

ALTERNATIVE DESIGNS PRESENTATION CYC VISION PLAN



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

10-YEAR CAPITAL PLANNING INITIATIVE



10-Year Capital Plan

March 17, 2025
Master Planning Initiative
Membership Survey & Feedback Preparation

Project Summary

The CYC is developing a 10-year capital plan. That plan will, 1) set forth the next ten years of capital projects, including both repair & maintenance and development projects, 2) project aggregate costs, and 3) include a financing plan to cover those costs. The goal is to produce a 10-year capital deployment roadmap that is member supported, sustainable, capital efficient, affordable, transparent and funded.

The first step in developing the 10-year capital plan is to create a shared vision of our priorities, and how best to optimize our campus around that shared vision. Core to this vision is improving the member experience by developing a safer, more pedestrian-friendly campus that expands our amenities and thoughtfully rearranges our footprint in a more seamless synthesis of uses and activities. Our club provides an array of amenities and activities, including food and beverage, pool, tennis and a host of waterfront activities and services, all supported by an aging infrastructure and footprint that is inefficiently laid out and increasingly constrained. Importantly, the recent purchases of the 14 and 17 Corinthian Lane parcels enlarge our footprint, which creates new optionality.

After a lengthy process, we have retained Klopfer Martin Design Group to help us develop a campus site plan, which when complete, will reflect our shared vision. This site plan will seek to reimagine the club's recently expanded footprint, blending our many operational needs and constraints with the interests of varied activities and stakeholders. The goal of the site plan is to create a cohesive blueprint to serve as the vision to inform spending decisions, both in the current 10-year capital plan, as well as subsequent 10-year plans.

Membership Engagement - Membership input into this process is imperative. The club is fostering member input through multiple communications channels.

1. *Dedicated Email* – The club has created a dedicated email address through which members can email comments directly to the committee. That address is 10yearplan@corinthianyc.org. Please use this as often as needed to convey your thoughts, feedback and suggestions.
2. *Survey* – We have written a member survey, which will focus on site plan themes and components. It will gauge support for the goals and initiatives discussed below and solicit input for initiatives we haven't yet considered. This paper is intended as a resource to provide you background and context in preparing to provide that input.

“The first step in developing the 10-year capital plan is to create a shared vision of our priorities, and how best to optimize our campus around that shared vision.”

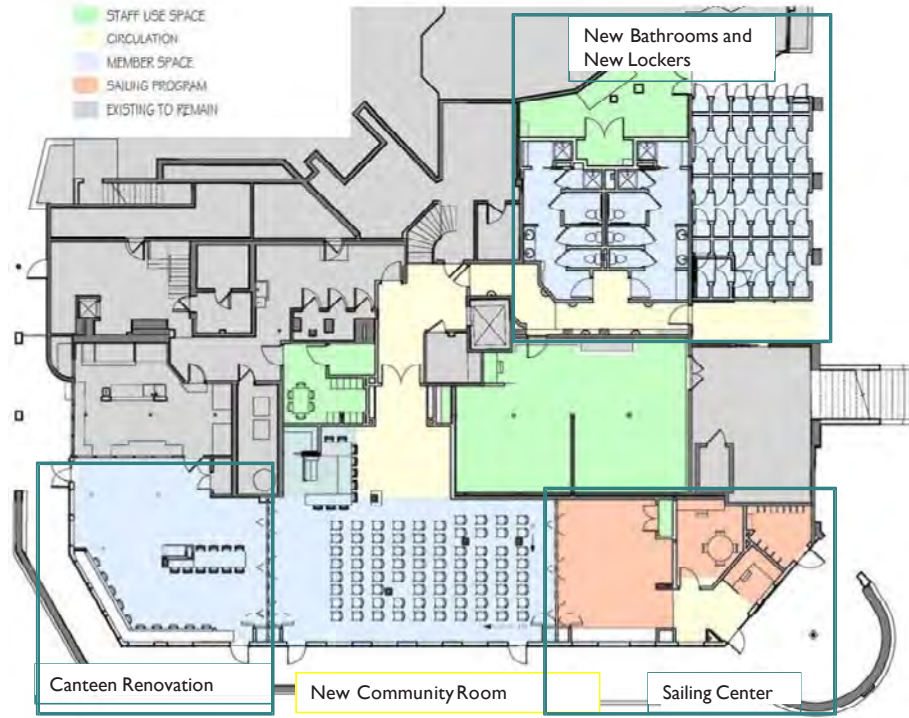
MEMBERSHIP ENGAGEMENT CHANNELS

- dedicated email (10yearplan@corinthianyc.org)
- member survey
- town halls
- commodore updates

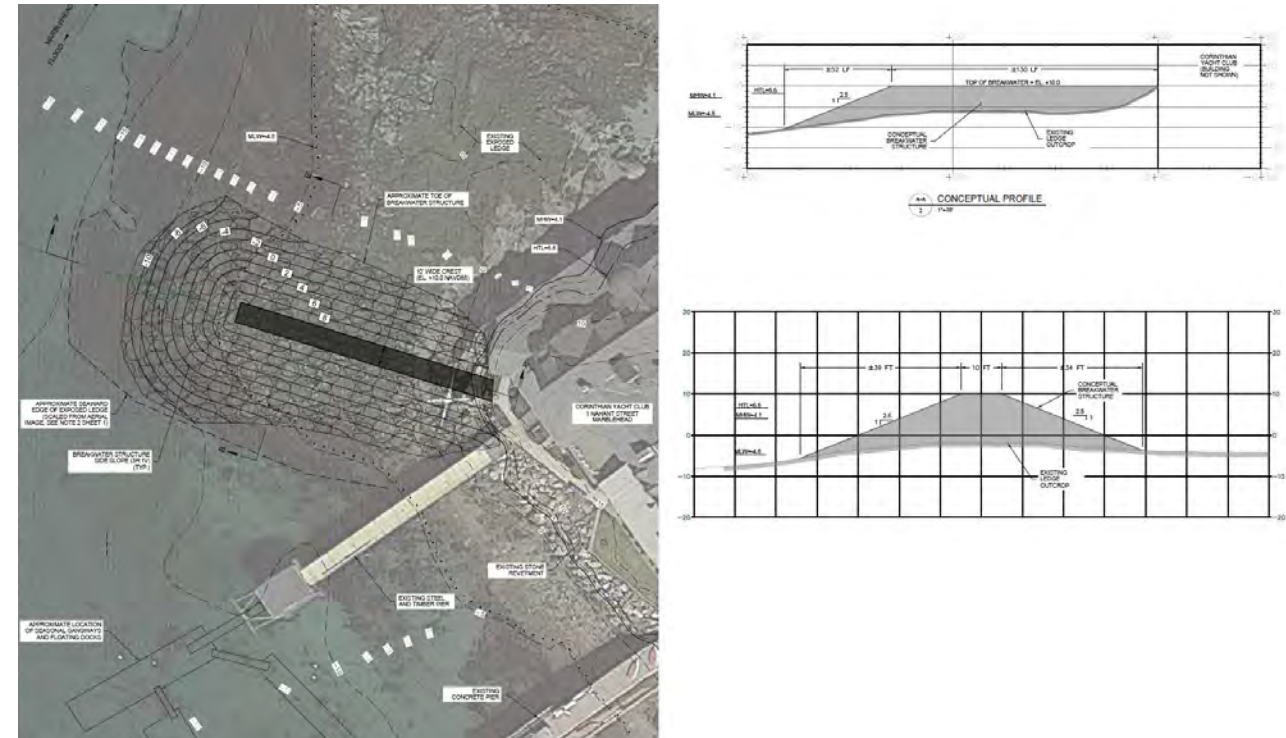


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PREVIOUS CYC PLANNING STUDIES



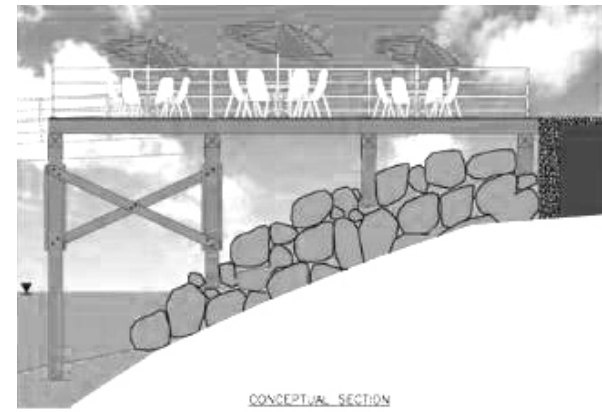
CLUBHOUSE MASTER PLAN (SV DESIGN, 2019)



BREAKWATER STUDY (GZA GEOENVIRONMENTAL, 2021)



LOWER DECK PROJECT - SCHEMATIC DESIGN (GZA GEOENVIRONMENTAL, 2013)



17 CORINTHIAN LANE STUDY (BOSWORTH ARCHITECT, 2021)

EXISTING CONDITIONS SITE EXTENTS



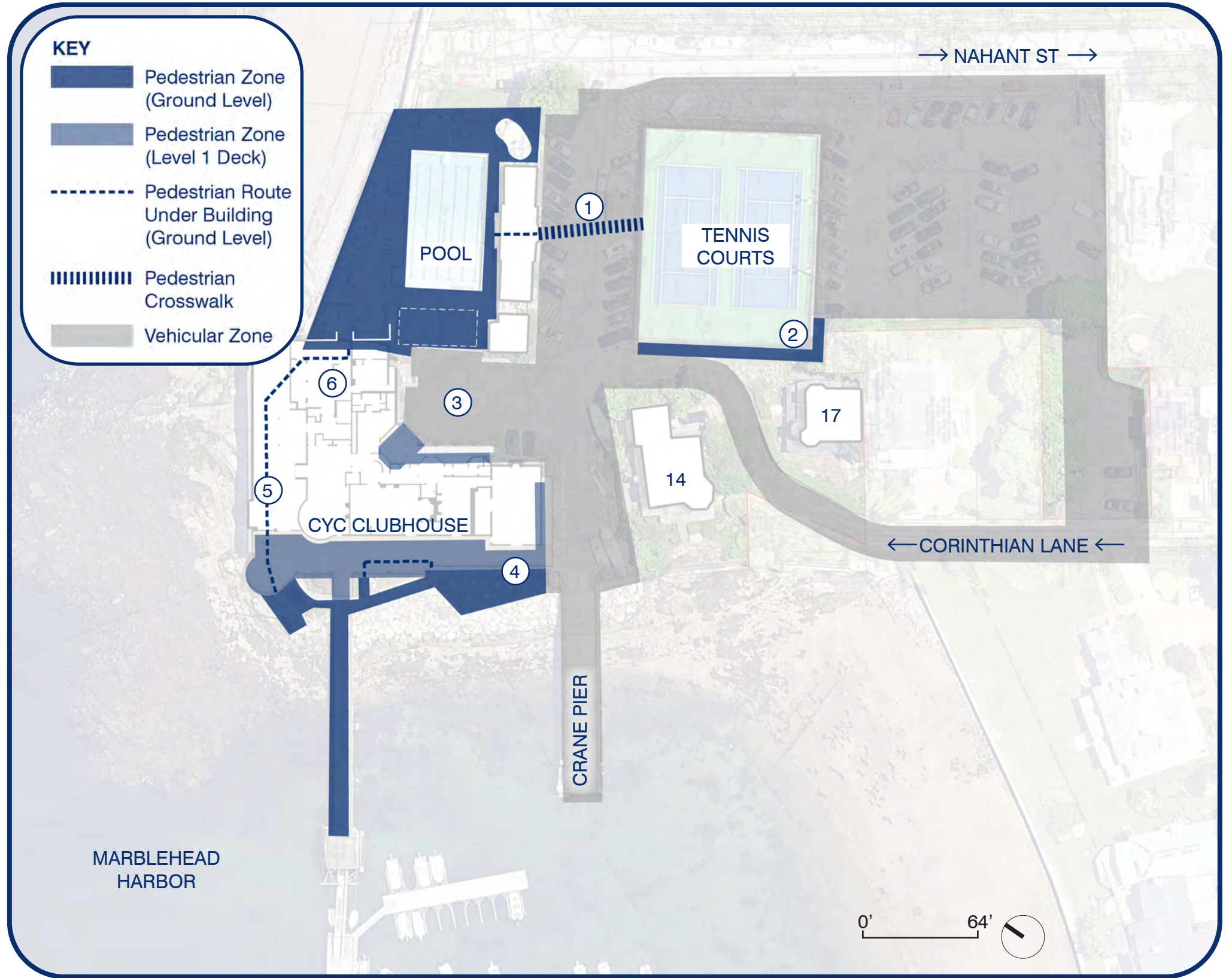
EXISTING CONDITIONS

2024 SITE PLAN



EXISTING CONDITIONS

PEDESTRIAN VS VEHICULAR SPACE

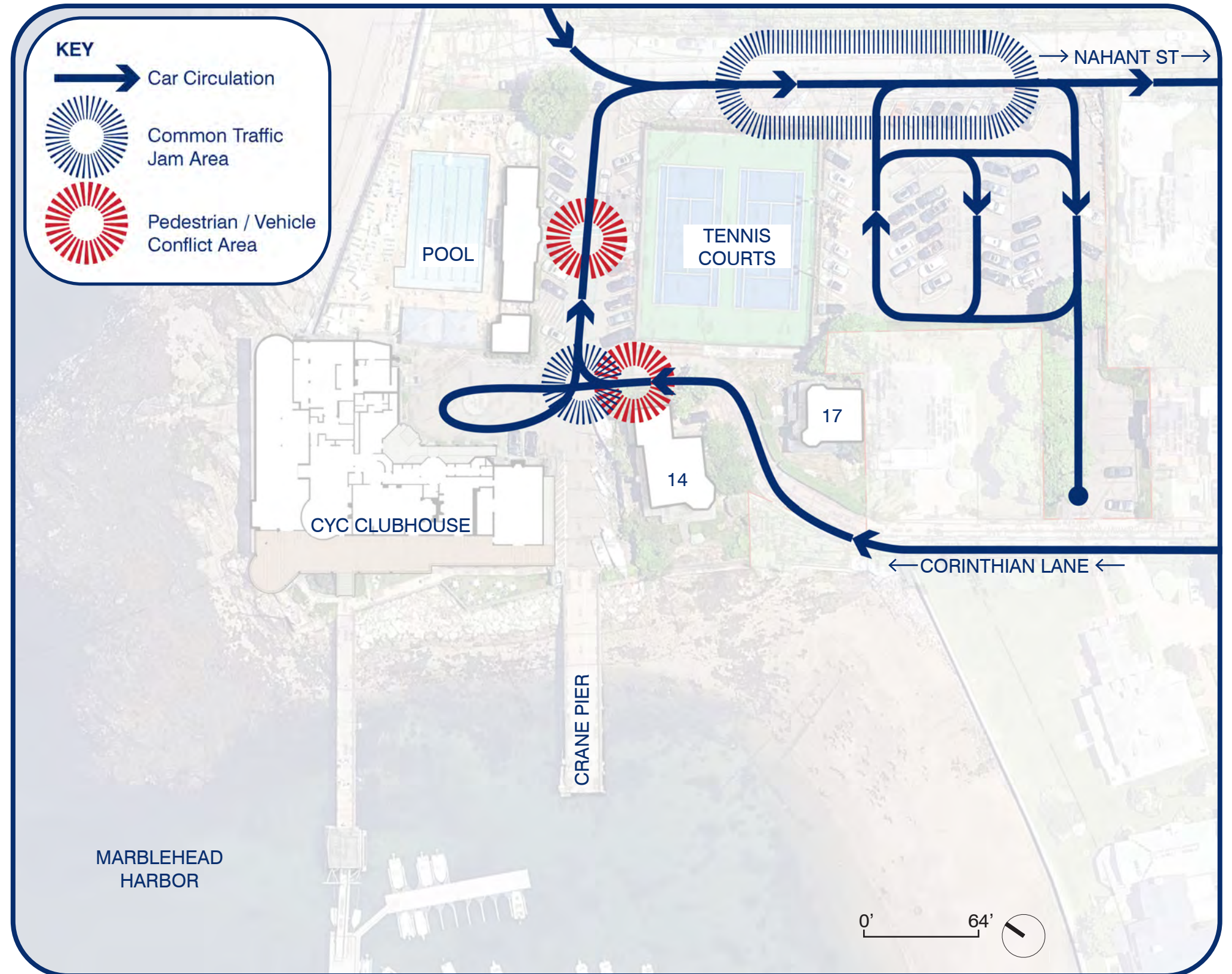


EXISTING CONDITIONS PARKING



EXISTING CONDITIONS

PARKING LOT CIRCULATION



SITE PRIORITIES

2024 MEMBERSHIP SURVEY

The survey illuminated the areas where membership has the greatest areas of concern

