

HPN HHIC Meeting 10/25/18

Neighbor attendees: Mike Thompson, Jacqueline Lindauer, George Niessing, Mary Case, Kay Hall, Jeanne de Keyserling, Eve Elzenga, Anne Brayer, Nora Schey, Kerry Regan, Wayne Willis, Susan Willis

HH Attendees: Mike Zanghi, Wendy Boyce, Maureen Malone

Agenda:

- status on PD application for new construction
- update on Rockingham/ Mt Vernon screening
- current construction updates
- start of parking activity committee
- security

PD Application

- Maureen – the City of Rochester has received the letter with neighbor feedback on the PD. HH had a meeting with the City. Some items in the letter pertain to HH and some to the city's policies.
 - Mike T – The recommendations in the neighborhood letter were made by Civil Engineers who live in the neighborhood. The suggestions are part of a discussion with Highland, not an ultimatum.
- Maureen - some of the items in the letter HH can respond to and some of them will take more time. HH is in the process of figuring out where adjustments can be made, so there is no firm feedback to share yet, but Highland appreciates the time and effort the neighborhood put into the letter and is taking all of the items into consideration.

Landscaping plan, Rockingham/Mt. Vernon screening

- Maureen – The City is very much against the idea of putting a wall on the Rockingham and Mt. Vernon screening. They don't feel it's an appropriate way to screen the area.
 - Mike Z – They feel plantings are a more appropriate method to screen there.
 - Eve – There was landscaping there and it got ripped out. I believe if the house there were for sale and they had landscaping it would have sold by now.
 - Maureen – HH wanted to let this group know that the city was adamantly opposed to a wall and we wanted to bring you that feedback.
- Jackie – maybe the neighborhood needs to push back instead of Highland.
 - Mike Z – Zina and the City Planning Commission was the group that opposed it. They feel it doesn't comply with urban design standards. The city feels that walls along the property line are not keeping with the residential neighborhood. If the neighborhood really feels a wall is the appropriate solution then a dialogue with the zoning department would make sense.
 - Jackie – it's good to have these conversations ahead of time so everything is out on the table.
- Maureen – there's quite a bit of feedback in the PD letter and Highland is looking through all of it but it's going to take some time. HH might be on the Planning Commission agenda in December, but that would be an earliest case scenario.
 - Mike Z – the city zoning department and city council have all of their meeting dates on their websites for each month. The order is planning commission and then city council. HH believes the meetings would be held in two consecutive months.

Current Construction Updates

- Mike Z – Right now, HH is continuing on OR renovations, ORs 13 and 14. HH has one more OR renovation which is still in the design phase and construction would start in the May time frame. The HH Family Maternity Center, W5 patient unit and other locations are also still under construction. There’s always a lot of construction going on in order to keep the hospital and its equipment modern.
- Eve – Will there be more trailers?
 - Mike Z – No. The one additional new trailer is going to be my office and there will be no other new trailers.
- Mike T – the new building can’t start until the new PD is in place, right?
 - Mike Z – That’s correct. The PD process has to be complete and then there’s the site plan approval process. That goes to the zoning department with all of the details of what the actual addition is going to look like and then that goes to the planning commission. Right now, HH is looking at a May/June time frame for site plan approval. The PD is over all for the entire property but the site plan is the specific plan. Within the PD is the incremental development which is the site plan.
- Eve – has anyone considered Marketview Mall for a hospital? It has plenty of parking.
- Neighbor – when will you know how tall this building is going to be?
 - Mike Z – the PD says how tall the building can be and the setback height. Then the site plan has to conform to the PD. It puts the big picture regulations to further development and then the plan has to fit within that. The city is asking us to take another look at that. HH won’t know the actual height until the building is designed which will probably be in the spring.
- Willis – so the PD itself will speak to a “not higher than” in terms of feet?
 - Mike Z – The zoning commission drives the language of the PD because they’re the legal design urban planning experts so they will ultimately tell HH what should be in the PD before it gets done.
- Willis – so it may or may not specify a maximum height?
 - Mike T – We pointed out that concern to the hospital and they’re looking into it.

Landscape Update

- Mike Z - today we’re going to talk about some possible screening behind the north parking lot and what the design might look like to screen in front of the garages. As Maureen said, HH is listening to the questions neighbors are bringing to the table and one of the components was about screening the dumpsters and loading docks so HH wants to have a conversation about what that screening will look like.
 - Maureen – HH heard neighbor feedback that the north end of the property is unappealing. This is HH’s effort to not only address the landscaping effort of that but figure out what HH can do on campus to make things look better from nearby neighbor homes.
- Mike Z – Here are some ideas of what that screening could look like. It would go higher than the existing wall. Some things will not be able to fit in the screening but it does knock down a solid amount of the area. HH doesn’t have an exact height at this time, this is just an artist rendering. Right now, HH doesn’t have proposals for the wall on the property line because the city doesn’t approve of that. A solid wall would help with view and might help with some of the sound.
- Maureen – One of the ideas brought up at the last meeting was a mural. HH looked into that and the biggest concern is upkeep. Murals can get banged up really easily and upkeep is rough so HH recommends that we step away from that idea. HH did the research and it doesn’t seem like the right fit.

