

# Draft South Campus IPD Regulations

Dated: January 7, 2014

## A. Purpose Statement

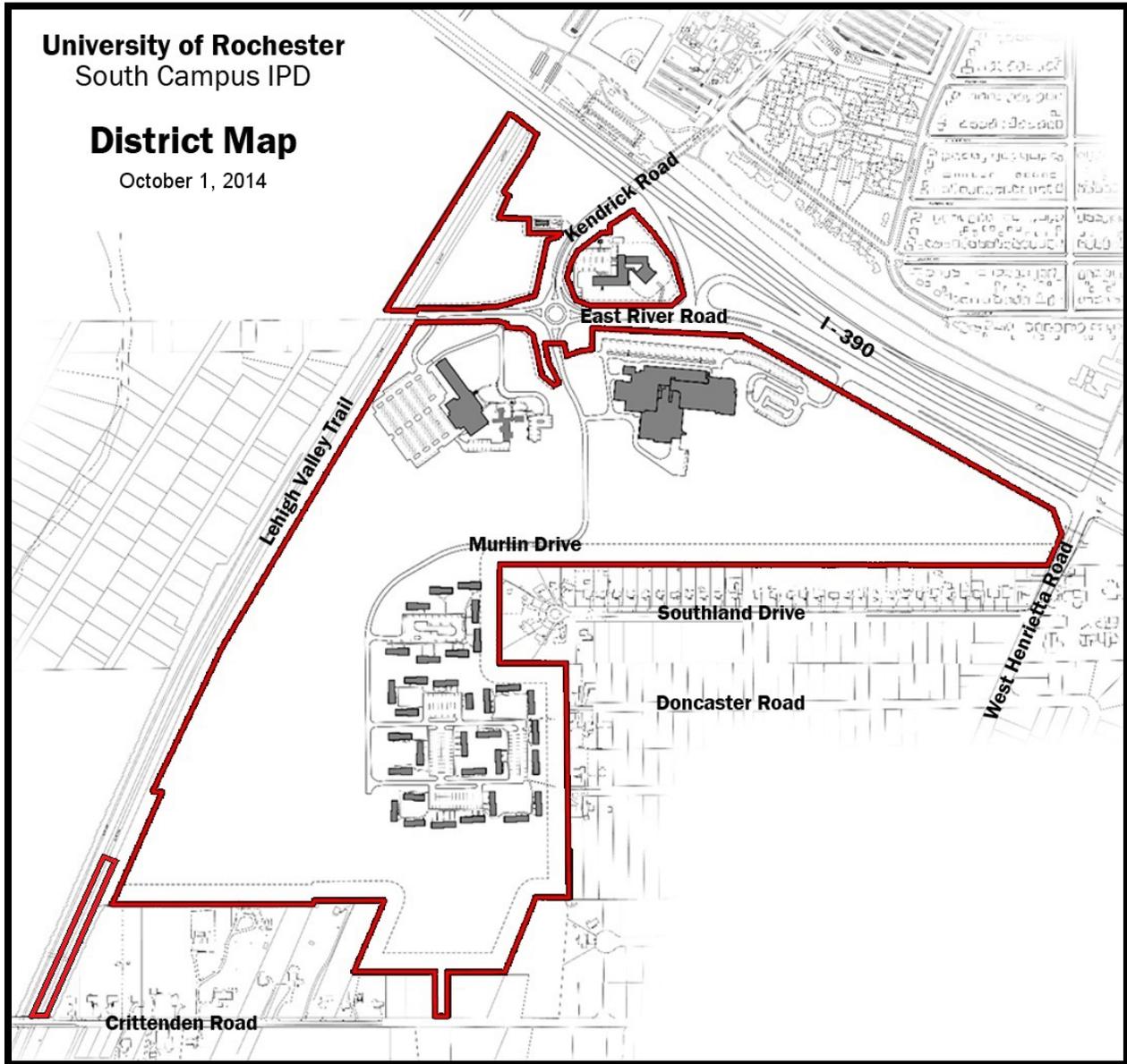
In accordance with the recommendations of the Town of Brighton's 2000 Comprehensive Plan, this district is intended to recognize and permit the unified and orderly development of the South Campus of the University of Rochester (the "University") in order to support and enhance its benefit to the community. This district allows flexibility in planning and development by evaluating and accommodating incremental growth and change, thereby promoting compatibility with adjacent, non-institutional districts. This district provides for Town administrative oversight while providing a mechanism for adjusting to the University's changing development. This South Campus IPD Regulations (the "Regulations") shall supersede and replace in their entirety the following Articles/Sections of the Town's Comprehensive Development Regulations ("CDR"): Chapter 203 (District Use Regulations) Article XIX; Chapter 205 (District Bulk Regulations) Article I, Section 205-9; Chapter 205 Article II, Sections 205-12, 205-14 and 205-22; Chapter 205 Article III; Chapter 207 (Supplementary Regulations) Article I, Section 207-6; and Chapter 207 Articles V and VI, with respect to the proposed University South Campus Institutional Planned Development (the South Campus IPD)..

In all other respects the CDR shall be applicable to the South Campus IPD as appropriate, provided, however, in the event of any conflict between provisions of the CDR and the Regulations, the Regulations shall control.

## B. Property Description

The South Campus IPD consists of approximately 180 acres of land in the Town of Brighton currently owned by the University which land is bounded on the north by Interstate Route 390, on the west by the former Lehigh Valley Railroad right-of-way (now the Lehigh Valley Trail), on the east by West Henrietta Road, and on the south by Southland Drive and Crittenden Road (the "South Campus"), also referred to herein as the "District," which is depicted below in the District Map, Figure 1.