Please score each of the following areas of concern based on importance and severity

1 = Not Important, 5 = Highly Important

Rank	Concern	Avg Score
1	Insufficient waterfront seating (porch, bistro, etc.)	3.7
2	Insufficient parking	3.6
3	Insufficient pool deck area	3.0
4	Inadequate waterfront access (crane, ramp, slips, etc.)	2.7
5	Inadequate pool locker rooms	2.7
6	Inadequate basement level bathroom & shower facilities	2.6
7	Insufficient tennis court capacity	2.6
8	Corinthian Lane traffic stoppages (drop-offs, crane pier activity, etc)	2.5
9	No boat ramp	2.3
10	Delivery trucks entering parking lot against traffic during Club use hours	2.3
11	Capacity constrained launching & hauling	2.2
12	Inadequate tennis viewing and amenities	2.2
13	Inadequate small craft storage (SUPs, kayaks, etc.)	2.1
14	Insufficient dry sailing capacity	2.0
15	Dry sailing split between two areas	1.8

SITE PRIORITIES

2024 MEMBERSHIP SURVEY

The survey also allowed membership to weigh in on their preference for potential development projects

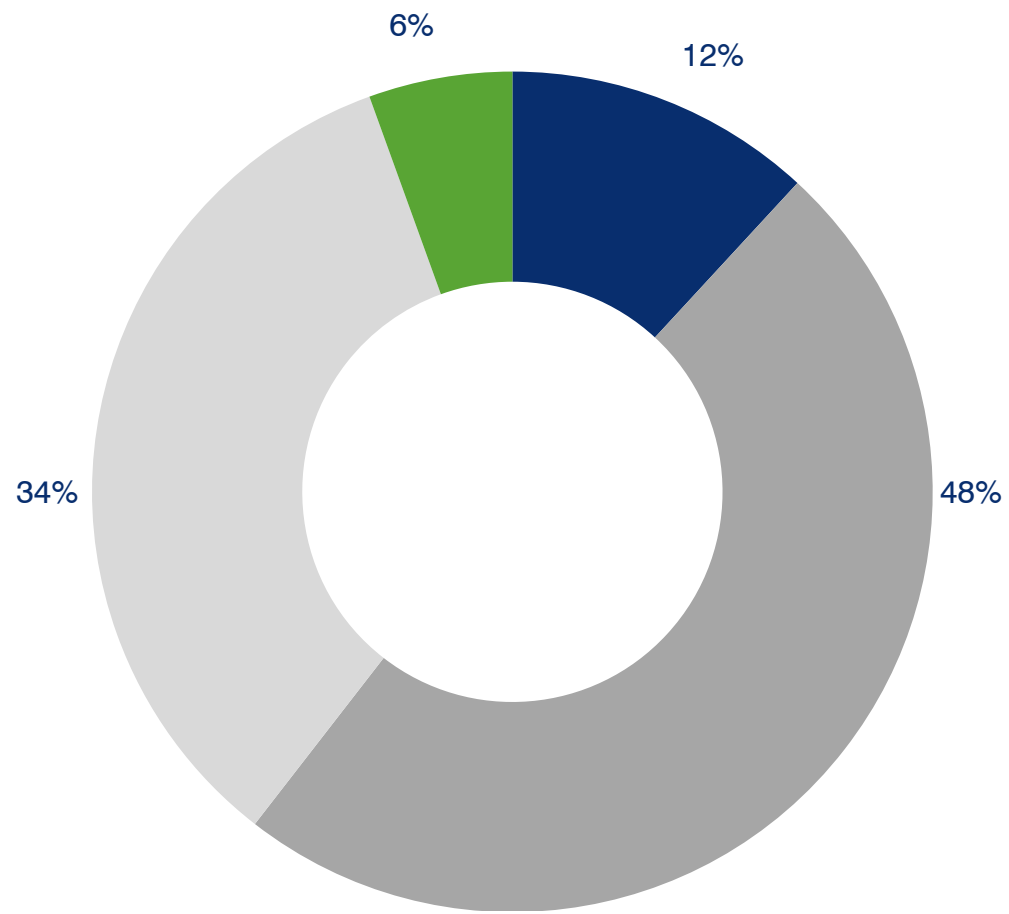
Please rank the following potential development projects

1 = Low Priority, 5 = High Priority

Rank	Concern	Avg Score
1	Increase available parking	3.5
2	Build the Riprap Deck adjacent to the bistro	3.5
3	Storm Seas Mitigation / Float stabilization (breakwater, water attenuating floats, floating barrier)	3.2
4	Enlarge the pool deck	3.1
5	Reengineer traffic pattern	3.0
6	Augment our float system	2.8
7	Rebuild the pool house	2.7
8	Create designated drop-off area	2.6
9	Add a third tennis court	2.6
10	Add paddle ball and/or pickle ball courts	2.6
11	Build a sailing center	2.5
12	Build a tennis center	2.4
13	Build a boat ramp	2.3
14	Widen the crane pier	2.2
15	Expand dry sailing capacity	2.1
16	Consolidate dry sailing into one area	2.1

EXISTING CONDITIONS

SITE USES



- 48% VEHICULAR SPACE
- 34% BUILDINGS, POOL, AND SPORTS COURTS
- 5% GREEN SPACE
- 12% PEDESTRIAN SPACE



OBJECTIVES THAT GUIDE ALTERNATIVES:

1. INCREASE PEDESTRIAN SAFETY
2. IMPROVE THE APPROACH TO THE CLUB
3. INCREASE SEATING AMENITIES (CLUBHOUSE & POOL DECKS, TENNIS SPECTATOR SEATING)
4. CREATE INTERIOR MULTI-PURPOSE SPACE (WITH POSSIBILITY OF ADJ. OUTDOOR SPACE)
5. TO INCREASE EFFICIENCY OF SITE AREA, STACK PROGRAM WHERE POSSIBLE
6. INCREASE GREEN SPACE AND INCREASE PARKING
7. ELEVATE BOAT STORAGE PRIORITY & ORGANIZE ITS PRESENCE

PRECEDENTS



WELCOMING ENTRY



MULTI-FUNCTION LAWN



VARIETY OF WATERFRONT SPACES



LANDSCAPED COURT EDGES



BOAT STORAGE CLOSE TO WATER



EXPAND STORAGE FOR CLUB-OWNED BOATS

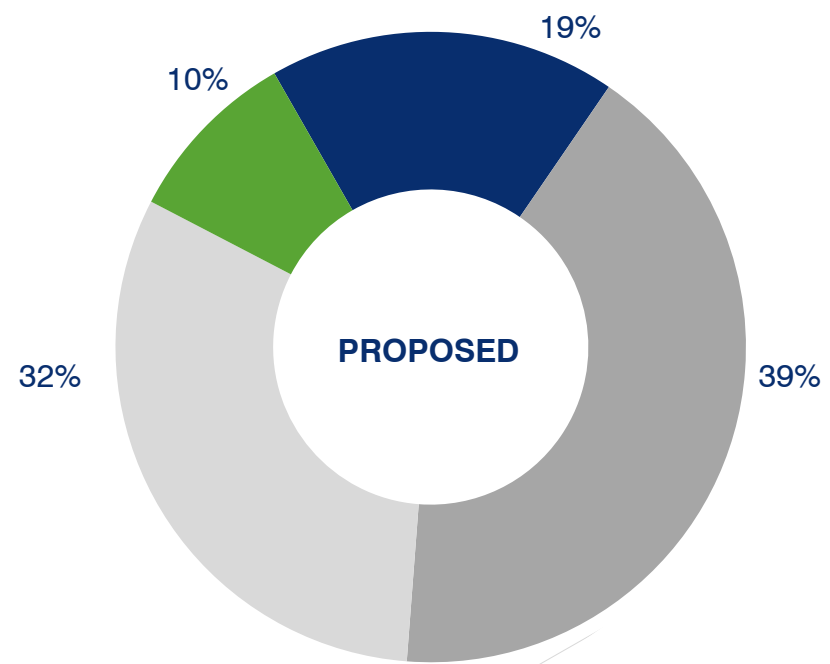
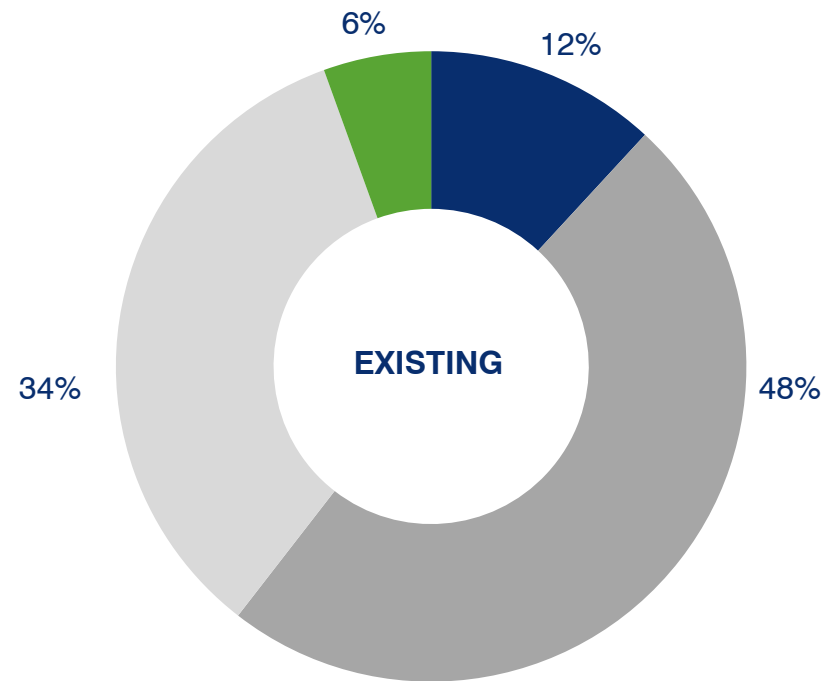
**OPTION 1
LINEAR**



