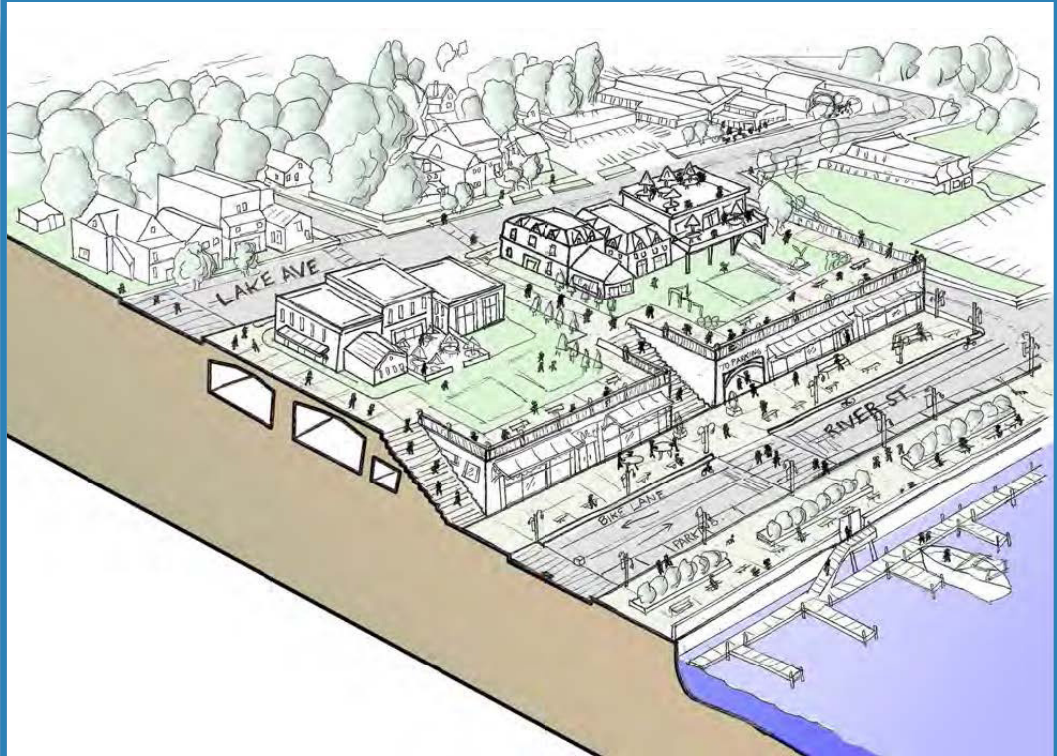


Port of Rochester

4752 LAKE AVENUE

The Charlotte Community Vision 2023 for Mixed-Use Development



Community Desires for Marina Overlook Site at 4752 Lake Avenue

- New mixed-use buildings with commercial and residential spaces;
- Terraced design befitting the premier sloping waterfront property;
- Parking for residents and businesses;
- Amenities for professionals and families;
- Terraces, rooftop decks, balconies, overlooks, and architecture featuring views of the waterfront;
- Preserved view sheds and pedestrian access from Lake Ave. to N. River St.
- Appropriately scaled for the footprint and subsurface soil conditions;
- Low-profile buildings 2-3 stories high;
- Preserved lighthouse arc of visibility (aid to navigation)
- Esthetically within keeping Charlotte's maritime village history and waterfront theme;
- Facilitates year-round activities;
- Civic Square required by zoning code connecting Lake Ave. to N. River St.



See full Port of Rochester and Charlotte Vision Plan (QR code here) or at <https://www.charlottecca.org/community-development/port-development/>. Please contact CCA at infocharlottecca@gmail.com for more information.



Charlotte Community Association, Inc.