

CYC MASTER PLAN

OPTION 2 - LOOP

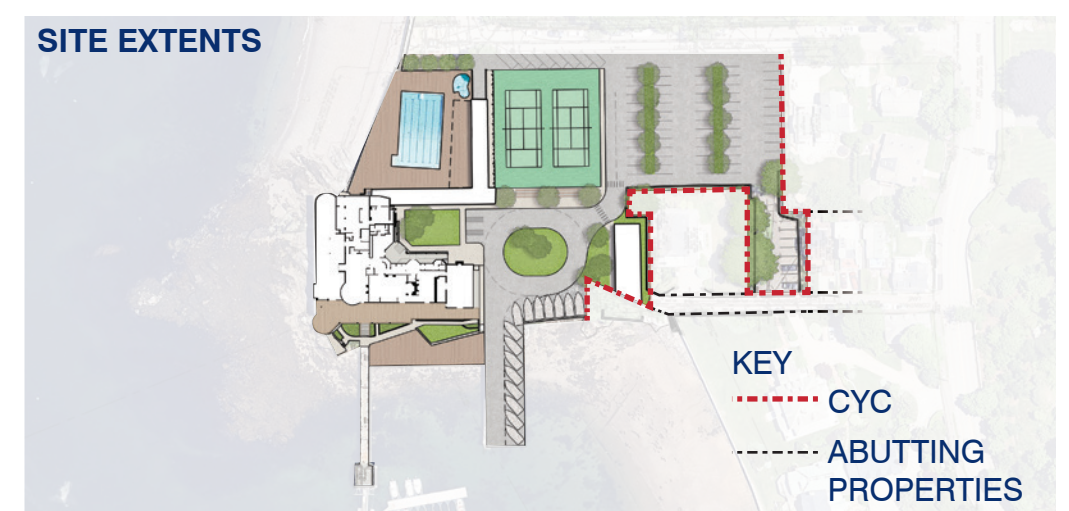
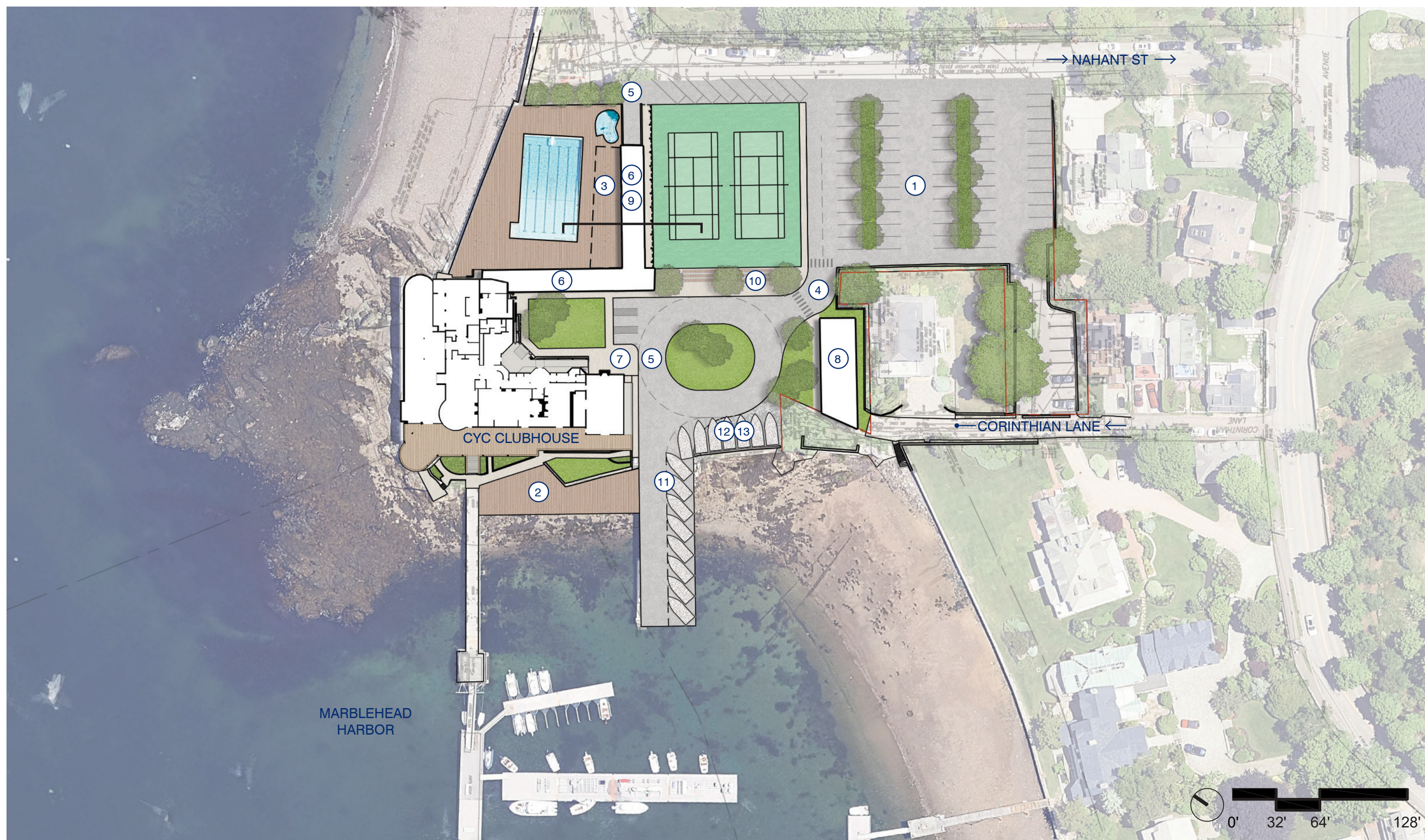
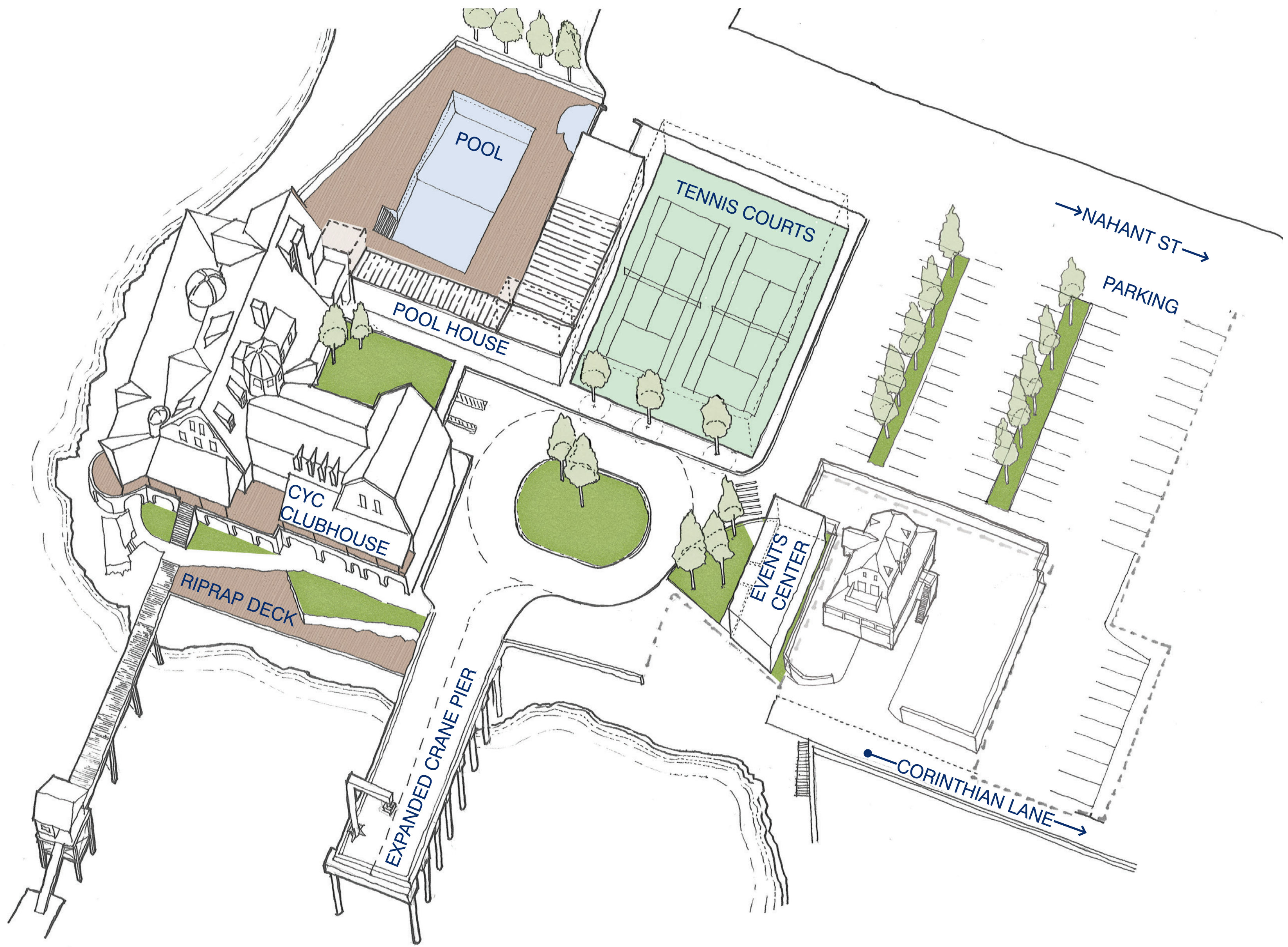
Option 2 makes some larger design changes, reconfiguring some existing functions to increase parking and other elements. Like Option 1, incoming traffic along Corinthian Lane is eliminated, increasing safety & reducing traffic congestion for both club members and neighbors. Instead, this option introduces a new arrival driveway connecting to a central drivecourt. In Option 2 pedestrian safety is the strongest, with almost all programmatic elements on the same side of the driveway, with the only crossing needed at the new Event Center.