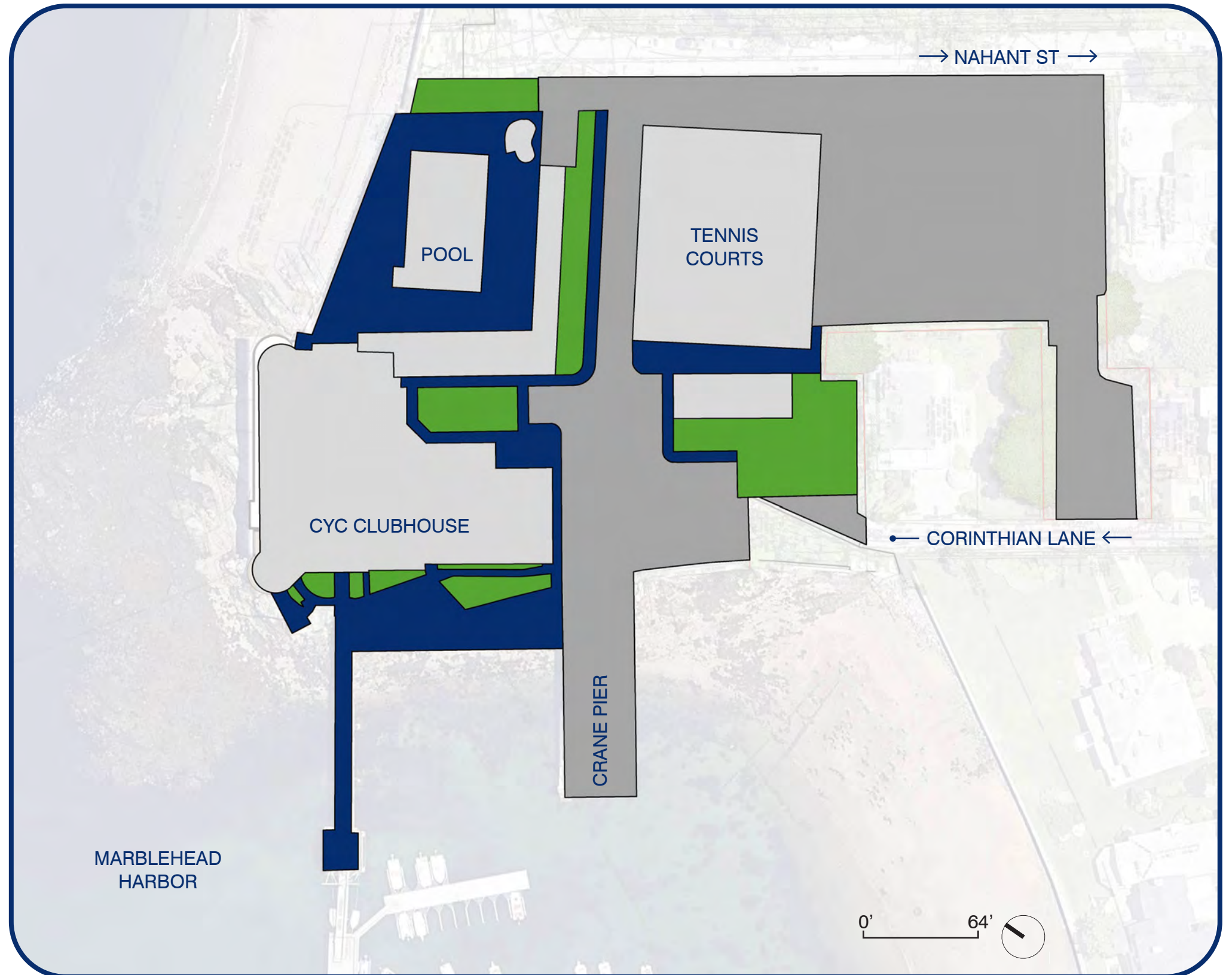
OPTION 1 | LINEAR



OPTION 1 | LINEAR SITE USES



- VEHICULAR SPACE
- BUILDINGS, POOL, AND SPORTS COURTS
- GREEN SPACE
- PEDESTRIAN SPACE



OPTION 1 | LINEAR PEDESTRIAN CIRCULATION



KEY

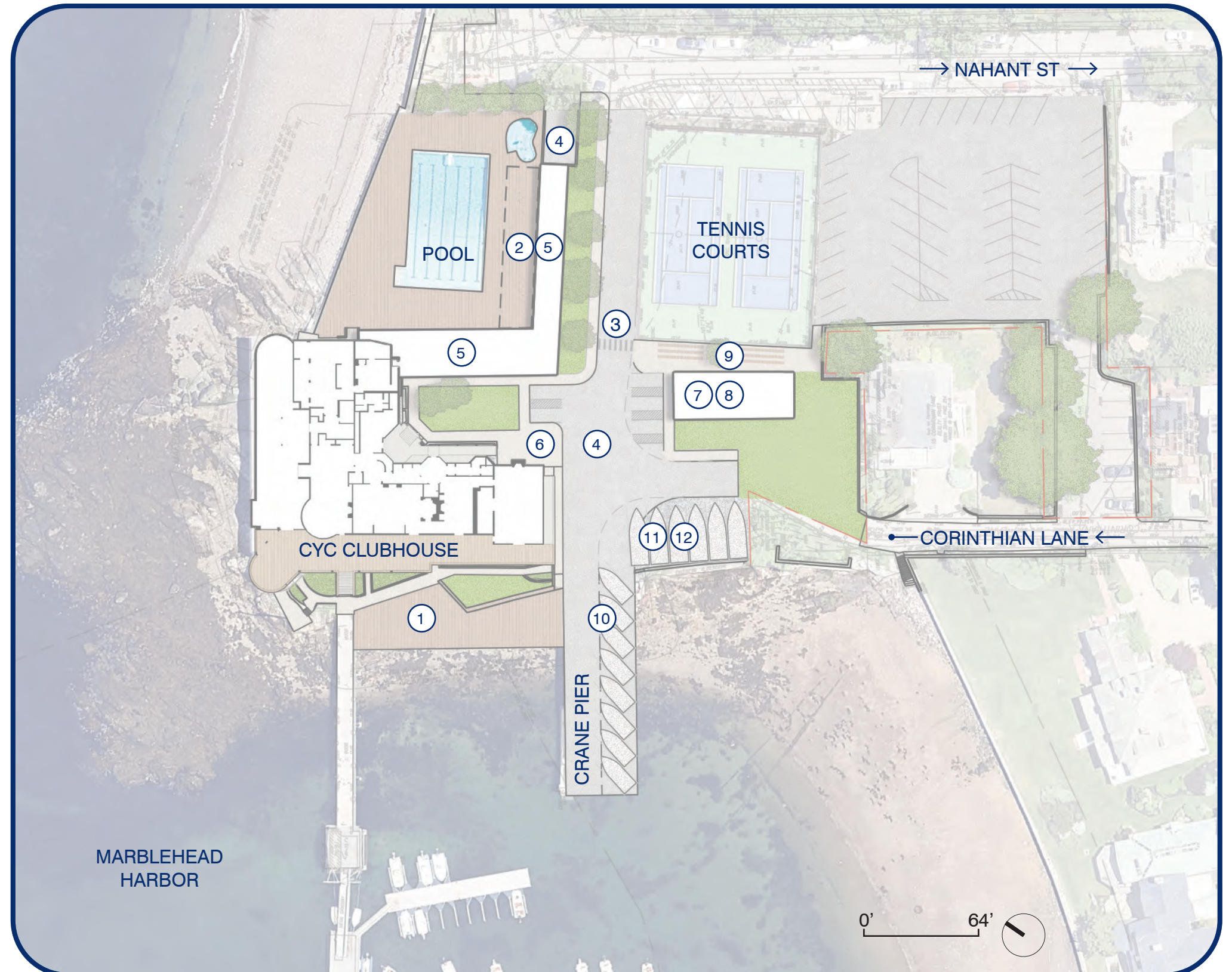
- PEDESTRIAN CIRCULATION
- ★ DROP-OFF LOCATION

OPTION 1 | LINEAR SITE STATS

- ✓ **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)

KEY:

✓ Included X Not Included

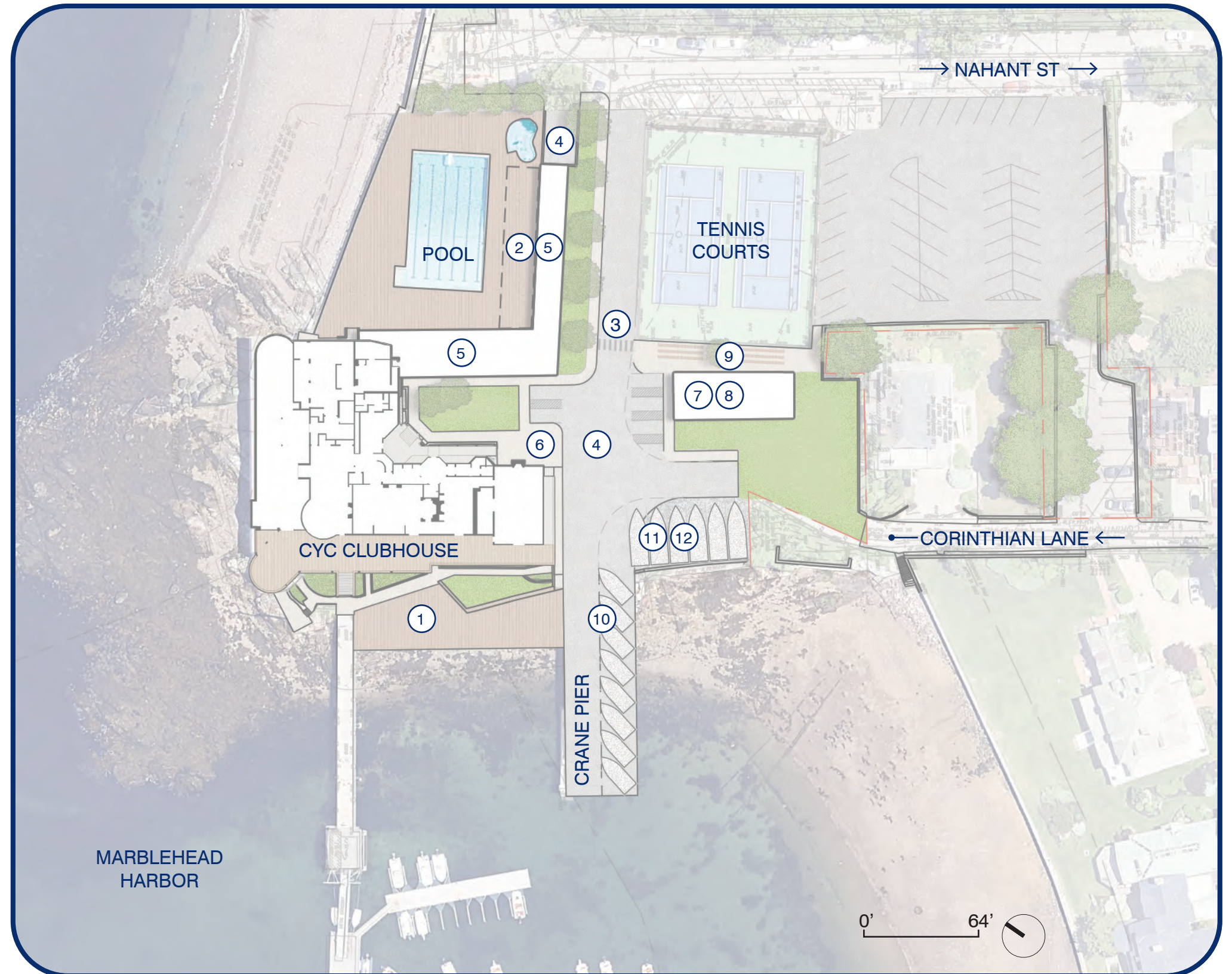


OPTION 1 | LINEAR SITE STATS

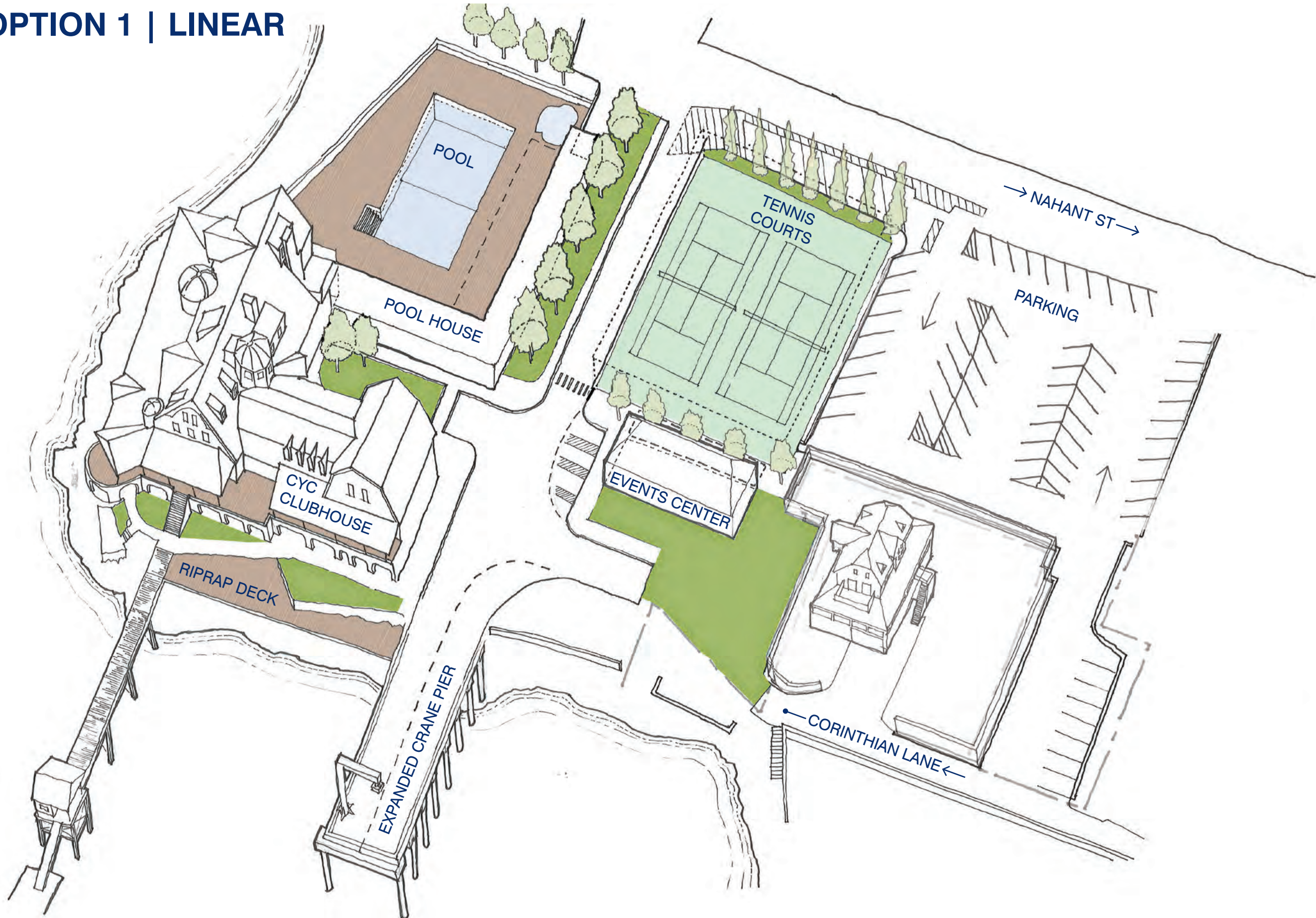
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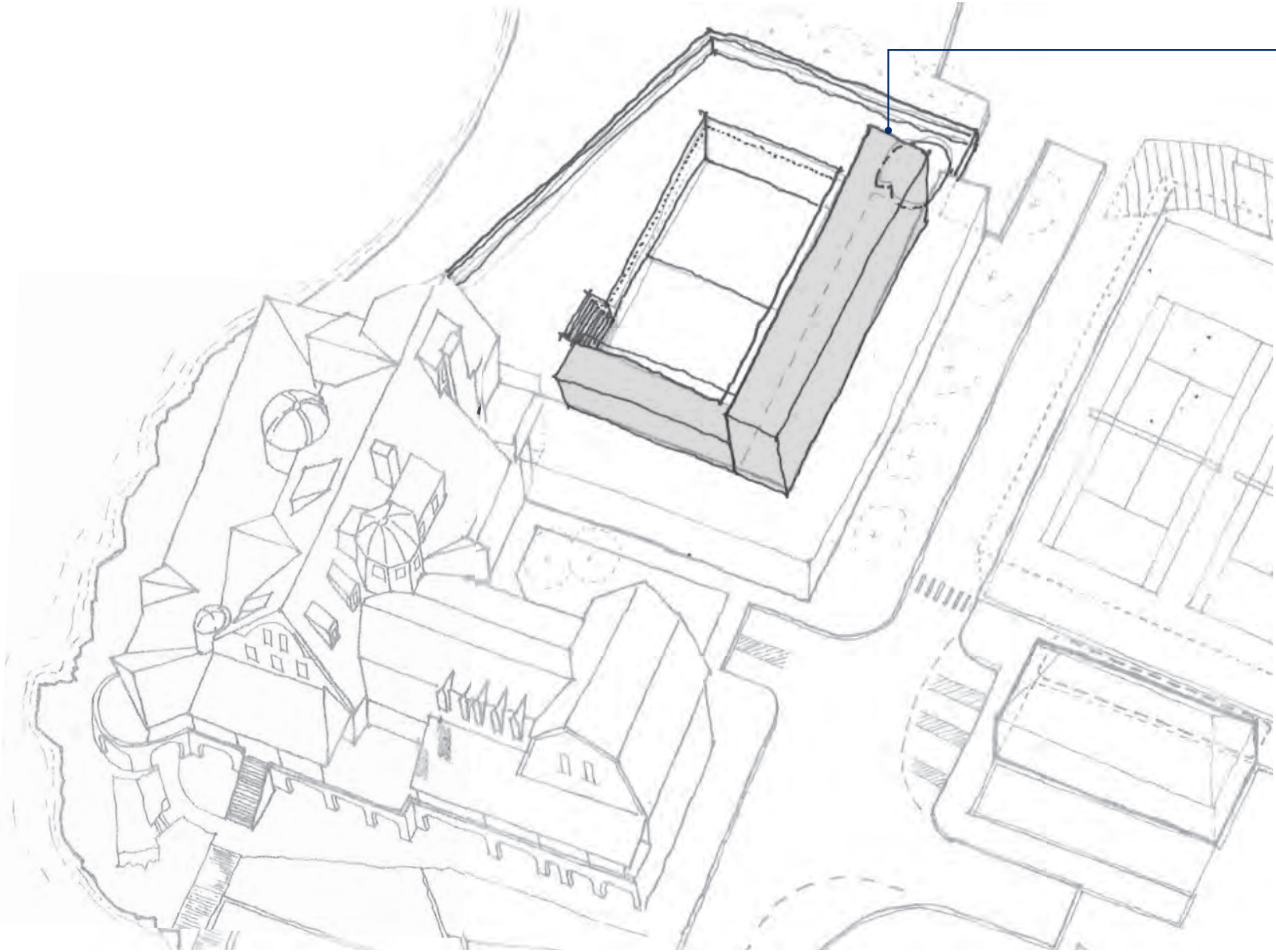
OPTION 1 | LINEAR