Figure 1



**C. Development in the South Campus IPD**

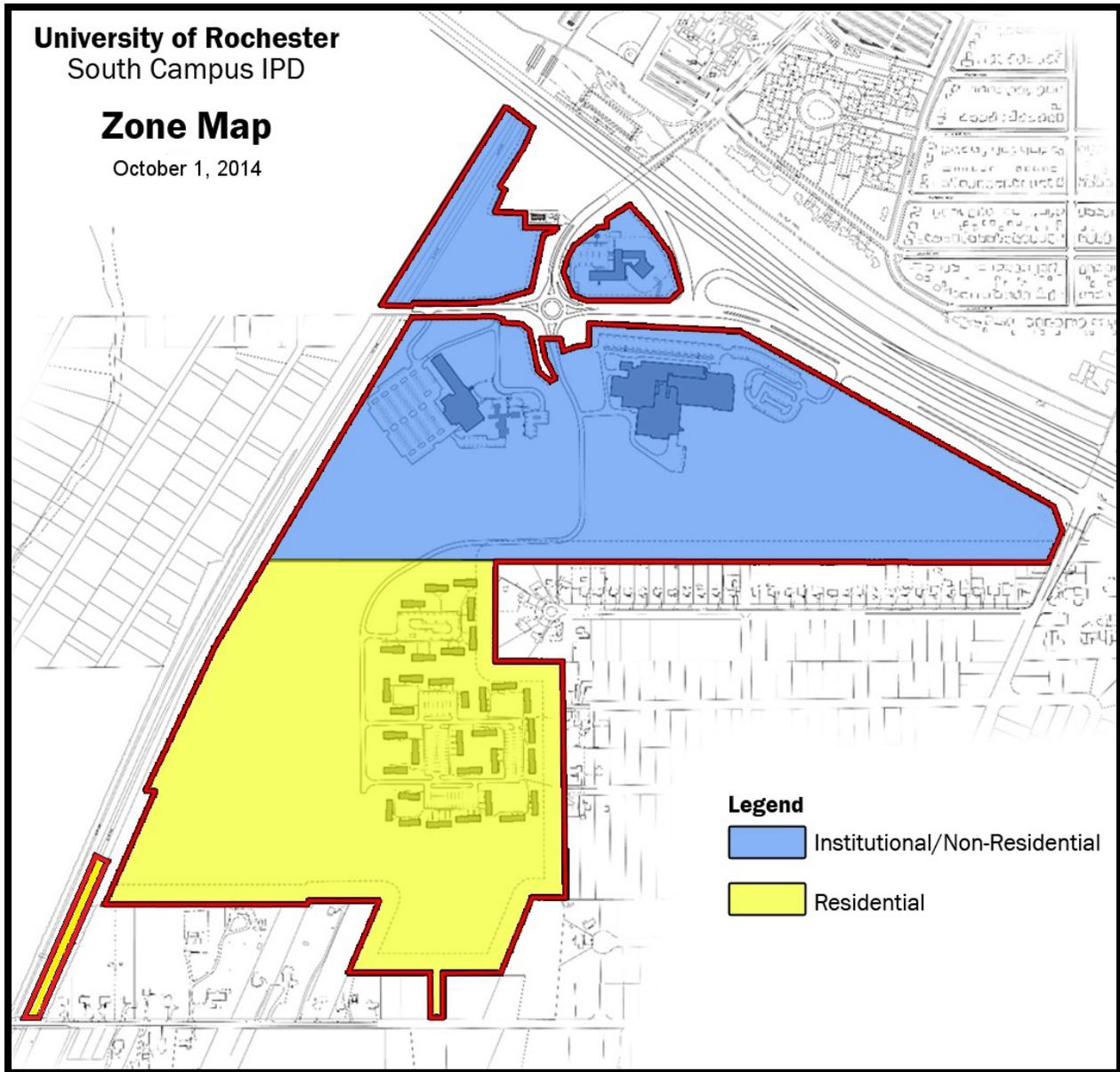
**1. Density and Creation of Use Zones**

The total square feet of all buildings within the South Campus shall not not exceed 2,535,812 gross square feet. Development will fall generally into two categories according to the two use zones in this district. The zones are

Institutional/Non-residential and Residential. The maximum development in each sub area is:

- (a) Institutional/Non-residential uses located in the northern portion of the IPD (north of the parcel boundary line which parallels Southland Drive) with a total development area of 1,720,812 gross square feet. Total area of parking structures shall not be included in total development area limit.
- (b) Residential uses located in the central and southern portions of the IPD (south of the parcel boundary line which parallels Southland Drive) with a total development area of 815,000 gross square feet.
- (c) The use zones are depicted graphically below in the “Zone Map”, Figure 2.

**Figure 2**



2. Protected Zones and Wetlands. Certain areas of the South Campus are to be considered protected zones. These include areas identified as old growth habitat, and the required landscape buffer adjoining neighboring residential districts. Disturbance in these areas is to be avoided to the maximum extent practicable and such disturbance that is necessary shall be consistent with the following:
  - (a) Old growth habitat shall not have buildings or paving. Trails are permitted, provided that they shall be constructed with minimal disturbance to habitat, using pervious materials.
  - (b) Landscape buffer shall not have buildings or paving except for pedestrian access pathways from Doncaster and Furlong Roads onto the South

Campus. Utility crossings are permitted if no other practical route is available [such as at the North end of Sylvia Road]. Buffer area: 100 feet.

- (c) The wetlands on the South Campus include both Federal and NYSDEC regulated wetlands. The Western wetlands adjacent to the Lehigh Valley Trail are protected and to be preserved. The Eastern and Northern wetlands are protected but may be subject to modification or relocation in accordance with the applicable State or Federal regulations. Naturally occurring changes to the wetlands will be monitored by the University and assessed during projects that require site plan review.
  
- (d) The protected zones are depicted graphically below in the “Protected Zone Map”, Figure 3. Wetlands as delineated in 2013 are depicted graphically in Figure 4.
  
- (e) Any disturbance to Protected Zones or Wetlands shall be reviewed and approved by the Planning Board.

