

CYC MASTER PLAN

OPTION 1 - LINEAR

Holding closest to the existing configuration of the club's current site layout, the Linear Option utilizes the newly acquired properties of 14 and 17 Corinthian Lane to enhance the tennis and dry sailing interests, while also maintaining large portions of the property in their current states.

Members arriving at the Corinthian Yacht Club will no longer access the property by way of Corinthian Lane, which was a narrow lane with sightline problems that decreased pedestrian safety. Removing access along Corinthian Lane will increase safety & reduce traffic congestion for both club members and neighbors.

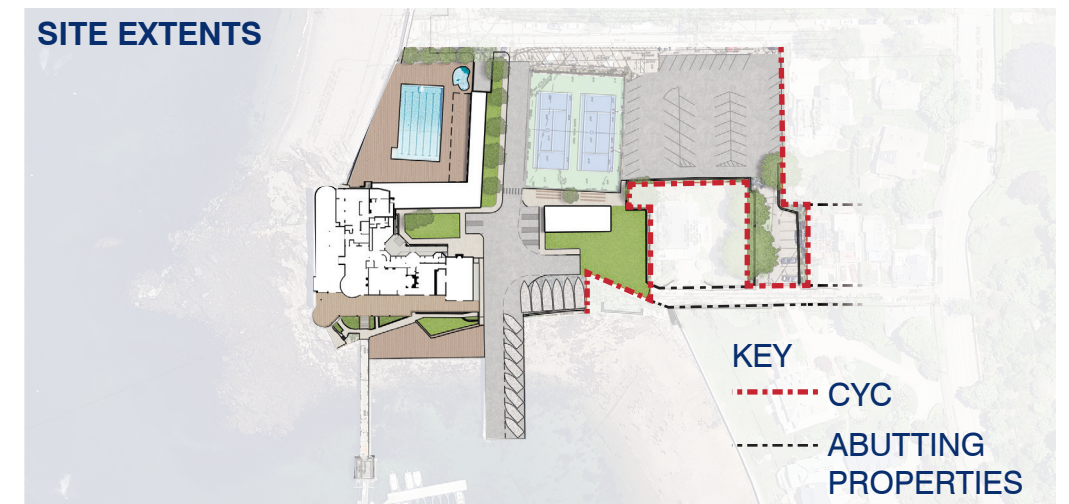
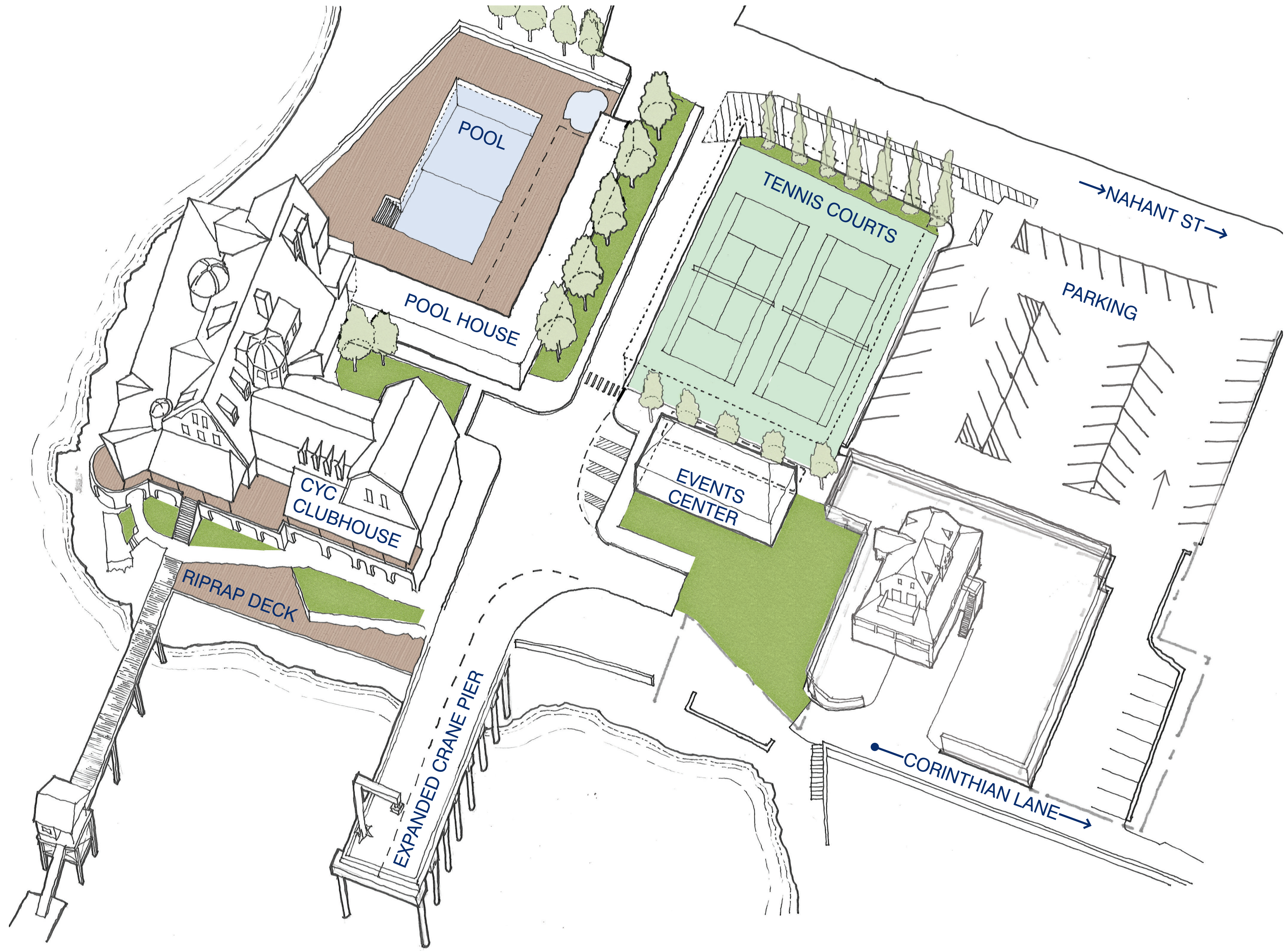
Instead, entry is from Nahant Street, along a landscaped entry drive, to a central drivecourt that connects the clubhouse, a new events center, and enlarged crane pier. To achieve this, the option eliminates the upper parking spaces, which also pose significant pedestrian/vehicle conflicts. It reenvisioned the space previously occupied by parked cars as a two-way driveway flanked by a sidewalk and landscaped zone. Removing this parking also allows for a new pool house building to be located where the spaces were, creating a sizable increase in poolside deck space. The new building contains a new pool entry space, two restrooms and staff space. The wing of this building connects back to the main clubhouse and could be enclosed café or bar space, or area under a trellis that also extends the deck space. If desired, access to the roof of this L-shaped building can provide further deck space overlooking the pool and out to the harbor.

