

# Port of Rochester Public Marina and Mixed Use Development

Public Meeting

April 29, 2010



# Meeting Agenda

- Introductions
- Project Background & Overview
- Environmental Impact Statement Process
- Marina Feasibility Study
- Preliminary Design & Permitting
- Project Design Features
- Schedule & Funding
- Web Page:

<http://www.cityofrochester.gov/marina/>



# Project Overview

- 1990 Local Waterfront Revitalization Plan
- 2004 Fast Ferry Project
- 2006 Sasaki Port Master Plan
- 2007 City Implementation Evaluation
  - Parking
  - Marina viability & location
  - Infrastructure changes
  - Site “control” and sequencing
  - Development density





# Port of Rochester Master Plan

Rochester, New York

## Final Master Plan

07.17.06



SASAKI



0' 50' 100' 200'

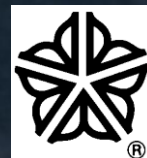


# Overview Continued

- 2008 Marina Market & Feasibility Study
  - Is a public marina viable?
  - If so, where, size, orientation, features?
  - Several options evaluated
  - Phased approach recommended
  - Full build-out if /when several conditions met
- 2009 Preliminary Design, Permitting, state & federal funding applications
- 12/2009 Applications for State & Federal Permits
  - For a complete list of permitting agencies, please see section I.B. of the Draft Scope



# Option 7A – Phase 1





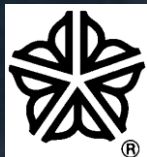
# Option 7A – Full Buildout



# Environmental Impact Statement (EIS) Process

- Agency Coordination
- Scoping\*
- Draft EIS
- Public Comment Period (including a public hearing)\*
- Final EIS\*
- Findings Statement

**\*Points of public input**





# EIS Process Status

- Lead agency coordination request issued on March 16.
- EIS Draft Scope to be issued for public/agency comment on May 3.
- Agency scoping meeting scheduled for May 17.
- Informational presentation to City Planning Commission scheduled for May 17.
- Draft EIS preparation during the Summer.
- Draft EIS Public Hearing likely to be in October.



# Marina Project Background

- Market Study
- Master Plan
- Economics
- Public Input
- Permit Applications / Entitlements





# Technical Studies

- Site Feasibility Study
- Market Analysis Survey
- Environmental and Soil Subsurface Investigations
- Wave Study
- Traffic and Parking Study
- Construction Management Review
- Beneficial Use Determination (BUD) for reuse of Slag



# Aerial Photo



## Existing Site

- Approximately 30 Acres
- 1,400 LF River Shoreline
- 53,200 Sq. Ft. Terminal Building
- Public Parking
- Boat Launch
- Extensive Infrastructure



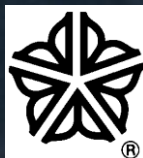


# Marina Feasibility Study Findings & Recommendations

Findings: A 200-400 slip marina market is viable  
\$80-\$85 per lineal foot summer rate

## Recommendations:

- 100 – 200 Slips
- Marina services offsite
- \$32,000/slip supportable cost
- “Flexible” mix of seasonal and transient slips
- Marina to contain “waterfront events” area

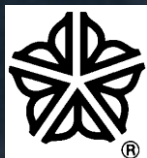


# Housing Product Findings & Recommendations

Findings: Waterfront housing is viable

Four Product Types Recommended:

1. Taller High-Density Buildings that Respect Views (six-to ten-story)
2. Two- to Four-Story Townhomes and/or Lofts over Commercial/Retail Uses
3. Small Single-Family Cottage or Townhome Development
4. Condominium Hotel / Hotel