Figure 3

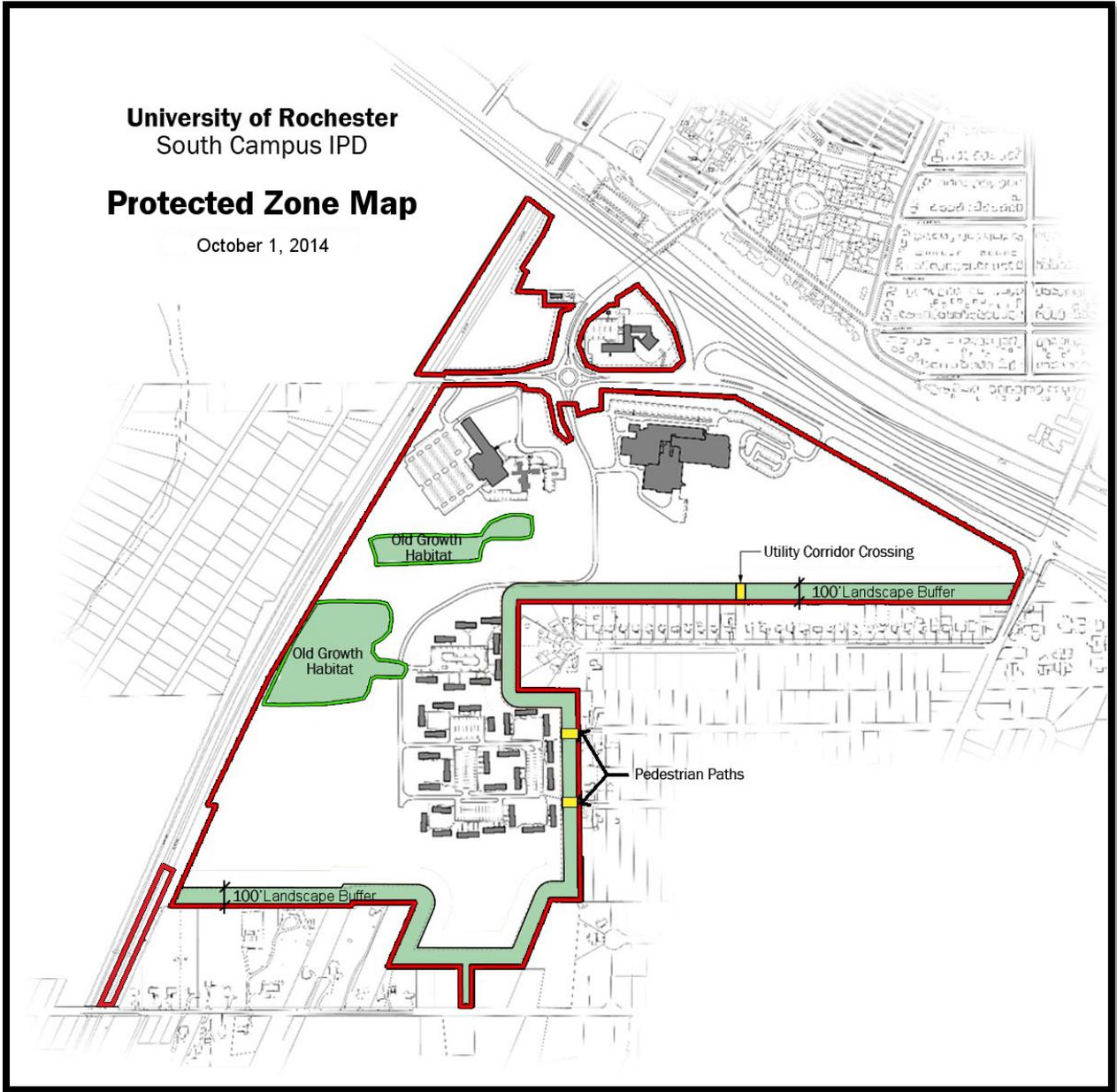
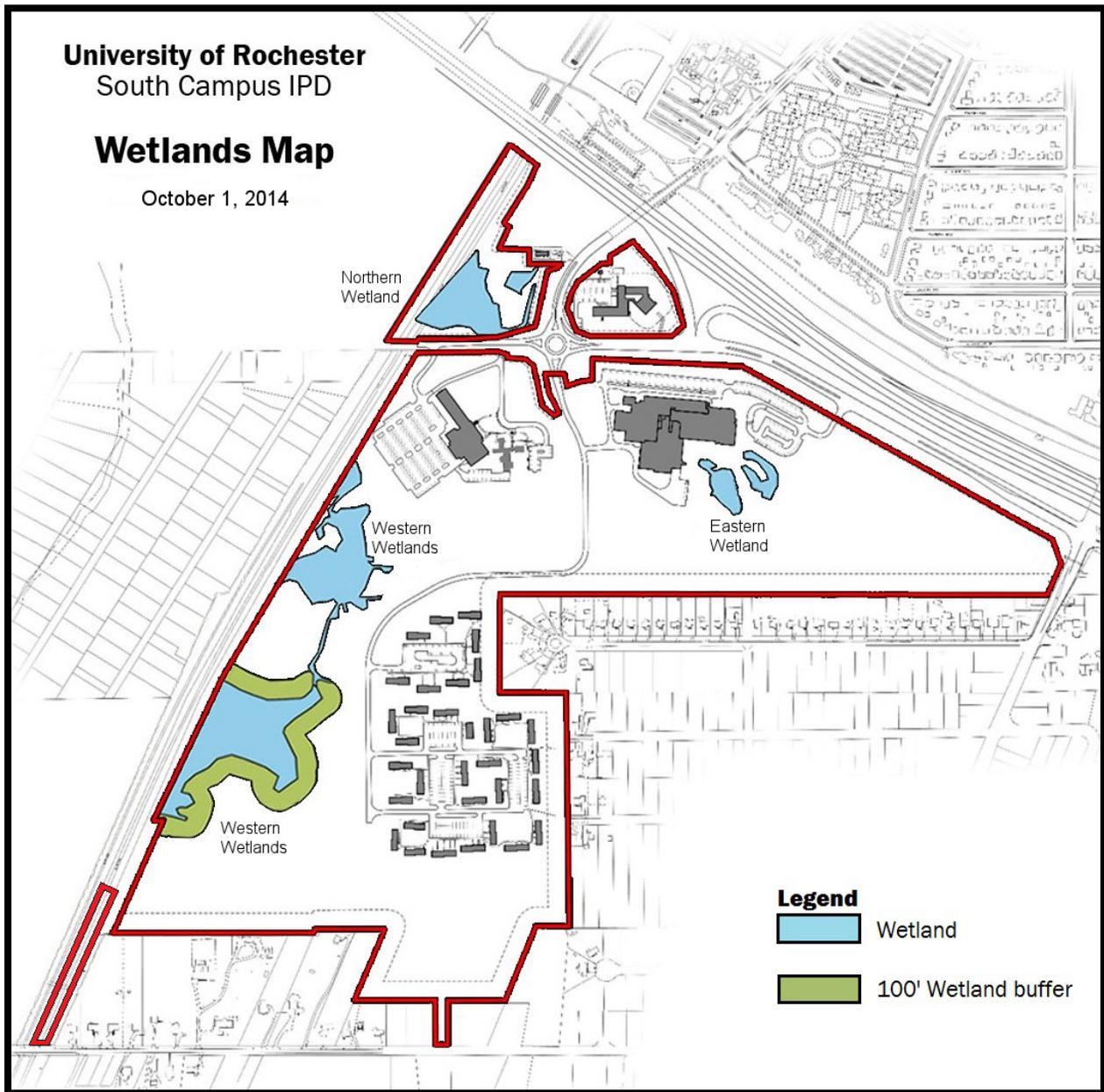


