

meeting summary

City of Rochester Vacuum Oil Brownfield Opportunity Area *Step 3 Implementation Strategy*

**Project Advisory Committee Meeting #4
November 14, 2016 • 6:00 PM**

Meeting Attendees

- Travis McVickers
- Kevin Kane
- John Curran
- Mary D'Alessandro
- Elizabeth Doucette
- Marvin Maye
- David Knoll
- Joe Biondillo
- Rick Koss
- Dorothy Hall
- Donna Hodgins
- Frank Sowers
- John DeMott
- Dorian Hall
- Rob Gulick
- Mark Gregor
- Kimberly Baptiste
- Andy Raus

Meeting Summary

1. Welcome and Introductions

Mark Gregor (City of Rochester) welcomed attendees and facilitated a round of introductions before handing the meeting presentation to Kimberly Baptiste (Bergmann Associates).

2. Status of On-Going Activities in the Study Area

Kimberly reviewed the properties actively enrolled in the Brownfield Cleanup Program (BCP), and Joe Biondillo discussed specific updates on current status for the City owned properties.

It was noted that the Foodlink property is now also enrolled in the BCP and the map highlighting BCP properties should be updated.

meeting summary

Frank Sowers, with DEC, noted that DHD has submitted their Remedial Alternatives Analysis. Both projects will likely be reviewed in tandem, with the City properties catching up to the DHD sites with respect to timing and process.

Rob Gulick discussed ongoing activities at 920 Exchange Street. He noted they had completed a Preliminary Phase 2 and would like to make aesthetic improvements to the water tower as soon as possible. He discussed potential future uses of the site including a location for a food cluster / food trucks, workforce development, and training in specialty areas such as carpentry and woodwork.

Andy Raus provided a quick update on Riverwall activities funded outside the BOA, including wall inspections on both the land and water side.

3. BOA Plan / GEIS Activities

Kimberly presented project updates on the Step 3 document and associated studies.

- **Parks and Open Space** – Kimberly reviewed key themes from feedback generated at the November 7, 2016 public workshop and reviewed results from the meeting.
- **Connectivity** – Kimberly reviewed alternatives that have been studied with respect to increasing connections to the waterfront from the surrounding neighborhood. They included the extension of Magnolia Street as well as a waterfront roadway accessible only from Flint Street. It was noted that residents were not in favor of a new road.
- Other options for connectivity were identified by committee members for consideration, including the introduction of a tran/light rail that could extend from RIT to High Falls.
- **Wetlands** – Kimberly noted that field work had been completed and the ACOE had visited the site. She also noted that the final findings from ACOE were pending and we would then move forward with mitigation strategies.
- **Housing** – Kimberly distributed the RKG report and reviewed key recommendations identified in the report.

4. Strategic Sites

Kimberly reviewed the updated list of strategic sites which had been modified since the Step 2 BOA planning phase. A two-tiered approach to strategic sites was developed to differentiate large scale redevelopment opportunities and smaller-scale investment opportunities.

- Kimberly showed a before and after photo-simulation of MLK Plaza, representing how minor investments and streetscape amenities could improve the aesthetic character of the S. Plymouth corridor.
- Kimberly noted that additional market analysis work was underway by Camoin Associates, including an update of the 2007 Housing Analysis specific to this neighborhood, redevelopment options for major residential projects, and pro formas for site specific redevelopment.