and develop public art projects
- xi. 162 households received rear-yard utility upgrades through RGE
- xii. 10 households participated in landscaping workshop and planting initiative

2. Public Market Parking Lot & Pedestrian Walkway, 2012

- a. New parking lot across the street from the Public Market on North Union Street.
- b. Roadway & pedestrian travel path on rail bridge. Closed when Market is closed. City owns right-of-way for trail (the north bridge); CSX operates on south bridge.

3. Boher Place, 2011

- a. 12 affordable units in 6 structures developed by PathStone at 59 Woodward Street (northwest of URD)

4. Temporary Police Community Policing Unit across from YMCA (now gone)

5. Community Garden on North Union Street

6. Murals at rail underpass & along industrial façades

7. Rochester Walks!

- a. Established walking group and installed signage for two routes

PRIVATE

1. **First Place & Susan B. Anthony Building** by PathStone north of CSX rail
2. **Station 55** – 30 loft apartments (2008/9)
3. **Rohrbach Brewing Company** at 97 Railroad Street (2008)
4. **FastTrac** – new gas station at 672 E Main Street

Summary of Previous Plans Reviewed

SUMMARY OF PLANS ON FILE

Marketview Heights Neighborhood Revitalization Strategy (NRS), Feb 2006

- Two-year process launched by Housing Opportunities, Inc. (now PathStone), Marketview Heights Association, Enterprise Community Partners, and City; involved over 150 residents, business owners, churches, and other institutions to define community vision.
 - Together the group refers to themselves as the MH Collective Action Project (CAP)
- MVH plan area: Clifford Ave to Inner Loop, North Street to East Main/North Goodman
- History of community organizing and resident-led action; plan is an organizing tool, an action plan, and an investment strategy.
 - We know that redevelopment only succeeds if supported by the community.
- Process:
 - Stakeholder interviews
 - Tell Us Workshop
 - Visioning Workshop
 - Draft Vision & Action Teams Workshop
 - Action Teams formed for Implementation
 - Outreach & Organizing
 - Streetscape & Beautification
 - Safety & Security
 - Housing & Development
- **Assets:** historic architecture, underutilized properties like Eastman Dental building, affordable, location, proximity to Public Market, community orgs, Freddie Thomas HS, First Place homes, YMCA child care, long-term residents, churches, sense of community
- **Opportunities:** police substation, redevelopment potential, reuse of Eastman Dental, neighborhood watch, remove Inner Loop
- **Issues:** public safety – shootings, drugs, parks perceived as unsafe, abandoned housing, speeding, abandoned cars, panhandlers, negative perception, lead paint/pipes, bad landlords, poor maintenance, STDs among youth, loitering, poor lighting, slow police response, lack of opportunities for youth, vacant commercial properties
- Primary goal: increased investment in our neighborhood
- **VISION: a neighborhood that is diverse, well-kept, safe and affordable, with high-quality schools, employment opportunities, recreation and shopping.**
 - In 2025, MH will be:
 - A peaceful neighborhood with residents from all walks of life, young and old, rich and poor
 - An area of well-kept affordable homes on quiet tree-lined streets
 - A place where community members know and watch out for each other, and drug dealing and crime are things of the past
 - A neighborhood with shopping opportunities on commercial streets, including local shops and a full-service supermarket
 - A community known for high quality schools attended by neighborhood children
- **GUIDING PRINCIPLES:**
 - Work together!
 - Improve our physical environment
 - Celebrate our diversity
 - Create a community that is safe, healthy & attractive
 - Protect and improve our housing and neighborhoods
 - Make our neighborhoods great places for young and old
 - Create lively shopping districts and East Main Street as a gateway
 - Build on our assets
 - Help residents get good jobs
- **10 BIG IDEAS to link vision to action:** and action steps for each
 1. **Work together**
 - Continue to conduct community outreach and organizing

- Hold implementation workshops
 - Host block parties and be visible at community events
 - Distribute project newsletter quarterly or bi-annually
2. **Involve our youth**
 - Conduct youth needs assessment, by youth
 - Work with young people and community partners to respond to identified needs
 - Involve young people in MH NRS planning and implementation
 - Work with City School District to implement Children's Zone
 - Create job opportunities for neighborhood youth
 3. **Show our pride**
 - Organize regular clean-ups and gardening efforts
 - Obtain free and subsidized plants and materials from local or nearby businesses
 - Work with City to plant street trees
 - Create parks and play spaces on abandoned properties
 - Create community signage and art program
 - Have annual beautification awards
 4. **Build on our key assets**
 - Take advantage of the Public Market as a regional attraction and economic asset
 - Work with the owner, neighbors, and interested groups to renovate and reuse the Eastman Dental Dispensary (on the National Register)
 - Maximize community benefit from re-use of the Armory
 5. **Partner with the police**
 - Focus on hot spots and increase RPD's presence
 - Hold regular meetings and be vocal
 - Conduct a crime hot spot study
 - Expand and support PACTAC (Police and Citizens Together Against Crime)
 - Develop a weed and seed program
 6. **Promote crime prevention through environmental design**
 - Improve street and sidewalk lighting
 - Organize a Light's on! Campaign
 - Implement defensible design improvements in crime hot spots
 - Slow or re-direct traffic in residential areas
 7. **Focus on economic development**
 - Identify business development opportunities
 - Support neighborhood entrepreneurs and start-ups as well as existing businesses
 - Improve the appearance of neighborhood commercial
 - Recruit new businesses
 8. **Train ourselves for good jobs**
 - Promote education
 - Work with Rochester schools to strengthen GED and job skills training programs
 - Make sure residents know about and make use of available resources
 - Connect neighborhood employers with neighborhood job-seekers
 9. **Improve our homes and buildings**
 - Enforce existing laws requiring that properties and buildings are adequately maintained
 - Facilitate rehab of substandard housing and commercial buildings
 - Encourage construction of new, for-sale housing
 - Encourage the City to transfer unsalable and undevelopable lots of neighboring homeowners
 - Streamline condemnation procedures
 10. **Increase homeownership**
 - Identify priority properties for acquisition and transition into homeownership
 - Develop a scattered site rent to own program
 - Provide attractive financing and home equity assurance
 - Provide homeownership training and support
 - Create home marketing campaign

- **PHASE ONE: North Union Street Gateway**
 - Each action team has steps to take
 - **Outreach/Organizing:** door to door outreach; project bulletin; design charette; regular meetings; action teams
 - **Streetscape/Beautification:** sidewalks, street amenities, ped crossings; identity – signage and art; façade improvements; street trees and landscaping; neighborhood clean-ups
 - **Safety/Security:** police response and enforcement; neighborhood watch and PACTAC; CPTED; lighting
 - **Housing/Development:** code enforcement; housing rehab info and loan assistance; property acquisition and improvement; homeownership pilot program; landscape buffers
- **PLUS PHASE ONE: Area-wide Actions**
 - Other early priorities, not on Union Street Corridor:
 - Police substation; crime hot spot study; Eastman Dental Dispensary; neighborhood commercial market analysis; children's zone; home equity assurance program
- Appendix B – notes on physical issues from walking tour of N. Union Street

Marketview Heights North Union Street Corridor MiniCharrette, 2007

- Charette conducted by Rochester Regional Community Design Center (RRCDC) with CAP
- Charette included 40 neighborhood residents, stakeholders and more than six design professionals and facilitators. Participants split into five teams to explore five pre-determined focus areas – their positive and negative existing conditions and possible enhancements. Residents presented the groups' vision plans and suggested improvements for each of these sites:
 1. East Main Street Node
 - Create gateway element for corridor/Public Market
 - Install new lights, banners
 - Improve facades
 - Screen parking with decorative fencing
 2. Kenilworth/Weld Node
 - Landscape vacant lots
 - Improve facades
 - Install trees and lighting
 3. Public Market Node
 - Install new lights, landscaping, crosswalks, murals on retaining walls
 - Improve facades
 - Infill development on vacant lots or transform lots into parking areas
 - Go green – permeable paving, rain gardens, alternative fuel shuttle for Public Market parking area
 4. Central Park Node (north of URD)
 5. N. Union Street Corridor
- After the charette, RRDC and the CAP Steering Committee refined and built upon resident ideas to create the vision plan, which applies the following four ideas to each area listed above.
 - Develop short-term, immediately achievable projects (banners, landscaping, signage)
 - Improve the pedestrian realm (lighting, trees, façades, traffic calming)
 - Create a unifying identity for the corridor (Public Market, area history)
 - Capitalize on vacant lots (green space, future development potential)

Marketview Heights North Union Street Corridor Vision Plan, 2008

- By RRCDC to summarize and expand upon results of North Union Street Corridor Mini-Charrette
- Neighbors adamant about facilitating revitalization without widespread displacement. Improvement, not displacement.
- Vision Plan's purpose: to record/document community ideas, serve as guide to follow as community proceeds with revitalization efforts.
- **EAST MAIN STREET NODE**
 - Create a gateway element and highlight relationship of neighborhood to Market
 - Lighting – street and pedestrian on one pole plus banners
 - Screen existing parking with decorative fence
 - More street trees
 - Redevelop large vacant lot, parking behind building, plus limited infill housing and two new community gardens

OTHER COMMUNITY IDEAS

- o *Repair concrete wall and columns at railroad trestle – use wall to tell history*
- o *Coffee shop/ice cream*

• KENILWORTH/WELD NODE

- o Landscape vacant lots as permanent or interim green spaces with attractive fencing or art on bollards; engage youth in maintenance
- o Lighting – street and pedestrian on one pole plus banners
- o Bump-outs at intersections and crosswalk treatments

OTHER COMMUNITY IDEAS

- o *Nice garbage cans, planters*
- o *Street trees*

• PUBLIC MARKET NODE

- o Better lighting, more trees, landscaping, crosswalks, and murals on existing retaining walls
- o Lighting under underpass
- o Convert second railroad trestle to allow pedestrian and shuttle access to Public Market from new parking area
- o Bump-outs on west side of street
- o Landscape steep slopes adjacent to rail road
- o Transform vacant lot to parking lot and overflow vending space; another into restaurant with parking and outdoor dining

OTHER COMMUNITY IDEAS

- o *Beautification – drainage, pedestrian railing, trash cans*
- o *Flower beds – color*
- o *Parking lot landscaping*
- o *Improve Ametek façade*
- o *Benches, bus shelters*
- o *Affordable housing*

• OVERALL CORRIDOR

- o Creation of dedicated on-street parking with bump-outs on west side of street
- o Lighting – street and pedestrian on one pole plus banners
- o Street trees

OTHER COMMUNITY IDEAS

- o *Neighborhood identity – signage, local business, positive image, design principles, bridge underpass*
- o *Façade grant program – public safety, street cameras, street lights*
- o *24/7 community*
- o *Street Walks – Farm to Market theme, street name – symbolic change, gateway design using Market style throughout neighborhood*
- o *Public space to generate improved public safety*

Rochester Housing Market Study (with ZVA Appendices), 2007

- **Objectives** – assess the depth and breadth of the housing market; coordinate resource allocation for targeted investment in an era of limited resources; stem disinvestment and help city “right-size” its housing stock strategically, establish baseline conditions against which to measure change/progress...
- **Analysis** – South Marketview Heights, a mix of Depreciated & Distressed conditions
- **Citywide Market Potential** – a 5-10% annual market capture rate in the City is reasonable. This translates to 853-1725 new dwelling units; 215-430 of these households might come from outside the city. This assumes the city develops the right dwelling unit type with amenities that market requires: 415-829 rental multi-family units, 83-165 for sale single-family attached; 247-493 for sale single-family detached units.
 - o **NOTE:** Project Green, written in 2009, takes a more conservative approach – annual absorption of 46 new units per year through 2030
- **Market Potential for Five Study Areas** – downtown & four transitional neighborhoods, North and South Marketview Heights among them
 - o Annual capture rate between five and 10% of the potential market: in N/S MVH, this would translate to 65-130 new units per

year.