One key feature of this plan is the removal of delivery vehicles from entering the property and unloading cargo in the clubhouse's forecourt. As proposed, deliveries will be made at a loading area on Nahant St. Packages and supplies will be shuttled from the delivery zone to the Clubhouse under the new pool house through a passageway to the existing service areas of the clubhouse. Without the need for the forecourt to receive deliveries or unload trash, the topography can be leveled, and the space can become a lawn space that can host events and a much superior arrival to the clubhouse.

In this option, the tennis courts remain in their existing location and a new events center is located to their west. This building includes Tennis support as well as a gathering space for race day meetings and celebrations, club events and small-scale rental opportunities. An adjacent lawn area encourages event spill-out and allows for future expansion should Club needs change, can accommodate some temporary boat storage, become a summer sailing camp activity space, or simply a lawn for members to enjoy a view of the harbor.

Leveling the clubhouse drivecourt works in tandem with flattening the 14 Corinthian Lane site to create a more level area on which vehicles can turn around, drop off, have additional accessible parking spaces and areas for dry storage as an extension of storage on the widened crane pier.

Outdoor dining and gathering has enlarged through the construction of the 3000 ft² Riprap Deck, and additional amenities are imagined for the lower level of the Clubhouse that expand restroom and locker room facilities for pool users, visiting sailors and all members.



- ✓ 1. INCLUDES THE RIPRAP DECK
- ✓ 2. ENLARGES THE POOL DECK
Existing: 7,480 SF
Proposed: 8,740 SF
- ✓ 3. IMPROVES PEDESTRIAN SAFETY
- ✓ 4. REENGINEERS THE TRAFFIC PATTERN
- ✓ 5. REBUILDS THE POOL HOUSE
- ✓ 6. CREATES A DESIGNATED DROP-OFF AREA
- ✓ 7. BUILDS AN EVENTS & SAILING CENTER
- ✓ 8. BUILDS A TENNIS CENTER
- ✓ 9. IMPROVES TENNIS VIEWING AREA
- ✓ 10. WIDENS THE CRANE PIER
- ✓ 11. EXPANDS DRY SAILING CAPACITY
Existing: 13 spaces (large & medium boats)
Proposed: 14 spaces (6 large, 8 med.)
- ✓ 12. CONSOLIDATES DRY SAILING INTO ONE AREA
- X INCREASES PARKING
Existing: 75 spaces (4 ADA spaces)
Proposed: 70 spaces (5 ADA spaces).
Additional parking possible in dry sail areas when boats are not present.
- X ADDS A THIRD TENNIS COURT
(Could be substituted for approx. 26 parking spaces)
- X ADDS PADDLE BALL AND/OR PICKLE BALL COURTS
(Could be substituted for approx. 8 parking spaces)
- X BUILDS A BOAT RAMP
(Inadequate beach frontage)

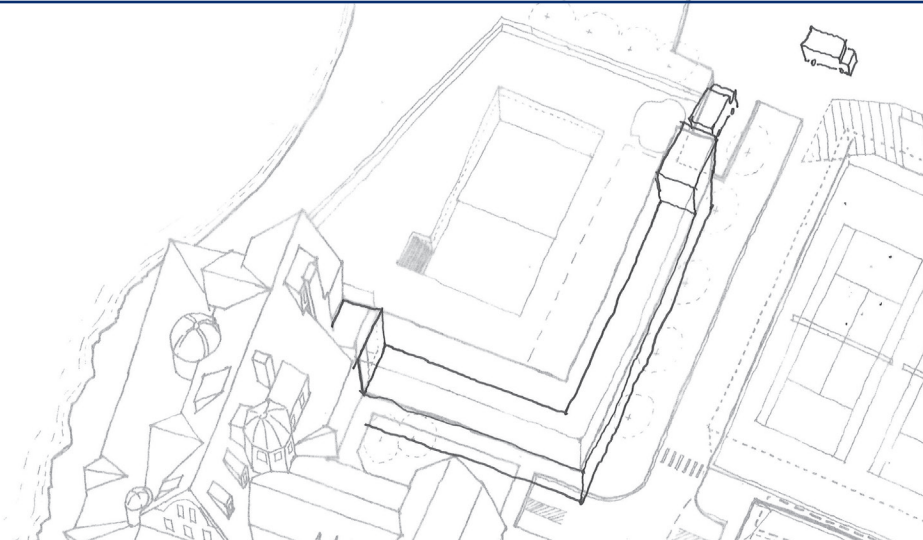
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✓ Included X Not Included