# Preliminary Design Modifications

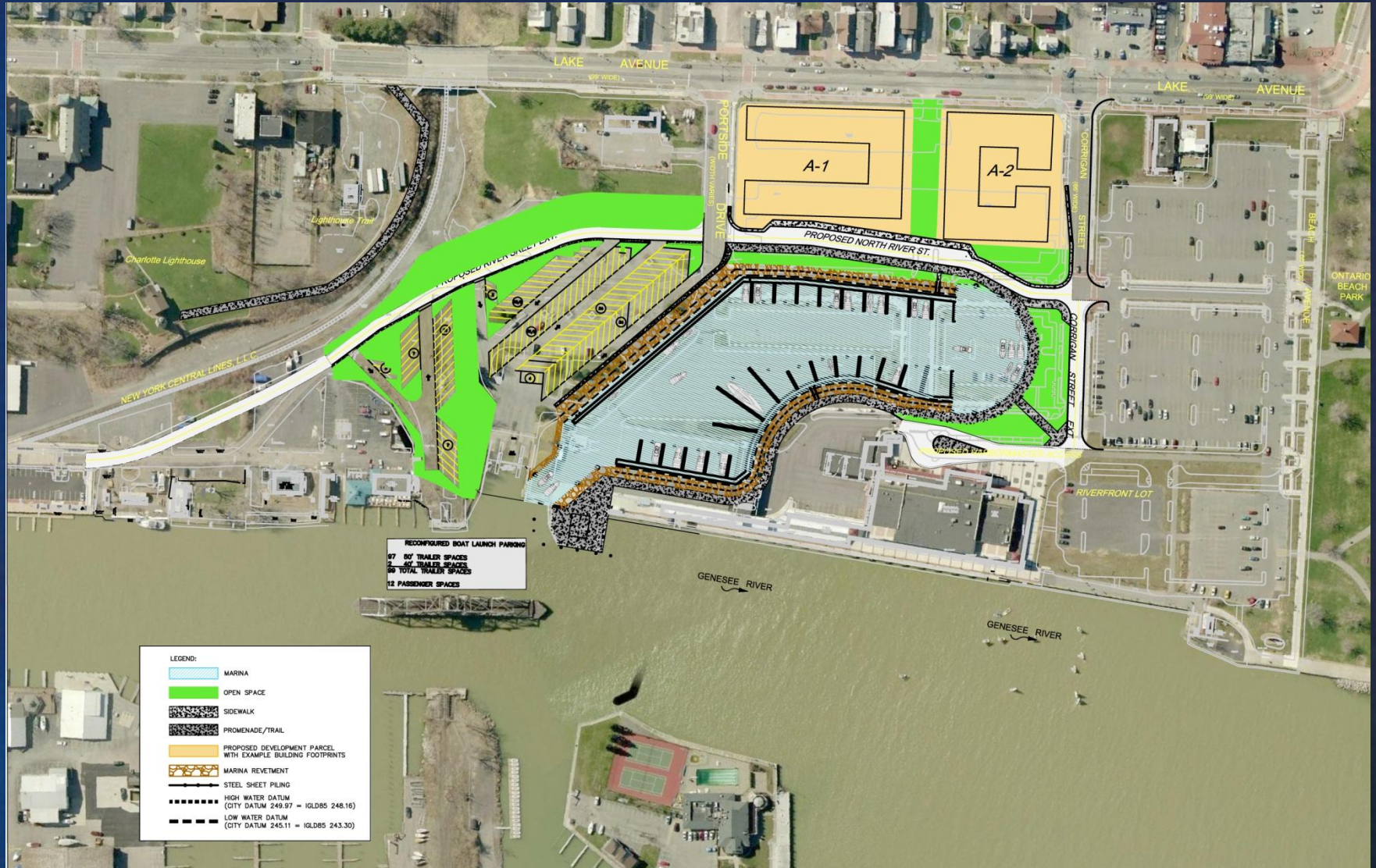
Alterations from the Option 7 Concept marina from the Feasibility report include:

- Utility constraints (i.e. MCPW sewer)
- Site constraints (i.e. site grading)
- Coordination with Monroe County on preferred marina entrance
- Boat Launch
- Lake Ontario Research Center (SUNY Brockport)
- Traffic and Parking Study
- North River Street alignment analysis