OPTION 1 | LINEAR

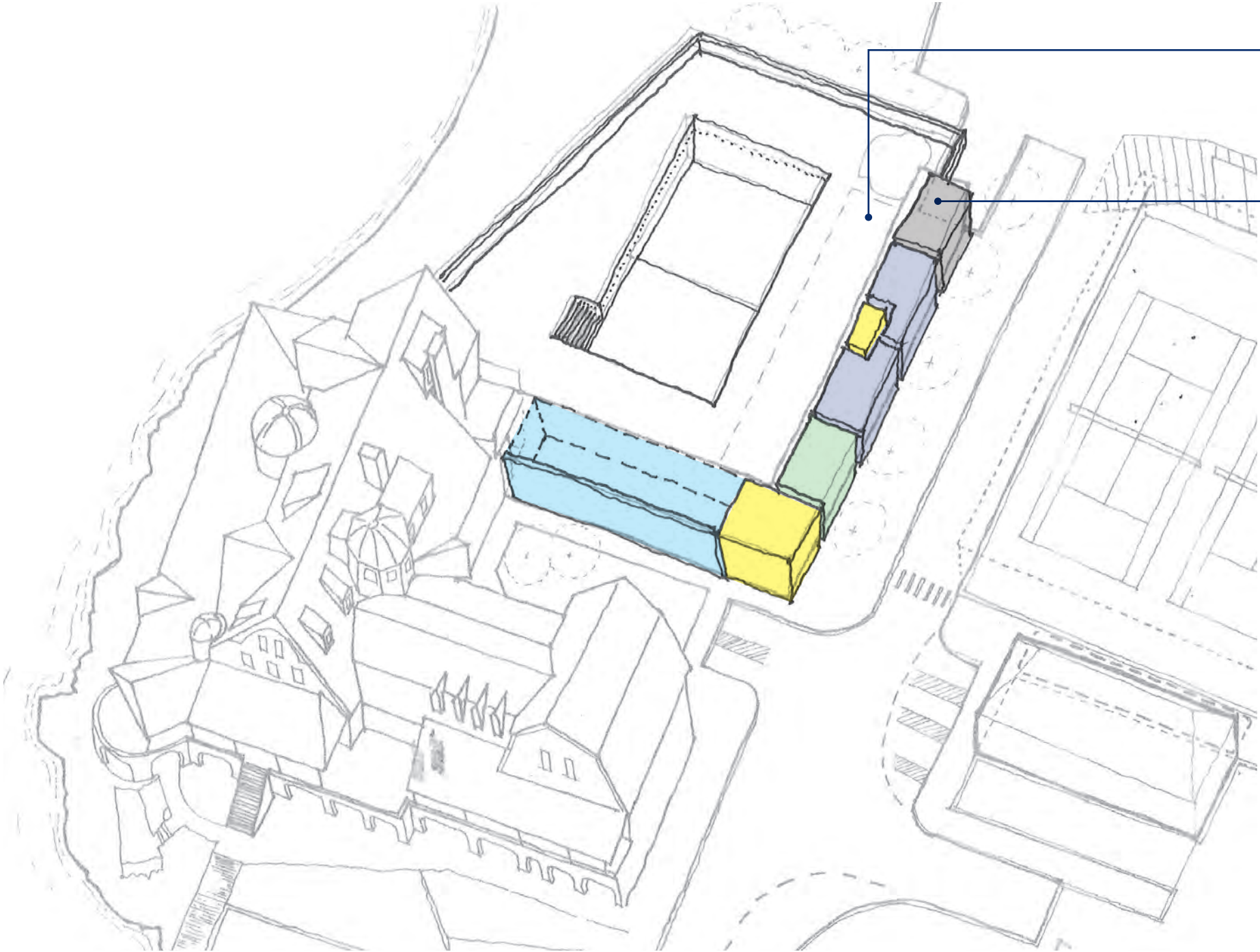
EXISTING POOL HOUSE

EXISTING POOL HOUSE FOOTPRINT



OPTION 1 | LINEAR

POOL DECK EXPANSION & NEW POOL HOUSE



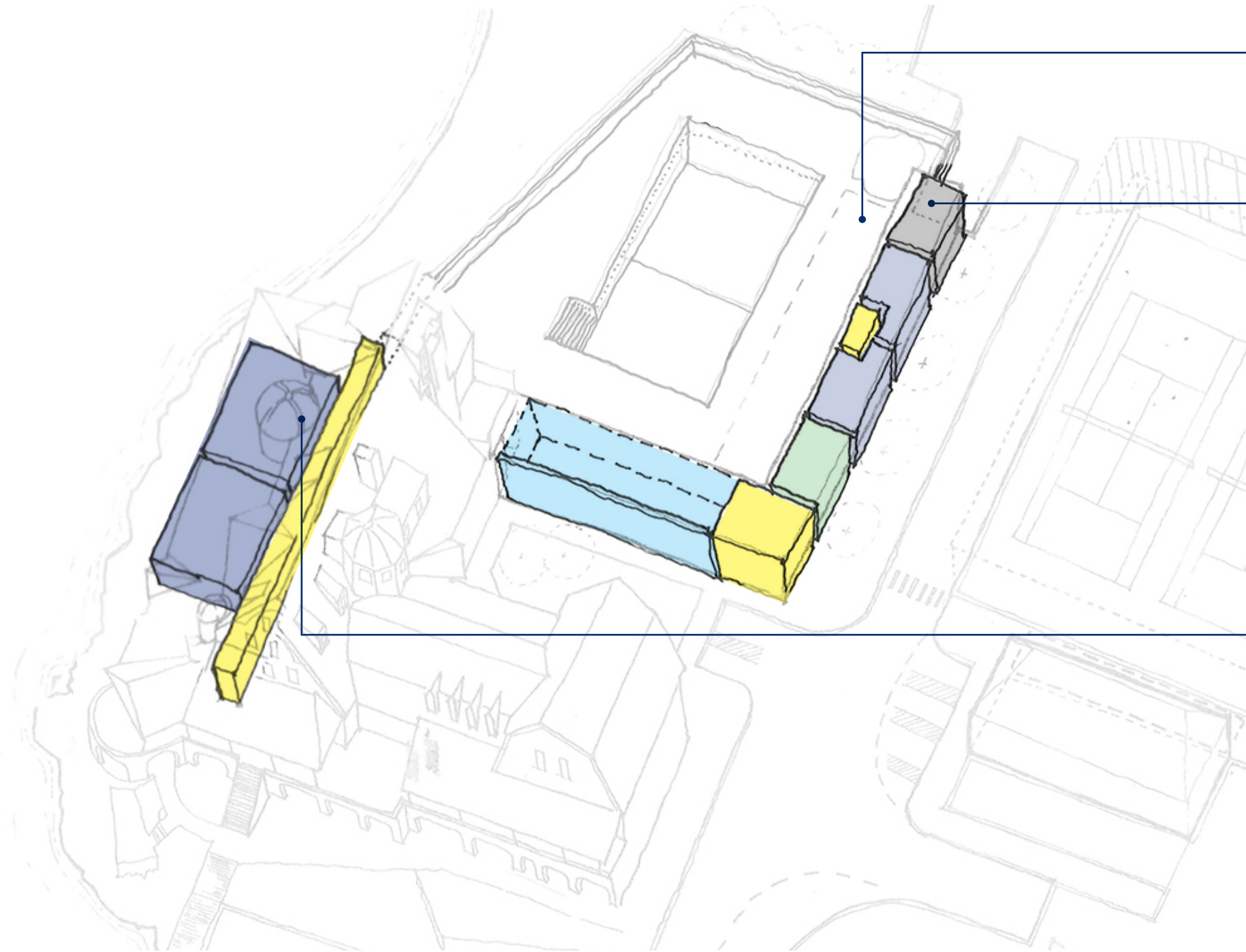
EXPANDED POOL DECK

NEW POOL & TENNIS BUILDING

- KEY**
- ENTRY
 - RESTROOMS
 - DECK UNDER TRELLIS, CANTEEN OR BAR
 - TENNIS OFFICE, GATHERING SPACE
 - LOADING DOCK

OPTION 1 | LINEAR

POOL DECK EXPANSION & NEW POOL HOUSE



EXPANDED POOL DECK

NEW POOL & TENNIS BUILDING

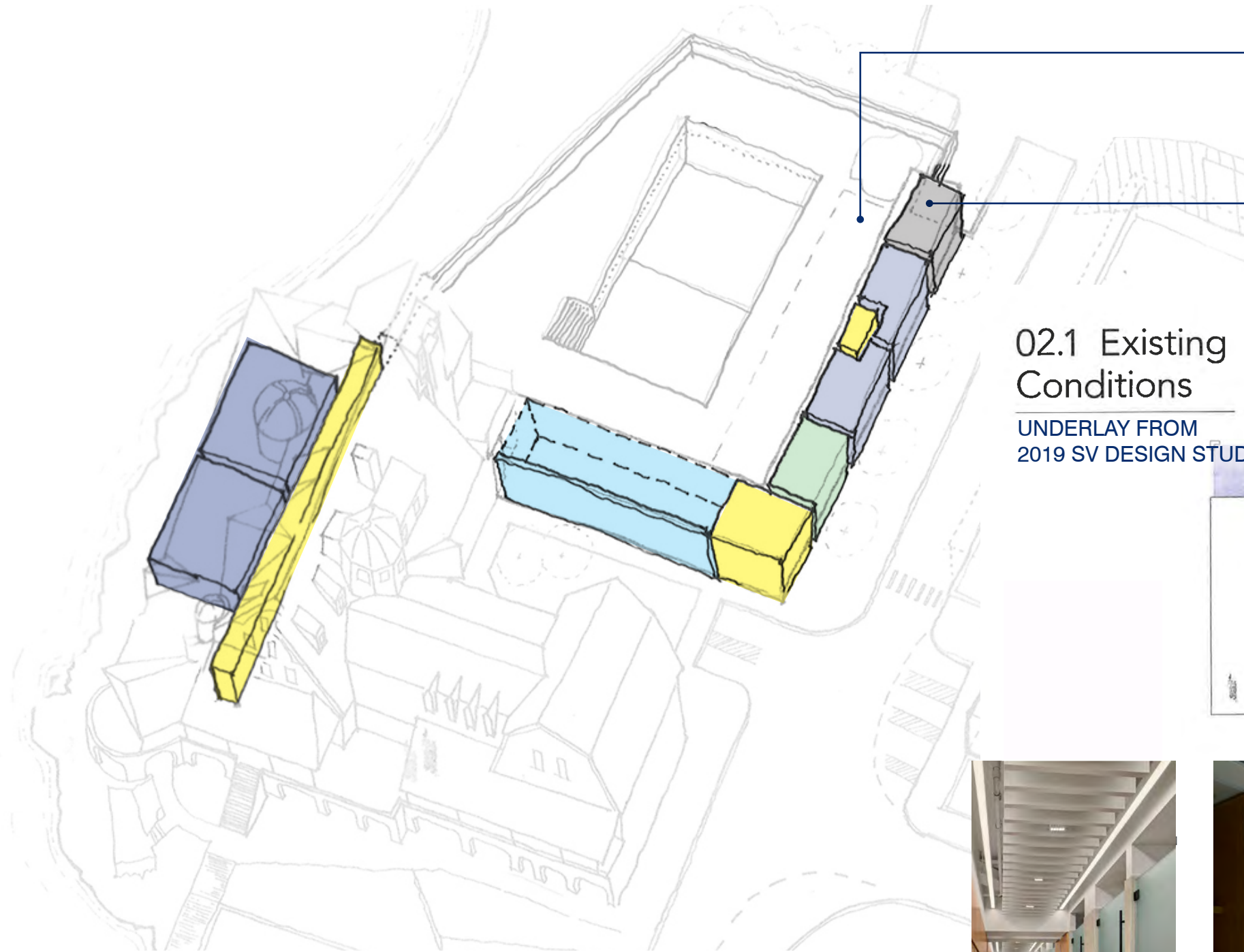
LOCKER ROOMS (IN LOWER LEVEL OF CLUBHOUSE)
CORRIDOR CONNECTOR BETWEEN WEST LAWN & POOL