- o **ZVA's Market Findings: see pages 73-75 of Analysis document & 2 ZVA Appendices:**
 - Half of the potential market in the North and South Marketview Heights Study Area is for rental units, with over 46 percent of the units qualifying as "market-rate." The remaining 50 percent of the potential market is for ownership units, 45 percent of which, to correspond with market preferences, should be for-sale lofts or apartments (multi-family, all price ranges), just over 10 percent should be townhouses/rowhouses (single-family attached, all price ranges), and the remaining 45 percent should be a mix of affordable and market-rate single-family detached houses.
 - More than three-quarters of the market potential is equally divided between empty nesters and retirees and families, nearly all of whom are non-traditional families.
 - Non-traditional families make up the largest share of the family market for new and existing housing units in the North and South Marketview Heights Study Area. Many of the heads of households in this Study Area are single mothers or fathers with young children. Depending on housing type, the family market represents between 23 percent (below market-rate single-family detached houses) and 46 percent (market-rate rental units) of the market for new and existing housing units in the North and South Marketview Heights Study Area.
 - In this Study Area, younger singles and couples represent a considerably smaller share of the potential market (24 percent), well below their 30 percent share of the city-wide market. Two-thirds of this market segment are renters, both by necessity and by choice. Younger singles and couples comprise 37 percent of the market for market-rate rental units, but only 12 percent of the market for market-rate single-family detached houses.
 - Part of the challenge in achieving higher capture rates in this Study Area is the preponderance of low-value and affordable housing units. The goal of new development, then, should be to establish a market position within the context of downtown Rochester's marketplace that will attract a sufficient number of risk-tolerant households. To achieve this, the optimum residential strategy for the North and South Marketview Heights Study Area should include a number of inter-related tactics, including but not limited to:
 - o Strengthening the connections, from both the physical and the marketing perspectives, between the North and South Marketview Heights Study Area and downtown Rochester;
 - o Constructing a variety of housing types to attract a broader market, including higher-value market-rate as well as affordable housing units, rental as well as for-sale;
 - o Creating a mixed-use retail, commercial and residential district surrounding the Rochester Public Market, with the goal of connecting the market with downtown Rochester.

Focused Investment Strategy: Frequently Asked Questions and Answers, 2007

Bridging Neighborhoods, 2007-8

- An effort to link East Main Street with the Public Market and Village Gate Square (a mixed use development in the Neighborhood of the Arts – at 274 N. Goodman).
- Proposes building a sloped park and plaza space over the rail yard south of East Main Street to the North Goodman Street alignment and introducing connective paths and public plazas as well as infill development on adjacent corners. Also identifies sites for gateway signage and streetscape improvements.
- The study included a traffic capacity analysis at the intersection of Main Street and Goodman Street that found an existing C Level of Service. Several redesigns explored potential impacts on pedestrian facilities and traffic movement.
 - o Alternative A maintains the curb alignments and roadway profiles but introduces channelization, restriping, pedestrian islands, and intersection bumpouts. This is the lowest cost option (\$478,000).
 - o Alternative B reconfigures the intersection as a roundabout (\$810,000).
 - o Alternative C includes major reconstruction and realignment of the intersection to create a favorable alignment of East Main and North Goodman. This was the favored option and the most expensive (\$1,130,000).
- The site is slightly east of the URD area, directly northeast of Circle Street.

Marketview Heights FIS Area: Situational Analysis, 2008

- In June 2008, City Council designated four neighborhoods for inclusion in the City's Focused Investment Strategy (FIS); aim of targeted *revitalization over three years* through economic development, commercial development, housing, code enforcement, capital improvements, human services that together foster healthy neighborhoods.
 - o Dewey/Driving Park
 - o Marketview Heights
 - o Beechwood

- Jefferson
- Goals of FIS:
 - Improve housing market and neighborhood vitality
 - Increase property values to increase resources for services and investments
 - Maximize impact of Federal dollars
 - Empower neighborhood stakeholders with resources to implement their neighborhood plans
 - Maximize number of low- and moderate-income residents who benefit from housing policy initiatives
 - Improved neighborhood perception
 - Strong social connections
- MVH FIS Area – cut off from northern part of neighborhood (with Public Market and newer homes of First Place) by CSX rail line.
 - 68% renters in 2000
 - Med Income \$28,185 in 2000
 - 2,961 residents, 1,052 households in 2000 – stable since 1990
- IMAGE in the MVH FIS Area
 - + The Public Market is seen as a positive influence
 - + CAP Action Teams also a positive (Neighborhood Beautification, Community Safety, Housing & Development)
 - + Community garden on N. Union Street
 - – Safety & drug dealing; conditions worse west of N. Union Street than east where some new, young residents have moved in
 - – Lewis Street is a particular problem; illegal booze, drugs sales, gambling
 - – Frustrations about planning that doesn't lead to action
 - – Problem businesses: Union & Weld and on Scio
- MARKET in the MVH FIS Area
 - + Marketview Heights Association (MHA) housing rehab and homeownership efforts
 - + PathStone invested heavily in the 80s, building more than 150 units; perceived as well managed
 - New housing must take into account the city's housing oversupply
 - + First Place townhomes and single-family houses remain stable and well maintained after 15 years – a model that shows concentrated redevelopment can work (at Scio, Central Park & N. Union)
 - + Some buildings of architectural significance – including corner store at Union & Weld
 - + Close to East End Cultural district and close to East Main Street
 - + Rehab of Station 55 (mixed use former factory between Main/Goodman and Public Market) was successful – rental lofts and commercial space
 - + Eastman Dental Dispensary by owner of the Armory (still vacant in 2012)
 - – Housing market is varied in price, condition, and property type; tough to generalize
 - – Insufficient number of sales to make assumptions about market trends
 - – Accurate foreclosure stats difficult to obtain
 - – Absentee landlords/substandard housing translates to desire for more homeownership
 - – Cost of housing is low; many pay more in rent than they would in mortgage PITI
 - – Homes rehabbed through HOME Rochester sell for higher prices (\$60k) than the neighborhood's median sale price; costs to rehab are not recouped without sizable subsidies (\$30k because HOME rehab development costs closer to \$90k)
 - – Few amenities aside from Public Market
- PHYSICAL CONDITIONS in the MVH FIS Area
 - – Vacant land & buildings
 - – Industrial sites on N. Union are generally well-maintained, but diminish neighborhood feel
 - – CSX rail divides neighborhood
 - – On non-market days, the Public Market is dormant and unattractive
 - – Alleys inaccessible; attract drug activity and loitering
 - – Lack of street trees
 - – Unattractive street lighting

- NEIGHBORHOOD MANAGEMENT in the MVH FIS Area
 - + CAP community organizer has helped maintain momentum
 - + CAP creates opportunities for leadership development
 - + Multiple block clubs, activities like cook outs
 - + Informal telephone chain for getting information out
 - + Stabilizing influence of long-term residents active in planning
 - – Crime and loitering at mini-marts
 - – Transient renters difficult to engage
- SOCIAL CONDITIONS in the MVH FIS Area
 - – Families living financially on the edge
 - – Unemployment; drug culture is main economy and those involved are invested in maintaining the status quo.
- CONCLUSIONS from PathStone (June '06) – appendix to this report
 - Future development should build upon strengths and assets of neighborhood:
 - Prince/Alexander/Champany area east of N. Union Street
 - Public Market & Station 55 Lofts
 - Renovation of Susan B Anthony Building (by Housing Opportunities, now PathStone)
 - First Place, north of target area
 - Proximity to downtown and University Avenue area (neighborhood of the arts)
 - Lewis Street Settlement and its well maintained playground
 - PathStone as major property owner
 - Future development should also remove blighting influences
 - Drug traffic, esp at mini-marts
 - Alleys
 - Vacant buildings and lots
 - Abandoned are at Lewis/Davis/Augusta near rail tracks
 - Work with Ametek to reconfigure parking along rail
 - New residential development should include a mix of housing types for a range of incomes
 - Focus on N. Union Street as first phase
 - Use FIS funds to: increase code enforcement, increase demolition, purchase/rehab/sale to owner-occupants, revitalize Weld & N. Union intersection, capital improvements to Marketview I, refinancing of selected rental units, mixed income at Lewis/Davis/Augusta
- The last page of this document includes recent home sales in MVH from 1991 through 2008.

Marketview Heights FIS Area: Building Conditions & Land Use Survey Results, 2008

- Designated FIS Areas are eligible for FIS funds
 - **Priority Area** – specific streets within FIS Areas where every parcel will be addressed, streets are a priority for funding, and streets are a priority for public infrastructure upgrades and improvements.
 - **FIS Priority Area is slightly smaller than URD; URD expands target area for revitalization**
 - **Impact Area** – broader area within which FIS Area investments will have ripple effects. Data collected to provide baseline conditions.
- Survey and report prepared by Enterprise Community Partners for the City of Rochester Dept of Community Development
 - In addition to maps listed below [MVH FIS Area Maps], the report contains the following maps:
 - Site Condition
 - Street Trees
 - Street Lights – cobra/highway and historic street lights
 - Parking Availability – on parcel, on adjacent parcel, restricted, on adjacent restricted, not available
 - Accessory Structures – garage, garage converted to residential, residential, storage shed, commercial, none, other
 - For Sale Signs
 - Comparison: residential units versus building conditions

Marketview Heights FIS Area: Maps, 2008

- The following additional maps prepared by Enterprise Community Partners are on file for reference and tracking change over time:
 - Base Map
 - Land Use Map
 - Ownership Status of Buildings – owner-occupied or investor-owned
 - City-Owned Vacant Lots
 - Building Conditions/Problem Properties/Vacant Lots – code violations, vacant buildings, foreclosures, building condition
- NOTE: Map updated in Summer 2012 for MVH URD RFP. Includes:
 - Owner-occupied buildings
 - City-owned property
 - Vacant Land
 - Vacant Buildings
 - Demolitions
 - Proposed BOA Boundary

Focused Investment Strategy: Immediate Strategy Development, 2009

Marketview Heights FIS Area: Recommended Strategies, 2009

- Short-term: start 2009 or early 2010
- Medium-term: 2-3 year timeframe
- Long-term: begins 3+ years in future
- Much accomplished since then; much still aspirational. Recs stem from Neighborhood Revitalization Strategy and Citywide Housing Market Study
- **Components of revitalization approach:**
 - HOUSING: Stabilize & improve residential real estate market**
 - Move substandard housing to homeownership or responsible rental ownership and management
 1. Design & implement owner-occupied housing rehab program
 2. Identify alternative funding sources to assist owners of historically significant structures in rehab work
 3. Identify reputable property management companies & provide assistance to purchase and renovate other rentals
 4. Support investor owner rehab program (landlord exterior repairs)
 5. Identify substandard rental housing & owners/managers
 6. Redevelop substandard housing only suitable for rental
 7. Prioritize the redevelopment of key properties
 8. Develop acquisition strategy for properties suitable for homeownership based on market depth
 9. Provide incentives to realtors to sell to owner occupants
 - Demolish structures that are blighted and undeserving of rehab
 1. Identify vacant lots and make recommendations for disposition to adjacent homeowners; coordinate with Project Green standards for reuse and maintenance
 2. Develop maintenance strategy for lots not transferred to adjoining owners
 3. Pursue acquisition, demolition & land banking in Davis, Lewis & Augusta Street area
 - **Explore possibility of creating URD and/or use of Eminent Domain as an acquisition option**
 - Negotiate with Ametek regarding land swap to make better use of parcels and improve potential for reuse

COMMERCIAL DEVELOPMENT:

- Support efforts to improve Public Market as the neighborhood's commercial hub
 1. Support FIS area businesses in implementation of NYS Main Street Grant
 2. Attract responsible commercial development that meets resident needs and fits neighborhood fabric
 3. Support association of business owners on East Main Street → join Public Market Business Association?
 4. Support redevelopment of vacant commercial properties and vacant lots on/adjacent to Public Market
- Create marketing and promotion strategy for Public Market & improved housing opportunities

1. Create a marketing/branding campaign for the Public Market neighborhood to help articulate positive neighborhood identity
2. Increase physical linkages between Market and residential areas

BEAUTIFICATION/MANAGEMENT/PUBLIC SAFETY:

1. Beautify along N. Union Street and extend improvements through neighborhood
 - Lighting, landscaping, signage
2. Coordinate landscaping and other physical improvements by businesses with other beautification efforts
 - The railroad underpass
 - Acquire/convert CSX rail bed to walking trail/expand ped access to Market
3. Set standards for vacant lots including appearance, enhancement of neighborhood activities, and safety
 - Beautify blighted vacant properties
 - Focus on N. Union as a gateway
 - Gardening, bollards, public art by youth
4. Develop CPTED strategy
 - Target streets, traffic calming
5. Continue organizing efforts to increase resident participation
6. Address safety issues in area bound by Weld, Scio, Union, & Ametek
 - Request Community Policing Unit (CPU) here
7. Engage residents around alley management strategies.
 - Attractive fencing behind yards, repaving, active use of alley space

JOB & HUMAN SERVICES:

1. Implement healthy eating & active living program
 - Public Market as source of healthy food, cooking & nutrition classes
2. Explore job creation and training opportunities for residents
3. Inform residents about employment services

Partners: Marketview Heights Association (MHA), Neighborworks, PathStone, Action for a Better Community (ABC), City, Housing Council, Collective Action Project (CAP), Rochester Landscape Technicians Program (RLTP), Developers, Enterprise Community Partners, Greater Rochester Housing Partnership (GRHP), RRCDC, Public Market Business Association, Greater Rochester Health Foundation (GRHF), Rochester Walks, etc.

