



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: South Campus PID
(SU Project #17288)
District Plan Approval Submittal

Dear Ms. Lamendola:

Syracuse University (“SU”) submits this Planned Institutional District (“PID”) proposal for the SU-owned properties south of East Colvin Street. This proposal is made pursuant to Section B(VIII)(1) of the Syracuse Zoning Law.

The proposed PID would be named the “South Campus PID”. The purpose of the request is to incorporate SU-owned lands featuring a mix of academic institutional uses, critical student housing and related accessory uses under the PID zoning requirements.

The South Campus PID area totals ±197.26 acres of land generally bounded by Drumlins Country Club to the east, Roe Avenue to the west, East Colvin Street to the north, and additional SU-owned lands to the south, as shown on the attached Exhibit A. It is currently zoned Residential-Class B and occupied by various uses identified above.

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 South Campus PID 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 South Campus PID. Exhibit C is a table identifying the existing and proposed uses for the South Campus PID. Exhibit D is a table identifying the proposed bulk/area requirements for the South Campus PID site. 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. 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.

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

Sincerely,



Jennifer Champa Bybee
Assistant Director for Campus Planning

Enclosures:

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

EXHIBIT A

SOUTH CAMPUS PID DISTRICT PLAN



ALSO SU PROPERTIES

LEGEND

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

EXHIBIT A - SOUTH CAMPUS P.I.D.

EXHIBIT B

SOUTH CAMPUS - PID DISTRICT PLAN

AREA

Area (acres)	±197.26
Tax ID No./Address (acres)	<ul style="list-style-type: none">• 057.-01-01.0 – 1348-86 Colvin St E To Vincent St – Skytop Entrance (5.94)• 057.-01-02-0 – 701 Thurber St & Roe Ave – Empire Tract – (4.48)• 057.-01-03.0 – 801 Thurber St & Roe Ave – Empire Tract – (2.25)• 057.-02-01.0 – 1500 East Colvin St E – Skytop Housing West – (11.71)• 057.-02-02.2 – 1700 Colvin St E – Skytop Housing East – (86.36)• 057.-02-02.3 – 1702 Colvin St E – University Village EDR – (1.24)• 057.-02-02.4 – 1800 Colvin St E – 1800 E. Colvin EDR – (4.89)• 057.-02.-03.1 – 1800 Colvin St E Rear – Skytop Housing (35.06)• 057.-02-04.0 – 100 Edith Street – (9.09)• 057.-02-05.0 – 2000 Colvin St E Rear – Drumlins - West – (33.02)• 059.-10-01.0 – 617-25 Thurber St & Arnold Ave – Empire Tract – (2.39)• 060.-09-01.0 – 1311 Jamesville Ave – Vacant – (0.83)

EXHIBIT C

SOUTH CAMPUS - PID DISTRICT PLAN

EXISTING/PROPOSED USES¹

Existing Uses	<ul style="list-style-type: none">• Student Housing• Academic• Sports/Recreational Facilities (Athletics Track)• Retail• Office
Proposed Uses	Same as Existing

Town of Chardaga

¹ Applicant recognizes that, based on the current proposed comprehensive zoning law changes, upon adoption of such new zoning law, the uses authorized in this PID will be subject to and governed by it.

EXHIBIT D

SOUTH CAMPUS - PID DISTRICT PLAN

EXISTING CONDITION/PROPOSED BULK/AREA REQUIREMENTS²

	Existing Condition (See Exhibit A)	Proposed Requirements
Structural Coverage	8%	50% (maximum)
Setbacks – From Street Line (measured from building to street right-of-way line) – Side/Rear	14' (E. Colvin St) Side: >100', except for 19' in Northeast area (See Exhibit A) Rear: n/a	At least 10' 50' minimum, except for 15' minimum in Northeast area (See Exhibit A)
Maximum Floor Area Ratio	0.17	2.0 (maximum)
Parking	1,770	Same as Existing
Developed Open Space (including green area/landscaping)	84%	20% (minimum)
Off-Street Loading Area ³	1 per building	Same as Existing

² 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 this PID will be subject to and governed by it.

³ No loading berths are required – no building is equal to or greater than 100,000 square feet.

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 - South Campus				
Project Location (describe, and attach a location map): Approximately 197.26 acres of land bounded by Drumlins Country Club to the east, Roe Avenue to the west, and E. Colvin 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 ("R-B") 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: Syracuse University		Telephone: (315) 443-1533 E-Mail: jchampa@syr.edu		
Address: 1320 Jamesville Avenue				
City/PO: Syracuse		State:	Zip Code: 13244	
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.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
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:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		197.26 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?		197.26 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): University _____ <input type="checkbox"/> Parkland				

<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Jennifer Champa Bybee, Asst. Director for Campus Planning</u> Date: <u>July 2, 2018</u></p> <p>Signature: <u><i>Jennifer C. Bybee</i></u></p>		



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 Champa Bybee
Assistant Director for Campus Planning

Enclosures

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

Supplemental Parking Information – South Campus PID

Spaces Required	Parking Standards	Spaces Provided	Location
831	<p>Non-residential – 234 parking spaces</p> <ul style="list-style-type: none"> • Office – 46,042 sf x 1/400 = 116 parking spaces [Zoning Law B-VIII-1(i)(4)(f)] • Retail – 2,634 sf x 1/500 = 6 parking spaces [Zoning Law B-VIII-1(i)(4)(g)] • Recreation/fitness – 4,432 sf x 1/400 = 12 parking spaces [Zoning Law B-VIII-1(i)(4)(f)] • Assembly – 1,000 seats x 1/10 = 100 parking spaces [Zoning Law C-III-1(g)(1)] <p>Residential – ± 597 parking spaces</p> <ul style="list-style-type: none"> • Student Housing – 2,981 beds x 1/5 = ± 597 [Zoning Law B-VIII-1(i)(4)(d)] 	1,770	Within South Campus PID