SYRACUSE UNIVERSITY
CAMPUS PLANNING, DESIGN, AND CONSTRUCTION

July 2, 2018

Ms. Heather A. Lamendola
Syracuse Zoning Administrator
City Hall Commons
201 East Washington Street
Syracuse, New York 13202

Subject: Syracuse University – PID Request: Main Campus PID – Additional Subdistricts (SU Project #17288)
District Plan Approval Submittal

Dear Ms. Lamendola:

Syracuse University ("SU") submits this Planned Institutional District ("PID") proposal to add lands to the existing SU Main Campus PID. This proposal is made pursuant to Section B(VIII)(1) of the Syracuse Zoning Law.

The purpose of this request is to add four new subdistricts to the SU Main Campus PID as follows:

Subdistrict 10: Brewster/Boland and Brockway Student Residences and Parking Garage
Subdistrict 11: Marshall Square, University College
Subdistrict 12: University Avenue Parking

These proposed subdistricts are located directly adjacent to the existing SU Main Campus PID and would be incorporated into the vibrant Main Campus area, featuring a mix of academic institutional, housing, commercial and retail uses.

The Main Campus PID – Additional Subdistricts area totals ±8.00 acres of land generally bounded by University Avenue to the east, Marshall Street to the south, mixed uses to the west, and Harrison Street to the north, and is shown on the attached Exhibit A. It is currently zoned Residential-Class B and Local Business District-Class A and occupied by various uses identified in Exhibit B.

Attached are the required components of the District Plan Content, Supporting and Explanatory Material per Part B, Section VIII, Subsection 3.d.(1) and (2) of the City of Syracuse Zoning Rules and Regulations. **All square footage numbers are approximate and are intended to indicate the magnitude of development.** Exhibit A is the visual depiction of the Main Campus PID-Additional Subdistricts District Plan, including: (i) the proposed PID boundary; (ii) the boundary of public roads; (iii) access points to public roads; and (iv) general location and massing of buildings, parking and landscaping. Exhibit B is a table identifying area/size of the proposed subdistricts. Exhibit C is a table identifying the existing and proposed uses for the proposed subdistricts and Exhibit D is a table identifying the proposed bulk/area requirements for the proposed subdistricts. Exhibit E is a Short Environmental Assessment Form.

This request is consistent with the purpose and intent of PID zoning. It encourages the orderly, cooperative and flexible development and expansion of institutional land uses, insures compatible relationships between land use activities, insures compatible orientation of buildings, architectural and open space, provides for visually pleasing and functional treatment of open areas, provides an efficient and safe circulation system for pedestrians and vehicles, provides adequate parking, properly controls signage and encourages cooperation among owners to achieve these objectives.

SU intends to continue to operate the uses herein described as currently established. No definitive plans exist, but SU may propose physical changes in the future. Accordingly, we do not believe Project Plan Review is needed to continue the uses. To the extent it is, SU requests that this submittal also be treated as one for Project Plan Review and approve the existing layout/use as a Project Plan. Future changes to the site would be subject to the then-applicable Project Plan Review or other zoning requirements. SU understands that the existing bulk/area requirements for PIDs would change based on the most recent draft of the ReZone Syracuse Zoning Ordinance. Those new requirements would apply.

With respect to proposed Main Campus - Subdistrict 11, the existing development does not strictly conform to the requirements of the Zoning Law Section B-VIII-1. Structural coverage is 54% (required maximum is 50%), side/rear yard setbacks are 0, and developed open space is 18.5% (required minimum is 20%). Taking into account these long-standing existing characteristics and that the intensity and location of development is consistent with the surrounding Marshall Street/Adams Street/University Avenue Corridors, approval of the proposed requirements for these components (as set forth in Exhibit D) would be consistent with and would not jeopardize the intent of the zone or be in any way detrimental to nearby properties. Accordingly, to the extent required, SU requests a waiver and approval of the requirements set forth in Exhibit D.

We respectfully request that this be placed on the agenda of the next City Planning Commission meeting. Please contact me at 443-1533/jchampa@syr.edu if you have any questions.