KEY

- ENTRY
- RESTROOMS
- LOCKER ROOMS
- DECK UNDER TRELLIS, CANTEEN OR BAR
- TENNIS OFFICE, GATHERING SPACE
- LOADING DOCK

OPTION 1 | LINEAR

POOL DECK EXPANSION & NEW POOL HOUSE



EXPANDED POOL DECK

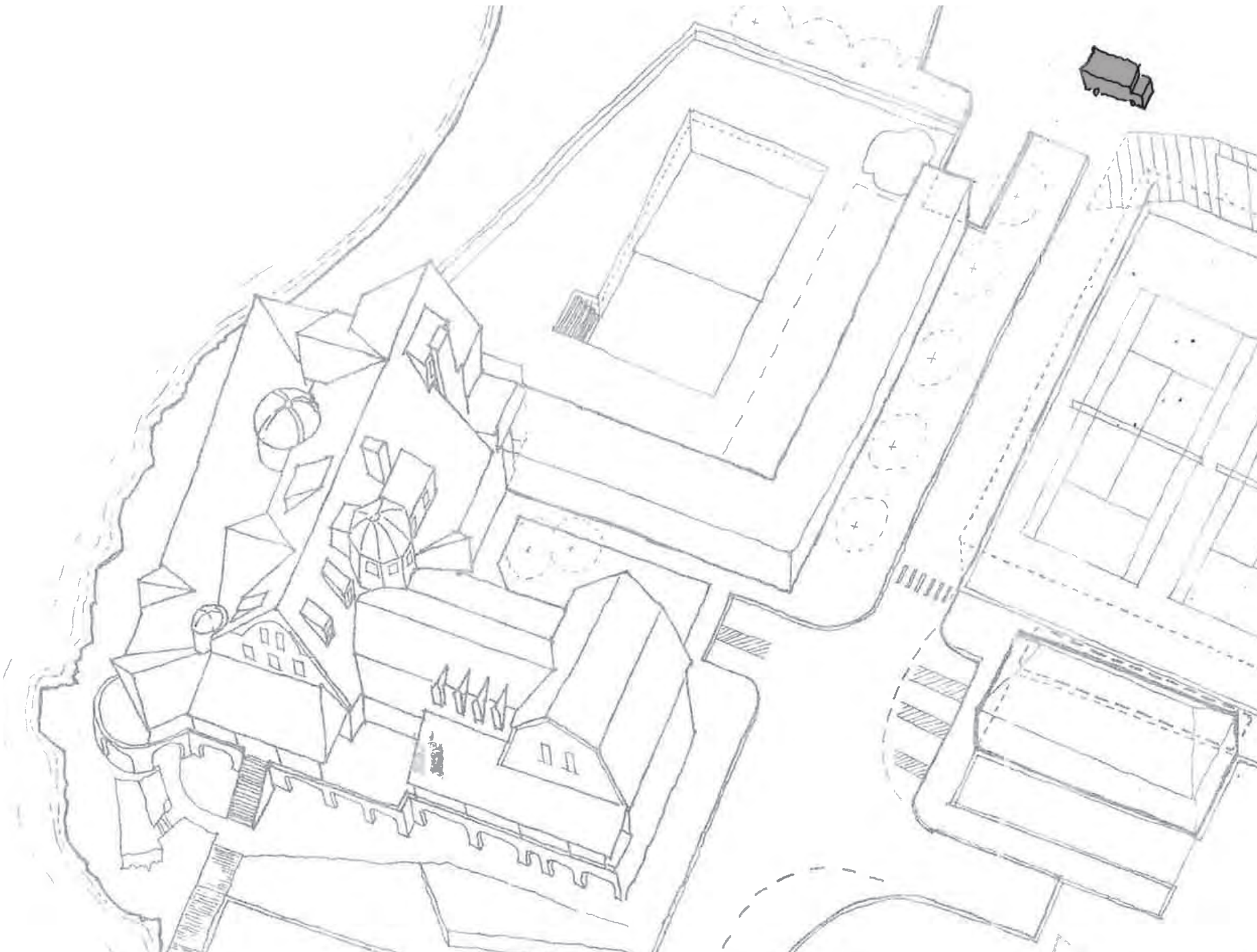
NEW POOL & TENNIS BUILDING

02.1 Existing Conditions

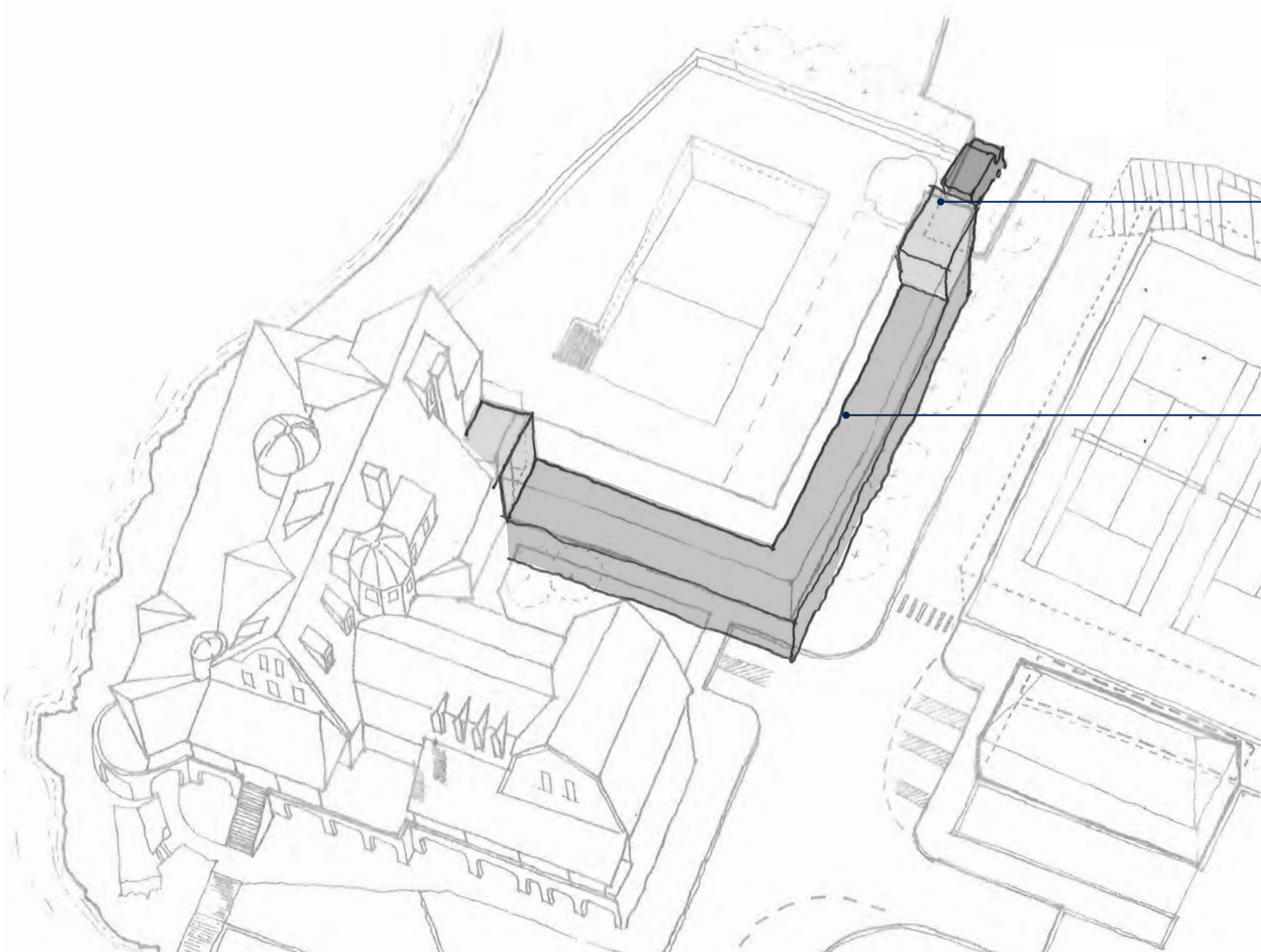
UNDERLAY FROM 2019 SV DESIGN STUDY



OPTION 1 | LINEAR SERVICE SEQUENCE



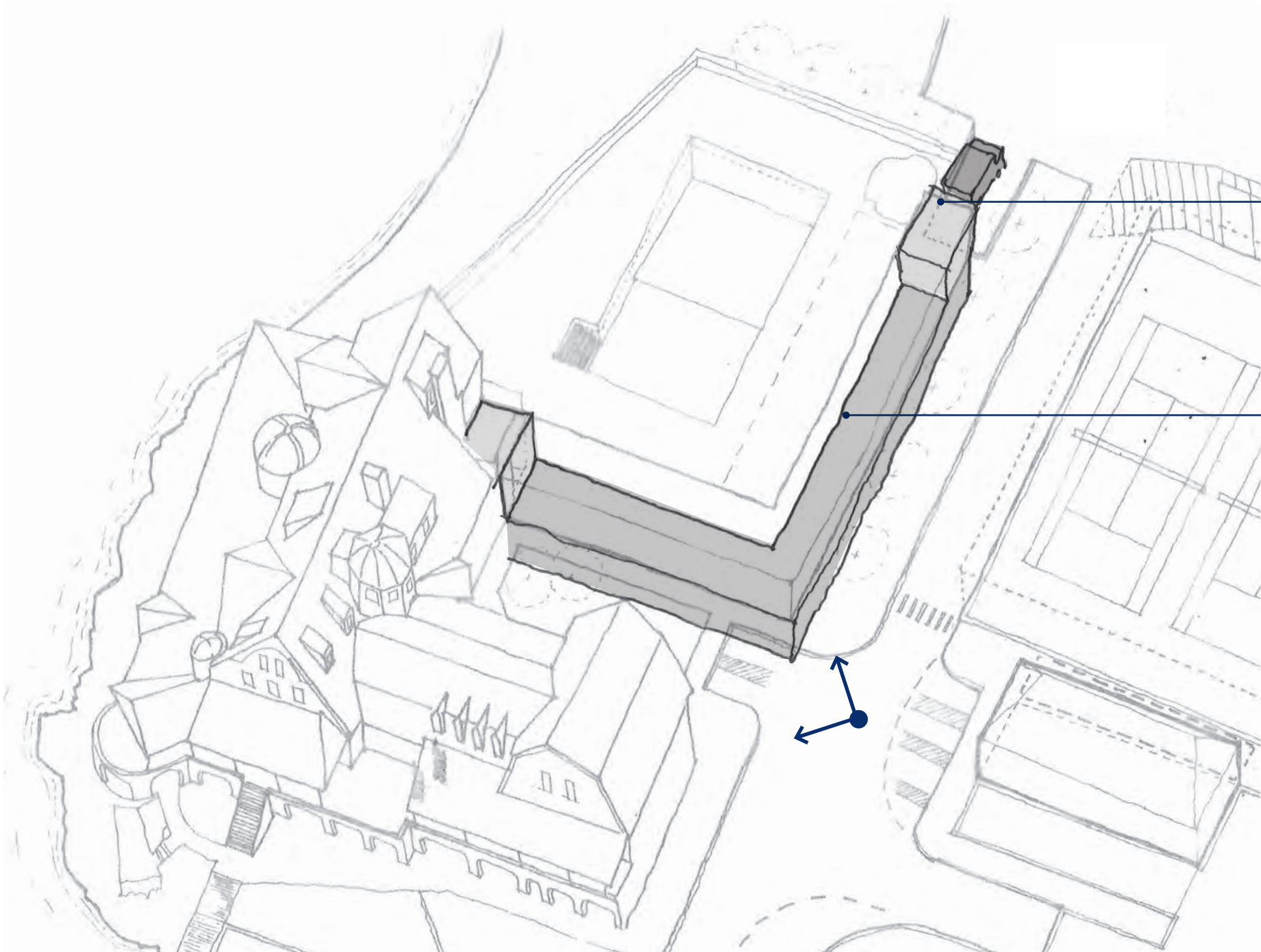
OPTION 1 | LINEAR SERVICE SEQUENCE



LOADING DOCK

BASEMENT-LEVEL SERVICE HALLWAY

OPTION 1 | LINEAR SERVICE SEQUENCE

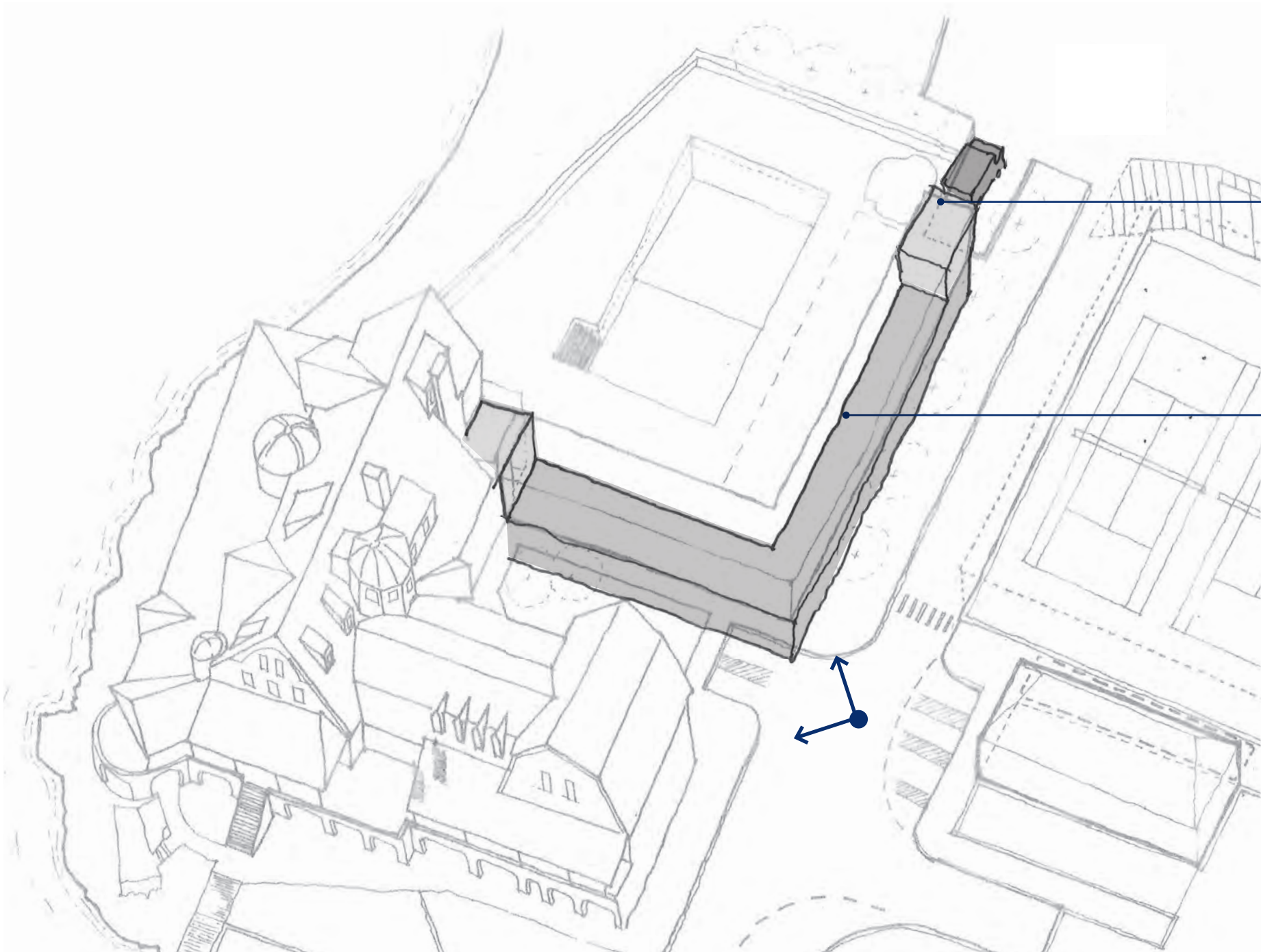