# Recommended Phase 1 Plan

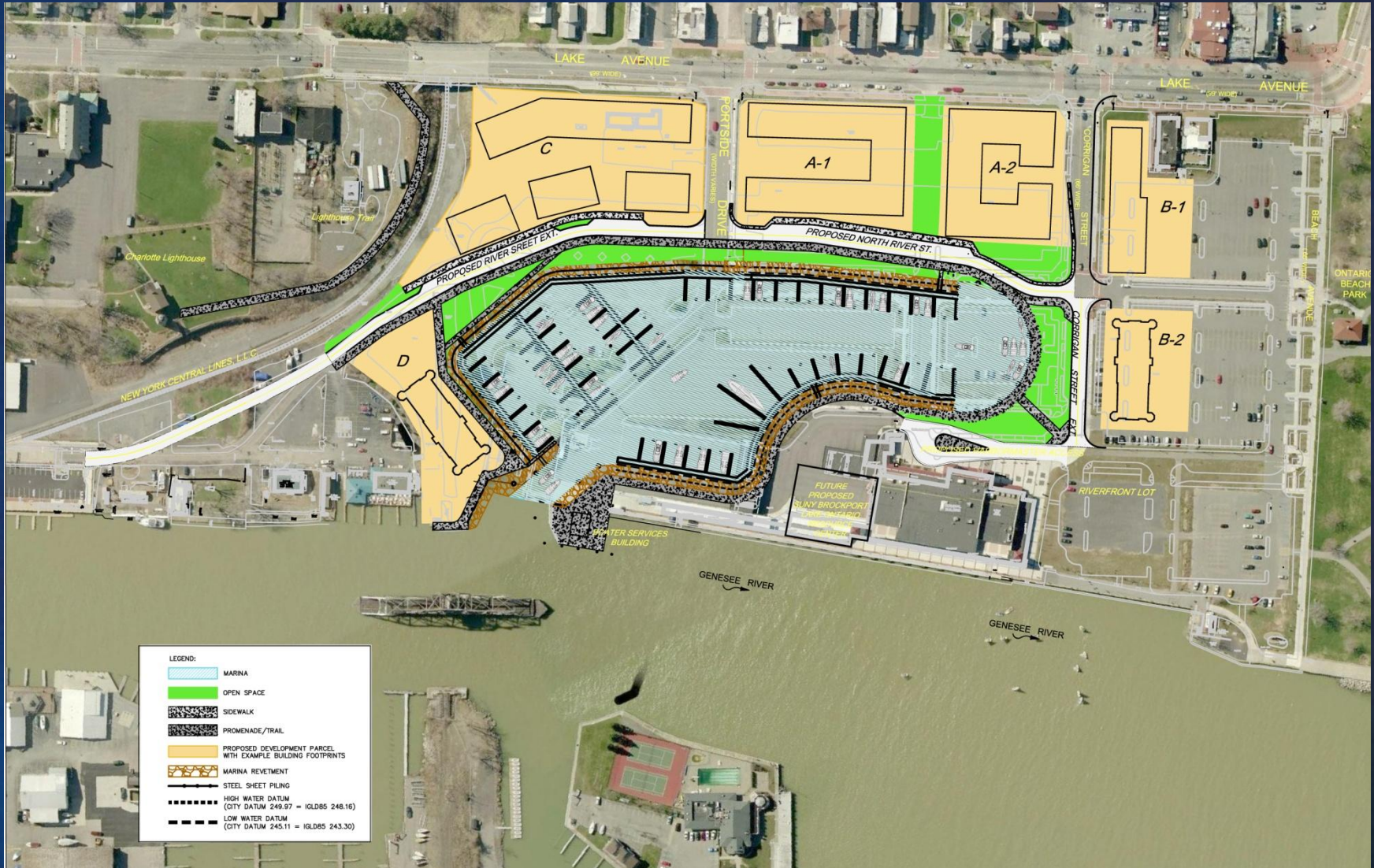








# Recommended Full Build Plan





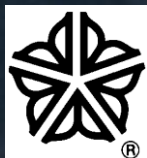
# Master Plan Potentials

## Marina

- 118 Slips – 35 ft. to 100 ft.
- Mix of Seasonal and Transient Slips
- Area for Special Marine Events

## Public Spaces

- Public Promenade Along Marina
- Public Activity Spaces Along Marina
- Maintain Public View Corridors
- 575 Public Parking Spaces (450 in lots)

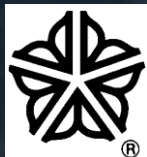


# Master Plan Potentials (continued)

Residential:	Low Density <u># of Units</u>	High Density <u># of Units</u>
• Phase 1	54	176
• Fullbuildout	<u>226</u>	<u>344</u>
• Total # of Units	280	430

Commercial Area: Phase 1 = 15,000- 30,000 s.f.

Full Buildout = 14,000 s.f.