FIS Area Common Themes, Strategic Implications & Best Practices, 2009

- **Themes present in all four FIS Areas** – Best Practices/Strategies for Solutions
 - **Crime** – Community Building, Asset Based Community Development, CPTED, job opportunities/programs for youth, target problem properties to RE projects
 - **Weak homeownership demand with opportunities to promote homeownership** (less expensive to own than rent) – create housing and neighborhood product that is attractive to potential buyers; get rid of negative factors, boost positive factors; increase homeownership; acquire/rehab/resell or new construction
 - **Improve housing conditions for homeowners and responsible landlords** – flexible, user friendly loan products for rehab; home maintenance/post purchase training; leverage influx of weatherization funds to reduce property operating costs; offer landlord training
 - **Housing oversupply** – focus on better housing, not more housing so as not to cannibalize efforts in other parts of the city; side yards/driveways rather than infill on small lots; landbank until demand is present; consider alternative uses; what kind of housing could be built to increase homeownership? Eg. Green housing, lofts, etc.
 - **Problem properties** (typically investor-owned/rentals, vacants, mini-marts) – code enforcement, property tracking, file nuisance lawsuits, partner with service providers to screen landlords who participate in their program and enforce strict standards for maintenance and upkeep, end practice of selling tax liens to investors, create building receivership programs for residential and commercial property, eminent domain takings after creation of URD
 - **Negative neighborhood image** – formal communications strategies (newsletter or website), events, open houses, spaces for positive, informal communication, neighborhood marketing plans
 - **Greening** – establish or strengthen support network to drive community-based “green infrastructure” development, promote set of guidelines for vacant lot reuse as yards, gardens, off-street parking, urban ag, etc.

- **Community engagement** – build social capital by working to reduce crime, providing attractive public spaces, and working to increase homeownership, Healthy Blocks initiatives through NeighborWorks
- **Need for public input and challenge of managing multiple planning processes** – form Action Groups working on particular problem or element of plan, aim for informal and fun sessions to solicit input while combating planning fatigue
- **Employment connections** – increase job training and placement service in FIS areas, improve transit
- **Commercial corridors** – National Trust for Historic Preservation four-pronged Main Streets approach: design, economic restructuring, promotion, organization; carefully define where commercial nodes should be – in MVH, around the Public Market

Project Green Report: From Blight to Bright, 2009 www.cityofrochester.gov/article.aspx?id=8589941730

- Citywide green infrastructure initiative to acquire, assemble, and reuse abandoned and vacant properties, with the long-term goal of reducing the housing inventory citywide by 3,000 units through strategic clearance of deteriorated structures.
- Pilot greening projects can include urban ag, community gardens, recreation, forever wild, playgrounds, green corridors, etc.
- 20 year timeline
- The city should be removing 3-5 substandard units for every 1 affordable housing unit it rebuilds
- A Citywide Priority Investment Approach, for Project Green, means:
 - Establish a multi-purpose land bank program
 - Develop and manage a citywide green infrastructure initiative
 - Reduce the dwelling unit vacancy rate from over 12% to 5-7%
 - Develop strategies and hierarchies for development of green streets
 - Develop green streets as economic catalysts
- **Create green assets through strategic demolition:** includes mock-up map of what this could look like in MVH – demolition and creation of community gardens, urban forest, and civic green space connected by pedestrian pathways
- **Vacant lot strategies** – holding strategies for neighborhood stabilization, public parks, leasing land for private parks/rec areas, leasing land for urban ag, leasing or selling land for non-residential development, energy generation, land banking, community gardens (floral or produce)
- In MVH FIS Area, Main Street is a Green Collector and Union is a Green Corridor
 - **Green Collectors** – along historic trolley lines, active stormwater management systems, integrated bicycle and pedestrian circulation, increased street trees and landscape features; also transit corridors
 - **Green Corridors** – secondary green corridors will feed neighborhood residents into major collectors, featuring stormwater management systems, landscape features, bicycle and alternative transportation systems
 - **Downtown Bikeway Proposal** – includes connection from downtown/East Main and University up Union to Public Market
 - **Stormwater management features** include vegetated bump-outs, retention, detention, and infiltration elements, rain gardens
- Report also includes Pilot Project Criteria, information on living roofs and walls, strategies for house deconstruction, and references FIS efforts and need for coordination

Analysis of Ontario & Scio: Project TIPS (Trust, Information, Programs, Services), 2010

- Community outreach initiative to break down barriers between law enforcement and community residents; a partnership between Police, Fire, Parole, and RIT Center for Public Safety Initiatives, targeting neighborhoods with high rates of crime and violence
- “If you see something go down, stand up.”
- Marketview Heights was one TIPS target area; JOSANA was another

Ontario & Scio Analysis

164 results from door to door survey:

33% owners, 67% renters

59% lived in area 5 years or fewer

60% likely to remain in area for next two years, 26% unlikely; 14% unsure

Streets surveyed:

URD area: Davis, Lewis, Ontario, Woodward, Weld, Lyndhurst, Scio, Union

FIS area: Champeney, Kenilworth, Alexander

Favorite thing about the community (descending order)

- People
- Quiet/peaceful most of the time

- Location
- Nothing
- Housing
- Family

Top Concerns about Policing/Criminal Activity (descending order)

- Drugs
- Violence
- Safety
- Crime
- Corner Store
- Burglary
- Gangs
- Theft
- Slow Police Response
- Police Harassment
- Police Brutality
- Police distribute callers' names
- Bad officers

Top Concerns about Quality of Life (descending order)

- Loitering, particularly youth
- Speeding
- Noise
- Housing issues
- Garbage
- Lack of jobs
- Lack of youth activities
- Slumlords/absentee landlords
- Alleys
- Lack of businesses
- Etc.

Northeast Quadrant Strategic Plan, 2010-2011

- By the Department of Neighborhood and Business Development to inform an annual work program
 - (In 2009, the City consolidated the Dept of Community Development, Economic Development Department, and Neighborhood Empowerment Teams into NBD)
- Vision: The Northeast Quadrant will be a vibrant, safe place to live, work, play and conduct business. Its culturally diverse population will be the catalyst for change to ensure the future success of area youth, create strong and cohesive neighborhoods, and promote a sense of shared responsibility and civic pride among all residents.
 - Four priority areas: public safety, education, neighborhood/business development, customer service
- Plan includes quadrant wide strategies and more specific action items for nine identified focus areas.
 - South Marketview Heights FIS Area was one of the nine focus areas
 - Selected to assist with and support the implementation of the FIS plan and the efforts of the MVH CAP
- NE Quadrant priorities: public safety, beautification, blight reduction, regulatory compliance, capacity building
- Action Steps for MVH FIS:
 - Work with RPD to locate Community Policing Unit in FIS Area
 - Collaborate with CAP whose mission is to encourage grassroots participation and neighborhood revitalization
 - Provide support and assistance with implementation of priority action items in FIS plan

Conditions Analysis Survey Report: Proposed MVH URD, 2011

- Prepared by Enterprise Foundation for the proposed urban renewal district located in MVH neighborhood.
- Survey of 333 parcels – site and buildings; can be used for comparison against FIS survey work in 2008 and conditions at present,

though data would need to be entered into GIS or provided by City.

- Conditions warranted the establishment of an URD to offer the City a tool to acquire properties that are in poor condition and allow for a disposition, be it rehabilitation, redevelopment, or demolition.

Boher Place, 2011 <http://www.cityofrochester.gov/property.aspx?id=8589944902>

- PathStone residential rehab project on Woodward Street in the block west of Scio, just west of URD boundary.
- Rehabbed 12 affordable housing units in six structures with a development cost of \$1,000,000.

Public Market Master Plan Report, 2012 <http://www.cityofrochester.gov/publicmarket/>

- Commissioned in 2011 by City Dept of Environmental Services
- The full Master Plan was presented to City Council recently; Henry has requested the updated version of the Plan.
- Meg, this includes a Market Analysis, Financial Analysis, Economic Impact Analysis & Consumer Survey
 - Open Tuesday, Thursday, Saturday; peak June – October
 - 51 events during the year that happen on non-market days
 - Brings in 2.4 million customers/year, 40,000 on a Saturday
 - Over 200 indoor and outdoor stalls, 182 leaseholders (many vendors lease more than one stall). Leases are one-year only.
 - 33% farmers
 - 19% specialty good – bakery, spices, meat, deli
 - 19% general merchandise
 - 15% produce retail
 - 10% prepared food
 - 4% customers walk... from MVH
 - Primary Trade Area: 2 mile radius, Secondary: 5 mile radius, Tertiary: 25 mile radius
 - In 2010, nearly 5,000 people redeemed some of their SNAP allocation for Market tokens each Saturday (\$59,000 in token sales in 2008 – \$500,000 in 2011)
 - Currently 420 parking spaces on site and 158 spaces across Union on Trinidad Street. City is building/built 1300 new free surface parking spaces across Union Street at Trinidad Street and will provide a people mover to transport people to the Market
 - Surrounding neighborhood conditions and concerns for safety a threat for the Market
- If multi-phase Master Plan is implemented, could increase gross operating income of RPM by 39%.
- Financial Impact: generate 291 jobs and increase earnings by \$10.8 million annually. Over 10 years, region gains \$177 million of additional output.
- **GOALS of Master Plan:**
 - Create an active market district throughout the week and year
 - Serve a wide range of customers including low-income families
 - Create expanded, modern facilities for vendors and public
 - Develop facilities for events and educational programming
 - Ensure operational continuity for current vendors
 - Expand the number of vending spaces under cover
- **Phase 1A – Construct new Open Shed D: \$2,310,000**
 - 48 new vendor stalls in new structure where original 1905 market shed once stood
 - New street: “Market Street” encouraging pedestrian activity along Commission Row
 - Would ensure operational continuity for existing vendors, acting as swing space as other buildings are renovated.
- **Phase 1B – Winterize existing Shed C: \$1,590,000**
 - Existing open shed would be enclosed with overhead aluminum and glass garage doors and storefront
 - Would expand the number of vending spaces undercover
- **Phase 1C – Renovate existing Shed B into Wintershed Plus: \$4,536,750**
 - Wintershed = Shed B, a 10,500 SF enclosed structure built in 1978 with code compliance issues, insufficient vendor stall sizes, circulation issues, transparency, visibility, plumbing, and HVAC issues
 - Existing enclosed shed enlarged to accommodate vendor cooler and storage space, incorporate existing food kiosk vendors, widen circulation aisle, provide new plumbing and heating, and add public restrooms
 - Visibility enhanced by transparent aluminum and glass overhead garage doors and storefront
 - Phase 1 total: \$8,436,750
- **Phase 2 – The Market House & Market Plaza: \$1,997,550**

- Demolish existing restroom structure and restore existing 1930s Market House for educational facility with demonstration kitchen and interpretive center.
 - The Market House would anchor an improved pedestrian-oriented Market Plaza in the heart of the RPM.
- **Phase 3 – New Storefront Building: \$2,885,000**
 - At NW corner of Market adjacent to Union Street entrance
 - New 91,000SF storefront building proposed to house food producers with retail components.
 - Would operate regardless of whether RPM is open.
 - A public-private partnership opportunity
- **Alternate Scenario B – Single Phase Project – only renovate existing Wintershed (B): \$4,103,750 L**
 - Limited improvements to Wintershed and adjacent food kiosks. Shed would not be enlarged, amount of vendor space under cover not increased, no additional restrooms, no pedestrian plaza or space for educational programming. Not recommended.
- Document includes architectural drawings and renderings

Union Street Railroad Bridge Improvement Project, 2012 <http://www.cityofrochester.gov/unionstreetbridge/>

Union Street Improvements, 2012, www.cityofrochester.gov/unionstreet

- University Ave to Central Park
- Federal funds deployed here because of FIS Area designation and RRCDC/CAP Vision Plan for North Union Street Corridor.
- Preventive maintenance of pavement, replacement of concrete sidewalk in select areas and granite curbs, traffic calming and gateway features, accident studies, street lighting improvements, evaluation and replacement of storm sewer facilities, new pavement markings and signage, infill and upgrades to landscaping and streetscape elements
- **DETAILED SCOPE:**
 - Decorative crosswalks on all legs of signalized intersections and legal crosswalks
 - Curb bump-outs for traffic calming
 - Work with neighborhood to develop a palette of gateway features including banners, pylons, welcome signs, public art, street furniture, etc.
 - Replace existing street light poles with tear drop feature, smaller fixture hung over sidewalk should be considered.
 - Replace pavement markings and signs.
 - Replace receiving sewer basins, repair/clean laterals
 - Mill and pave, new granite curbing and sidewalks as needed
- Construction scheduled Summer 2013
- Have engineering drawings on file

Union Street Improvements – Contaminated Materials & Hazardous Substances Screening, 2012

- Objective to identify historical or current land use practices that may indicate presence of contaminated materials or hazardous substances within the project area that could be encountered during construction phases.
- Sanborn maps suggest the presence of filling/service stations and gasoline tanks, railroad tracks, manufacturing and industrial facilities, all of which may have resulted in a Recognized Environmental Condition in the project area.
- NYSDEC Spill No. 11-09534 was reported in 2001 and included the release of an unknown volume of no. 2 fuel oil at a vacant property located at 187 Lewis Street. Spill discovered when City demolished a two-family residence. 12' x 12' area of contaminated soil was covered with plastic and backfilled.
 - See EDR Report in Appendix 5 for further details – 18 sites within .25 miles of Union Street Corridor and 1 drycleaners (see page 197)
 - Maps on pgs 202-203 (hard to read)
- Includes Sanborn Maps (just for Union Street), cool aerial photos over time, historic topo maps

Walk Rochester! Marketview Heights www.cityofrochester.gov/rochesterwalks

- City initiative funded by NYS Dept of Health advocating for environmental improvements that promote walking and physical activity through established safe walking routes and community walking clubs.
- Collective Action Project in Marketview Heights participated; one of two neighborhoods featured on website.