LOADING DOCK

BASEMENT-LEVEL SERVICE HALLWAY



OPTION 1 | LINEAR SERVICE SEQUENCE

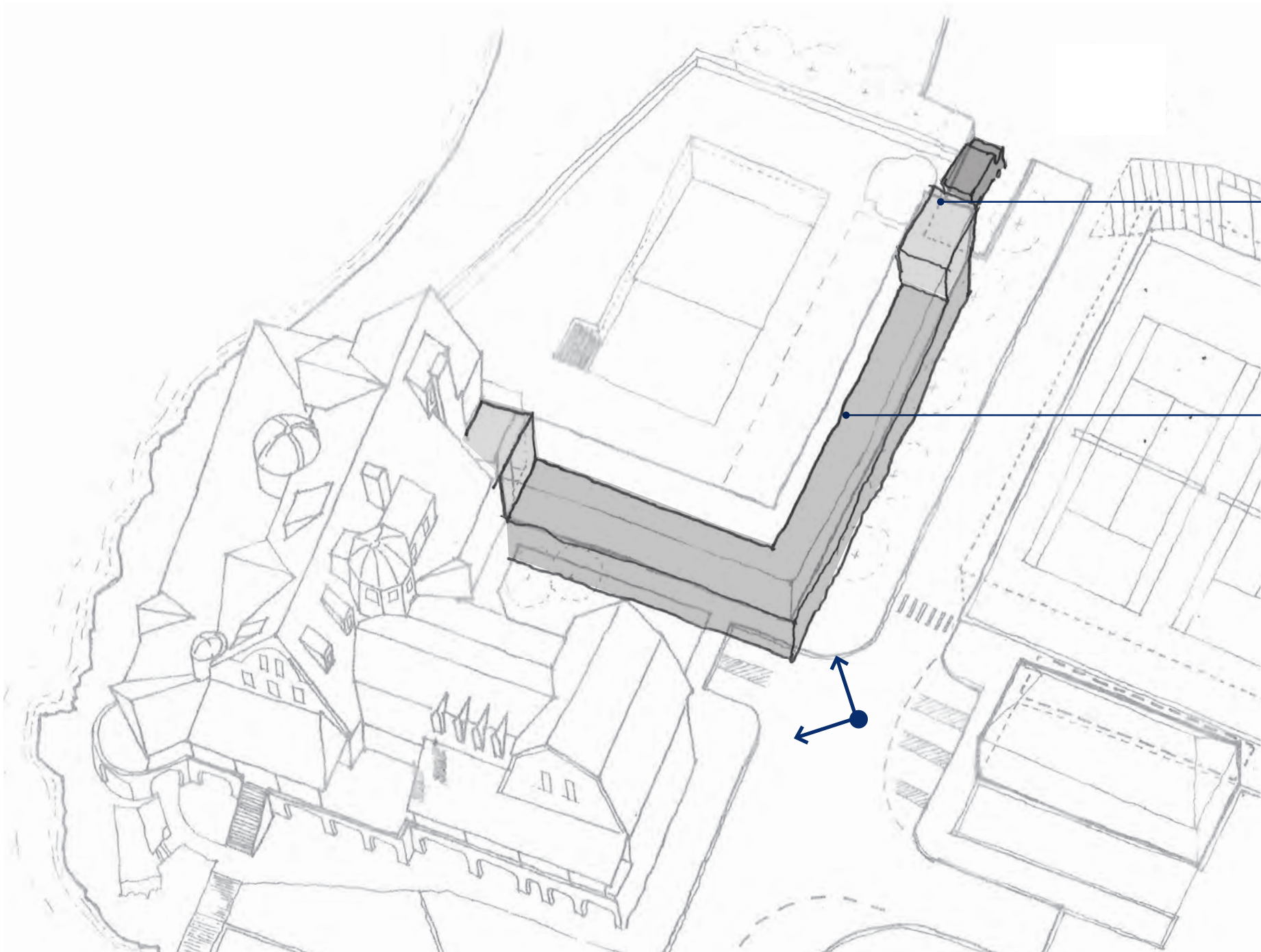


LOADING DOCK

BASEMENT-LEVEL SERVICE HALLWAY

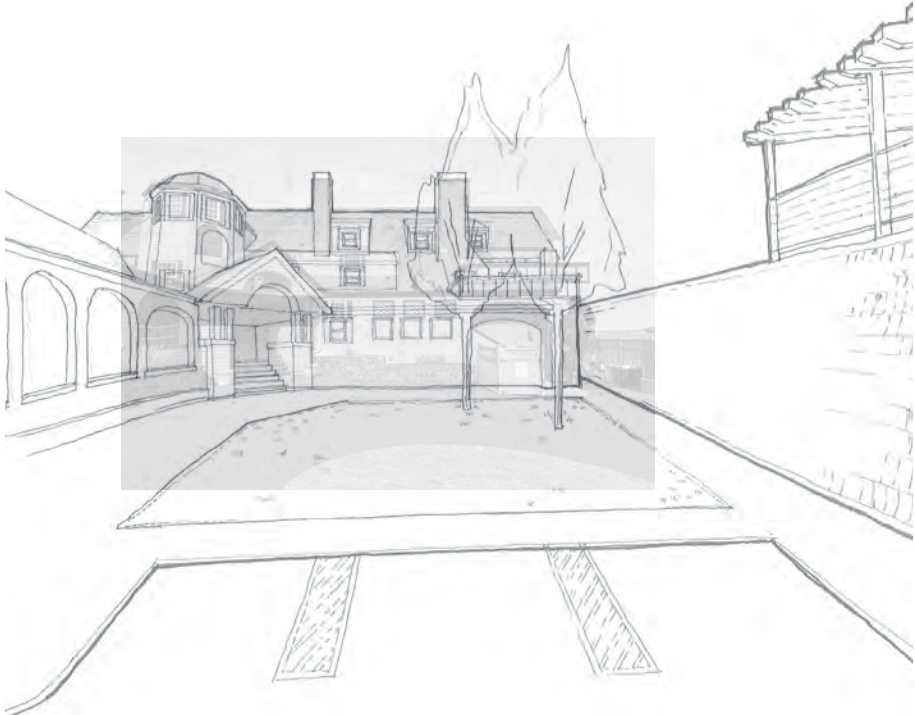


OPTION 1 | LINEAR SERVICE SEQUENCE

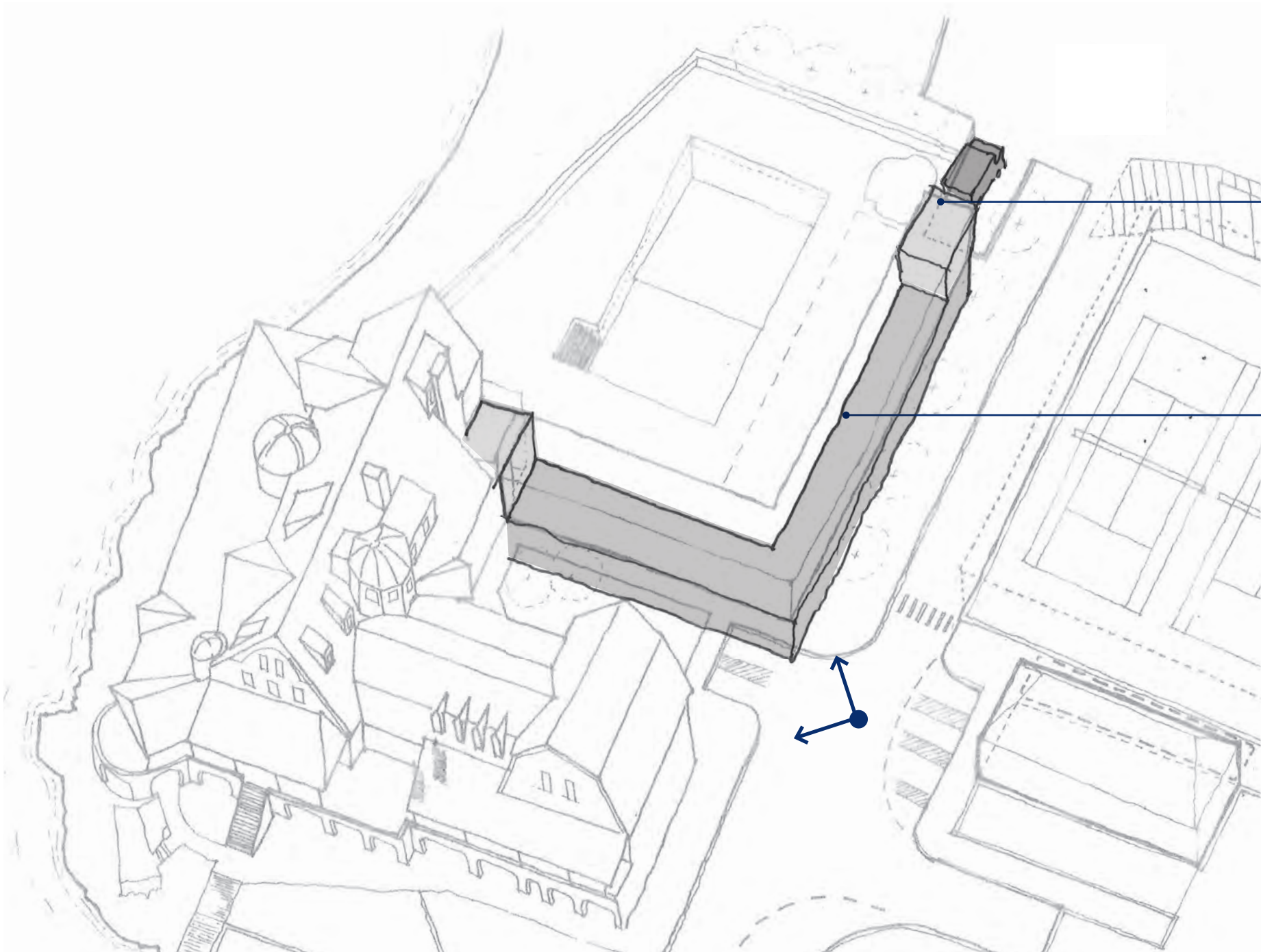


LOADING DOCK

BASEMENT-LEVEL SERVICE HALLWAY

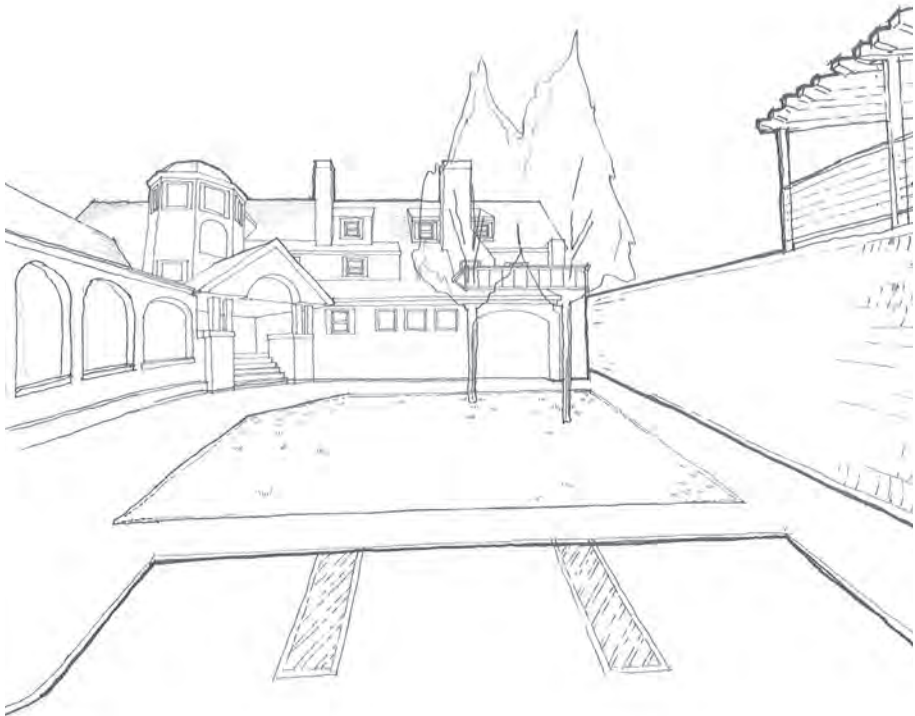


OPTION 1 | LINEAR SERVICE SEQUENCE



LOADING DOCK

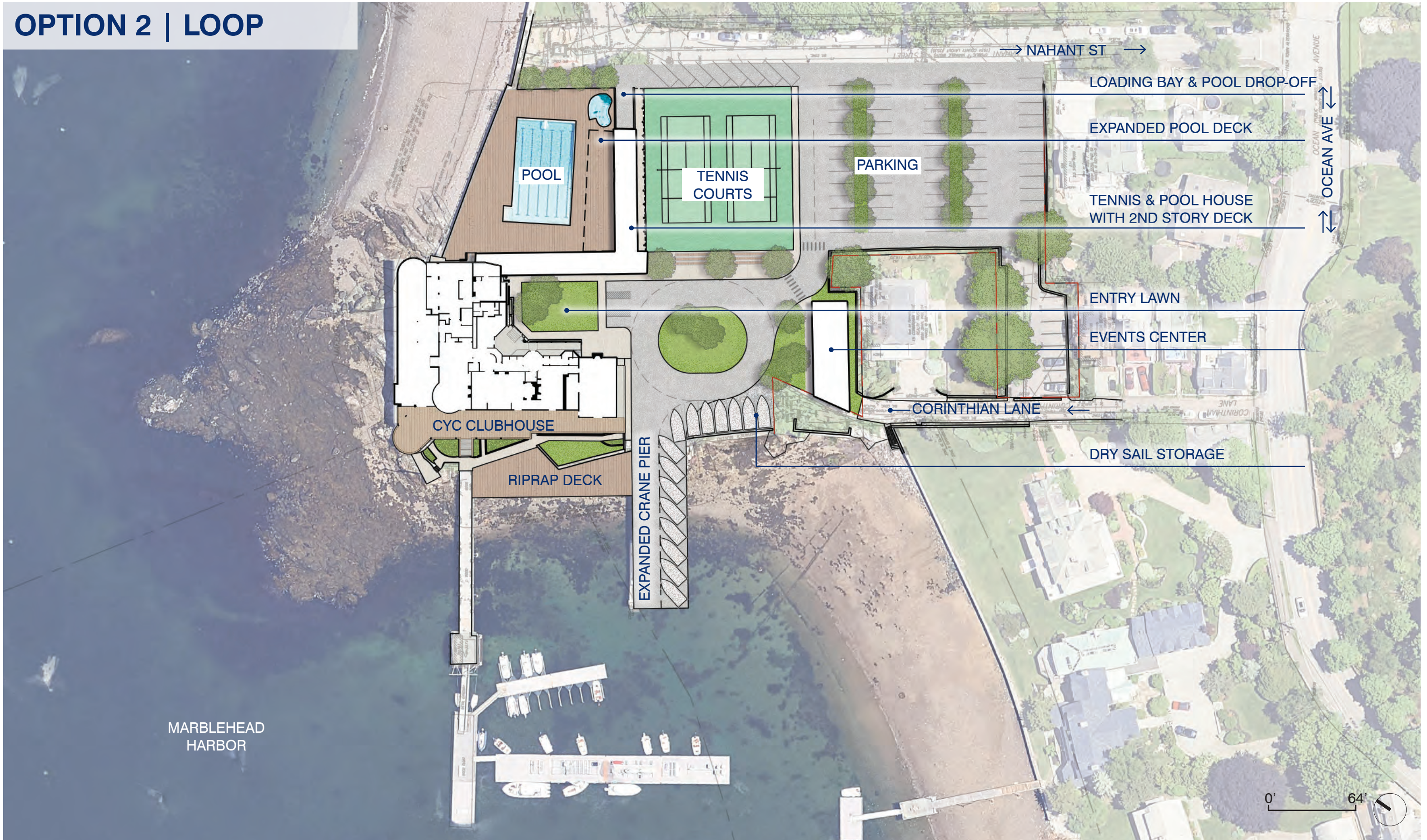
BASEMENT-LEVEL SERVICE HALLWAY



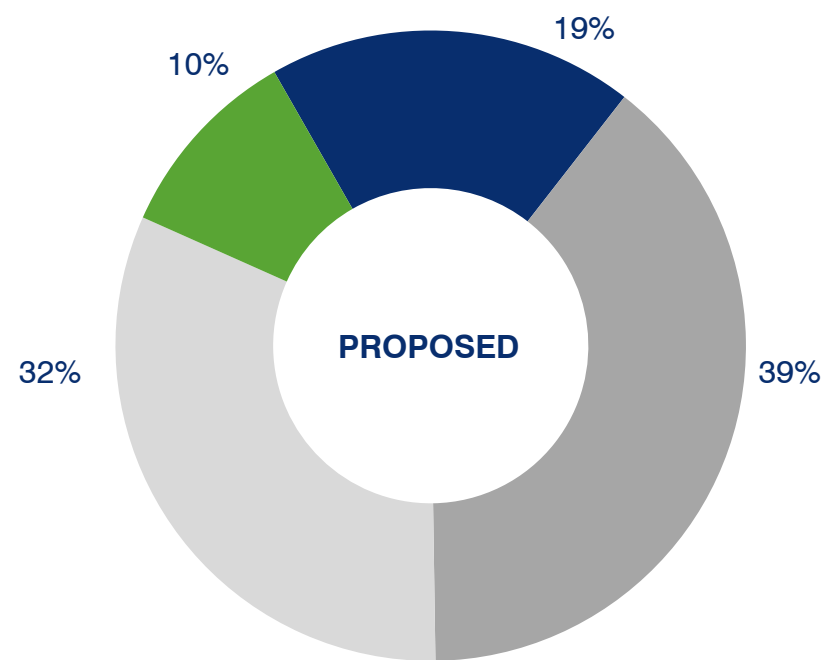
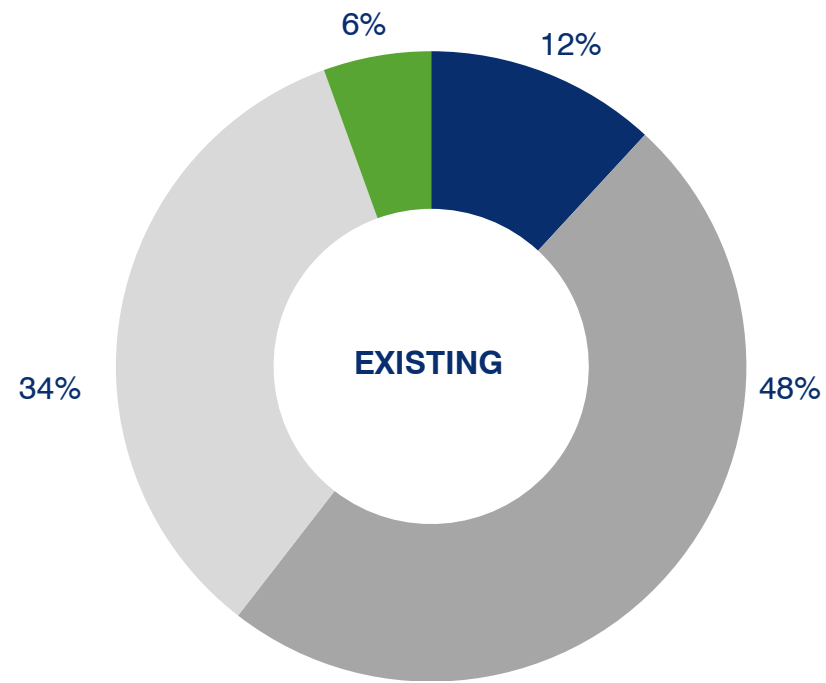
**OPTION 2
LOOP**



