

City of Rochester Downtown Density Update

Summary of Recommendations

Report Section	Topic	Report Recommendation
2.03	Parking	<ul style="list-style-type: none">•Eliminate parking requirements for commercial development in the DC.•Prohibit the creation of large, single-tenant parking lots for commercial uses.•Explore variance or conditional use process for commercial parking lots.
2.03		<ul style="list-style-type: none">•Lower the minimum parking ratios for small residential units (studios and 1-bed units).
2.03		<ul style="list-style-type: none">•Eliminate residential parking requirements for the first 10 residential units within new infill projects.•Codify objective parking reduction criteria.
2.03		<ul style="list-style-type: none">•Review Rochester downtown residential parking regulations/operations and make adjustments as needed.•Develop a near-term downtown residential parking strategy utilizing City lots and on-street parking; including defining the Staff that will administer program.
2.03		<ul style="list-style-type: none">•Develop a long-term downtown residential and commercial parking strategy with City capital investment priorities.
2.04	Density & Uses	<ul style="list-style-type: none">•To promote 4 and 5 story mixed-use buildings, eliminate the “density limit.”
2.05		<ul style="list-style-type: none">•Eliminate single-family and duplex uses as a permitted use in the DC. Explore options for legalizing existing uses.
2.05		<ul style="list-style-type: none">•Allow multi-family use (as a single use of the property) as a permitted use on DC properties which do not front a major commercial street.•Define/depict applicable street frontages.
2.05		<ul style="list-style-type: none">•To promote a hotel downtown, lower the lot size requirement and eliminate the parking requirement for a hotel fronting a major commercial street.•Define/depict applicable street frontages.
3.02	Process	<ul style="list-style-type: none">•Break-Down Site Plan Review into Conceptual, Final, Technical Documents, and Operational Requirements. Allocate review of Tech Docs to Rochester staff for review after Planning Board approvals.
3.04		<ul style="list-style-type: none">•Minimize reliance on “appropriate” standards in the Site Plan review process. Replace with objective standards with narrower discretion where possible.
4.02	Leadership	<ul style="list-style-type: none">•Charter an official Downtown Committee focused on improving the health of downtown, encouraging investment, removing red tape, keeping track of progress on code/policy changes.
4.02		<ul style="list-style-type: none">•Explore a Redevelopment Authority to manage acquisition, entitlement, and disposition of City assets.
4.03	Building Upkeep	<ul style="list-style-type: none">•Seek partnerships and voluntary compliance for building upkeep.•Explore “best storefront” incentives with the Chamber.•Strengthen regulations for dilapidated buildings – require annual life/safety inspections.•Explore “vacant” property tax options and curtail empty storefronts.•Explore property tax options at a State legislative level.
4.04	Non-Zoning	<ul style="list-style-type: none">•Explore options to address “safety perception” issues.
4.05		<ul style="list-style-type: none">•Aim for a lower “natural speed” during traffic and wayfinding effort.
4.06		<ul style="list-style-type: none">•Require special events over a certain size provide a parking management plan.