Playability & Walkability Analysis in Marketview Heights

Barriers to walkability & playability identified in survey (descending order):

- Drugs
- Abandoned houses
- Violence
- Garbage
- People
- Crime
- Traffic
- Cracked sidewalks
- Lighting
- Bullying

Recommendations

1. Increase police/citizen interaction regarding problem locations
2. Provide Police Dept training for walking club
3. Install motivational walking signs and distance markers
4. Create a walking path that connects community gardens
5. More playgrounds
6. More formal and informal programs for youth
7. More parks
8. Install speed humps on streets
9. Build walking track

Next Steps

1. Work with FIS Team on enhancements for walking paths
2. Advocate for Union Street Enhancements included in Design Charette (2007)
3. Establish walking routes and clubs

Short & Long Route Maps

- **LONG (in URD area):** start at Lyndhurst & Scio → east on Lyndhurst to Union → north on Union to Lewis → west on Lewis to Scio → south on Scio back to Lyndhurst
- **SHORT (north of rail):** start at Union & Trinidad → up Union to Central Park → turn back down Union to Wangman → R on Wangman → L on Hebard → L on Trinidad back to Union

FIS Interim Progress Report, March 2013

Info about programs created through FIS here:

http://www.cityofrochester.gov/article.aspx?id=8589939960#Interim_Progress_Report

- > [Exterior and Security Rehabilitation Program for Owner Occupants \(ESRP\)](#)
- > [Housing Enhancement Program Rental Property Initiative](#)
- > [Mini Grant program](#)
- > [Commercial Business Assistance Program](#)

East Main Street Four-Step Planning Process, May 2013

- Commissioned in June 2012 by the Department of Neighborhood and Business Development in conjunction with the Beechwood Neighborhood Coalition to inform revitalization of the commercial district on East Main Street from Goodman to Culver.

R-CITY Overview, June 2013

- Launched in 2010 by residents of Monroe County and supported by the City of Rochester to explore the potential of developing a community for creative entrepreneurs, artists, designers, scientists, technologists, chefs, musicians, etc. to drive neighborhood revitalization and serve as an economic generator for the City.
- The Public Market Village District (area northeast of the Public Market) was chosen from among 14 Rochester neighborhoods evaluated as the area with the greatest potential for success.

- **MISSION:** to engage stakeholders and other community partners in grassroots collaborative efforts for neighborhood improvement and introduce tools for community development that foster economic and community revitalization initiatives.
- **GOALS:**
 - Build upon cultural assets
 - Promote and market Public Market Village District and Rochester as center for creative entrepreneurs in Upstate New York
 - Support grassroots neighborhood leaders in District to engage residents, stimulate creative businesses, reduce commercial vacancies, beautify public spaces, and rehab housing
 - Develop an anchor project with live/work, exhibition, and community gathering space
 - Retain recent college graduates
- Precedents: Paducah, KY, Chattanooga, TN, Syracuse, NY SALT – Syracuse Art Life Technology District
- Effort recognizes the need to combat gentrification – to “maintain a fair financial housing basis” for long-term resident taxes.
- Have engaged RIT, U of R. Nazareth College is interested. Have the support of area community groups who are represented on the Key Stakeholders group facilitated by Helen Hogan and Roz Goldman. CAP is among those stakeholders, as are NeighborWorks , PathStone, and the Public Market Business Association.
- No designated funding yet.

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SUMMARY OF INPUT

From July sessions with Steering Committee & Marketview Heights Collective Action Project

October 11, 2013

In July, the planning team presented the Analysis of Existing Conditions to the Steering Committee for the Marketview Heights Urban Renewal District Plan and the Marketview Heights Collective Action Project. At the end of both sessions, the team posed two questions to those in attendance:

- 1. What three actions would you take NOW to make an immediate change in the URD?**
- 2. Where would you take action now to 1) tackle a property-specific problem and 2) make a change in the public realm (street, sidewalk, alley, lighting, etc.)?**

The responses to these questions are summarized below, affording a clear picture of the most pressing issues and community priorities for area redevelopment. This input informs the vision and redevelopment alternatives moving forward.

The exercise prompted 54 different responses for actions people would take NOW to make an immediate change in the URD. To determine priorities, the 54 responses were categorized into five groups:

- **CRIME** – by far the most common response, suggestions for crime prevention received 31% of total suggestions. While some comments call for increased police patrols, the vast majority underscore the need to eradicate the drug problem in the neighborhood.
- **HOUSING** – the second most common response category addresses housing issues, which received 26% of total suggestions. This category, however, encompasses a variety of housing-related strategies, including recommendations for new for-sale housing, affordable rental housing, housing rehabilitation, code enforcement, and mixed-use, walkable development.
- **COMMERCIAL** – suggestions related to economic development – job creation and new commercial services – received 17% of the total suggestions.
- **PUBLIC REALM** – recommended actions pertaining to the public realm, including securing the alleys, altering traffic patterns, and greening public land, account for 15% of the total suggestions.
- **COMMUNITY** – the remaining 11% of suggestions spoke to the need for continued community building efforts, calling for youth training and employment, a tool lending

library, maintaining income diversity, and ensuring that long-term residents on fixed-incomes do not get priced out of the neighborhood.

Also see the following graphics, sent with this document:

- InputGraph_July-01.jpg – summary of responses to Question 1, above
- InputMap_July-01.jpg – map of responses to Question 2, above

The following pages include the full list of answers to Question 1.

STEERING COMMITTEE priorities for immediate action:

From July 30 Steering Committee meeting at PathStone

(full meeting minutes in separate document)

What 3 actions would you take NOW to make an immediate change in the MVH URD?

1. Owner-occupied units/market-rate rentals – Scio, Lewis, Augusta Streets
 2. Eliminate Drug Sales
 3. Re-Route Traffic
-
1. Short-term: increase police patrols & install cameras to reduce drug activity; improve street lighting
 2. Medium-term: find a reuse of the Ametek Building related to Public Market or grocery store or kitchen incubator
 3. Long-term: develop “critical mass” housing project of 50 units of affordable townhomes on a contiguous site within the District
-
1. Solve drug problem at N. Union & Weld and Weld & Scio Streets
 2. City to use condemnation power to aggregate a large development project – start with Lewis Street
 3. Divide Weld Street between Scio & N. Union (barrier at midpoint of block so traffic would be one way toward center from either end of block)
-
1. Sense of safety; public show of force
 2. Accountability: residents, landlords, businesses
 3. [blank]
-
1. Make N. Union Street between Public Market & East Main more pedestrian & bike friendly
 2. Talk to NEAD who is opening a Freedom Market on Webster Ave as to how they achieved community control of that market & apply this to Market at Union & Weld
 3. Change traffic patterns on side streets

COMMUNITY priorities for immediate action:

From July 30 Marketview Heights Collective Action Project meeting at the Children’s Garden

(full meeting minutes in separate document)

What 3 actions would you take NOW to make an immediate change in the MVH URD?

1. “Fix” drug problem
 4. More financial help to rehab and fix up existing housing
 5. [blank]
-
1. Affordable rents

2. Drugs
3. Shopping

1. Affordable rents – even subsidized amounts allowed have not risen in many years, while rents due to taxes, water, do.

2. Drugs – closing of stash houses and corner sales
3. Need of stores (food) and shopping

1. Bring business and jobs to the area
2. Continue to rehab housing and extend to Central Park area
3. Secure alleys – new fencing, build townhouses for sale

1. I like to see a drug store go up and bakery store and health center
2. [blank]
3. [blank]

1. Getting connected with the community
2. Bust drug house
3. Rebuild

1. Drugs on Lewis Street
2. Make houses for families all over
3. More business

1. Pick a few streets and make gardens in every vacant lot
2. Target summer youth employment jobs to this area. Reduce number of unemployed/unoccupied youth.
3. [blank]

1. Drug dealing, drug dealing, drug dealing, drug dealing
2. New homes
3. No more alleys

1. Build new houses
2. Drug dealers
3. More community gardens

1. Get rid of drug activity
2. Shut down alleys
3. Get food stores

1. A new tool lending library
2. More police patrols and walking the streets
3. I would like more neighborhood gardens

1. Tackle drug activity – partner with police to crack down on those high drug areas – create parks / playgrounds to replace drug trade areas – like Conkey Park
2. Partner with local area schools and colleges to engage youth and young adults. More projects like Field to Table, engaged community service
3. Educate residents more fully about available subsidies and potential funding for new townhouse building. They need to know it's realistic before they can buy-in.

1. YOUTH ENGAGEMENT – with new investments in things such as the kitchen incubator, make sure youth have access to them and are engaged in the development process
 2. Make sure that income diversity is maintained in new neighborhoods with concentrated housing tracts
 3. I think more walkable, mixed-use development is needed. Ensure that development will engage and serve local youth
-
1. When police are called, they need to try and be faster at getting to check out the call
 2. Try to make it safer to walk the streets, especially when people walk to the stores. Guys are always on the corners selling and hanging out.
 3. [blank]
-
1. Bulldoze Lewis Street – This has served as a constant quality of life issue and gives the neighborhood its black eye. There are blatant violations, lack of respect, and care for neighbors based on the activity occurring there.
 2. Shut down alley ways – We must draw a line in the sand and cut off opportunities / venues that foster the drug market in the neighborhood
 3. Provide additional commercial opportunities – Any thriving neighborhood has options and access in general. Where is our grocery store, our tax office, our pizza shop, our clothing/shoe store, etc.? We deserve them!

ADDITIONAL NOTES FROM MAP/CONVERSATIONS WITH PEOPLE WHILE MAPPING:

- Lewis & Union – the whole street on Lewis has a drug issue
- PathStone is now rehabbing 130 and 133 Weld.
- Tall fencing is needed for the alleys – along the backs of people's properties – specifically on Aikenhead Alley.
- More lighting on Newell Alley so that people would use it for walking their dogs, etc.
- More lighting will help drive dealers away.
- On Woodward, 116, 118, 120 are all vacant. Verify on map.
- The townhouses that Meg spoke about would be good – but include some for sale too, not just rental.
- Flooding under the rail bridge on N. Union Street is a problem.
- Be careful about restaurant operators so drug dealers don't move in.
- Need a drug store/medical office, and a bakery on Scio.
- Homes north of the Public Market (PathStone?) are 15 years old. There hasn't been enough maintenance on the homes because incomes don't allow for it.
- Key residents need help too – long term owners need to be stabilized. They need to understand that they could be priced out. Assessment – taxes are increasing because of the new construction. How can we support/help protect long-term residents on fixed incomes?
 - o How many long-term owners have their homes paid off?
 - o Can we grandfather in long-term owners or increase their taxes gradually over 5 years?