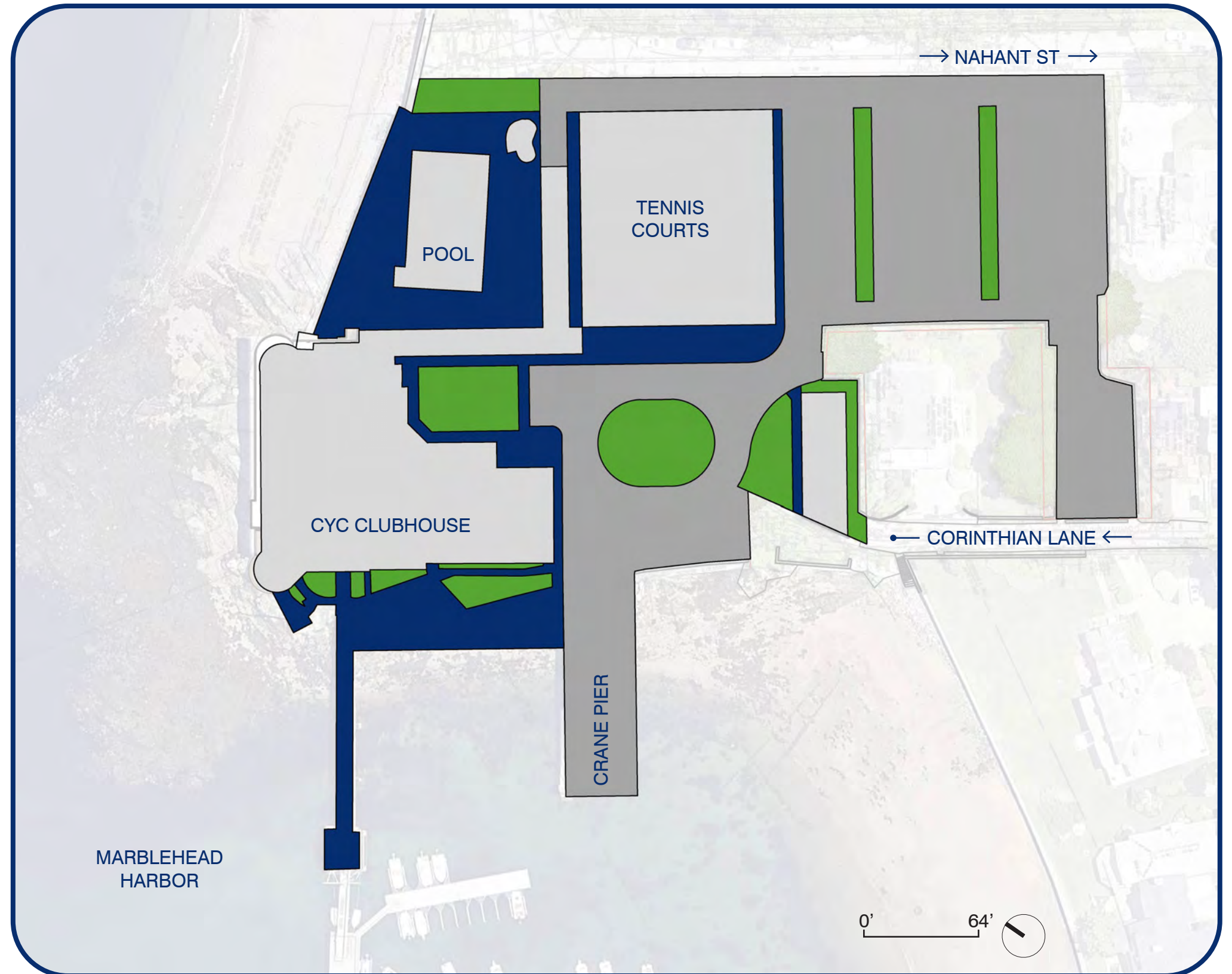
OPTION 2 | LOOP



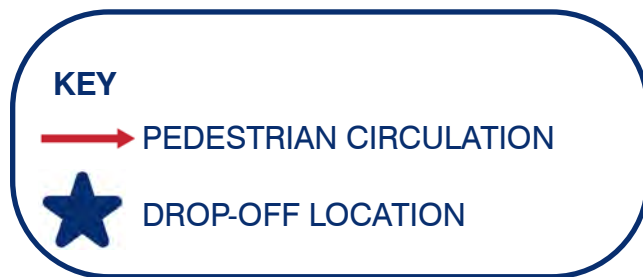
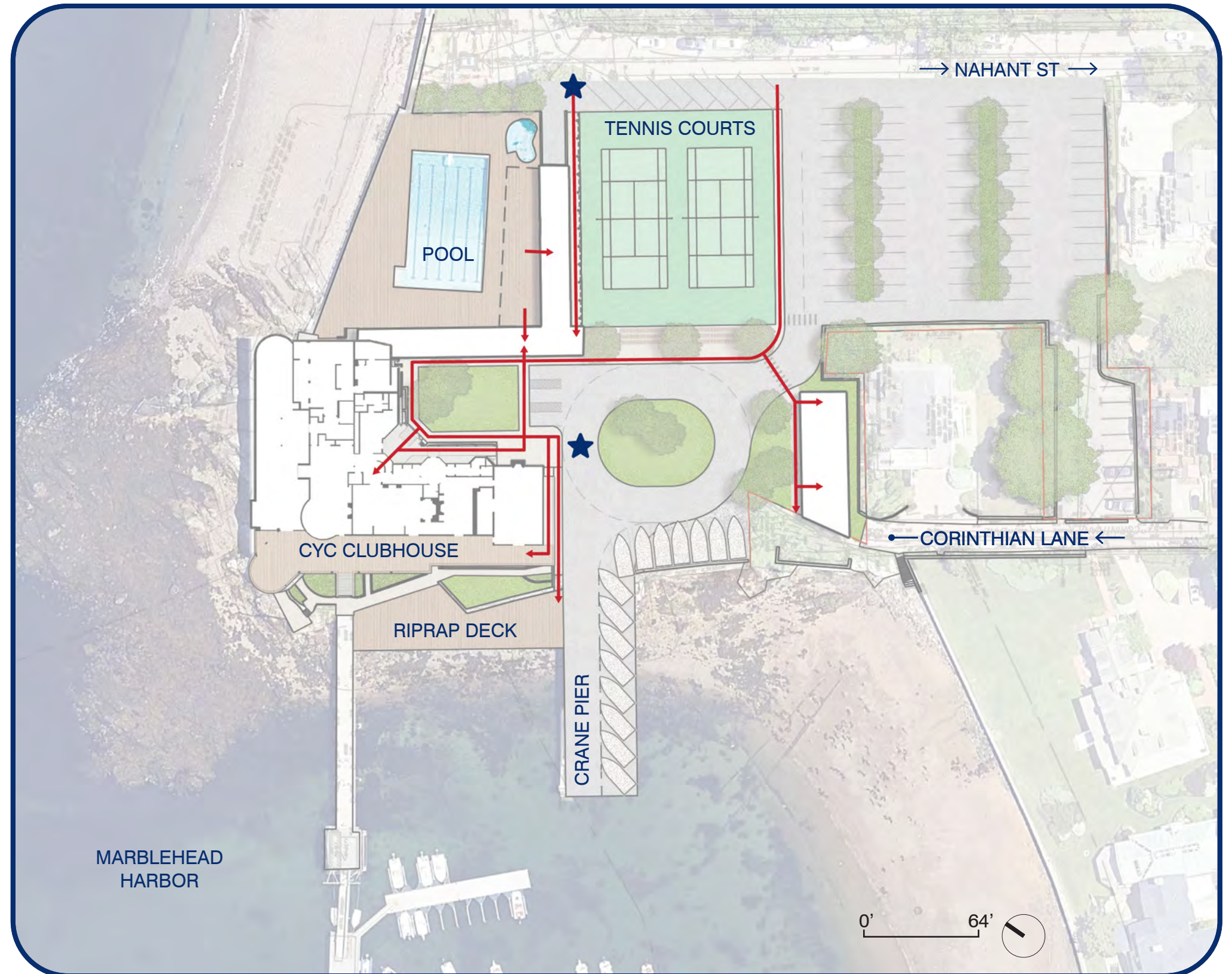
OPTION 2 | LOOP SITE USES



- VEHICULAR SPACE
- BUILDINGS, POOL, AND SPORTS COURTS
- GREEN SPACE
- PEDESTRIAN SPACE



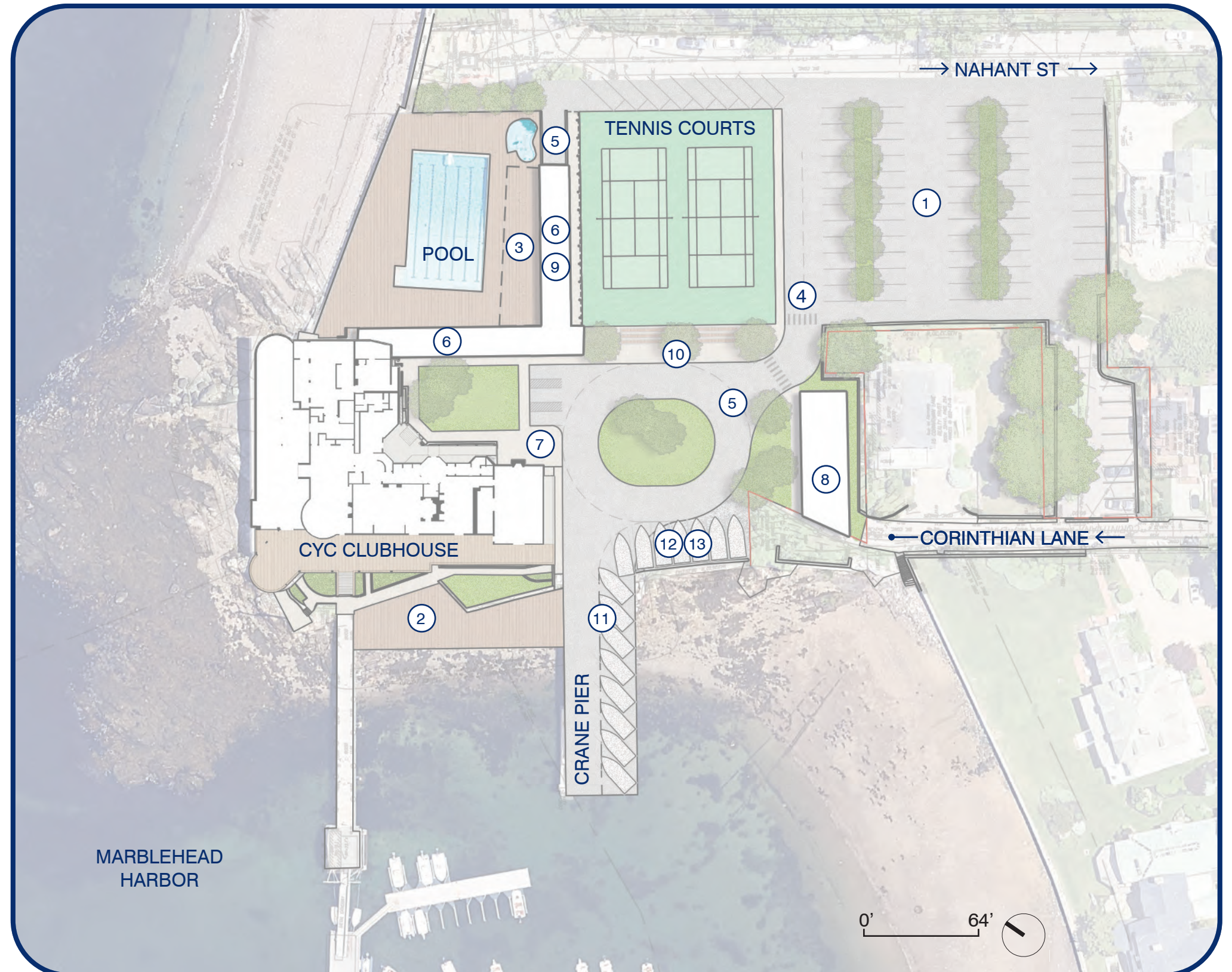
OPTION 2 | LOOP PEDESTRIAN CIRCULATION



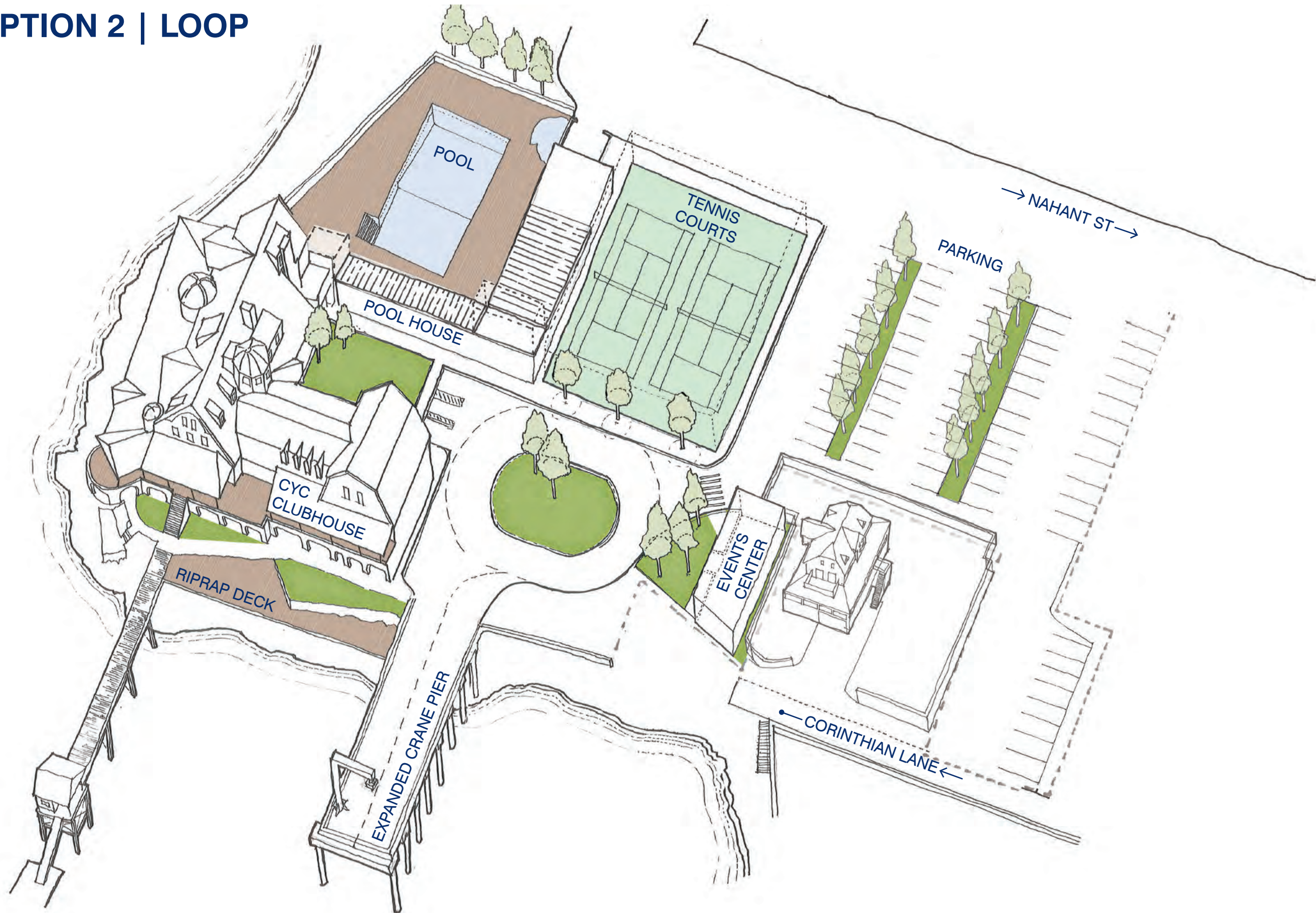
OPTION 2 | LOOP SITE STATS

- ✓ **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**
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- ✓ **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)