Sincerely,

Jennifer C. Bybee

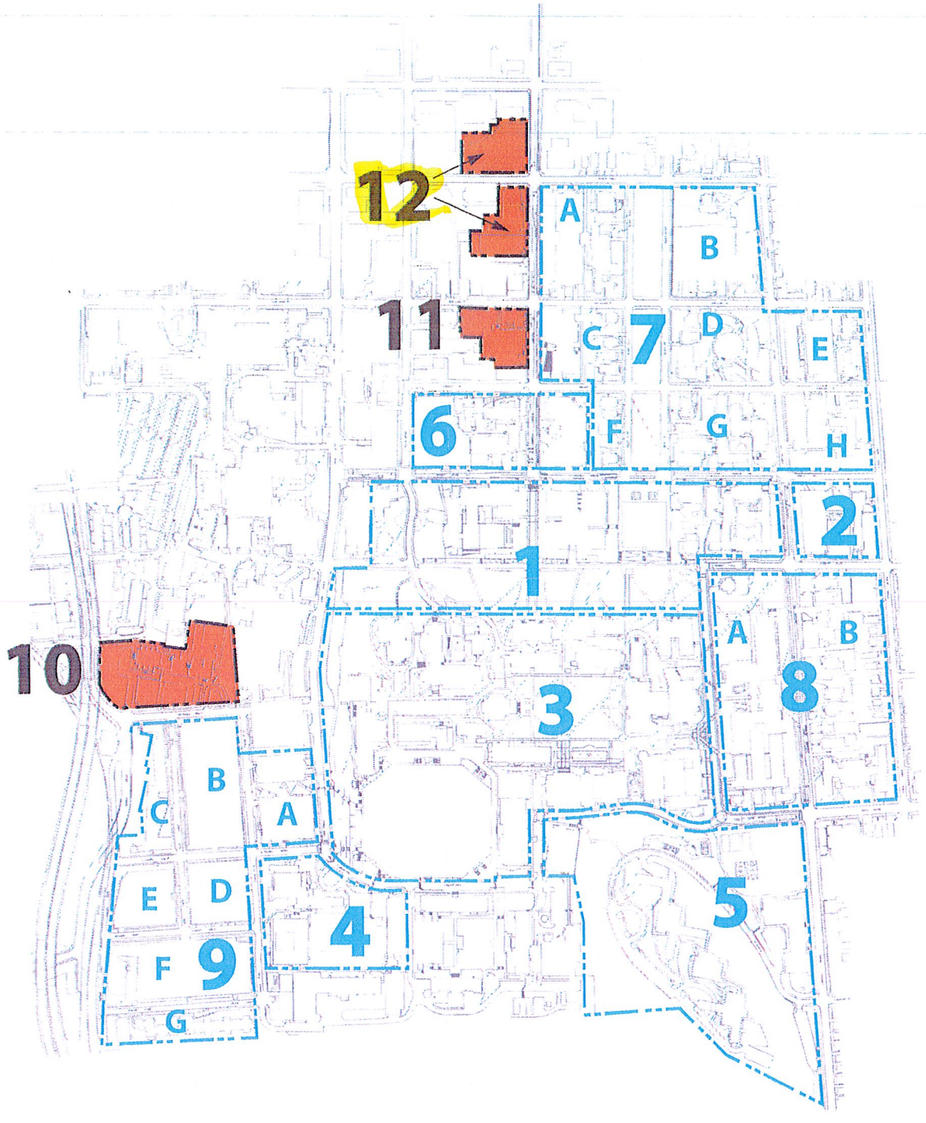
Jennifer Champa Bybee
Assistant Director for Campus Planning

Enclosures:

1. PID Request: Main Campus PID – Additional Subdistricts - District Plan Submittal – Exhibits A - D
2. Short SEQR Environmental Assessment Form – Exhibit E

EXHIBIT A

MAIN CAMPUS – ADDITIONAL SUBDISTRICTS PID DISTRICT PLAN



500' 0 500' 1000'