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1ST DRAFT: VISION STATEMENT FOR THE URD

for review by the Project Team

October 11, 2013

EXISTING VISIONS & PRIORITIES for Marketview Heights

1. *Marketview Heights Neighborhood Revitalization Strategy (NRS), Feb 2006*

A neighborhood that is diverse, well-kept, safe & affordable, with high-quality schools, job opportunities, recreation & shopping

- A peaceful place for young and old where drug dealing & crime are things of the past and well-kept affordable homes line quiet tree-lined streets
- A place built upon its unique assets

2. *Northeast Quadrant Strategic Plan, 2010-11*

A vibrant and safe place to live, work, play and conduct business

- Strong and cohesive neighborhoods with a sense of shared responsibility and civic pride
- Achieved through public safety, beautification, blight reduction, regulatory compliance, and capacity building

3. *City Priorities per the Housing Policy (2008) and Focused Investment Strategy (2009)*

Strategic acquisition for redevelopment; new housing to meet demand and capitalize on unique assets; assistance with rehabilitation; and support for implementation of neighborhood plans

- Negotiate land swap to make better use of land along rail line
- Improve Public Market as a commercial hub
- Develop a CPTED strategy
- Help articulate a positive neighborhood identity

4. *Public Market Master Plan (2012)*

Activate the Public Market through new and modernized facilities, expanded vending spaces, and events & programming to serve a wide range of customers including low-income families

- Union Street Railroad Bridge Improvements
- Union Street Streetscape Improvements
- Wall Therapy
- R-City / Public Market Village

MAIN POINTS OF OVERLAP

- **Community:** diverse, well-kept, safe/peaceful, affordable, asset-based
- **Quadrant:** vibrant, safe, mix of uses, strong communities
- **City:** neighborhood of choice: great location, new housing, new identity
- **Public Market:** thriving asset for community, city & region
- **Community Input for the URD, specifically:**
 - o SAFE (free of drug trade, secure alleys, safer street network)
 - o NEW HOUSING & HOME PRESERVATION (ownership & rental, maintained affordability, accountable owners)
 - o COMMERCIAL services & jobs
 - o INTACT COMMUNITY (long-term owners remain, maintain diversity, residents engaged, especially youth)

A DRAFT VISION for the Marketview Heights Urban Renewal District

First & foremost:

- **SAFE:** with disrupted patterns of criminal activity, so that new patterns of activity can emerge and thrive
- **STABLE:** where long-term residents choose to stay and welcome new neighbors, both owners and renters

Then poised to become:

- **A HEALTHY ALTERNATIVE:** with grounds ready to cultivate a new residential development of efficient townhomes within walking distance of the region's source of fresh produce and a hub of community
- **A SENSORY EXPERIENCE:** where new colors and scents blossom in gardens and along streets and alleys & new flavors (and jobs) emerge at Market-related businesses
- **A JUNCTION:** between commerce and art and food with access to the best that city living has to offer

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DRAFT VISION STATEMENT FOR THE URD

for review by the Steering Committee

October 29, 2013

EXISTING VISIONS & PRIORITIES for Marketview Heights

1. *Marketview Heights Neighborhood Revitalization Strategy (NRS), Feb 2006*

A neighborhood that is diverse, well-kept, safe & affordable, with high-quality schools, job opportunities, recreation & shopping

- A peaceful place for young and old where drug dealing & crime are things of the past and well-kept affordable homes line quiet tree-lined streets
- A place built upon its unique assets

2. *Northeast Quadrant Strategic Plan, 2010-11*

A vibrant and safe place to live, work, play and conduct business

- Strong and cohesive neighborhoods with a sense of shared responsibility and civic pride
- Achieved through public safety, beautification, blight reduction, regulatory compliance, and capacity building

3. *City Priorities per the Housing Policy (2008) and Focused Investment Strategy (2009)*

Strategic acquisition for redevelopment; new housing to meet demand and capitalize on unique assets; assistance with rehabilitation; and support for implementation of neighborhood plans

- Negotiate land swap to make better use of land along rail line
- Improve Public Market as a commercial hub
- Develop a CPTED strategy
- Help articulate a positive neighborhood identity

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 - o COMMERCIAL services & jobs
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A DRAFT VISION for the Marketview Heights Urban Renewal District

First & foremost:

- **SAFE:** with disrupted patterns of criminal activity, so that new patterns of activity can emerge and thrive
- **STABLE:** where long-term residents choose to stay and welcome new neighbors, both owners and renters

Then poised to become:

- **A HEALTHY ALTERNATIVE:** with grounds ready to cultivate a new residential development of efficient townhomes within walking distance of the region's source of fresh produce and a hub of community
- **WITH A FRESH LOOK:** where new colors and community spaces emerge in gardens and along streets and alleys & public art spreads south from the Market
- **A JUNCTION:** between Downtown and the Public Market with access to art, food, community, and the best that city living has to offer

Tuesday, July 30, 2013: Steering Committee Meeting #2

at PathStone

Jay Polston, Market District Business Association & YMCA
Ann Howard, RIT/DCP, MVHCAP
Margot Garcia, City of Rochester
Marisol Ramos-Lopez, City of Rochester/NSC
Judy Douglas, PathStone, MVHCAP
Doug Benson, City of Rochester/Planning
Megan Johncox, PathStone, MVHCAP
Pamela Reese Smith, PathStone/MVHCAP
Victor Burgos, PathStone, MVHCAP
Julie Everitt, PathStone
Alma Balonon-Rosen, Enterprise Community Foundation

Julie Beckley, City of Rochester
Scott Page, Interface Studio
Mindy Watts, Interface Studio
Meg Sowell, Real Estate Strategies

NOTES

Questions

- Where did the Median Value (for sales?) come from? ESRI
- Can you tell if the sales were to Owner Occupants or to landlords/speculators?
 - Interface to look more closely at sales data
- PathStone sold 3 homes on Weld and 1 on Woodward, each for \$74,900 – make sure they're accounted for in market analysis and maps

General Discussion

- Lewis Street is the retirement street – their grandkids are dealing on Weld.
 - Dealing is a multi-generational issue here. It's the culture. This is not just a law enforcement fix.
 - Dealing on Lewis is entrenched. Been there for 40-50 years. "One of my least favorite streets, but I'm hopeful it will change." The average age on Lewis Street is 61 years old. They've been our neighborhood entrepreneurs since the 1950s.
- Agreement from Committee that \$505 for average rent is low. PathStone's rents for a 3BR are \$572 (they keep their rents low). FIGHT's rents for a 3BR (project-based Section 8) are \$1,018.
- What about Consolidated Containers site across N. Union Street if Ametek deal stalls out?
- R-City working on ideas like kitchen incubator with RIT's Center for Urban Entrepreneurship
 - Cornell Cooperative Extension has developed kitchen incubators before too. Ann Howard is President of the Board.
 - And there is a new one in Canandaigua.
 - RIT has a culinary arts program
 - Public Market has educational space as part of its mission & program.
 - Jim Farr would have insights.
- At CAP – this is the neighbors' opportunity to push issues – ex. alleys. Time to push for alternative resolutions at the City. For DES to consider some other options. Share some best practices. This is the time to nudge/push the City.
- On crime – what about a barrier mid-block on Weld, making half block one-way east bound and half block one-way west bound?
 - Many of the dealers don't live here any more.
 - And many of the customers come from elsewhere too. How can we discourage the buyers?

- Some of the buyers are the source of the property crime.
 - Many are middle-class white kids – college students
 - Could the City send letters to the car owners (many parents of college students)?
- Side yards - City declined Bertha Jones's request for a curbcut/driveway. Why? Would be good to de-densify the alley.
 - o Typically adjacent owners get first right of refusal on adjacent lots.
- This is mostly a land use plan, but we have to consider the human component too. How can we change the culture of drugs in the neighborhood?
- Or what about turning North Union Street one-way (northbound) and Scio one-way (southbound)? People don't want to get off the Inner Loop and have to go 2-3 streets to go west.
 - o Closing the Inner Loop is probably 20 years out.
 - o We should recommend a traffic study – on Tues/Thurs/Sat (Market Days), traffic is a problem. Other days, changing street directions would probably be okay.
 - o Directions on side streets must alternate (mostly the case now).
 - o To change a street's direction, 60% of neighbors must agree (double check) – notes unclear.
- The temporary Police Station was effective, good for the Y, but it was not effective at night, after hours.

FOLLOW UP

- Would love to see more data on tenure – renters and homeowners – how long do they stay, how often do people move in and out?
 - o Map the homeowners.
- Edit lighting map to show lights on alleys, refine to show where lamp posts are.
- Follow up with Marisol regarding the alleys.
 - o Alleys bring in the utilities. What happens if you abandon the alleys?
 - Recently did an overhaul with RG&E so that bulbs would burn brighter on poles. All work was done via alleys.
 - o To close an alley, 100% of adjacent owners must say okay.
 - o Does property get redistributed and adjacent properties get reassessed?
 - o If you gate it, it becomes a private road, City won't maintain it.
 - o But the alleys are an escape route... people scatter on foot. Need to see best practices.
- Jay would like to know more about the costs of developing/operating a kitchen incubator. Thinks the front part of Ametek would be great. And thinks the Business Association would be very interested.
 - o Is there space at Ametek for businesses that graduate from the business/kitchen incubator?
 - o On the topic of kitchen incubators, how about food kitchens for food trucks?
- Map foreclosures.
- Pam – let her know how she can help coordinate / get ready for October meeting.
- Ask Pam for copy of health grant recently submitted.

EXERCISE

What 3 actions would you take NOW to make an immediate change in the MVH URD?

1. Owner-occupied units/market-rate rentals – Scio, Lewis, Augusta Streets
 2. Eliminate Drug Sales
 3. Re-Route Traffic
-
1. Short-term: increase police patrols & install cameras to reduce drug activity; improve street lighting
 2. Medium-term: find a reuse of the Ametek Building related to Public Market or grocery store or kitchen incubator
 3. Long-term: develop “critical mass” housing project of 50 units of affordable townhomes on a contiguous site within the District
-
1. Solve drug problem at N. Union & Weld and Weld & Scio Streets
 2. City to use condemnation power to aggregate a large development project – start with Lewis Street
 3. Divide Weld Street between Scio & N. Union (barrier at midpoint of block so traffic would be one way toward center from either end of block)

1. Sense of safety; public show of force
2. Accountability: residents, landlords, businesses
3. [blank]

1. Make N. Union Street between Public Market & East Main more pedestrian & bike friendly
2. Talk to NEAD who is opening a Freedom Market on Webster Ave as to how they achieved community control of that market & apply this to Market at Union & Weld
3. Change traffic patterns on side streets

See map for *where* (combined with CAP input)

Tuesday, July 30, 2013: Marketview Heights Collective Action Project Meeting #2

Outdoors at the Children's Garden

Host: Pamela Reese Smith, PathStone/MVHCAP

Present from Planning Team:

Julie Beckley, City of Rochester

Scott Page, Interface Studio

Mindy Watts, Interface Studio

Meg Sowell, Real Estate Strategies

NOTES

- The meeting was held outdoors for CAP's annual summer BBQ. The event was catered by Dinosaur BBQ.
- Before food was served, Pamela Reese Smith opened the meeting and turned it over to Scott Page from Interface Studio. Scott walked those in attendance through a short packet of information summarizing the existing conditions and market analysis work by the team to date.
- The packet included:
 - o A map of FIS Area improvements
 - o A map of crime hot spots, observed activities, and anecdotes from the community
 - o A map of vacancy in 2013
 - o A map of alley conditions and usage
 - o A summary of issues and strategies for the area's residential market, presented by Meg Sowell
 - o A summary of the issues and opportunities for the commercial market, also presented by Meg
 - o A map summarizing the issues in the URD
- After the presentation, meeting attendees were asked to do two things:
 - o To fill out a post card listing WHAT 3 ACTIONS they would take NOW to make an immediate change in the URD
 - o Show us WHERE they would take action, using a red sticker to highlight where there's a property-specific problem that requires action and a green sticker where there's a public realm issue that requires action (sidewalks, streets, alleys, lighting, etc.)
- Then... dinner served!

EXERCISE

What 3 actions would you take NOW to make an immediate change in the MVH URD?

1. "Fix" drug problem
 2. More financial help to rehab and fix up existing housing
 3. [blank]
-
1. Affordable rents
 2. Drugs
 3. Shopping
-
1. Affordable rents – even subsidized amounts allowed have not risen in many years, while rents due to taxes, water, do.
 2. Drugs – closing of stash houses and corner sales
 3. Need of stores (food) and shopping
-
1. Bring business and jobs to the area
 2. Continue to rehab housing and extend to Central Park area

3. Secure alleys – new fencing, build townhouses for sale

1. I like to see a drug store go up and bakery store and health center

2. [blank]

3. [blank]

1. Getting connected with the community

2. Bust drug house

3. Rebuild

1. Drugs on Lewis Street

2. Make houses for families all over

3. More business

1. Pick a few streets and make gardens in every vacant lot

2. Target summer youth employment jobs to this area. Reduce number of unemployed/unoccupied youth.

3. [blank]

1. Drug dealing, drug dealing, drug dealing, drug dealing

2. New homes

3. No more alleys

1. Build new houses

2. Drug dealers

3. More community gardens

1. Get rid of drug activity

2. Shut down alleys

3. Get food stores

1. A new tool lending library

2. More police patrols and walking the streets

3. I would like more neighborhood gardens

1. Tackle drug activity – partner with police to crack down on those high drug areas – create parks / playgrounds to replace drug trade areas – like Conkey Park

2. Partner with local area schools and colleges to engage youth and young adults. More projects like Field to Table, engaged community service

3. Educate residents more fully about available subsidies and potential funding for new townhouse building. They need to know it's realistic before they can buy-in.

1. YOUTH ENGAGEMENT – with new investments in things such as the kitchen incubator, make sure youth have access to them and are engaged in the development process

2. Make sure that income diversity is maintained in new neighborhoods with concentrated housing tracts

3. I think more walkable, mixed-use development is needed. Ensure that development will engage and serve local youth

1. When police are called, they need to try and be faster at getting to check out the call

2. Try to make it safer to walk the streets, especially when people walk to the stores. Guys are always on the corners selling and hanging out.

3. [blank]

1. Bulldoze Lewis Street – This has served as a constant quality of life issue and gives the neighborhood its black eye. There are blatant violations, lack of respect, and care for neighbors based on the activity occurring there.