Figure 4



3. **Lot Coverage.** The maximum lot coverage in the South Campus, including buildings, accessory structures, and paved areas, shall be 3,920,400 square feet (90 acres). Where development is deemed appropriate for programmatic needs and impacts to protected zones or wetlands will occur, regulatory requirements shall be fulfilled and maximum lot coverage will limit development.

## D. Uses

The following uses are permitted, conditionally permitted or expressly prohibited within the South Campus Institutional Planned Development District:

### 1. Residential Zone

#### (a) Permitted Uses.

- [1] Dormitories for single students; town homes and apartment buildings for residential housing for retired faculty, staff, and alumni, and short term tenants such as families of patients receiving healthcare treatment.
- [2] Current use of Whipple Park as graduate and family housing with 18 triple units and 232 double units.
- [3] Community centers for residents to meet and congregate
- [4] Nursing or convalescence homes.
- [5] Accessory structures in support of residential facilities, subject to the requirements of CDR 207-6 Accessory buildings.
- [6] Dining facilities for residents.
- [7] Indoor fitness centers.
- [8] Playgrounds .
- [9] Other similar uses as determined and approved by the Planning Board.

#### (b) Conditional Uses

- [1] Outdoor recreational facilities including pools, fitness centers, playing fields – such as tennis, baseball, soccer – and supporting structures such as dugouts, fencing, and bleachers intended for faculty, staff, and students. The Planning Board shall determine if the proposed recreational use is appropriate considering the location, scale and internal access through the site plan review process.
- [2] Accessory uses which are substantially incidental to the primary use, not open to the general public, and limited to barbershops, beauty shops, cafeterias, small food vendors, pharmacies, newsstands, bookstores, bank branches, dry-cleaning pickup, travel agencies, quick-copy services and child daycare facilities. The Planning Board shall determine if the proposed accessory use is appropriate considering the location, scale and internal access through the site plan review process. No external signage or advertising shall be permitted for any accessory use.

#### (c) Prohibited Uses

- [1] Stadiums and event arenas serving large audiences.

- [2] All uses listed in (D)(2), Institutional Zone, below.
- [3] All other uses not specifically listed in (a) or (b), above.

## 2. Institutional Zone

### (a) Permitted Uses

- [1] Office buildings including University administrative, computational research.
- [2] Instructional facilities.
- [3] Libraries.
- [4] Museum and cultural facilities.
- [5] Medical and health-care facilities, such as clinical facilities, diagnostic and treatment centers, medical practices, skilled nursing facilities, acute-care facilities, health-related care facilities and other elderly-care complexes.
- [6] University maintenance facilities including University vehicular repair and service.
- [7] Central utility facilities, limited to electrical distribution and emergency power generation facilities necessary to serve the South Campus IPD only.
- [8] Parking structures.
- [9] Accessory structures in support of principal buildings, subject to the requirements of CDR 207-6 Accessory buildings.

### (b) Conditional Uses

- [1] Small scale performing arts facilities.
- [2] Accessory uses in support of any of the permitted uses, such as small free-standing retail services including convenience store, small food vendor, bookstore, bank branch, barbershop, beauty shop, pharmacy, newsstand, dry-cleaning pickup, travel agency, quick-copy service, child daycare facility. The Planning Board shall determine if the proposed accessory use is appropriate considering the location, scale and internal access through the site plan review process.
- [3] Research laboratories for instruction, research and development involving biological, chemical, radiological, or energy studies.
- [4] Small scale pilot manufacturing associated with research activities.
- [5] Accessory communication structures.
- [6] Transmission antennas.

### (c) Prohibited Uses

- [1] Stadiums and event arenas serving large audiences.
- [2] Biosafety Level (BSL) 3 and 4 labs as defined by the US Centers for Disease Control and Prevention (CDC)

**E. Procedure**

1. In accordance with the procedures set forth under Chapter 217.9, Article 3 of the Town Code the South Campus IPD shall require site plan approval from the Town Planning Board in the same respects as developments in other Districts.
2. Any new conditional use or expansion of a conditional use in the South Campus IPD shall require a conditional use permit from the Town Planning Board in accordance with the procedures set forth under Chapter 217, Article 2 of the Town Code.
3. All development in the South Campus IPD must comply and be operated and maintained in accordance with applicable federal and state laws and regulations, as well as any applicable performance standards of the Technology and Office Park District set forth under Chapter 203, Article 22 of the Town Code.