LEGEND

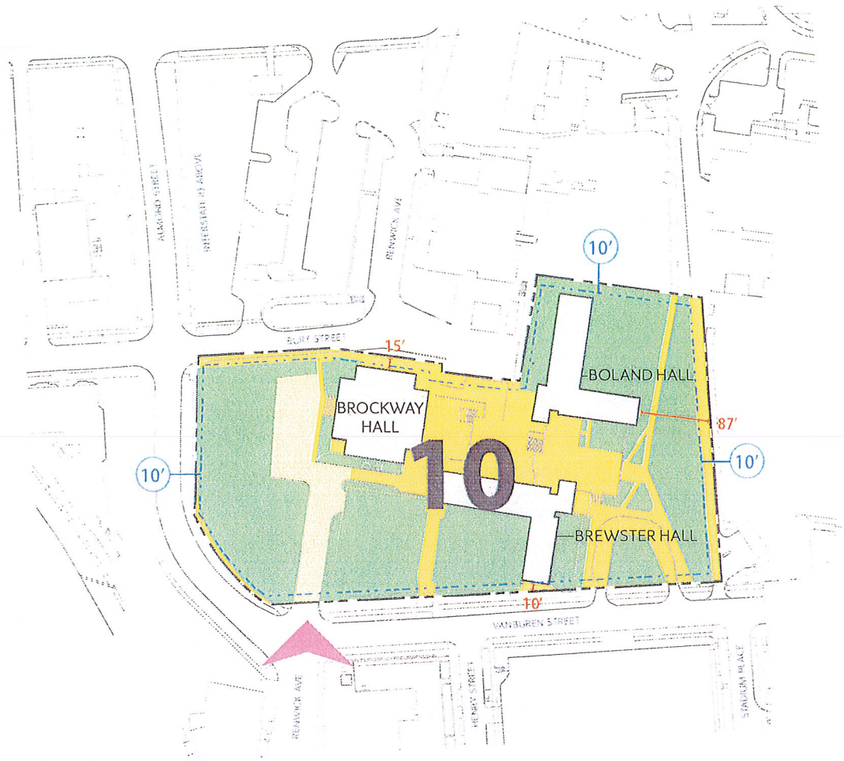
PROPOSED SUBDISTRICTS

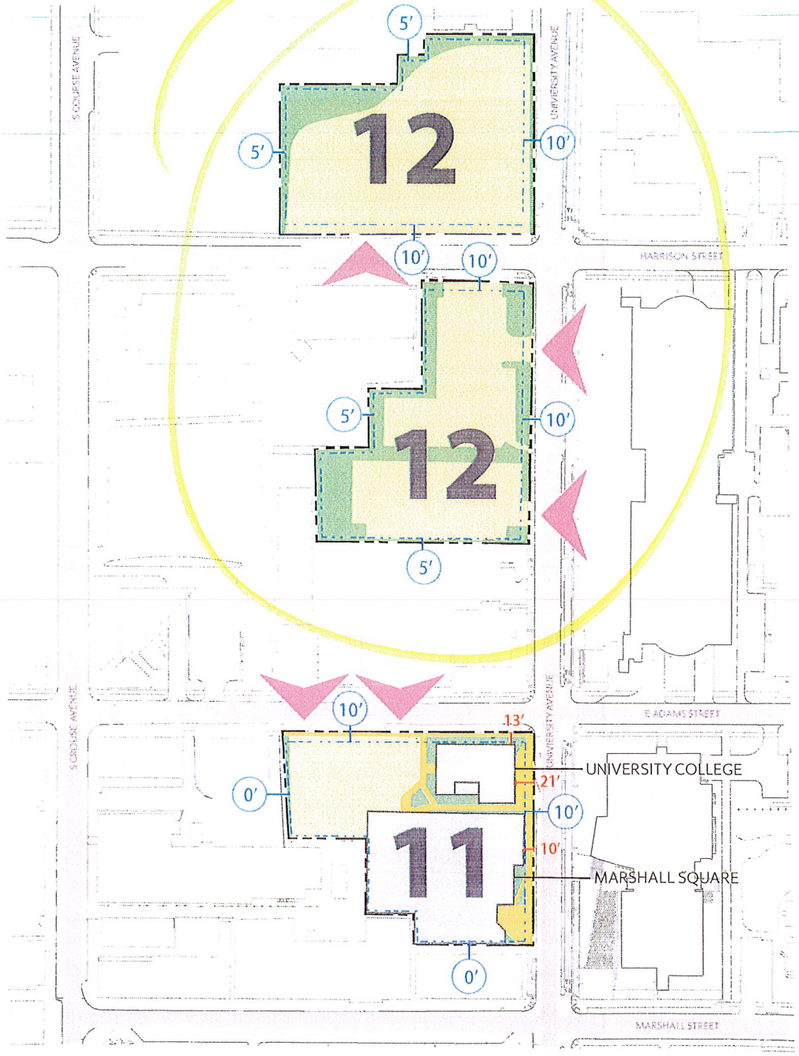
EXISTING SUBDISTRICTS

EXHIBIT A - EXISTING AND PROPOSED SUBDISTRICTS OF MAIN CAMPUS P.I.D.

