



Charlotte Community Association

"A Community That Cares"

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April 10, 2016

The Honorable Lovely A. Warren, Mayor of Rochester
Rochester City Hall
30 Church Street
Rochester, NY 14614

Subject: Port of Rochester Mixed Used Development Project Update

Dear Mayor Warren:

On March 29, The Charlotte Community Association (CCA) Board of Directors met with Mr. Greg Weykamp, President of Edgewater Resources, to discuss the latest plans and timing for the Port of Rochester Mixed Use Development Project, at his request. The purpose of this letter is to communicate the outcome of those discussions and to determine if there is any other information that the City can share with us at this time. Our intention is to share this information with our members and residents, to keep them abreast of the project deliverables.

Mr. Weykamp's last update to the Charlotte community was at the CCA meeting on June 1, 2015, when he reported to us that the building would be 12 stories tall, and located in the original Phase I location, adjacent to the marina (see diagram from the City website, below*). Listed here are the key points that Mr. Weykamp shared with our Board on March 29, 2016:

- Current plans are for a 10-story building that will be built on the northwest corner of Corrigan Street and Lake Avenue. This is a change from the original Phase 1 location. He showed us a rough drawing but said that the final design is not completed yet;
- Included will be a hotel and spa, condominiums, townhomes, retail stores and 2 restaurants;
- Above the 2-story plinth will be patios/green spaces that will be open to the public;
- Underground parking for 135 vehicles for hotel employees, residents, and businesses;
- Construction of this first building will take 18 months to 2 years to complete;
- Submissions to the City of Rochester by the end of April, 2016 will include:
 - Land Disposition Agreement (LDA);
 - Revised Site Plan;
- Funding is not yet completed; he is still planning on approximately 20-30% funding from EB-5 ;
- Expecting construction to begin this summer, but not until July.

The overall plans still include Phase 2 and 3 for construction of 2 additional high-rise buildings, one to the south of the first building and one to the southeast. The main public walkway that will run east to west in between the buildings from Lake Ave. to the marina will probably not be constructed until the other buildings are completed.

Mr. Weykamp said that he will be returning to Rochester for a visit in about 6 weeks or less, and the Board invited him to present his plans to the community at the May 2nd CCA meeting. He also agreed to post the updates to the Waterfront Rochester website that we can then link to from our CCA website.

The CCA Board would like to hear from the City regarding its understanding of these points and milestones. We would also like to highlight the following concerns our community has about the process and the project going forward and request that someone from the City respond:

1. The movement of Phase 1 location from the northeast corner of Parcel 1 to the northwest corner, directly on Lake Avenue. That is a change from any of the plans we've been shown over the past two years*. What are the approval requirements for such a change?
2. Adequacy of 135 underground parking spots to support the hotel, tenants and businesses. How is it determined to be enough parking, and are the spaces going to be restricted and regulated to only patrons of that building?
3. The construction will displace the current parking on Parcel 1 that's available to patrons of the businesses on the west side of Lake Avenue. What is the City's plan to provide alternative pockets of parking for them? How will the City ensure that the construction will not further disrupt or displace the remaining north parking lot nearest the beach?
4. Timing of approval and subsequent construction projects. Mr. Weykamp stated that his documents will be submitted to the appropriate City departments by the end of April. If so, what are the next steps and what is the timing to arrive at final approval?
5. Will there be further community review processes before the final approval is given? Will the community have an opportunity to see the final design plans and give feedback to you before the LDA is approved?
6. We continue to see a general communication void between the Charlotte community at-large, the City of Rochester and Edgewater Resources regarding this important project, and would like to know what can be done to close the gap and keep the residents informed.

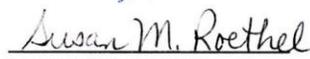
We would appreciate a prompt reply that addresses our questions and concerns directly. We also take this opportunity to invite representatives from the City to update our residents on this important issue at our May 2nd or June 6th CCA Meeting at the Roger Robach Community Center.

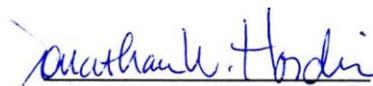
Thank you for your consideration and we look forward to hearing from you.

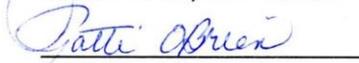
Respectfully yours,

Charlotte Community Association Board of Directors


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Marianne Warfle, Port of Charlotte Merchants Association (POCMA); Manager, Port of Rochester Marina
Glenn Gardner, Charlotte Community Development Corporation (CCDC)
Greg Weykamp, President, Edgewater Resources

***Original Diagram of Phase I Mixed Use Development Site**



Source: <http://www.cityofrochester.gov/portfaq>