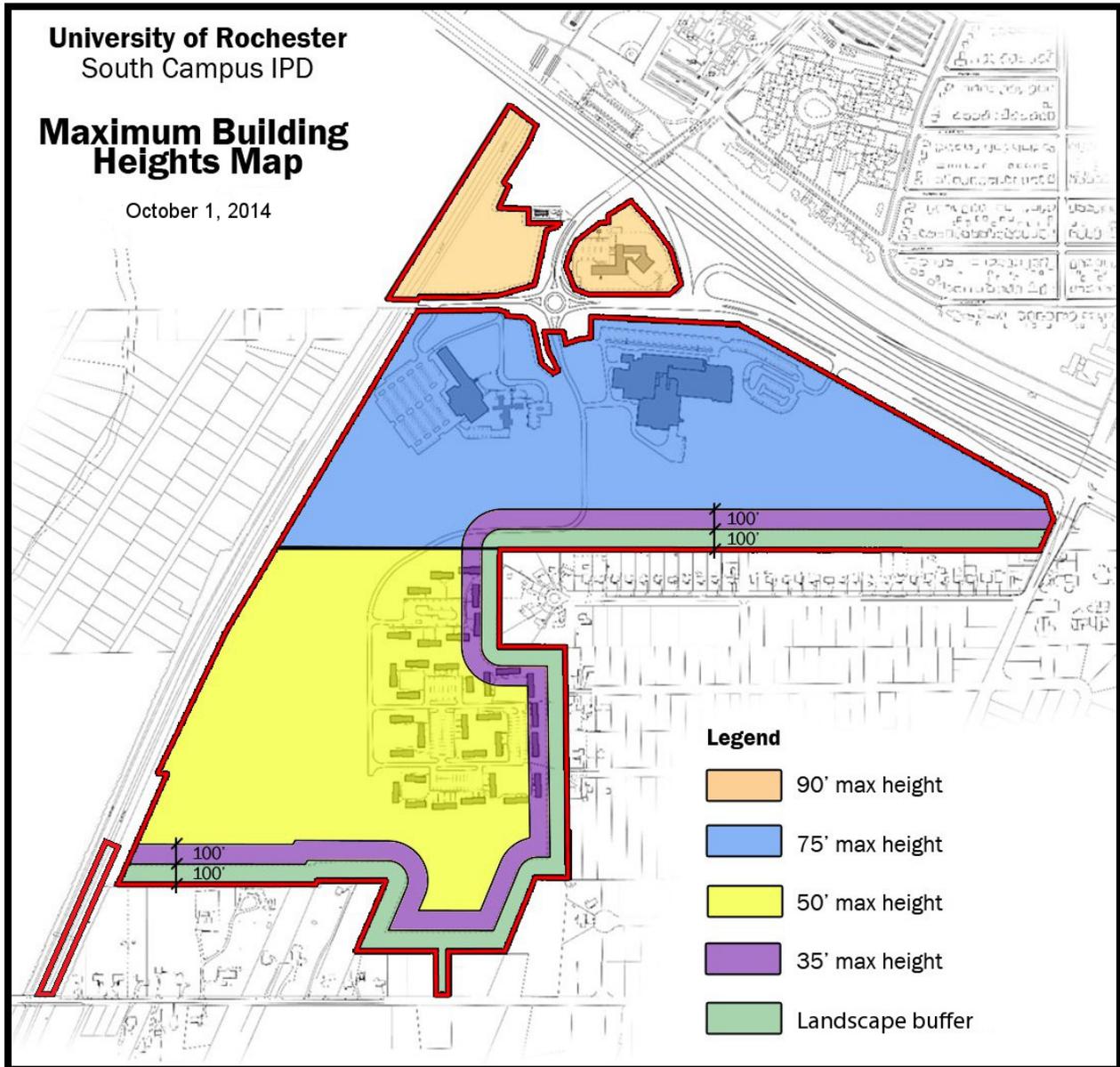
**F. Bulk Regulations**

Bulk regulations for the South Campus IPD shall be as follows:

1. Minimum Building Setback Requirements:
  - (a) Front yard: 20 feet.
  - (b) Side yard: 10 feet.
  - (c) Rear yard: 20 feet.
2. Accessory structures to be less than 500 gross square feet.
3. Building Height:
  - (a) Maximum height of principal buildings in the Residential Zone shall be measured from final grade and shall be as described herein and depicted below in the “Maximum Building Heights Map”, Figure 5:
    - [1] In the zone between 200 feet and 100 feet from all boundaries with residential districts, a maximum height of 35 feet with the exception of along the West property boundary.

- [2] In the site area South of the property boundary parallel with Southland Drive a maximum height of 50 feet, except in the zone between 200 feet and 100 feet from all boundaries with residential districts where the maximum height will be 35 feet exclusive of the West property boundary.
  - [3] Building height shall be as defined in the CDR.
- (b) Maximum Height of principal buildings in the Institutional Zone from average final grade and including all building components and accessory structures except lightning rods and Federal Aviation Administration signals shall be as described herein and depicted below in the “Maximum Building Heights Map”, Figure 5:
- [1] In the site areas north of East River Road, a maximum height of 90 feet.
  - [2] In the site area south of East River Road and 200 feet north of the property boundary parallel to Southland Drive from West Henrietta Road to the western corner and 200 feet west of the Southland Drive property boundary northwest corner along the line of the Southland Drive property boundary to Lehigh Valley Trail property boundary, a maximum height of 75 feet, except in the zone between 200 feet and 100 feet from the boundaries along Southland Drive where the maximum height will be 35 feet.
  - [3] Building height shall be as defined in the CDR.
4. In reviewing any site plan for new or expanded development within the South Campus IPD, the Planning Board shall have the authority to adjust any bulk regulations set forth herein upon making the finding that such adjustment shall not produce an undesirable change in the character of the surrounding neighborhoods or create a detriment to nearby properties, and that such waiver shall not unreasonably disrupt the overall purpose and intent of the South Campus IPD. Any adjustment shall be within 10% for setbacks or 5% for building height; provided, however, that the Planning Board shall not have the power to adjust the overall area or density restrictions within the South Campus IPD, or increase the maximum height restrictions within the zone 200 feet from all boundaries with residential districts exclusive of the West property boundary.
5. Unless otherwise provided herein, any changes to the use or bulk requirements shall require an amendment of these Regulations by the Town Board.

