



July 1, 2015

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

RE: Update from the Charlotte Community Association (CCA), Inc.

Dear Mayor Warren and Members of the City Council:

This is a follow-up to the April 7, 2015 letter we sent you and the Mayor's response on April 17, 2015 regarding the Port of Rochester mixed-use development project. We, the Charlotte Community Association (CCA) Board of Directors, wish to present our position at this time in response to ongoing concerns our community continues to express. The current facts are as follows:

1. We believe that most people—residents and non-residents, members and non-members—do want some form of development at the Port of Rochester. We agree that development is much needed for the neighborhood to reach its potential, but the community is divided on what that should be. We understand that the City has been working to revitalize Charlotte for several decades and is pushing to complete the current development plans as soon as possible, even if it goes against the community's wishes. We believe this is detrimental to our neighborhood's future.
2. We acknowledge that some people are staunchly supportive of the current plans (Edgewater Resources), while many others are vehemently against them. Those who are against the plans have been vocal and are frustrated and angry with the City's unsatisfactory response to their expressed concerns. We recognize that many questions have not yet been answered satisfactorily by either the City or Edgewater. As a result, the divide has caused a faction of our community to be ignored and even marginalized by the City. We stand firmly to represent all of our members and residents, regardless of their viewpoint.
3. Of the people who object to the current plans, the most notable reasons continue to be:
  - a. Building height not suitable for the neighborhood
  - b. Building design not suitable for the neighborhood
  - c. Building on Parcel 1 is not appropriate as opposed to other City land parcels
  - d. Unstable soil conditions and potential for building instability

- e. Potential cost overruns due to unstable soil conditions and need for deep foundation construction (and fear of public responsibility to pay)
  - f. Loss of public lands and public access
  - g. Loss of on-site parking and no infrastructure for viable alternatives
  - h. Lack of secure funding by Edgewater Resources, LLC
  - i. Use of EB-5 funding (Federal program under investigation)
  - j. No indication that what is proposed will incorporate any history of the neighborhood
4. We do not have consensus of what the community wants, nor do we have a viable means to quantify what a community consensus would be. In the case of the port, "the community" encompasses a very large, undefined number of people within and beyond our neighborhood: CCA members, Charlotte residents, and citizens within the City of Rochester and beyond who use the port and have a stake in the outcome of the development process. We recommend that the City should establish a true consensus of what the community at large wants and be responsive to it.
  5. The one common ground that is evident is the ongoing, expressed concern over the height of the buildings. The current proposal from Edgewater for Parcel 1 North East shows increased, not decreased floors on the hotel/condo building. Thus, we remain unsatisfied with the City's and Edgewater's response to our concerns.
  6. To date, Edgewater has provided us with only PDF drawings showing the building massing but no details of the aesthetic design. We've been told that no 3D drawings will be available. The massing drawings have continued to cause negative reactions to the plans in general. The community is aware that the current design for Parcel 1 North East will be reflected in the buildings planned for the other parcels. We believe it would be in the best interest for everyone to have an artist's rendering of the total outcome with emphasis on the overall aesthetic of the buildings. The buildings should complement the water view, not obscure it.
  7. At the June 1<sup>st</sup> CCA General Meeting, Greg Weykamp gave an update on the plans for Parcel 1 North East. He advised us that the Land Disposition Agreement (LDA) was almost complete and would be posted on the City's website (it's not); that he has not secured funds yet but there will be EB-5 funds involved; that he does not have a complete detailed design of the building yet; that the plans are for "the same building with no changes" but the building could become either taller or wider; and that a job study has not been done yet. He also assured us (again) that the design will reflect the historical significance of the area, yet we have seen no evidence of that so far. We think that at this juncture the developer should be further along in these essential details and forthcoming with them to the community. We believe the developer is not adequately working with the community as the City promised. The community deserves better.

Here is what we believe our community needs and deserves to have from the City of Rochester:

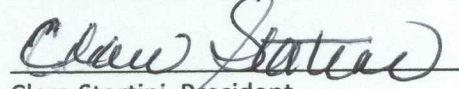
- A. Assurance that development at the port will continue in some form.
- B. Acknowledgement of citizens' ongoing concerns and addressing them openly, timely and respectfully, and to the satisfaction of the community.
- C. Assistance to establish consensus of what the community at large wants for the Port.

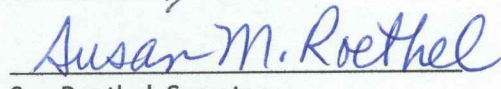
- D. As an act of good faith, request Edgewater to immediately provide 3D design drawings of the building showing details of aesthetic features, materials and elements.
- E. Time to secure feedback from the community once those 3D design drawings are made available.
- F. Provide an overall aesthetic view of the entire project.

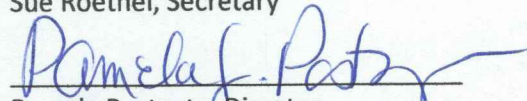
Dear Mayor and Council Members, please take our position into consideration when moving forward with the development plans for the Port of Rochester. It is our goal to advocate for all voices to be heard and to be a significant part of the process that will ensure the best possible outcome for our community as a whole.

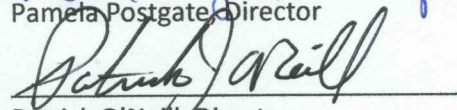
Respectfully yours,

Charlotte Community Association Board of Directors

  
Clare Stortini, President

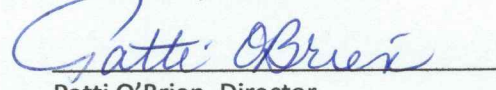
  
Sue Roethel, Secretary

  
Pamela Postgate, Director

  
Patrick O'Neill, Director

  
Brian Labigan, Director and Past President

  
Susan Miller, Treasurer

  
Patti O'Brien, Director

cc: Jeremy A. Cooney, Chief of Staff  
Baye Muhammad, Commissioner of Neighborhood and Business Development (NBD)  
Neal Martin, Director, Office of Innovation and Strategic Initiatives  
James Smith, Director, Bureau of Communications & Special Events  
Mitchell Rowe, Director of Planning and Zoning  
Ron Penders, NW NSC Administrator  
Steve Golding, Manager of Downtown Development  
Mark Gregor, Manager of Environmental Quality  
Ontario Beach Park Program Committee (OBPPC)  
Charlotte-Genesee Lighthouse Historical Society  
Marianne Warfle, Port of Charlotte Merchants Association (POCMA)  
Glenn Gardner, Charlotte Community Development Corporation (CCDC)  
CHARLOTTE Strong Core Team