2. Shut down alley ways – We must draw a line in the sand and cut off opportunities / venues that foster the drug market in the neighborhood
3. Provide additional commercial opportunities – Any thriving neighborhood has options and access in general. Where is our grocery store, our tax office, our pizza shop, our clothing/shoe store, etc.? We deserve them!

NOTES FROM MAP/CONVERSATION WITH PEOPLE WHILE MAPPING

- Lewis & Union – the whole street on Lewis has a drug issue
- PathStone is now rehabbing 130 and 133 Weld.
- Tall fencing is needed for the alleys – along the backs of people's properties – specifically on Aikenhead Alley.
- More lighting on Newell Alley so that people would use it for walking their dogs, etc.
- More lighting will help drive dealers away.
- On Woodward, 116, 118, 120 are all vacant. Verify on map.
- The townhouses that Meg spoke about would be good – but include some for sale too, not just rental.
- Flooding under the rail bridge on N. Union Street is a problem.
- Be careful about restaurant operators so drug dealers don't move in.
- Need a drug store/medical office, and a bakery on Scio.
- Homes north of the Public Market (PathStone?) are 15 years old. There hasn't been enough maintenance on the homes because incomes don't allow for it.
- Key residents need help too – long term owners need to be stabilized. They need to understand that they could be priced out. Assessment – taxes are increasing because of the new construction. How can we support/help protect long-term residents on fixed incomes?
 - o How many long-term owners have their homes paid off?
 - o Can we grandfather in long-term owners or increase their taxes gradually over 5 years?

Tuesday, October 29, 2013: Steering Committee Meeting #3

at Susan B. Anthony Apartments, 127 Front Street

Jay Polston, Market District Business Association & YMCA

Ann Howard, RIT/DCP, MVHCAP

Margot Garcia, City of Rochester

Marisol Ramos-Lopez, City of Rochester/NSC

Judy Douglas, PathStone, MVHCAP

Doug Benson, City of Rochester/Planning

Josh Artuso, City of Rochester/Planning

Pamela Reese Smith, PathStone/MVHCAP

Francisco Rivera, Marketview Heights Association

Nyla Gaylord, Marketview Heights Association

Julie Everitt, PathStone

Carol Wheeler, City of Rochester

Julie Beckley, City of Rochester

Scott Page, Interface Studio

Mindy Watts, Interface Studio

Jason Babcock-Steiner, Bergmann Associates

Presentation by Interface of Draft Vision and Redevelopment Recommendations, followed by overview of SEQRA process by Bergmann. Then, Q&A.

QUESTIONS/COMMENTS ON THE PRESENTATION

- Where would kids play?
 - More programming at YMCA park/playground; play area in central green space as part of new development.
- Are the utility costs included in the rents suggested by RES? The unit prices seem a bit high, compared to what PathStone charges.
 - Not sure, we suspect utility costs are not included in those rates.
- What is the rationale for multi-family townhouses? Strong preference for homeownership / fear of transiency. Would condo townhouses work?
 - Need for a big project with a presence to radically change image of neighborhood
 - Need to consider financing – what sources are available for what types of housing
 - Still – **a desire for more of a mix/balance of rentals/homeownership – how can we make that work?**
- Will there be opportunities for current tenants and homeowners to remain in the neighborhood – in upgraded units or in townhouse units (of a different for-sale unit type than single-family)?
- Good model: homeowner lives on the block in own home but also owns another home of the block that is rented out – that way, have owner close and invested, but have mix of rentals/homeownership. Buy two, rent one program?
- **Consensus around table that regardless of tenure mix, there is a desire to encourage a mix of incomes, and build units for a higher income group. If State tax credits are folded into the deal, could rent some units for 90% AMI – a more mixed-income deal. That would be preferable to the City too.**
 - **Define “affordable.” Less than 60% AMI, 60-90% AMI, 90%+, market rate?? Sense that developer would have trouble finding interested tenants willing to pay market rate in this neighborhood.**
 - The City would package the land and bid out the project – they can set income standards to guide the development – and set new / higher expectations for the development and for the renters.

- Some concerns about “family” units, but consensus that with Seniors in Eastman Dental and Creatives in Corpus Christi, Family units will important to add to the rental market in the neighborhood.
 - Montessori School at Freddie Thomas on Scio will be attractive to families. The school is great, and this is their first full year at this site.
- How can we build in case management in addition to building management? Need to teach these young families how to take care of where they live by modeling it for them – that’s why it’s good to have a mix of homeowners among renters.
- **Could the tax credit deal be structured as a rent-to-own where renters can purchase at the end of 15 years? Like a co-op/condo structure?**
- **Could there be a sales component at the townhouse site?** The townhomes that PathStone did north of the Market on Niagara sold well.
- Some discussion of marketing area to creatives/building upon Station 55, work on East Main, rezoning to allow for live/work, walkability, etc. **But ultimately decided that that’s not the right fit for this neighborhood – that the brand that the neighborhood is selling is the community itself – and grassroots activism.**
 - **How to make new renters/neighbors feel welcome, part of something – want them to be active and engaged.**
 - Don’t want to building nice homes for same drug dealers.
 - What will be standards/review of new tenants?
- **Lots of interest in a community referral system for new tenants** – residents recommend people as candidates for new units, vouch for them as upstanding citizens. Or give community members rights of refusal so that they can help build a community of active neighbors who have a stake in the neighborhood.
 - Have to follow Fair Housing laws, but there are models for this. Could be a good capacity building opportunity for residents.
 - And this would dispel the notion that ED in this case is for gentrification.
 - The City can’t mandate what neighbors do, but the neighborhood can drive this kind of grassroots approach – through service opportunities, developing an active citizen engagement process...
- Include community engagement recommendations in plan – and in CAP presentation.

Other:

- 128 Woodward – a drug house that PathStone is having trouble with as they renovate the home next door. Contractors don’t want to do work there.
- **Eastman Dental will have 57 units for seniors, 14 of which will be market-rate.** They are blending LIHTC with Historic Preservation Tax Credits.
- Public safety – how can we define roles for community, city, and police – help the police be proactive, not reactive? Need to bring Command Chief to our meetings, tie in these efforts with RPD’s Strategic Plan.
 - But also, CAP needs to do own PR work – get out the word to positively promote this area!
 - It really is changing – new afterhours businesses at Public Market – restaurants, arts.

Tuesday, October 29, 2013: Marketview Heights Collective Action Project Meeting #3

at Freddie Thomas School in the Cafeteria

Meeting run by Pamela Reese Smith, PathStone/MVHCAP
PathStone has the sign-in sheet – a good turnout.

Julie Beckley, City of Rochester
Scott Page, Interface Studio
Mindy Watts, Interface Studio
Jason Babcock-Steiner, Bergmann Associates

Presentation by Interface of Draft Vision and Redevelopment Recommendations, followed by Q&A/discussion while people ate dinner.

- Many long-term CAP participants present with very favorable responses to the public realm recommendations, in particular. People felt listened to – that the plan reflects their interests and concerns.
- One resident there from Lewis Street – first time a Lewis Street resident has attended a CAP meeting in 6 years.
- People were on board with the vision and redevelopment concept, but there was no explicit conversation about taking property. Acknowledgement at meeting end between Pam/Interface that we need to figure out how to have this conversation with neighbors. She would like to see the potential acquisition list.

QUESTIONS/COMMENTS ON THE PRESENTATION

- Again – first question – what's in it for the kids? Where would kids play?
 - o People miss the Lewis Street Center. Need programs for kids 12, 13 years old so they don't wind up on the corners. Need discipline and structure at the programs.
 - o Many feel that Gannt Center on North Street is too far, but Pam said check out their programs and communicate your expectations as parents when it opens.
 - o Pam also reminded people that Freddie Thomas is supposed to operate as a community resource – the pool is open for swimming with swim lessons on Saturday during the winter.
 - o CAP to make a list of youth services available at nearby sites (The Community Place, North Street Center), and a list of priorities for needed programs.
- Again – question about homeownership component in townhouse development.
- Other discussion about rentals focused on price – how to make it affordable for those in the neighborhood.
- Why hasn't FIS reached Lewis Street? When will it? Some homes there – still livable, but need renovation.
- The corner store at Union & Weld – what should it become? People felt that as long as the property hosts a business, people with loiter and sell drugs. Not so if it were torn down and replaced with a home.
 - o Councilwoman Ortiz noted that once a commercial property is downzoned, the commercial is not coming back. People felt okay about this since FastTrac is down the street, selling similar goods – legitimately (no single diapers or cigarettes).
 - o Consensus that the surveillance cameras do not work. Tape only gets viewed if you call in, and even still, guys know where to stand so they are out of view.
- Concerns about FastTrac and Wendy's not hiring locally – businesses don't want to have kids in the store who are connected to the community because merchandise walks... But PathStone said maybe it's time to talk again with them about local hiring – and getting the business owners to attend a CAP meeting.
- PathStone announced the incoming resource center at Union & Weld property... Probation & Parole, counseling services, etc – 6 month trial basis – need the community to use the site! Hoping to disrupt the drug activity... move it off this corner.
- Lots of interest/support for gating the alleys – agreement that the alley between Weld and Woodward would be the place to start. Definite need to calm down the alleys.

V Glossary of Acronyms

CAP	Collective Action Project
CCMP	Center City Master Plan
CDBG	Community Development Block Grant
CDF	City Development Fund
CIP	Capital Improvement Program
COR	City of Rochester
CPTED	Crime Prevention Through Environmental Design
DES	Department of Environmental Services
DHCR	Division of Housing & Community Renewal
DRYS	Department of Recreation and Youth Services
FIS	Focused Investment Strategy
MOU	Memorandum of Understanding
MVH-URD	Marketview Heights Urban Renewal District
NBD	Neighborhood and Business Development
PSA	Police Service Area
RPD	Rochester Police Department
SEQRA	State Environmental Quality Review Act
SF	Square Feet
U-R	Urban Renewal
URD	Urban Renewal District

VI Article 15 New York State Law

Urban Renewal Districts

http://www.lawserver.com/law/state/new-york/ny-laws/ny_general_municipal_law_513

§ 501. Policy and purposes of article. There exist in many municipalities within this state residential, non-residential, commercial, industrial or vacant areas, and combinations thereof, which are slum or blighted, or which are becoming slum or blighted areas because of substandard, insanitary, deteriorated or deteriorating conditions, factors, and characteristics, with or without tangible physical blight. The existence of such areas constitutes a serious and growing menace, is injurious to the public safety, health, morals and welfare, contributes increasingly to the spread of crime, juvenile delinquency and disease, necessitates excessive and disproportionate expenditures of public funds for all forms of public service and constitutes a negative influence on adjacent properties impairing their economic soundness and stability, thereby threatening the source of public revenues.

In order to protect and promote the safety, health, morals and welfare of the people of the state and to promote the sound growth and development of our municipalities, it is necessary to correct such substandard, insanitary, blighted, deteriorated or deteriorating conditions, factors and characteristics by the clearance, replanning, reconstruction, redevelopment, rehabilitation, restoration or conservation of such areas, the undertaking of public and private improvement programs related thereto and the encouragement of participation in these programs by private enterprise. It is necessary for the accomplishment of such purposes to grant municipalities of this state the rights and powers provided in this article. The use of such rights and powers to correct such conditions, factors and characteristics and to eliminate or prevent the development and spread of deterioration and blight through the clearance, replanning, reconstruction, rehabilitation, conservation or renewal of such areas, for residential, commercial, industrial, community, public and other uses is a public use and public purpose essential to the public interest, and for which public funds may be expended.

§ 502. Definitions. As used in this article and article fifteen-A of this chapter, the following terms shall mean:

1. "Governing body." (a) In a city, the board of aldermen, common council, commission or other body vested by its charter or other law with jurisdiction to enact ordinances or local laws, except that in a city having a population of one million or more the term "governing body" shall, as to such city, mean the council or mayor, as appropriate, who shall act pursuant to this article in accordance with the powers vested in them by the charter of such city, or by other law; (b) in a town, the town board; (c) in a village, the board of trustees.
2. "Municipality." A city, town or village.
3. "Urban renewal." A program established, conducted and planned by a municipality for the redevelopment, through clearance, replanning, reconstruction, rehabilitation, and concentrated code enforcement, or a combination of these and other methods, of substandard and insanitary areas of such municipalities, and for recreational and other facilities incidental or appurtenant thereto, pursuant to and in accordance with article eighteen of the constitution and this article, including those programs authorized by and to effectuate the purposes of title one of the housing act of nineteen hundred forty-nine and section three hundred fourteen of title three of the housing act of nineteen hundred fifty-four, whether such programs and contracts pursuant thereto were in process on or before June sixteenth, nineteen hundred sixty-eight and all federal laws amendatory and supplementary thereto. The terms "clearance, replanning, reconstruction and rehabilitation" shall include renewal, redevelopment, conservation, restoration or improvement or any combination thereof as well as relocation activities and the testing and reporting of methods and techniques for the arrest, prevention and elimination of slums and blight; the term "program" may mean or include and be interchangeable with the term "project."
4. "Substandard or insanitary area." The term "substandard or insanitary area" shall mean and be interchangeable with a slum, blighted, deteriorated or deteriorating area, or an area which has a blighting influence on the surrounding area, whether residential, non-residential, commercial,

industrial, vacant, or land in highways, railway and subway tracks, bridge and tunnel approaches and entrances, or other similar facilities, over which air rights and easements or other rights of user necessary for the use and development of such air rights, to be developed as air rights sites for the elimination of the blighting influence, or any combination thereof and may include land, buildings or improvements, or air rights and concomitant easements or other rights of user necessary for the use and development of such air rights, not in themselves substandard or insanitary, the inclusion of which is deemed necessary for the effective undertaking of one or more urban renewal programs.

