



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

Dear Ms. Lamendola:

Syracuse University (“SU”) submits this Planned Institutional District (“PID”) proposal for the following addresses: 1320 Jamesville Avenue; 1330 Jamesville Avenue; 201 Ainsley Drive and surrounding properties. This proposal is made pursuant to Section B(VIII)(1) of the Syracuse Zoning Law.

The proposed PID would be named the “Ainsley Campus PID”. The purpose of the request is to place the critical “behind the scenes” existing SU facilities and operations under the PID zoning requirements, which would recognize that the office, food/supply, equipment storage, manufacturing and physical plant uses and structures located here, are an integral part of SU and other related PID-zoned areas.

The Ainsley Campus PID site totals ±20.10 acres of land generally bounded by Jamesville Avenue to the east, Ainsley Drive to the south, light industrial/commercial facilities to the west, and residential uses to the north, and is shown on the attached Exhibit A. It is currently zoned Residential District, Class B (“R-B”) and Commercial District, Class B (“C-B”) and is occupied by:

- Campus Planning, Design and Construction (“CPDC”)
- Physical Plant
- Food/Supplies for the SU Commissary
- Equipment Storage
- Accessory uses and structures

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 Ainsley Campus PID District Plan, including: (i) the proposed PID boundary; (ii) the boundary of public roads; (iii) access points to public roads; and (iv) the general location and massing of buildings, parking and landscaping. Exhibit B is a table identifying the area/size of the Ainsley Campus PID. Exhibit C is a table identifying the existing and proposed uses for the Ainsley Campus PID. Exhibit D is a table identifying the proposed bulk/area requirements of the Ainsley 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. 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.

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,



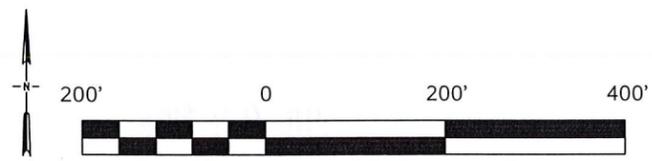
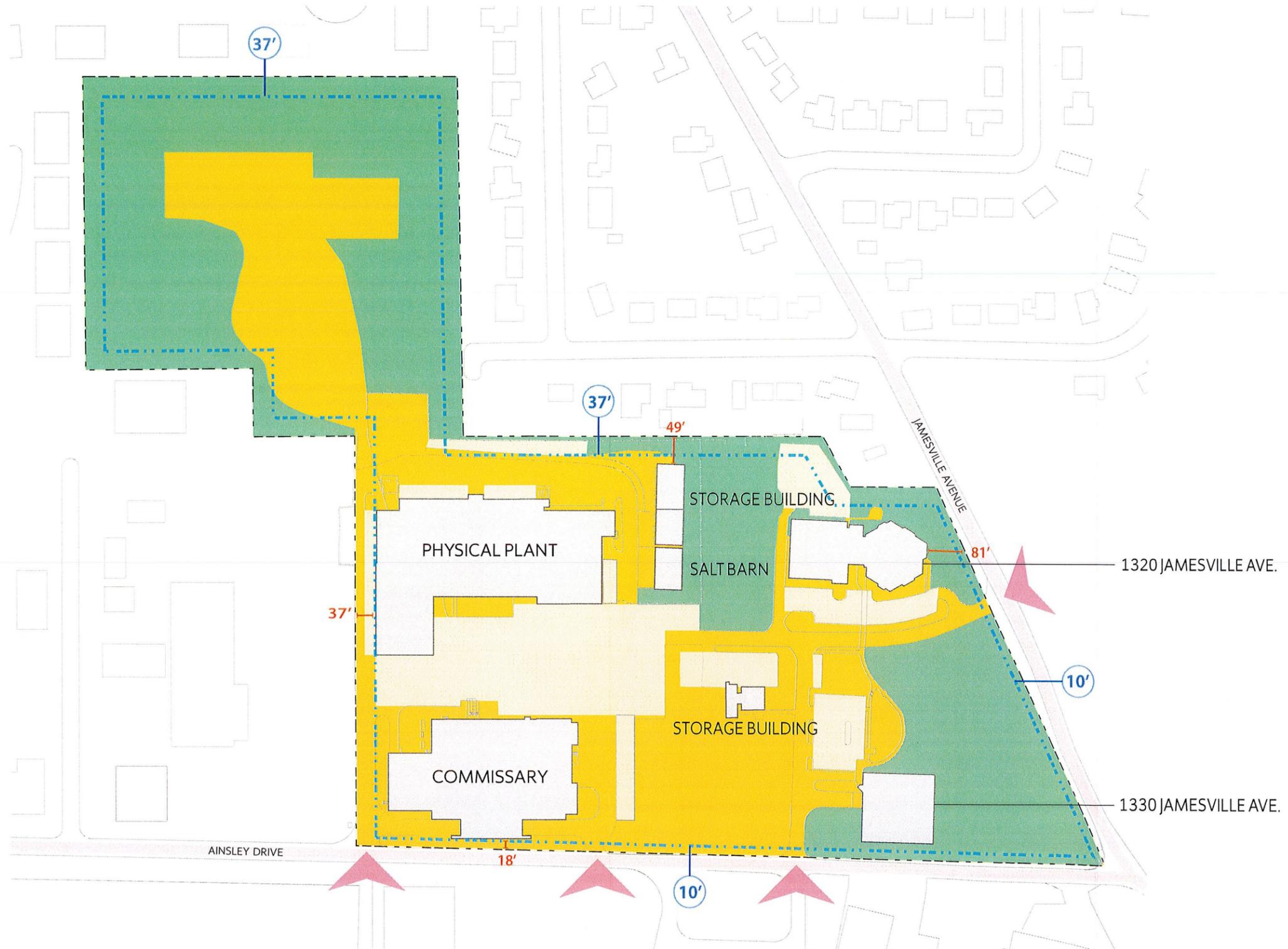
Jennifer Champa Bybee
Assistant Director for Campus Planning