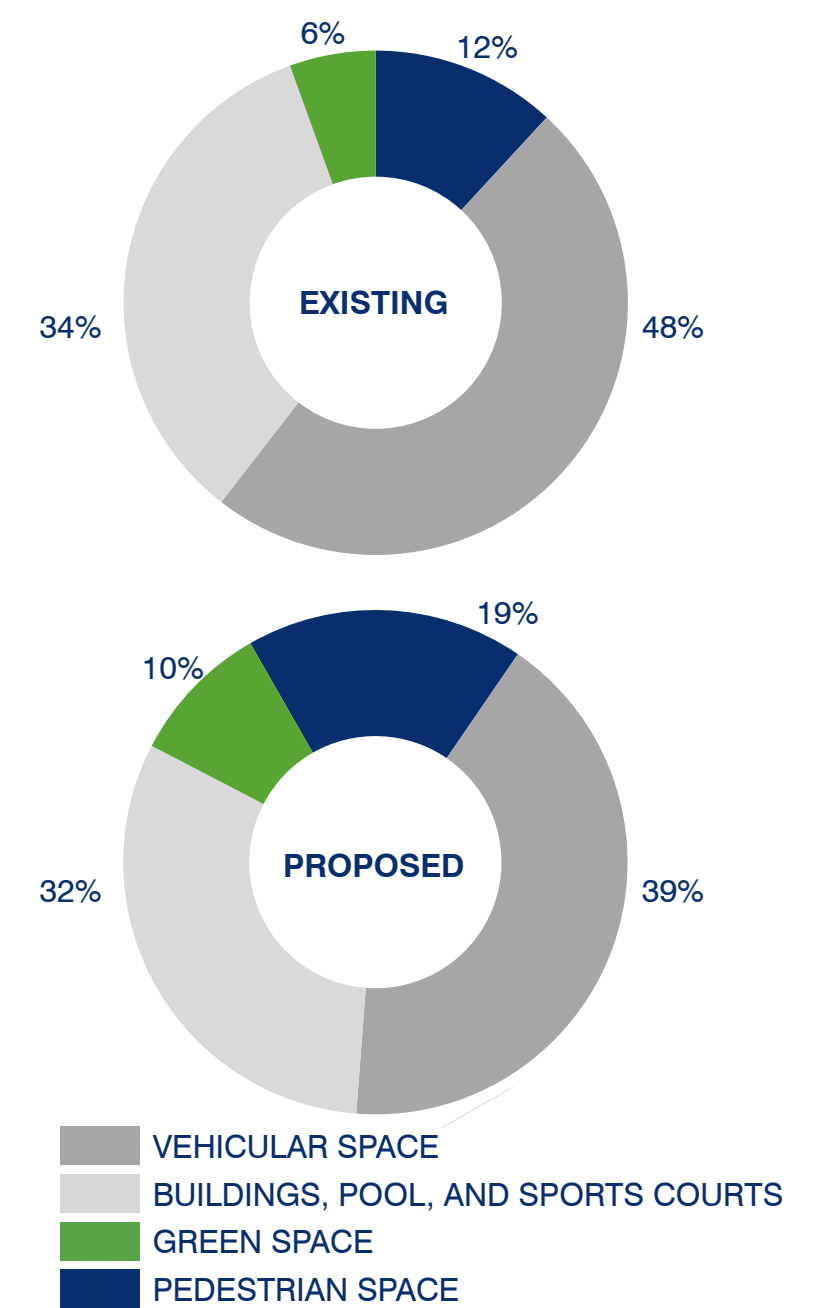
Currently, deliveries are dropped off near the Clubhouse's main entry. This presents significant pedestrian/vehicle conflicts, as well as detracting from the Clubhouse entry experience.

The proposed plan makes it unnecessary for delivery vehicles to enter the property and unload cargo in the clubhouse's forecourt. Deliveries will instead be made at a loading area on Nahant St. Packages and supplies will be shuttled from the delivery zone to the Clubhouse under the new pool house through a passageway to the existing service areas of the Clubhouse. This basement level passageway also houses pool utilities and additional storage.

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SITE USAGE



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