

date	10 March 2006		
project name	Port of Rochester Master Plan	project #	54426.00
meeting date	February 23, 2006	time	6:30 PM
location	Port of Rochester Departure Hall		
recorded by	Varoujan Hagopian, PE		
distribution	All attendees via the project web site		
purpose	Public Presentation of Market Analysis and Initial Site Framework Concepts		

Kathy McManus opened the session and thanked all attendees for their willingness to participate. A reasonable estimate placed the number of attendees at around 150 people from the Charlotte community as well as the greater Rochester area.

The presentation commenced by Varoujan briefly describing the intent of the meeting, where we are in terms of the overall effort and what we intend on achieving in this meeting. Varoujan explained carefully that the plans presented this evening do not constitute decisions but are a general framework of opportunities for the site, including site access and circulation, building massing, general uses, site organization, definition of public open spaces and a marina. Once we proceed beyond this point and begin honing in on a single preferred alternative, the process of establishing design intent, architectural character and urban design organization will commence.

Sarah Woodworth presented the market analysis findings, followed by Alistair McIntosh describing the three concept alternative frameworks.

Following the presentations, the following questions / discussions were recorded:

- Where is access to parking for beach users?
- Shuttle service from and to remote lots.
- Proposed options are too dense. Not enough open space. Provide more green space.
- Can we maintain good water quality in the proposed Marina?
- What is the land coverage, floor area ratio?
- How do we control developers so they will follow the Master Plan?
- What % of the boat slips will be dedicated to condominiums?
- Expand the existing park. Make the entire area a park.
- Consider providing canal networks like Venice.
- Retail (fun?) along the waterfront.
- What will bring people here?
- There is no destination, no need for residential.
- Maintain site lines to lake, river and the lighthouse.

- Reuse of the Ferry terminal building should not be for offices. Keep it for ferry service.
- Study connections to the entire river as a resource for the area.
- We could use an Olympic size swimming pool.
- Transient docking is required for short stay.
- Build high rise tower to maximize the views and bring value.
- Need a dynamic maritime village.
- No research use should be allowed in the buildings.
- Make connections to larger trail systems within the city.
- New use for the ferry.
- Fiscal issues of selling public lands.

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