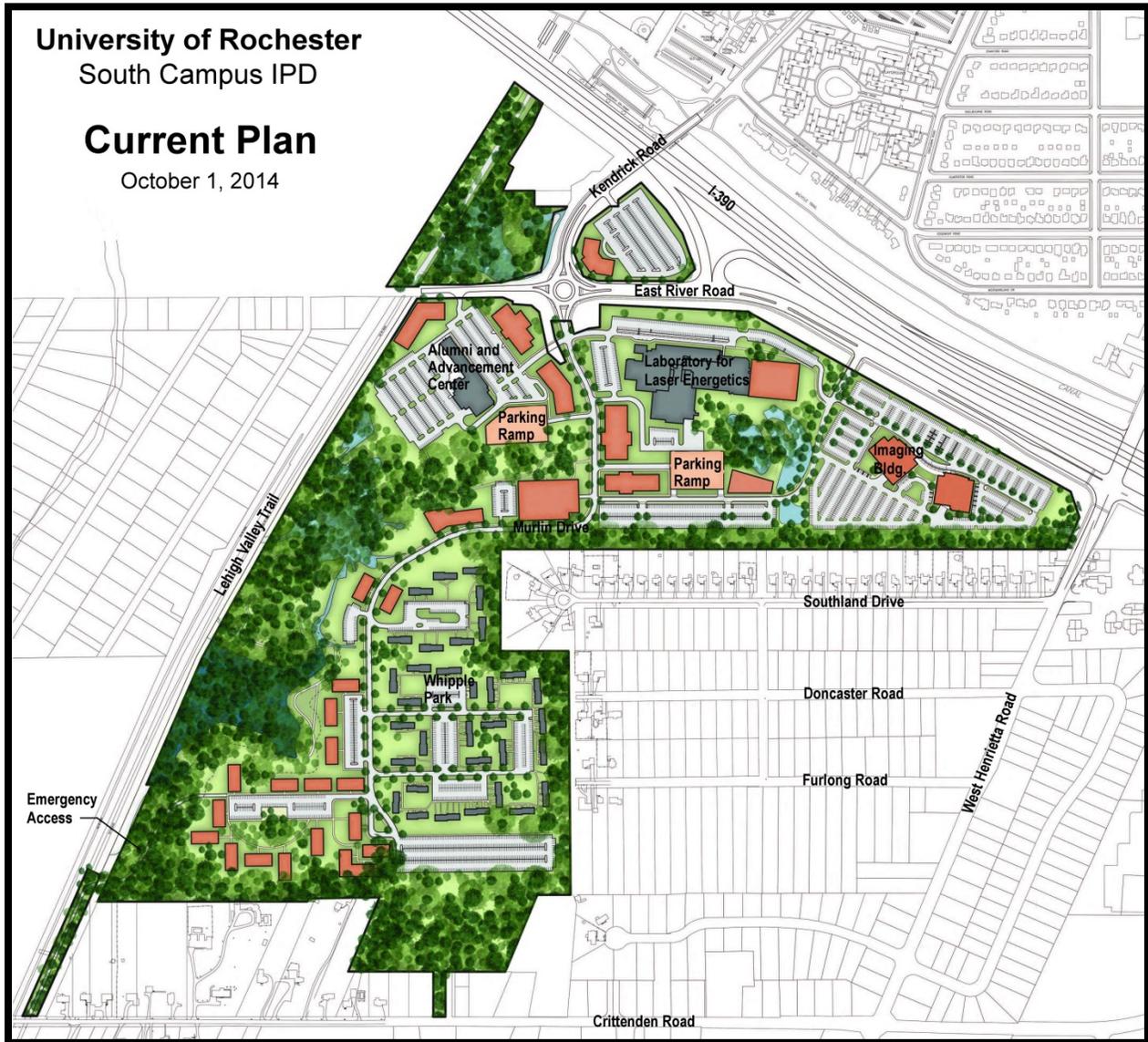
Figure 5



**G. Current Plan**

The Current Plan below, Figure 6, provides a conceptual framework and pattern for locating buildings, parking, streets, formal landscaping and wooded areas. The intent is to minimize lot coverage and preserve old growth habitat and wetlands wherever practicable. The Current Plan shall be subject to modification based on changes proposed by the University and approved by the Planning Board.

Figure 6



## H. Architecture.

Applications for new building construction shall be reviewed by the Architectural Review Board as otherwise required under the Town Code and such review shall be guided by the following principals and setforth in CDR Chapter 221:

### 1. Building Placement

- (a) Buildings and parking should be placed to maintain as much of the existing wooded areas as possible and to define interstitial spaces in a meaningful way. Open space should be designed to reinforce the natural setting.

- (b) Buildings should remain parallel and perpendicular to adjoining streets if possible when they are immediately adjacent. Buildings separated from streets by parking should be placed to respond to programmatic needs and access.

## 2. Façade Composition

- (a) Facades should be organized through the use of regulating lines.
- (b) Facades should contain a repetition of similarly proportioned elements of structure, bay and window, solid and void.
- (c) Repetition of elements should be moderated in order to avoid monotony, and to weave elements into multiple rhythms that enhance visual interest.
- (d) Window pattern and other fenestration should have a mix of pattern of verticals and horizontals to create a tapestry of pattern across the façade.
- (e) The fenestration should be modulated across the façade with vertical bays, glassy corners, and a balance of solid to voids, as appropriate.
- (f) Entrances should be prominent with a high level of transparency, arcades and porticoes as appropriate.
- (g) All parking structures should be designed to blend in as much as reasonably possible with the surrounding buildings, through the appropriate use of compatible materials, fenestration pattern, and façade composition.