May 18, 2018

OFFICE OF CAMPUS PLANNING, DESIGN AND CONSTRUCTION SYRACUSE UNIVERSITY





150' 0 150' 300'

LEGEND

- DISTRICT AREA (EXTERNAL PROPERTY LINES)
- GREEN AREA/LANDSCAPING
- DEVELOPED OPEN SPACE (EXCLUDING GREEN AREA/ LANDSCAPING)
- PARKING AREAS
- PROPOSED SETBACK
- SETBACK
- PUBLIC ROADWAY
- BUILDINGS
- DISTRICT ACCESS

EXHIBIT A - MAIN CAMPUS P.I.D. PROPOSED SUBDISTRICTS

July 02, 2018

OFFICE OF CAMPUS PLANNING, DESIGN AND CONSTRUCTION SYRACUSE UNIVERSITY

EXHIBIT B

MAIN CAMPUS - ADDITIONAL SUBDISTRICTS PID DISTRICT PLAN

AREA

	Subdistrict 10 (Brewster/Boland and Brockway)	Subdistrict 11 (Marshall Square - University College)	Subdistrict 12 (University Ave. Parking)
Area (±8.00 ac total)	3.64	1.41'[1]	2.95
Tax ID No./Address (acres)	049-16-09.0 – 401 Van Buren St (Brewster – Boland – Brockway) – (3.64)	• 049-08-03 – 710-22 University Ave to Adams S – Marshall Square – (1.2) • 049-08-02 – 700 University Ave & Adams St – University College – (0.21)	• 049-03-09.1– 606 University Ave – Lehman Lot – (0.60) • 049-03-06.0 – 602 University Ave – University Ave Lot — (0.10) • 049-03-07.0 – 602 ½ University Ave – University Ave Lot – (0.10) • 049-03-08.0 – 604 University Ave – University Ave Lot – (0.32) • 049-03-05.0 – 600 University Ave & Harrison – University Ave Lot – (0.20) • 048-19-02.0 – 510-14 University Ave & Harrison – Harrison Lot – (1.63)

[1] While this area is less than 2 acres, it is permissible because it is both contiguous to the existing Main Campus PID (subdistricts 6 and 7) and is a "subdistrict" of that larger PID.

EXHIBIT C

MAIN CAMPUS - ADDITIONAL SUBDISTRICTS PID DISTRICT PLAN

EXISTING/PROPOSED USES[2]

	Subdistrict 10 (Brewster/Boland and Brockway)	Subdistrict 11 (Marshall Square - University College)	Subdistrict 12 (University Ave. Parking)
Existing Uses	• Student Housing, including dining hall and parking garage	• Retail • Academic • University recreation/fitness • Surface Parking	• Surface Parking - Lehman, Harrison, University
Proposed Uses	Same as Existing	Same as Existing	Same as Existing

[2] Applicant recognizes that, based on the current proposed comprehensive zoning law changes, upon adoption of such new zoning law, the uses authorized in these subdistricts will be subject to and governed by it.

EXHIBIT D

MAIN CAMPUS - ADDITIONAL SUBDISTRICTS PID DISTRICT PLAN

EXISTING CONDITION/PROPOSED BULK/AREA REQUIREMENTS[3]

	Subdistrict 10 (Brewster/Boland and Brockway)		**Subdistrict 11 (Marshall Square - University College)**		**Subdistrict 12 (University Ave. Parking)**	
	Existing (See Exhibit A)	Proposed	Existing (See Exhibit A)	Proposed	Existing (See Exhibit A)	Proposed
Structural Coverage	19%	50% (maximum)	54%	54% (maximum)	0%	50% (maximum)
Setbacks – From Street Line (measured from building to street right-of-way line)	Brewster: 10' Boland: 87' Brockway: 15'	At least 10' At least 10' At least 10'	<u>From University Ave:</u> Marshall Square: 10' University College 21' <u>From Adams St:</u> University College 13' University College Surface Parking n/a	At least 10' At least 10' At least 10' At least 10'	Block 1: n/a Block 2: n/a	At least 10' At least 10'

[3] Applicant recognizes that, based on the current proposed comprehensive zoning law changes, upon adoption of such new zoning law, the bulk/area requirements authorized in these subdistricts will be subject to and governed by it.