5. "Agency." The officer, board, commission, department, or other agency of the municipality designated by the governing body, or as otherwise provided by law, to carry out the functions vested in the agency under this article or delegated to the agency by the governing body in order to carry out the purpose and provisions of this article. The term "agency" shall include a corporate governmental agency established pursuant to article fifteen-A of this chapter.
6. "Comprehensive community plan." The term "comprehensive community plan" shall mean and be interchangeable with "master plan" or "general plan."
7. "Urban renewal plan." A plan for an urban renewal project, which shall conform to the comprehensive community plan for the development of the municipality as a whole and which shall be consistent with local objectives. Such urban renewal plan shall include but shall not be limited to: a statement of proposed land uses; proposed land acquisition, demolition and removal of structures; proposed acquisition of air rights and concomitant easements or other rights of user necessary for the use and development of such air rights; proposed methods or techniques of urban renewal; proposed public, semi-public, private or community facilities or utilities; a statement as to proposed new codes and ordinances and amendments to existing codes and ordinances as are required or necessary to effectuate the plan; proposed program of code enforcement; a proposed time schedule for the effectuation of such plan, and such additional statements or documentation as the agency may deem appropriate.
8. "Commission." The planning commission or other analogous body or, if there be none, the board of estimate or other governing body of the municipality.
9. "Urban renewal area." An area designated by the governing body, or by the commission where so authorized to act by the governing body, pursuant to section five hundred four of this article as appropriate for urban renewal, except that in municipalities having a population of one million or more, such designation shall be made only after a public hearing held by the governing body or the commission, as the case may be.
10. "State capital grant." A capital grant or subsidy paid to a municipality or an agency established pursuant to the provisions of article fifteen-A of this chapter with monies appropriated therefor from the general fund of the state and not to be applied to the payment of principal and interest on any state loan made or contracted to be made pursuant to this article.
11. "Commissioner." The commissioner of housing and community renewal of the state of New York.

§ 503. Powers of municipalities. Every municipality is hereby authorized to plan and undertake one or more urban renewal projects and shall have the powers necessary or convenient to carry out and effectuate such project or projects and the purposes and provisions of this article, including but not limited to the following powers:

- (a) Cooperate with the federal government and apply for and accept advances, loans, grants, subsidies, contributions and any other form of financial assistance from the federal government, or from the state, county or other public body, or from any sources public or private, for the purposes of this article; and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the federal government for or with respect to an urban renewal project, or with respect to any other program authorized under the housing act of nineteen hundred forty-nine, and all other federal laws amendatory and supplemental thereto, such conditions imposed pursuant to federal laws as the municipality may deem reasonable and appropriate and which are not inconsistent with the purposes of this article. Such conditions may include but shall not be limited to (1) provisions requiring payment of not less than certain minimum salaries and wages to architects, engineers, technicians, laborers, mechanics and other personnel; (2) provisions prohibiting rebates and kick backs; and (3) provisions requiring contractors and subcontractors to furnish reports and other data to the secretary of labor;
- (b) Provide local grants-in-aid, as provided under such federal laws, in the form of appropriations, cash, municipal services and facilities, or any other form;
- (c) Borrow money and issue bonds or other obligations for the acquisition of property in the same manner as for the acquisition of property for other public purposes or as otherwise provided in article two of the local finance law;
- (d) Provide for demolition and clearance of property, improvement of property, or development and use of air rights and concomitant easements or other rights of user necessary for the use and development of such air rights and air right sites, including the remedying of unsuitable topographical, subsoil or other physical conditions which impede development within the urban renewal area, and construction of foundations and platforms as well as other necessary site work by the municipality or by the person, firm or corporation to whom such property, air rights and easements or air rights site, is sold or leased, provided, however, that any such work upon or affecting railroad property, right-of-way or facilities shall be subject to the approval of and joint supervision by the railroad company or companies affected. No work upon or affecting railroad property, right-of-way or facilities shall be progressed without the approval of the railroad company or companies, and in connection with all such projects upon or affecting railroad property, right-of-way or facilities appropriate standards for safety of operations, ventilation and lighting shall be subject to the approval of the railroad company or companies affected. In the event that such demolition, clearance, improvement or development is done by the municipality or funded by the municipality, the cost thereof may be financed in the same manner as acquisition costs. Any municipality with a population of one million or more persons may provide a loan for the purpose of carrying out such demolition, clearance, improvement or development and use to the person, firm or corporation to whom such property, air rights, easements or air rights site is sold or leased. Such loans shall be made upon terms and conditions approved by the agency, for a term not to exceed thirty years;
- (e) Develop, test and report methods and techniques and carry out demonstration and other activities in relation to or in connection with one or more programs of urban renewal or other programs relating to the arrest and prevention of conditions of deterioration or blight. In carrying out such demonstration and other activities a municipality may itself reconstruct, repair, rehabilitate or otherwise improve such real property or may sell, lease or otherwise dispose of such real property, for the effectuation of such activities or purposes by the purchaser or lessee thereof, pursuant to the provisions of section five hundred seven of this article;
- (f) Prepare or cause to be prepared a general neighborhood renewal plan for an area consisting of an urban renewal area or areas, together with any adjoining areas having specially related problems, and which is of such size that urban renewal activities may have to be initiated in stages;
- (g) Prepare or cause to be prepared a community-wide plan or program for urban renewal which shall conform to the comprehensive community plan for the development of the municipality as a whole.

- (h) For the purpose of preserving the integrity of an urban renewal plan, to require, for a maximum period of three years after approval of an urban renewal plan pursuant to section five hundred five of this article, the consent of the agency to the issuance of a building construction or alteration permit or certificate of occupancy for a structure or use within the urban renewal area or within that part or portion of such area for which a plan has been so approved (except for construction, alteration or use which is necessary for the immediate protection of public health or safety). Such consent shall be based upon a determination by the agency that the proposed construction, alteration or use is not inconsistent with the plan.
- (i) Notwithstanding anything to the contrary contained elsewhere in this chapter, or in any general, special or local law, in addition to any other powers of a municipality, to appropriate the necessary funds for and authorize the payment of the actual reasonable moving and related expenses as well as supplemental and additional payments to be paid to individuals, families, business concerns or non-profit organizations displaced by reason of urban renewal or other federally-aided activities, so that disproportionate injuries are not suffered as a result of such programs, in accordance with federal law, rules and regulations, as may be imposed by any contract for financial assistance between the municipality and federal government, in connection with an urban renewal project or other authorized program, pursuant to such conditions as the municipality may deem reasonable and appropriate and which are not inconsistent with the purposes of this article.

§ 504. Site designation. An area shall be designated by the governing body, or by the commission where so authorized to act by the governing body, on its own initiative or on petition of the owners in fee of not less than fifty-one per cent of the land (excluding publicly owned land) or upon recommendation of the agency, upon a finding that such area is appropriate for urban renewal as defined in subdivision three of section five hundred two of this article. Such designation may be accompanied by a recommendation of the commission as to the predominant reuse and such other planning criteria as it may deem appropriate for the general renewal of the area.

§ 505. Urban renewal plan and approval thereof.

1. Following the designation of an area pursuant to section five hundred four of this article, the agency shall prepare or cause to be prepared an urban renewal plan for such area in its entirety or, where the designated area is of such scope that the agency deems it necessary or advisable to have the urban renewal activities to be undertaken therein carried out in stages, an urban renewal plan for a part or portion of such designated area.
2. The urban renewal plan for the designated area, or for a part or portion of such area, shall be submitted to the commission which shall certify, after a public hearing held on due notice, whether such plan complies with the provisions of subdivision seven of section five hundred two of this article and conforms to the finding made pursuant to section five hundred four of this article. The commission shall submit its report to the governing body, not later than ten weeks from the date of referral of the plan to it, certifying its unqualified approval, its disapproval, or its qualified approval with recommendations for modifications therein.
3. After a public hearing, held on due notice after the report is received or due from the commission, the governing body may:
 - (a) if the commission shall have certified its unqualified approval, approve the plan by a majority vote;
 - (b) if the commission shall have certified its disapproval or shall have failed to make its report within ten weeks from the date such plan was submitted to it by the agency, nevertheless approve the plan, but only by a three-fourths vote;
 - (c) if the commission shall have certified its qualified approval together with recommendations for modifications, approve the plan together with the modifications recommended by the commission by a majority vote, or approve the plan without such modifications but only by a three-fourths vote.
4. Upon approving the urban renewal plan for the designated area, or for a part or portion of such area, with or without modifications recommended by the commission, the governing body shall by resolution find that:
 - (a) The area is a substandard or insanitary area, or is in danger of becoming a substandard or insanitary area and tends to impair or arrest the sound growth and development of the municipality.
 - (b) The financial aid to be provided to the municipality is necessary to enable the project to be undertaken in accordance with the plan.
 - (c) The plan affords maximum opportunity to private enterprise, consistent with the sound needs of the municipality as a whole, for the undertaking of an urban renewal program.
 - (d) The plan conforms to a comprehensive community plan for the development of the municipality as a whole.
 - (e) There is a feasible method for the relocation of families and individuals displaced from the urban renewal area into decent, safe and sanitary dwellings, which are or will be provided in the urban renewal area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment. Upon approving an urban renewal plan for a part or portion of a designated area, the governing body shall, in addition to the foregoing, also find that the undertaking and carrying out of the urban renewal activities in stages is in the best public interest and will not cause any additional or increased hardship to the residents of such designated area.
5. In a city having a population of one million or more, any action of the council approving an urban renewal plan shall be filed with the mayor within five days of such action for approval or disapproval.

§ 506. Acquisition of property.

1. (a) A municipality, acting through its governing body, may acquire by purchase, gift, devise, lease, condemnation or otherwise, in accordance with the provisions of the appropriate general, special or local law applicable to the acquisition of real property by such municipality, real property or any interest therein, including but not limited to air rights, and easements or other rights of user necessary for the use and development of such air rights, to be developed as air rights sites for the elimination of the blighting influences of an area or areas consisting principally of land in streets, alleys, highways, and other public rights of way, railway or subway tracks, bridge or tunnel approaches or entrances, or other similar facilities which have a blighting influence on the surrounding area, necessary for or incidental to a program of urban renewal for residential, commercial, industrial, public, semi-public, community or other uses or combinations of such uses in accordance with an urban renewal plan for a designated area, or for a part or portion of such area, provided, however, that the acquisition of any air rights over railroad tracks, rights of way or facilities and easements or other rights of user necessary for the use and development of such air rights are to be subject to the provision of section fifty-one-a of the railroad law. The acquisition of real property within a designated urban renewal area shall in every case be deemed to be and constitute a continuous rather than separate takings.
- (b) Property so acquired by a municipality shall be exempt from taxation until sold, leased for a term not exceeding ninety-nine years or otherwise disposed of in accordance with the provisions of this article of this chapter; provided however, that any such municipality shall have the power and authority, with respect to such property, to pay or transfer, out of funds available to it for the effectuating of such urban renewal program, annual sums in lieu of taxes to any taxing jurisdiction providing services to the urban renewal area, or to the part or portion thereof within such taxing jurisdiction, in order that no such taxing jurisdiction shall suffer an inequitable loss of revenue by virtue of such urban renewal program; provided, further, that the amount so paid or transferred for any year with respect to any such property shall not exceed the lesser of (1) the sum last levied for the benefit of such taxing jurisdiction as an annual tax on such property prior to the time of its acquisition for urban renewal purposes or (2) such amount as shall be approved by the commissioner, pursuant to such rules, regulations, limitations and conditions as he may prescribe, as an eligible and proper charge against such urban renewal program. Upon the sale, lease or disposition of such property to any person, firm or corporation not entitled to an exemption from taxation or entitled to only a partial tax exemption such property shall immediately become subject to taxation in whole or in part, as the case may be, and shall be taxed pro rata for the unexpired portion of the taxable year. As used in this paragraph, the term "taxing jurisdiction" means any municipal corporation or district corporation, including any school district or any special district, having the power to levy or collect taxes and benefit assessments upon real property, or in whose behalf such taxes or benefit assessments may be levied or collected.
- (c) Notwithstanding any other provisions of this article, a municipality may acquire by purchase, gift, devise, lease, condemnation or otherwise, upon recommendation of the agency and in accordance with the appropriate provisions of any general, special or local law or charter applicable to the acquisition of real property by such municipality, such real property or any interest therein, within an area designated pursuant to this article as appropriate for urban renewal, as it may deem ultimately necessary or proper to effectuate the purposes of this article although temporarily not required for such purposes, provided that the early acquisition of such property is approved as follows:
 - (1) In a municipality where there is a planning commission, the agency shall submit the proposal for early acquisition to the commission for its approval. Such planning commission shall, not later than ten weeks from the date of the referral of the proposal to it, after a public hearing held on due notice, submit its report to the governing body certifying its unqualified consent, its disapproval, or its qualified consent with recommendations for modifications of the proposal.