Enclosures:

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

EXHIBIT A

AINSLEY CAMPUS PID DISTRICT PLAN



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 - AINSLEY P.I.D.

EXHIBIT B

AINSLEY CAMPUS PID DISTRICT PLAN

AREA

Area (acres)	± 20.1
Tax ID No./Address (acres)	<ul style="list-style-type: none">• 061-02-24.1 – 201 Ainsley Dr – Physical Plant and Commissary – (9.61)• 061-02-23.0 – 1330 Jamesville Ave & Ainsley – 1330 Jamesville Ave. – (7.75)• 061-02-22.1– 1320 Jamesville Ave – 1320 Jamesville Ave. – (2.74)

EXHIBIT C

AINSLEY CAMPUS PID DISTRICT PLAN

EXISTING/PROPOSED USES¹

Existing Uses	<ul style="list-style-type: none">• Offices• Physical Plant• Commissary• Storage Yard
Proposed Uses	Same as Existing

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

AINSLEY CAMPUS PID DISTRICT PLAN

EXISTING CONDITION/PROPOSED BULK/AREA REQUIREMENTS²

	Existing Condition (See Exhibit A)	Proposed Requirements
Structural Coverage	±20.5%	50% (maximum)
Setbacks		
– From Street Line (measured from building to street right-of-way line)	18' (Ainsley Dr.) 81' (Jamesville Ave.)	At least 10' At least 10'
– Side/Rear	37' or greater	37' (minimum)
Maximum Floor Area Ratio	±0.25	2.0 (maximum)
Parking	270	Same as Existing
Developed Open Space (including green area/landscaping)	61%	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 because 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 - Ainsley Campus			
Project Location (describe, and attach a location map): 1320 Jamesville Avenue; 1330 Jamesville Avenue; 201 Ainsley Drive			
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") and Commercial District, Class B ("C-B") to Planned Institutional District ("PID"). 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: NY	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? _____ 20.1 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? _____ 20.1 acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" 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): <u>University</u>			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	<input type="checkbox"/>	<input type="checkbox"/>	N/A
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input type="checkbox"/>	N/A
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input type="checkbox"/>	N/A
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<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 – Ainsley Campus PID

Spaces Required	Parking Standards	Spaces Provided	Location
156	Office – 22,258 sf x 1/400 = 56 parking spaces [Zoning Law B-VIII-1(i)(4)(f)] Industrial/warehouse ± 400 employees x 1/4 = 100 parking spaces [Zoning Law C-III-1(o)]	270	Within Ainsley Campus PID