Like the Linear Option, this scheme utilizes the newly acquired properties of 14 and 17 Corinthian Lane, now leveled, to reimagine the core hub of the club through circulation, new buildings and enhancement of the dry sailing interests, while also improving the parking portions of the property from their current state.

Also like the Linear Option, service delivery and loading are moved to Nahant Street and connect under a new pool house building. In this option, however, this building is wider, allowing the same pool functions of restrooms and staff space, but includes a south-facing arcade with built-in seating looking out to the tennis courts. Sandwiched between the pool and tennis courts, this arcade passageway makes it convenient for parents to drop-off their children for the pool, from Nahant Street, eliminating the need to drive onto the property. As in Option 1 there is the possibility of deck seating on top of the pool house, further increasing viewing space for both the pool and tennis. This scheme requires that the courts shift slightly in their location to make room for the wider building, but it is anticipated that the existing subbase of the courts is extended and courts repaved to make this change. Further seating for tennis is accommodated to the west, between the trees of the arrival driveway.

The new roundabout entry embraces visitors to the Club, providing an elegant new entrance and green space for small club events. The proposed event space building further closes in core Club campus and provides a gathering space for race day meetings and celebrations, club events and small-scale rental opportunities. An enlarged crane pier increases the effectiveness of boat launching and provides dry sail storage adjacent to the crane.