## 3. Massing

- (a) Massing should break down buildings into smaller parts, through the use of: base (human scale, transparency, activity at the ground levels), middle (how the building rises from its base) and top (how the building meets the sky); tower elements; vertical divisions or bays (central, intermediate and end), to minimize its perceived height.
- (b) The base should reflect the human scale of pedestrians.

## 4. Height

- (a) The visual impact of upper stories should be reduced through the use of material, color and pattern.

## 5. Materials

- (a) The character of the buildings should respond to and complement the palette of materials and colors present on the South Campus.
- (b) Discouraged materials and practices:
  - [1] Large expanses of cast-in-place concrete, metal panel, “utility” brick and glass block are generally discouraged as materials for exterior walls.
  - [2] Unbroken or modulated bands of glass, brick, or metal are discouraged.
  - [3] Mirrored curtain walls are not permitted.

## **I. Development in Woodlot EPOD areas**

Development is permitted in Woodlot EPODs subject to obtaining an EPOD permit from the Town Planning Board and complying with any other requirements as otherwise required under the Town Code. Such development shall comply with Woodlot EPOD regulations. Tree replacement shall comply with Woodlot EPOD regulations. Saplings are permitted as tree replacements with the approval of the Planning Board.

## **J. Landscaping and Buffering**

1. Landscapes are of central importance at the University of Rochester. The South Campus has natural features that are valued by the University and the community such as the wetlands and the old growth habitats. Development within the South Campus will encourage connecting natural features, aggregating and enhancing natural landscapes, and ensuring landscaped areas are safe, active spaces for people to enjoy in a variety of ways even as they enhance the overall character of the District. Use of native plants will maintain viable habitat for native fauna. Tree-lined pedestrian paths and vehicular boulevards will transition from formal development to the informal natural old growth habitats and landscape buffer between the District and the adjacent residential neighborhood. The landscape buffer serves to maintain natural habitat, screen the University’s development from the neighbors, and maintain the natural character of the District’s edges.
2. Landscaping in Parking Areas: Parking areas shall be landscaped to maintain the natural, village campus character of the district while meeting space counts and minimizing lot coverage. Trees and shrubs will be used around the parking area perimeter and along access lanes to and within lots. Landscaping within the lot should take into account ease of snow plowing and provide for appropriate snow storage at the end of runs. Curbed islands are to be avoided. Large, uninterrupted expanses of parking should be broken into smaller lots. Green storm water techniquesshall be utilized to the maximum extent possible. Focusing trees,

shrubs, and other plantings at perimeters as described above will allow natural landscape corridors between planted and wooded areas.

3. Landscape Buffer: Landscape buffering will consist of infill planting in this zone to further limit views of new development from neighboring residential properties and shall be required as part of the site plan review process.
  - (a) Screening is to be opaque for all seasons. Infill plantings for screening will be native evergreens. At full maturity, opaque screening is opaque from the ground to a height of at least six feet, with intermittent visual openings from the opaque portion to a height of at least 20 feet, and is intended to create a strong impression of spatial separation. Infill plantings not necessary to create an opaque screen may be native deciduous species.
  - (b) Disturbance of the buffer will be limited to installation of infill plantings and periodic thinning and woodlot management to ensure the overall long term health of new plantings and the entire buffer. Removal of any trees or brush for thinning or woodlot management purposes may not require planting replacements provided an opaque screen is maintained as reviewed and approved by the Planning Board.
4. In reviewing any site plan for new development within the South Campus IPD, the Planning Board shall have the authority to waive any landscaping requirements set forth herein upon making the finding that such waiver shall not produce an undesirable change in the character of the surrounding neighborhoods or create a detriment to nearby properties, and shall not unreasonably disrupt the overall purpose and intent of the South Campus IPD.
6. Landscaping Plan review and approval shall be required as part of any site plan approval.
  - (a) All landscaping plans shall contain the following information:
    - [1] A title block with the name of the project, the name of the person preparing the plan, a scale, North arrow and date.
    - [2] All existing significant plant materials on the site.
    - [3] All existing significant plant materials to be removed or relocated. As a guide to determining significance, all plant materials of a caliper of five inches or greater measured at four feet above grade shall be included and the function of all existing plant materials shall be considered, such as providing a screen or buffer, providing a public face (e.g. a street tree), performing a water quality

function (e.g., materials along streams or drainage swales) or providing soil stabilization on sloped areas of the site.

- [4] All existing and proposed structures on the site.
  - [5] Topographical contours at two-foot intervals.
  - [6] Details of any berms, walls or other structural screening devices.
  - [7] A plant list including all plant materials to be used keyed to the plan, using both common and botanic names, the quantity of materials used, the size of plant or plants, the ultimate size of plant materials at maturity, the root treatment and the quality of the plant materials to be used. Quality shall be consistent with American Standards for Nursery Stock published by the American Association of Nurserymen, Inc., Washington, D.C.
  - [8] Landscape design, including location and spacing of each plant to be planted, shall be shown to scale, as well as methods to be used in welling, staking, guying, mulching and wrapping; ground cover to be used; and the screening of any utility boxes where they appear at or above ground level.
- (b) A Letter of Credit shall be required by the Planning Board as security for completion of all landscaping required as part of the site plan approval, in an amount reasonably determined by the Town to be sufficient for such purpose.
  - (c) All landscaping plans shall be subject to review and recommendation by the Conservation Board, prior to approval by the Planning Board during site plan review.

## **K. Parking and Loading**

- 1. Off-Street Parking and Loading shall comply with the following:
  - (a) There shall be no minimum parking requirements stipulated herein. Parking shall be provided based on a projected demand analysis and overall parking management plan for the University to prevent frequent on-street parking by users and employees.
  - (b) For medical and health-care facilities, sufficient parking and loading facilities shall be provided to accommodate the normal activities and uses within the district.