EXHIBIT D (continued)

MAIN CAMPUS - ADDITIONAL SUBDISTRICTS PID DISTRICT PLAN

EXISTING CONDITION/PROPOSED BULK/AREA REQUIREMENTS[4]

	Subdistrict 10 (Brewster/Boland and Brockway)		Subdistrict 11 (Marshall Square - University College)		Subdistrict 12 (University Ave. Parking)	
	Existing (See Exhibit A)	Proposed	Existing (See Exhibit A)	Proposed	Existing (See Exhibit A)	Proposed
Setbacks – Side/Rear	Brewster: >10' Boland: >10' Brockway: >10'	At least 5' At least 5' At least 5'	Marshall Square: 0' University College: 0' University College Surface Parking n/a	0' 0' 0'	Block 1: n/a Block 2: n/a	At least 5' At least 5'
Maximum Floor Area Ratio	1.55	2.0 (maximum)	1.27	2.0 (maximum)	0	2.0 (maximum)
Parking	218	Same as Existing	44	Same as Existing	290	Same as Existing
Developed Open Space (Including Green Area/Landscaping)	73%	20% (minimum)	18.5%	18% (minimum)	25%	20% (minimum)
Off-Street Loading Area[5]	1 per building	Same as Existing	1 per building	Same as Existing	N/A	Same as Existing

[4] Applicant recognizes that, based on the current proposed comprehensive zoning law changes, upon adoption of such new zoning law, the bulk/area requirements authorized in these subdistricts will be subject to and governed by it.

[5] No loading berths are required – no building is equal to or greater than 100,000 square feet. (Brewster Hall > 100,000 sf)

EXHIBIT E

SHORT ENVIRONMENTAL ASSESSMENT FORM

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Syracuse University PID Request - Main Campus - Additional Subdistricts

Project Location (describe, and attach a location map):
Approximately 8 acres of land bounded by University Street to the east, Marshall Street to the south and Harrison Street to the north.

Brief Description of Proposed Action:
The proposed action seeks to rezone the Project Location--land currently owned and controlled by Syracuse University--from the existing Residential District, Class B and Local Business, Class A zoning districts to Planned Institutional District. There are no changes proposed to the allowable uses or physical characteristics of the Project Location at this time.

Name of Applicant or Sponsor:	Telephone: (315) 443-1533
Syracuse University	E-Mail: jchampa@syr.edu

Address:
1320 Jamesville Avenue

City/PO:	State:	Zip Code:
Syracuse	NY	13244

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? +/- 8.00 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 8.00 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): University
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☐	☑
b. Consistent with the adopted comprehensive plan?	☐	☐	☑
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☐	N/A
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☐	N/A
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☐	N/A
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐NO ☐YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐NO ☐YES If Yes, briefly describe: _____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Jennifer Champa Bybee, Asst. Director for Campus Planning Date: July 2, 2018

Signature: Jennifer C. Bybee

PRINT FORM

November 28, 2018

Heather Lamendola, Zoning Administrator
City of Syracuse
Office of Zoning Administration
City Hall Commons, Room 500
201 E. Washington Street
Syracuse, New York 13202

Re: Syracuse University - PID Requests
(SU Project #17288)

Dear Heather:

This submittal is to supplement our earlier submittals (dated July 3, 2018 and September 5, 2018) regarding our petition to change zoning to PID for six distinct areas within the SU campus lands. The supplemental package, which is attached, provides the requested information regarding existing and required parking for each of the proposed PID districts/subdistricts.

We would propose that the governing parking standard in each district/subdistrict plan be the "spaces required" amounts set forth in the attachments. This approach would permit us to modify parking in the future without having to modify the district/subdistrict plan (provided of course we still comply with the "spaces required" standard).

We believe you now have all you need to proceed with the Planning Commission review of these applications. If that is not the case, please let us know as soon as possible. Thanks as always for your prompt and professional attention to this matter.

If you have any questions or comments, please contact me at 315-443-1533 /jchampa@syr.edu.

Sincerely,

Jennifer C. Bybee

Jennifer Champa Bybee
Assistant Director for Campus Planning

Enclosures

pc: P. Sala; J. Alfieri; B. Molino

Campus Planning, Design and Construction
1320 Jamesville Avenue, Syracuse, NY 13244 T 315.443.5439 F 315.443.4969 syracuse.edu

Supplemental Parking Information – Main Campus PID – Additional Subdistricts (10, 11, 12)

Subdistrict	Spaces Required	Parking Standards	Spaces Provided	Location
10	145	Dormitory 723 beds x 1/5 = 145 parking spaces [Zoning Law B-VIII-1(i)(4)(d)]	218	Within Subdistrict 10
11	84	Retail – 28,000 sf x 1/500 = 56 parking spaces [Zoning Law B-VIII-1(i)(4)(g)] Classroom – 265 seats x 1/15 = 18 parking spaces [Zoning Law B-VIII-1(i)(4)(a)] Recreation/Fitness – 3,918 sf x 1/400 = ± 10 parking spaces [Zoning Law B-VIII-1(i)(4)(f)]	0	n/a
12	0	n/a	290	Within Subdistrict 12