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. INCREASES PARKING**
Existing: 75 spaces (4 ADA spaces)
Proposed: 79 spaces (3 ADA spaces)
Additional parking possible in dry sail areas when boats are not present.
- ✓ **2. INCLUDES THE RIPRAP DECK**
- ✓ **3. ENLARGES THE POOL DECK**
Existing: 7,480 SF
Proposed: 8,800 SF + 1,300 SF Rooftop Deck
- ✓ **4. IMPROVES PEDESTRIAN SAFETY**
- ✓ **5. REENGINEERS THE TRAFFIC PATTERN**
- ✓ **6. REBUILDS THE POOL HOUSE**
- ✓ **7. CREATES A DESIGNATED DROP-OFF AREA**
- ✓ **8. BUILDS AN EVENTS & SAILING CENTER**
- ✓ **9. BUILDS A TENNIS CENTER**
- ✓ **10. IMPROVES TENNIS VIEWING AREA**
- ✓ **11. WIDENS THE CRANE PIER**
- ✓ **12. EXPANDS DRY SAILING CAPACITY**
Existing: 13 spaces (large & medium boats)
Proposed: 15 spaces (15 med.)
- ✓ **13. CONSOLIDATES DRY SAILING INTO ONE AREA**
- 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)

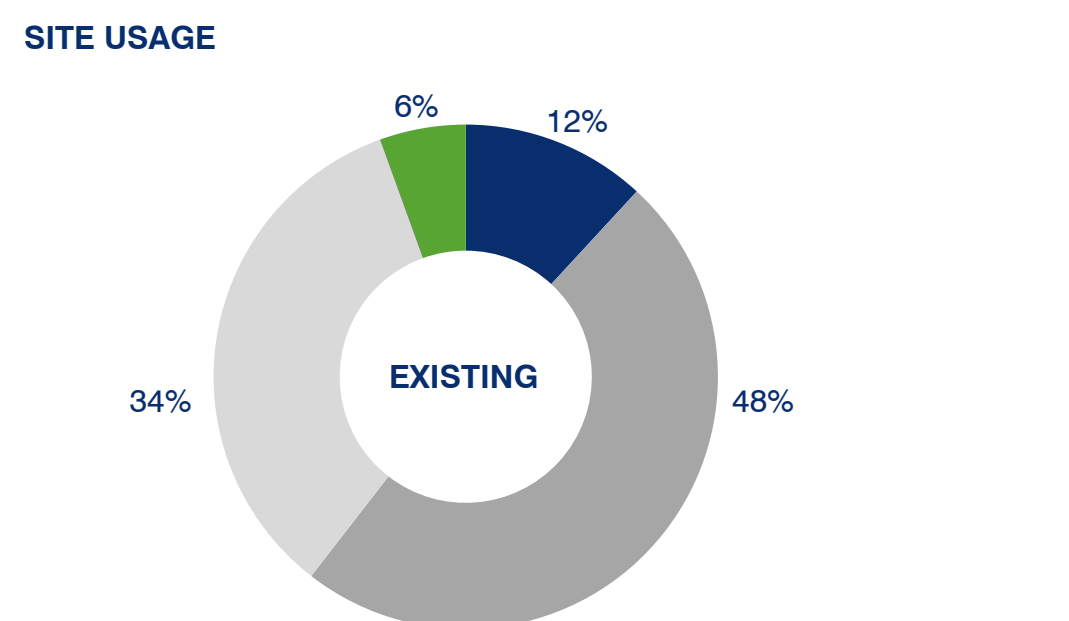
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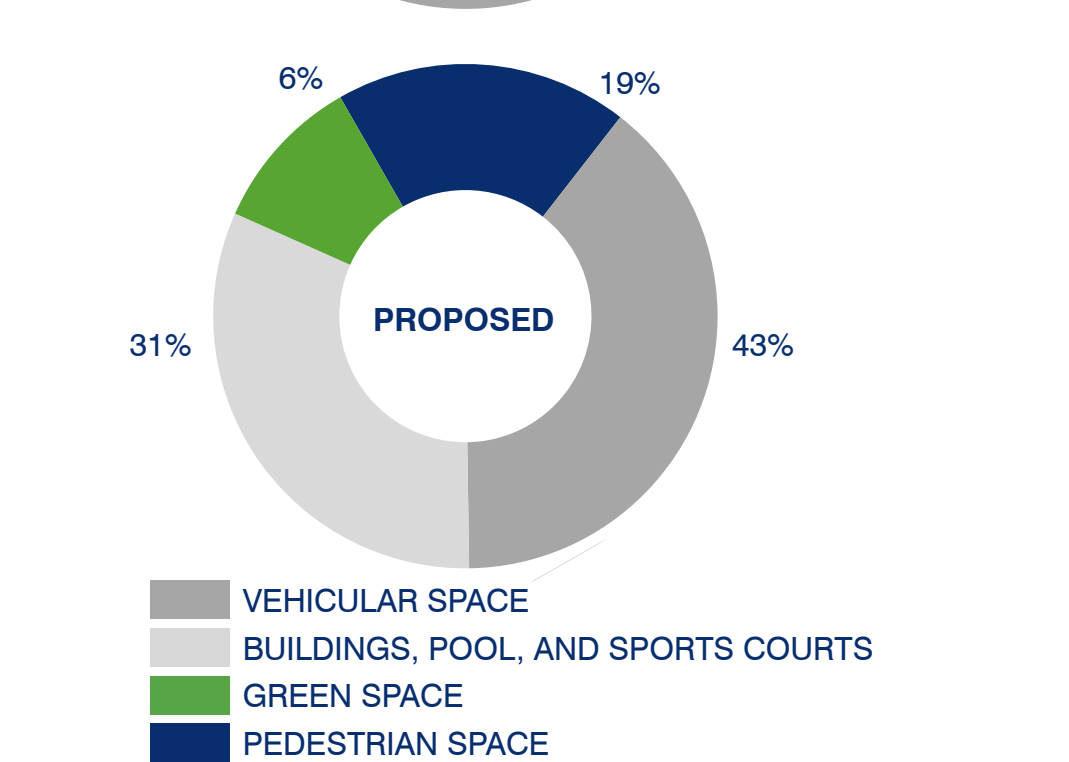
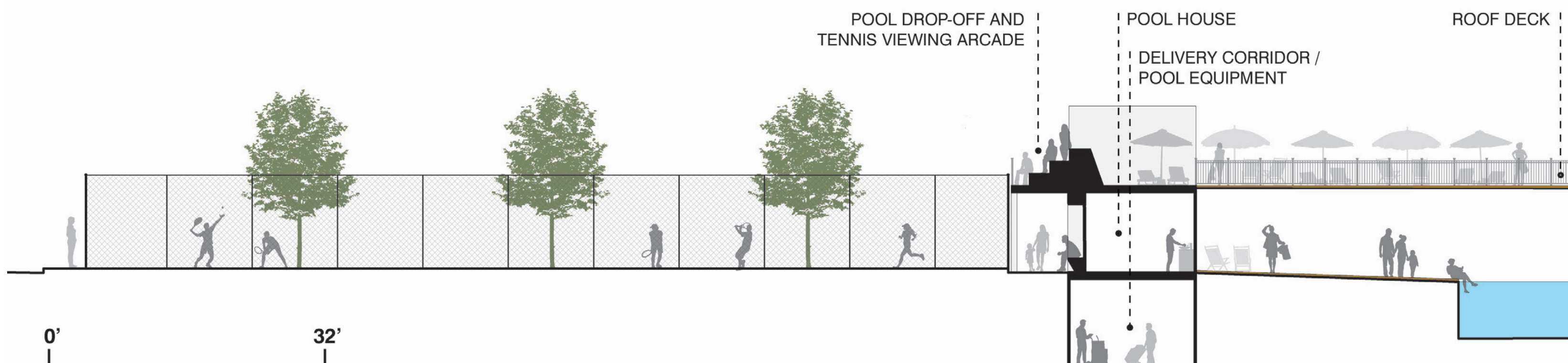
Currently, deliveries are dropped off near the Clubhouse's main entry. This presents significant pedestrian/vehicle conflicts, as well as detracting from the Clubhouse entry experience.

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.

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.



POOL HOUSE ARCADE SECTION



To learn more, please visit <https://corinthian10yearplan.org/>

