

Cobbs Hill Village Resident Meeting

Proposed Redevelopment Project - Design Meeting with SWBR

December 16, 2016

Topics Covered:

1. Peggy Hill (RMI): Explanation of why another design meeting was requested (Neighborhood and Mayor request for modification to plans).
  - Reiteration of the purpose of the project: to provide residents with up to date, comfortable living space, healthy air quality, energy efficiency, the ability to continue to live at Cobbs Hill even if mobility issues arise for you; the opportunity to avoid isolation (with gathering spaces and activities) and the ability to keep operating costs down so that rents will remain affordable for years to come. Rochester Management wishes to provide Cobbs Hill residents the same offerings which their other communities enjoy. RMI is committed to creating a sustainable, vibrant community which will be asset to the entire city.
  - In order to address continued concerns regarding a rent increase, despite previous discussions and minutes provided, each resident was provided with their own voucher protecting them from any rent increase caused by moving into the new building. Utilities will also be covered for as long as you live at Cobbs Hill Village. RMI is committing funds to cover these costs and has received state approval to do so.
  
2. Dan Glading (SWBR Architect): Presentation of alterations to design plans to address neighborhood group's concern with "scale".
  - Both buildings lowered to two/three floors and reduced to 36 units each.
  - A variety of townhomes/one bedroom single floor units were added in a one row in the rear of the property.
  - Overall a reduction of at least 8 units from original plan.
  - Explanation of why unit count is critical: allows costs of project to be spread over more units, keeps rents lower.
  - Explanation of why creating new space makes sense.
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3. Nancy Johns Price (City of Rochester): Explanation of her role and desire to find common ground between Cobbs Hill Village/RMI and local neighborhood leaders so that project may move ahead. Introduction of Judy Haye, meeting facilitator/mediator. Comments on why RMI would like to upgrade this community and how hard RMI has been working for their residents to get this accomplished. RMI does have control of the property. City of Rochester Legal Department has confirmed this.

Please see Questions and Answers attached.

Questions and Answers Regarding the Proposed Cobbs Hill Project  
*From December 16, 2016 Resident Meeting*

**1. Why can't we move ahead with the original plan?**

Neighborhood groups are not happy with the size of the building and are worried about the traffic.

**2. Will there be only one dumpster on the premises?**

There will be Refuse Rooms on every floor where you will dispose your garbage along with recycling bins. There will be dumpsters for the maintenance to remove garbage from refuse rooms and put into dumpsters.

**3. Will there be laundry for the back buildings?**

No the resident in the back buildings will have to go to one of the main buildings to do their laundry.

**4. How much choice will we have in selecting what building we live in?**

We will have a moving coordinator that will meet with each one of you to make sure your move is smooth and we will have professional movers move your belongings. We will work with you to be sure you are happy.

**5. Will there be exhaust fans for the stoves?**

All apartments will have an exhaust fan over the stove.

**6. Will there be an onsite manager?**

Yes there will be an onsite office manager and onsite maintenance.

**7. Will we have to eliminate a bath tub?**

No there will be both tubs and roll in showers. Roll in showers are assumed, but if you would prefer tub, just let Rochester Management know.

**8. We had an outside person come in and state the building can be maintained?**

We believe that the review may have been limited to a few apartments and did not include a detailed review and inspection of mechanical systems, roof's, etc. A

physical needs inspection is typically performed by an engineer. Mobility and accessibility needs are not being met with your current apartments. There are not enough outlets in the units. The cost of maintaining the buildings are increasing as the years go by the rents would not be able to remain the same.

9. **I like to sit out in front of my apartment to see everyone coming and going I won't be able to see everything in a larger building.**

There will be beautiful patios in the front and back of the main buildings as well as patios or decks within each apartment. There will also be a lounge area on the main floor with visibility to the front of the building.

10. **I prefer a private entrance, and I am concerned about security.**

You will have a secured access building with a key fob. There will also be a camera at the entrance of the building. You also will have an intercom system where you will allow only who you want into the building.

11. **I don't believe the neighborhood groups such as Sierra or Upper Monroe should have a say they don't live here, we do!**

12. **If the neighborhood groups are involved why don't they give us notice that they are having a meeting so we may attend.**

13. **The new kitchens will have a full size stove and vent in kitchen that goes to outside. We do not have either now.**