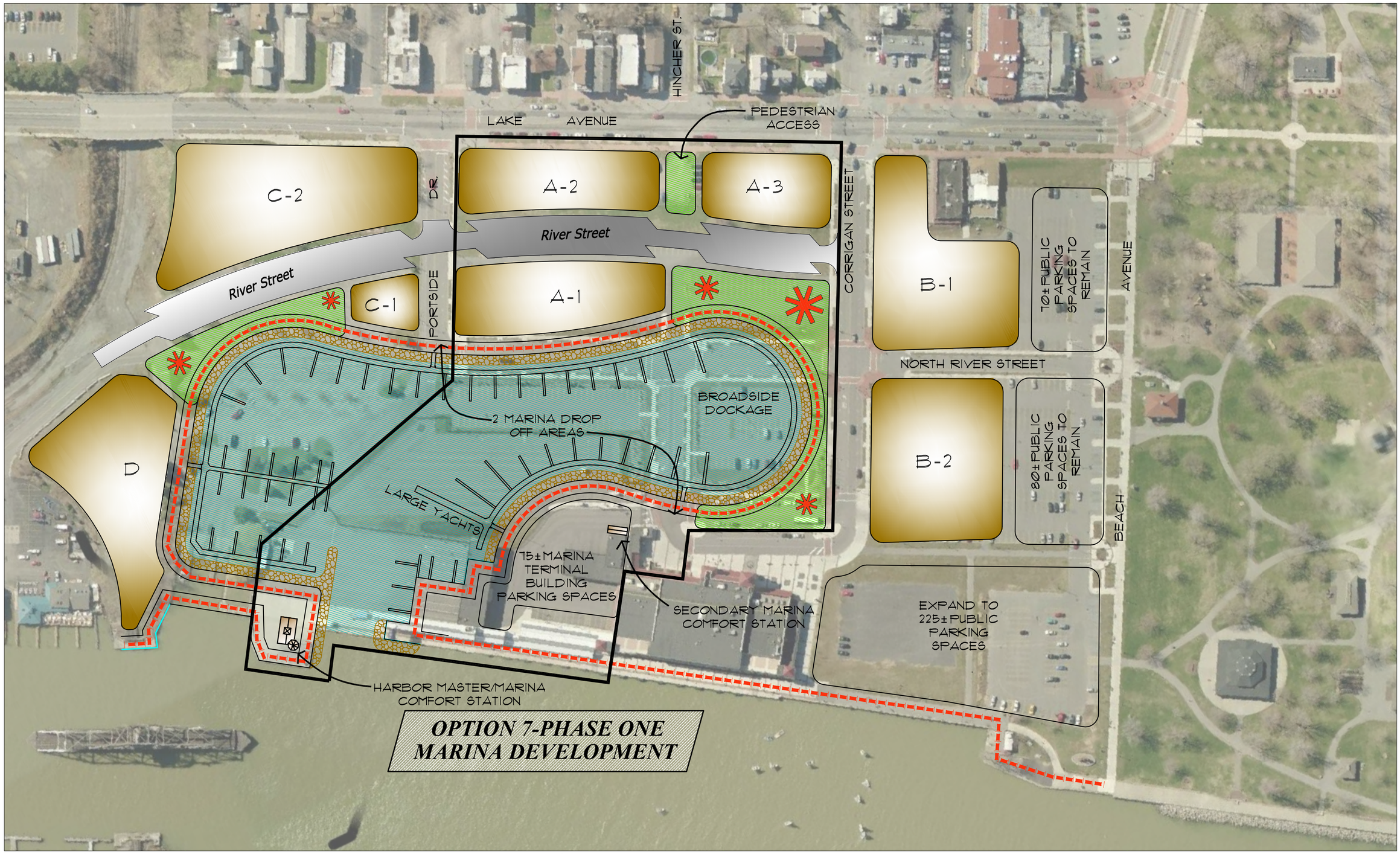

RESIDENTIAL/COMMERCIAL DEVELOPMENT POTENTIALS

AREA	DEVELOPMENT MIX	RESIDENTIAL UNITS
A-1.90 ACRES	2-4 STORY COMMERCIAL BELOW RESIDENTIAL ABOVE	54-86
B-2.25 ACRES	6-10 STORY RESIDENTIAL CONDOMINIUM (LIMITED COMMERCIAL)	110-180
C-1.51 ACRES	2-4 STORY COMMERCIAL BELOW RESIDENTIAL ABOVE	66-84
D-1.04 ACRES	6-10 STORY RESIDENTIAL CONDOMINIUM	50-80
	TOTAL	280-430

NOTE: EACH RESIDENTIAL DEVELOPMENT SHALL HAVE SELF CONTAINED STRUCTURED PARKING WITHIN EACH DEVELOPMENT AREA TO MEET THE L.W.R.P. PARKING REQUIREMENTS.

SLIP SIZE/MIX

48	35' SLIPS
39	40' SLIPS
8	50' SLIPS
2	60' SKIPS
2	75' SLIPS
	570 L.F BROADSIDE DOCKAGE
18	30' SLIPS EQUIVALENT
118	TOTAL SLIPS

BASIN AREA 6.79 ACRES

PUBLIC PARKING

OFF STREET-	450 SPACES
ON STREET -	125 SPACES
TOTAL	575 SPACES

PUBLIC BOARDWALK/WALKWAY

INDICATES PUBLIC ACCESS AND FEATURES/ENTERTAINMENT/ART/ GATHERING/VIEWING AREAS

OPTION #7 PHASE 1

CITY OF ROCHESTER REDEVELOPMENT PLAN

Passero Associates
Rochester, NY • Fernandina Beach, FL
www.passero.com

ABONMARCHE
Confidence By Design

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DATE: SEPTEMBER 2008 JOB: M8-0270

SCALE: 1" = 100'
0 50 100 200

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