- (c) Offsite parking outside of the district will be allowed. Parking facilities within this district shall not be used to accommodate parking needs from users in other offsite locations. The required number of off-street parking spaces shall be determined by the Planning Board during site plan review based on the need to prevent frequent on-street parking by users and employees.
- (d) Parking and loading shall not be located within the buffer area and shall require review and approval by the Planning Board.

## **L. Signs**

The South Campus is both part of the one University made up of many parts and is unique in its own right. Signage throughout the South Campus IPD will complement signage on the other campuses and as appropriate have its own identifiable characteristics. Signage for medical uses will be most similar to signage at the Medical Center campus. Signage for academic uses will be most similar to signage at the River Campus. Signs are to be both minimal in size and number while still achieving the goal for which they are intended. Maintaining a unified character among all sign types with consistent placements in a meaningful hierarchy is to be a goal of all signage.

New signs in the South Campus IPD will comply with the University Signage Plan for the South Campus and the sign types and bulk requirements as set forth below. The University Sign Plan shall be reviewed by the Architectural Review Board and approved by the Planning Board. The University will submit all updates to the Signage Plan to the Planning Board for review and approval. If new signs deviate from the Signage Plan, review and approval by the Architectural Review Board and the Planning Board is required.

Sign types and bulk requirements are as set forth below. Modifications to these are to be reviewed and approved by the Planning Board. Unless specified differently below, any sign that complies with these requirements and the approved Signage Plan is subject only to administrative review and obtaining a building permit.

### **1. Vehicular Directionals on private drives within the District**

Placement of vehicular signage must not obstruct sight lines for motorists or otherwise create an unsafe condition. The intent of this section is to provide wayfinding and identify places and buildings in keeping with the generally accepted standards of academic medical centers.

- (a) Maximum height: 10 feet
- (b) Minimum clearance under sign: 3 feet
- (c) Maximum size: 40 square feet

## 2. Identification Signage

Identification signs identify the University, the District, a building or groups of buildings, major programs, private drives, and places or items of special interest.

### (a) Gateway Sign.

Gateway signs are to mark prominent edges or corners of the University property and mark arrival at the University along significant transportation routes. They are to be substantial in presence but modest in execution. The use of lighting, either internal or external, is permitted. The size, location, lighting and design of the gateway signage shall be reviewed by the Architectural Review Board and approval by the Planning Board.

### (b) Monument Signs.

Monument signs are to mark groups of buildings, major programs, and prominent individual buildings. They are to be secondary to gateway signs. They may be ground mounted or post and panel. These signs may be lit either internally or externally. The size, location, lighting and design of monument signage shall be reviewed by the Architectural Review Board and approval by the Planning Board.

Sizes generally shall not exceed the following:

- [1] Height: 8 feet if ground mounted; 12 feet if post and panel
- [2] Width: 20 feet if ground mounted; 12 feet if post and panel
- [3] Size: 160 square feet if ground mounted; 140 square feet if post and panel

### (c) Building Identification Signage

[1] Free-standing signs at the street are to be seen by both motorists and pedestrians. These signs may be lit either internally or externally.

- [i] Maximum height: 7 feet
- [ii] Maximum size: 30 square feet
- [iii] Maximum number: one sign per access road/drive

[2] Free-standing signs at building entrances are to be seen by pedestrians. These can list names, directory information, and directional information for pedestrians.

- [i] Maximum height: 6 feet
- [ii] Maximum size: 20 square feet
- [iii] Maximum number: one per major building entrance

[3] Building face signage is to identify destinations frequented by the general public such as an outpatient medical facility. These signs may include either the University of Rochester logo or the UR Medicine logo and name for the building or major program contained therein. These signs may be lit either internally or externally.

[i] Maximum size: 150 square feet per building façade; two faces maximum

[ii] Maximum text height: 30 inches

[iii] Maximum number: two naming signs and one brand/logo element per building façade

[iv] Maximum height above grade: shall be no higher than the building parapet.

3. Pedestrian Wayfinding. These guide pedestrians from place to place by use of names, directions, and arrows. Maps may be included.

Maximum size: 16 square feet

4. Exempt Signage

The following sign types are exempt from these regulations. They may be installed without Town review. They will have a maximum size of 2 square feet.

(a) Road Name

(b) Parking and no-parking

(c) Accessible parking

(d) Accessible route

(e) Bus stop

(f) Bike route

(g) Other similar signs not listed above that are generally for public safety, direction, and information.

## **M. Sustainability**

The University is committed to responsible, sustainable development that attains a balance among economy, the environment, and society by meeting the needs of the present without compromising the ability of future generations to meet their own needs. The University will design its facilities to target the requirement levels of LEED silver and meet LEED Certification as the minimal standard for major construction projects. The goal is to create a balance of personal and environmental health across five broad categories: Nature, Energy, People, Water, and Materials. Innovation is encouraged.

1. Nature

- (a) Honor, protect and connect habitat, stream and river corridors. Minimize disturbance of woodland habitat to the extent practicable.
  - (b) Building mass should allow daylight into active outdoor spaces.
  - (c) Use a native landscape palette as much as possible.
2. Energy
- (a) Maximize daylight opportunities in buildings with a balance of solar gain, glare, and energy use.
  - (b) Reduce energy loads on buildings by design, equipment selection, and use / operations guidelines.
3. People
- (a) Incorporate ideals of a park-once, transit oriented, pedestrian- and bicycle-friendly campus.
  - (b) Incorporate alternative means of transportation, including municipal transit, University shuttles, bicycles, carpooling; encourage the use of fuel efficient and alternative-fuel vehicles.
  - (c) Educate about the impact of daily decisions and seek new methods to reduce the impact on energy and the environment.
4. Water
- (a) Develop campus-wide onsite storm water management practices that address quantity and quality of runoff.
  - (b) Reduce potable water demand through conservation.
5. Materials
- (a) Choose environmentally sustainable materials and processes whenever possible..
  - (b) Use local materials whenever possible.