# Project Costs

- **Estimated Public Project Costs**
  - Phase 1
    - \$16.6 Million
  - Full Build out (Phase 2)
    - \$25 Million Total
- **Projected Private Investment**
  - Phase 1 \$18.2M – \$39.6M
  - Full Build out \$88.9M – \$193.8M Total



# Phase 1 General Schedule

- EIS & permitting 2010-2011
- Final Design for phase 1 marina & infrastructure 2011
- Phase 1 construction: late 2011 – 2013
- Key considerations:
  - Construction contract phasing
  - Construction “season” impacts
  - Site constraints
    - Parking, traffic, staging, slag processing etc.
  - Seasonal & business interruption
  - Timing of construction funding





# Phase 1 Marina Project Funding

- Supporting projects are funded separately
- Current Funding Plan
  - \$1.985 million 2010 NYSDOS LWRP EPF
  - \$ 6.848 million from watershed proceeds
  - \$ 2.8 million in federal BIG grant funds (reapply in August 2010)
  - \$4.945 million in FY 12-13 general debt
- Total funding ~\$16.578 million



# Waterfront Opportunities





# In Water Antique Boat Show





# In Water Boat Show





# Tall Ships Festival



# Active Public Promenade





# Marina Design Examples



Marina Public Access and  
Walking



Combined Security Gate  
and  
Accessible Marina Ramp



# Manistee, 1987



## Community Issues

- Loss of 2,000 jobs in city of 7,000
- 19% unemployment
- Underutilized property

## Community Goals

- Expand the tax base
- Create jobs
- Diversify the economic base
- Revitalize the downtown





# Harbor Village Development



125 Slips

250 Condominiums/Housing Units

Town of 8,000 in County of 25,000

4 Hours from Detroit / 6 Hours from Chicago





# Manistee, 2008

## Harbor Village 22% of City's Tax Base

- Market Value of \$91 Million
- Annual Property Taxes of \$2.75 Million
- Annualized Jobs of 850
- Indirect Jobs of 300
- Manistee City Property Values increase by 360% - Exceeding COLA by 220%

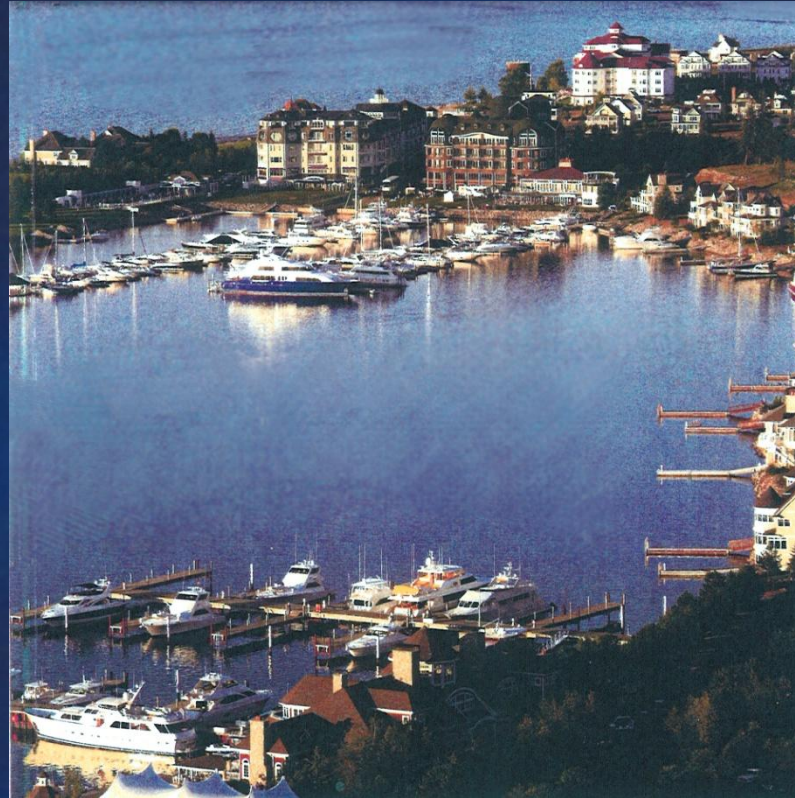




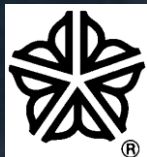
# St. Joseph, MI



# Bay Harbor, MI



Hotel, Commercial, Condominium and  
Single-Family Homesite Project  
With Golf





# Questions?



Any additional questions, please contact:  
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585-428-5978

Project Web Page: <http://www.cityofrochester.gov/marina/>