- Eve – if you want to make it pretty, you could have some arches in the design of the new wall.
- Mike Z – is this design something the neighborhood would be interested in from a conceptual stand point?
 - Mike T – yes, it seems to serve 2 purposes. We think it would go a long way and has a satisfying look.
- Mike Z – HH will keep developing this look. Structural analysis still needs to be done and other details need to be looked into but, at this point, it seems it could be done based on initial feedback.
- Mike T – would it tie into the current wall that’s there?
 - Mike Z – yes
- Eve – how long would this take?
 - Mike Z – maybe a few months. HH would need a building permit. HH now has the neighborhood input and will need a final design. There are a few more steps before this can happen.
- Maureen – the feedback HH received last meeting was that neighbors want a cohesive timeline.
- Mike Z – for the garage, we talked about having some green. What HH is proposing is a trellis system to grow ivy. There are certain limitations because we can’t row in the entrance and having stripes breaks it up so it’s not such a hard look. Ivy is pretty much evergreen.
 - Neighbors say they like it, think it would go a long way with noise and looks. Birds will nest in it, it’s nice.
- Mike Z – again, this is conceptual so HH will need a final design. Something the architects have brought up a few times is planting more trees. Currently we have some honey locust but there is a possibility we could add a few more in this area.
 - Eve – but it doesn’t screen because it’s not arbor vitae.
- Jackie – getting the trees back in the tree lawn would be very positive.
 - Mike Z – If there are new plants, HH would plant them. The city will not plant trees in the area that could conflict with other trees.
- Eve – but why aren’t there arbor vitae?
 - Mike T – they died because of the salt in the parking lot.
- Eve – if you do a barrier wall that goes about 8 feet down underground, that would keep the salt from getting to the tree roots.
 - Mike Z – HH has brought in landscape architects and they said that is not an optimal place for arbor vitae.
- Mike T – the arbor vitae on the south side are higher so they aren’t impacted by the salt.
- Wayne – whether it’s a wall or trees, if it doesn’t block enough there’s almost no point in doing it. I don’t live in that area, but if I did, I wouldn’t be thankful for any kind of cover there if it doesn’t really change anything. That’s why the wall would do a much better job of that assuming that it’s a nice looking wall.
 - Mike T – they had some nice concepts last time but we need to talk to the city.
 - Mary – as someone who lives right there, I would like to see a wall.
 - Maureen – it seems like discussions between HH and neighbors should cease until the neighbors go to the city.
- Mike Z – thank you for the input on these designs. The city was very much in favor of trees to increase the density.
- Maureen – as a next step, Mike T and the neighbors will contact Zina about the wall directly on the property line.

Parking Committee

- Mike T – we were talking about parking last time and it seems like something has changed or is different so what we want to do is do something so the point is we wanted a process where we look at the problem, articulate it, and come up with solutions.
 - Maureen – it was HH’s understanding that a stand-alone committee would be created to discuss parking as this is a major issue for the entire neighborhood.
- Mike T – Meetings will be held once a month (as agreed upon by HH) and the goal would be to come up with creative ideas for traffic and parking. The idea would be to put the plans into action, then we can decide if we like them.
- Eve – why don’t we do resident permit parking like corn hill?
 - Mike T – that will definitely be an option on the table. I encourage you take a look at Meigs and Mt. Vernon to see what the parking is like there now on Mulberry because of a parking sign change. We don’t want to just push it further into the neighborhood.
- Maureen - it’s important that the parking group gain an understanding about what most of the employees think as well. The group should be data driven.
 - Mike T – we will also make a list of the problem streets. I’m anticipating a number of approaches that we actually try but we have to have a way that we actually measure it as well.
- Maureen – HH has started to figure out the ongoing conversations between RTS and URMC, in the interest of incorporating all suggestions.
- Jackie – there might not be one answer, there might be a variety of answers.
- Mike T – people for committee include Nora, Eve, Kay, Jean, and George.

Security

- Eve – can someone tell me what the borders are that your security team covers? Are they supposed to be driving slowly and staring at people?
 - Mike Z – they’re monitoring parking HH employee parking .
- Jean – on Thursday when the garbage trucks come, sometimes they can’t get in the driveway.
 - Mike Z – HH has been told by the city that we cannot enforce city parking regulations. The parking enforcement office stopped into the LeChase trailer and said they will be enforcing the no stopping law on Bellevue. Hopefully when they step up enforcement you will see a change but HH will put out a notice to its contractors that they need to be parking in a designated area.
- Eve – two weeks ago when I called there were 8-10 cars double parked on each side of the cut out and they were all waiting for employees. Where are your employees supposed to be picked up after work?
 - Mike Z – HH asks that employees be picked up at the front of the hospital.
- Eve – there was one woman who came out of my car and screamed at me. The majority of people who are picking up employees are black or brown and then they scream at me.
 - Mike Z - Anyone who has issues with people in that area needs to call 311.
- Eve – I did make the officers come to my house that day. There is going to be a terrible accident. Where are your vendors supposed to park?
 - Mike Z – flowers and a few other vendors do use the back entrance.
- Jackie – the parking cut out will be changing to 15 minutes with flashers. It will definitely happen before the first of the year.
- Kay – I have seen some improvement. Mike Z has been very responsive because sometimes it’s tough for me to get out of the driveway but I just email him and he helps figure it out.
- Jackie – where are employees told to pick people up?
 - Maureen – HH will send a reminder out to staff about the appropriate place for pick up and drop off. HH has “be a good neighbor” communications that run throughout the hospital and we’ll add that message to it.

- Jackie – On Rockingham, part of the reason it worked was that we were vigilant about calling it in. You have to call 311.
- Neighbor – I called in the beginning of the year and they put me on a “do not answer” list. Every time I call it says “we’re not answering this call, you may call 911 if you’d like”.
 - Mike Z – you need to go to NBN6 and make sure police and the city know about this.
- Eve – when Xerox parks and they’re there for days, they’re not supposed to be parking there.
 - Mike Z – when the loading dock is full, the vendor is supposed to wait. Vendors are usually pretty responsive. HH will remind them of the rules.

Next meeting : Mike Z will check on when the next HPNHHIC meeting is. We are targeting the third Thursday of the month, starting in January.

November 15 at 5:30pm will be the first meeting for the Parking Task Force.