After public hearing held on due notice after the report is received or due from the planning commission, the governing body may:

- (i) if the commission shall have certified its unqualified consent, approve the proposal by a majority vote:
- (ii) if the commission shall have certified its disapproval or shall have failed to make its report within ten weeks from the date such proposal was submitted to it by the agency, nevertheless approve the proposal, but only by a three-fourths vote:
- (iii) if the commission shall have certified its qualified consent together with recommendations for modifications of the proposal, approve the proposal together with the modifications recommended by the commission by a majority vote, or approve the proposal without such modifications but only by a three-fourths vote.

(2) In a municipality where there is no planning commission, the agency shall submit the proposal to the governing body which, after public hearing held on due notice, may either approve or disapprove the proposal.

V Property Research

These properties identified for action have the following code violations:

ADDRESS	CODE VIOLATIONS	PROPOSED ACTION
153 N Union Street	DUMPSTER NOT SCREENED GRAFFITI REMOVE	COMMERCIAL CONVERTED TO SINGLE FAMILY CONSTRUCTION
184 N Union Street	Vacant	REHAB
206 N Union Street	PROT COVERING NEEDED GRAFFITI REMOVE M BLDG TRIM NEED PROT COV SIDING BRKN/MISSNG GUTTERS/DNSPT MISS/REPAIR STEPS NEED PROTECTIVE COV GUARDRAIL BROKEN/MISS WINDOW PANES BRKN/MISSING WINDOW SCREENS BRKN/MISSG DOOR FRAME DETERIOR'D EXT DOOR BOARDED DOOR BROKEN/MISSING VACANT BOARD-UP COLOR UNAPPROVED	REDEVELOPMENT OF LEWIS STREET
241 N Union Street	E OUTLETS ARE MISSING M BLDG TRIM NEED PROT COV WALL(S) NEED REPAIR/PAINT PAINTING NEEDED WALLS FLOOR NEEDS REPAIR WINDOW BOARDED RDED OR WIRE MESH SEALED SHUT VACANT S ALARM REQ SLEEPING ROOM E JUNCTION BOX OPEN E OUTLET/SWITCH REQ PLATE	SINGLE FAMILY CONSTRUCTION
296 Scio Street	ROOF FLASHING LEAKING GUTTERS/DNSPT MISS/REPAIR WINDOW SCREENS BRKN/MISSG INSUL FOUNDAT'N SILL PLTE CEILING EVIDENCE OF LEAK PAINTING NEEDED WALLS PAINTING NEEDED CEILING CEILING REPAIR/PAINT VACANT S ALARM REQD EACH STORY ALARM REQ CO EXIST BLDG E OUTLETS REPAIR/REPLACE TUB/SHOWER NEEDS CAULKING	SINGLE FAMILY CONSTRUCTION
105 Weld Street	E OUTLETS ARE MISSING HEAT REG NEEDS REP/REPL BOARD-UP COLOR UNAPPROVED TREES GROW'G ON FOUNDAT'N FENCE DETERIORATED PROT COVERING NEEDED ROOF EAVES DETERIORATED STEPS REPAIR/MISSING HANDRAIL BROKEN/MISS FOUNDATION POINT/REPR BRICKWK(EXT)-REPAIR REQ'D SERVICE WALK BRKN/DET'D WINDOW PANES BRKN/MISSING PAINTING NEEDED SASH/SILL STORM WNDW PANE BRKN/MISS	REHAB

ADDRESS	CODE VIOLATIONS	PROPOSED ACTION
153 N Union Street	DUMPSTER NOT SCREENED GRAFFITI REMOVE	COMMERCIAL CONVERTED TO SINGLE FAMILY CONSTRUCTION
184 N Union Street	Vacant	REHAB
206 N Union Street	PROT COVERING NEEDED GRAFFITI REMOVE M BLDG TRIM NEED PROT COV SIDING BRKN/MISSNG GUTTERS/DNSPT MISS/REPAIR STEPS NEED PROTECTIVE COV GUARDRAIL BROKEN/MISS WINDOW PANES BRKN/MISSING WINDOW SCREENS BRKN/MISSG DOOR FRAME DETERIOR'D EXT DOOR BOARDED DOOR BROKEN/MISSING VACANT BOARD-UP COLOR UNAPPROVED	REDEVELOPMENT OF LEWIS STREET
241 N Union Street	E OUTLETS ARE MISSING M BLDG TRIM NEED PROT COV WALL(S) NEED REPAIR/PAINT PAINTING NEEDED WALLS FLOOR NEEDS REPAIR WINDOW BOARDED RDED OR WIRE MESH SEALED SHUT VACANT S ALARM REQ SLEEPING ROOM E JUNCTION BOX OPEN E OUTLET/SWITCH REQ PLATE	SINGLE FAMILY CONSTRUCTION
296 Scio Street	ROOF FLASHING LEAKING GUTTERS/DNSPT MISS/REPAIR WINDOW SCREENS BRKN/MISSG INSUL FOUNDAT'N SILL PLTE CEILING EVIDENCE OF LEAK PAINTING NEEDED WALLS PAINTING NEEDED CEILING CEILING REPAIR/PAINT VACANT S ALARM REQD EACH STORY ALARM REQ CO EXIST BLDG E OUTLETS REPAIR/REPLACE TUB/SHOWER NEEDS CAULKING	SINGLE FAMILY CONSTRUCTION
105 Weld Street	E OUTLETS ARE MISSING HEAT REG NEEDS REP/REPL BOARD-UP COLOR UNAPPROVED TREES GROW'G ON FOUNDAT'N FENCE DETERIORATED PROT COVERING NEEDED ROOF EAVES DETERIORATED STEPS REPAIR/MISSING HANDRAIL BROKEN/MISS FOUNDATION POINT/REPR BRICKWK(EXT)-REPAIR REQ'D SERVICE WALK BRKN/DET'D WINDOW PANES BRKN/MISSING PAINTING NEEDED SASH/SILL STORM WNDW PANE BRKN/MISS	REHAB

105 Weld St cont'd

- WINDOW SCREENS BRKN/MISSG
- DOOR BOARDED
- DOOR HDWR BROKEN/MISSING
- STORM DOOR BROKEN/MISSING
- PUB HL NEEDS REPAIR
- TIC MISSING IN PUBLIC HALL
- FIRE DOOR - REPAIR
- DOOR CLOSER BROKEN/MISSNG
- PUB STAIR HANDRL MIS/BRKN
- WALLS REPAIR/POINT
- E LIGHT INADEQUATE
- STAIR DOOR CL BRKN/MIS
- STAIR ENCLOSURE MISS/REPR
- CEILING HAS PENETRATIONS
- S-ALARMS REQ'D ADJ SLEEP
- TRASH/DEBRIS-INTERIOR
- UNSANITRY COND {IMMD HAZ}
- INFESTATION (INT) ROACH
- PAINTING NEEDED CEILING
- CEILING REPAIR/PAINT
- FLOOR NEEDS REPAIR
- LEAD DUST HAZARD
- WINDSILL AND FLOOR
- DETERIORATED PAINT - INT
- CABINETS NEED REPAIR
- CABINETS NEED REPAIR
- DOOR FRAME NEEDS REPAIR
- DOOR BROKEN/MISS (INT)
- WINDOW BOARDED
- WINDOW CONTROLS REQUIRED
- WINDOW LOCKS REQUIRED
- VACANT
- VACATE APARTMENT ORDER
- S ALARM REQ SLEEPING ROOM
- S ALARM REQD EACH STORY
- ALARM REQ CO EXIST BLDG
- E METAL FIXTURE (CELLAR)
- ELEC. FIXTURE REPAIR/REPL
- H FLUE NOT CONN/SEAL
- GAS LINE OPEN NEEDS CAP
- E WIRES NOT SECURE
- HEAT DUCTS NEED REPAIR
- E JUNCTION BOX OPEN
- E LIGHT FIXTURE MISS/REP
- E OUTLETS REPAIR/REPLACE
- P SEWAGE (RAW) CELLAR
- P SEWER DRAIN OPEN
- H THERMOSTAT MISSING/REP
- P TOILET NEEDS REPAIR

	VENT (BATH/LAV)INADEQUATE E WIRES EXPOSED ENCL/REM DOOR FRAME NEEDS PROT COV TOILET - MISSING P TRAP DEFECTIVE NON CONFORMING RGHTS LOST	
118 Woodward Street	PROT COVERING NEEDED M BLDG TRIM NEED PROT COV ROOF SHINGLES NEED REPAIR ROOF EAVES DETERIORATED GUTTERS/DNSPT MISS/REPAIR PCH NEEDS PROTECTIVE COVG PCH LATTICE BRKN/MISSING VACANT	SINGLE FAMILY HOUSE
117 Ontario Street	E OUTLETS ARE MISSING RFD VACANT RED PROT COVERING NEEDED GRAFFITI REMOVE SIDING BRKN/MISSNG ROOF DETERIORATED GUTTERS/DNSPT MISS/REPAIR DNSPTS MISSING/REPAIR PORCH NEEDS REPAIR WINDOW PANES BRKN/MISSING WINDOW FRAME NEEDS REPAIR WINDOW(S) SASH/SILL DET'D WINDOW NOT WEATHERTIGHT DOOR FRAME DETERIOR'D EXT STAIR HANDRAIL BRK/MISS NON-HABITABLE SPACE USED ALARM REQ SMOKE TRASH/DEBRIS-INTERIOR PAINTING NEEDED WALLS CEILING REPAIR/PAINT FLOOR NEEDS REPAIR DUST WIPE TEST REQUIRED BARE SOIL VIOLATION CABINETS NEED REPAIR DOOR BROKEN/MISS (INT) WINDOW LOCKS REQUIRED VACANT ALARM REQ CO EXIST BLDG HEAT DUCTS NEED REPAIR E JUNCTION BOX OPEN E LIGHT SWITCH REP/REPLAC E SVC. BOX NEED K-O SEALS P SEWER DRAIN OPEN VENT (BATH/LAV)INADEQUATE	SINGLE FAMILY HOUSE

138 Lewis Street	DR'WY NEEDS REPAIR FOUNDATION POINT/REPR WINDOW PANES BRKN/MISSING S-ALARMS REQ'D ADJ SLEEP POOR HOUSEKEEPING PAINTING NEEDED WALLS PAINTING NEEDED CEILING DOOR LOCK BROKEN INT DOOR HARDWARE BROKEN VACANT VEHICLE UNLICENSED	REDEVELOPMENT OF LEWIS STREET
144 Lewis Street	DR'WY NEEDS REPAIR PROT COVERING NEEDED GUTTERS/DNSPT MISS/REPAIR PCH PIERS NEED REPAIR STEPS REPAIR/MISSING BRICKWK(EXT)-REPAIR REQ'D WALL-RETAINING REPAIR STAIR HANDRAIL BRK/MISS ALARM SMOKE BSMT MISS/REP ALARM REQ SMOKE CEILING REPAIR/PAINT DUST WIPE TEST REQUIRED DOOR BROKEN/MISS (INT) WINDOW BOARDED PAINT DET COMMON BASEMENT ALARM REQ CO EXIST BLDG E BONDING WIRE MISSING P SEWER DRAIN OPEN VENT (DRYER) UNAPPROVED P PIPES ARE LEAKING	REDEVELOPMENT OF LEWIS STREET
170 Lewis Street	PROT COVERING NEEDED FOUNDATION POINT/REPR ALARM REQ SMOKE ALARM SMOKE INOPERABLE WALL(S) NEED REPAIR/PAINT WALL(S) NEED REPAIR/PAINT WINDOWS WALL(S) NEED REPAIR/PAINT WINDOWS DOOR BROKEN/MISS (INT) PAINT DET INT - 10% PAINT DET EXT - 20 SQ FT VACANT ALARM REQ CO EXIST BLDG APPLIANCE NEEDS REPAIR E LIGHT FIXTURE MISS/REP E OUTLETS REPAIR/REPLACE E OUTLET/SWITCH REQ PLATE E SVC. BOX NEED K-O SEALS	REDEVELOPMENT OF LEWIS STREET