KEY:
✓ Included X Not Included



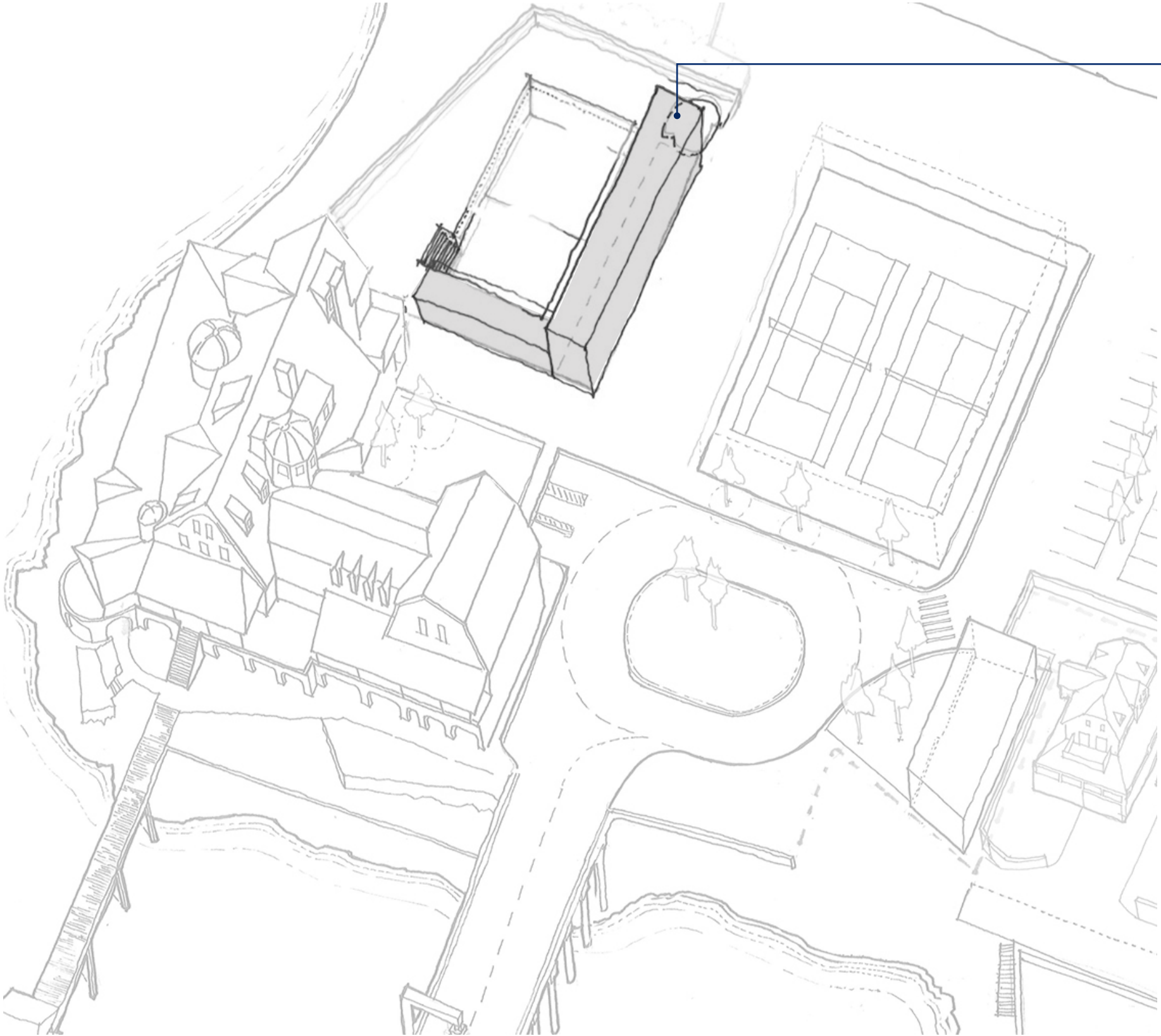
OPTION 2 | LOOP



OPTION 2 | LOOP

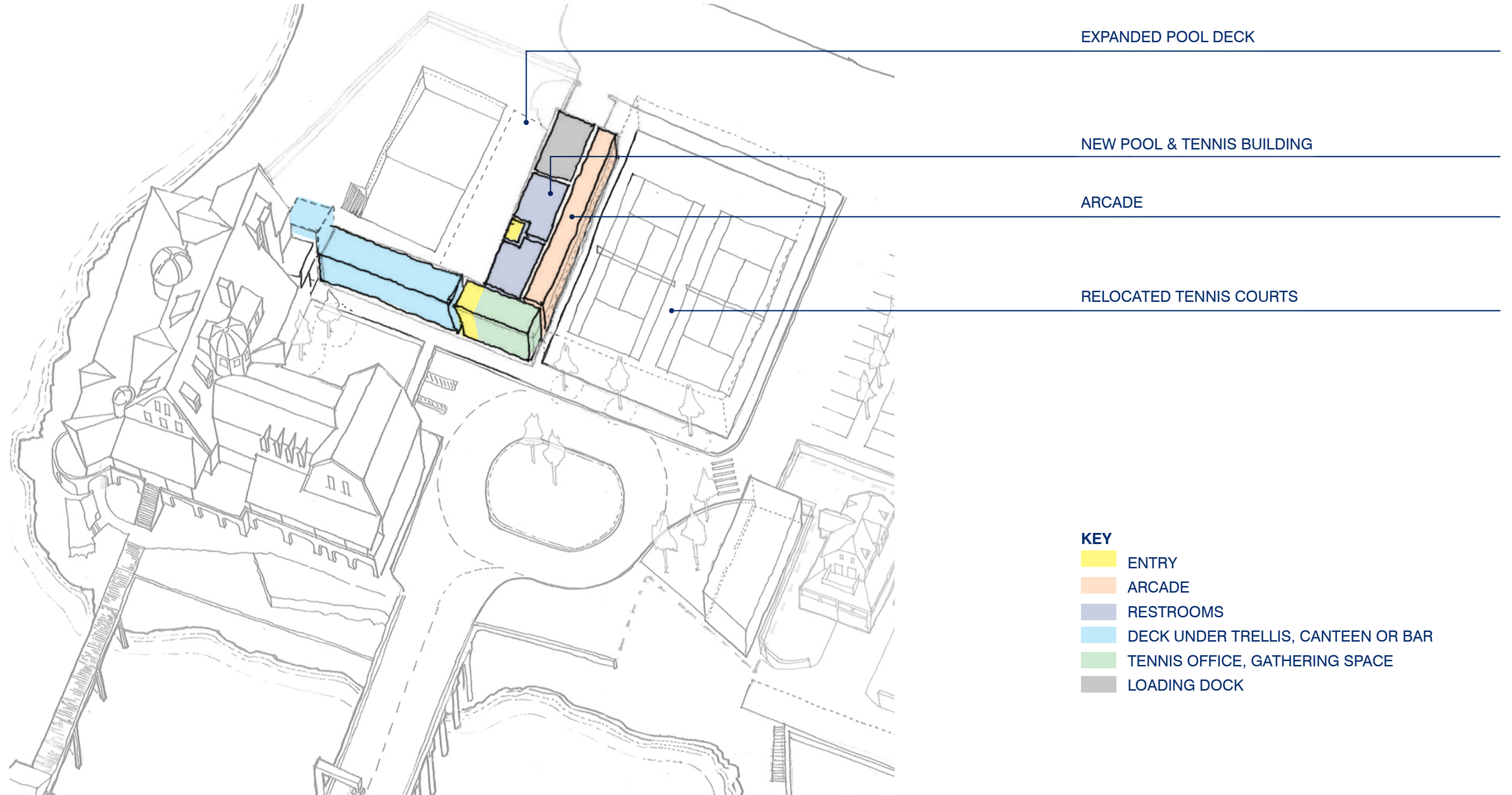
EXISTING POOL HOUSE FOOTPRINT

EXISTING POOL HOUSE FOOTPRINT



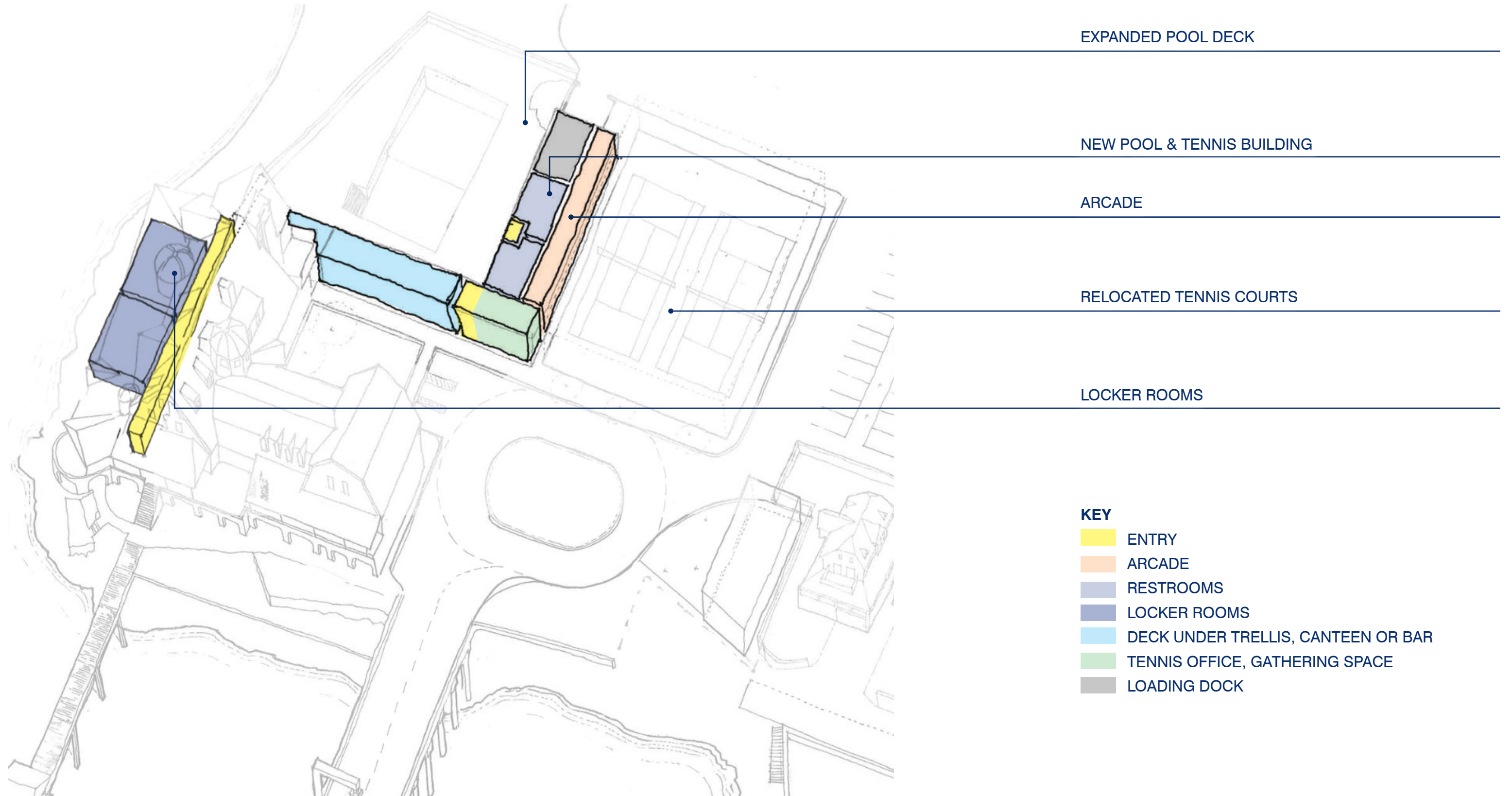
OPTION 2 | LOOP

POOL DECK EXPANSION & NEW POOL HOUSE



OPTION 2 | LOOP

POOL DECK EXPANSION & NEW POOL HOUSE



EXPANDED POOL DECK

NEW POOL & TENNIS BUILDING

ARCADE

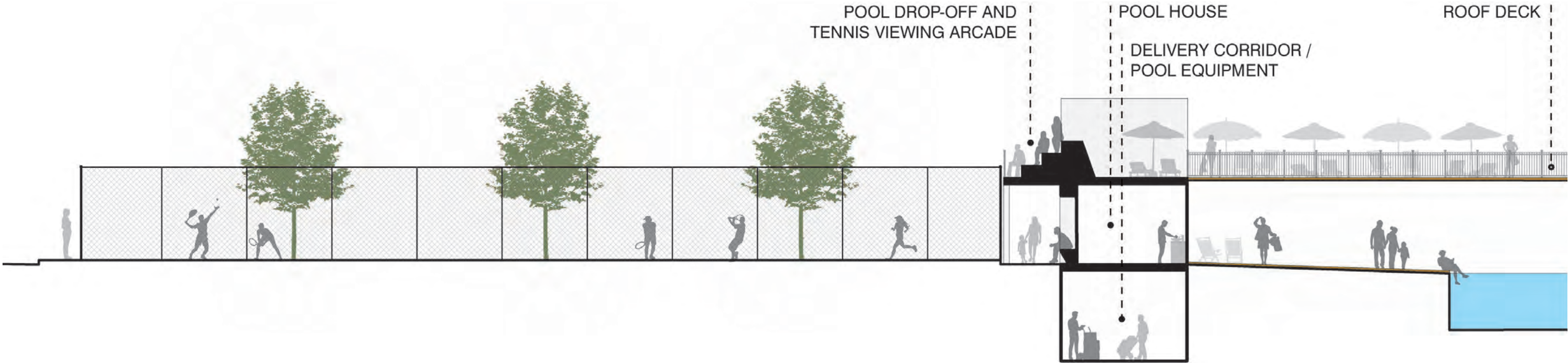
RELOCATED TENNIS COURTS

LOCKER ROOMS

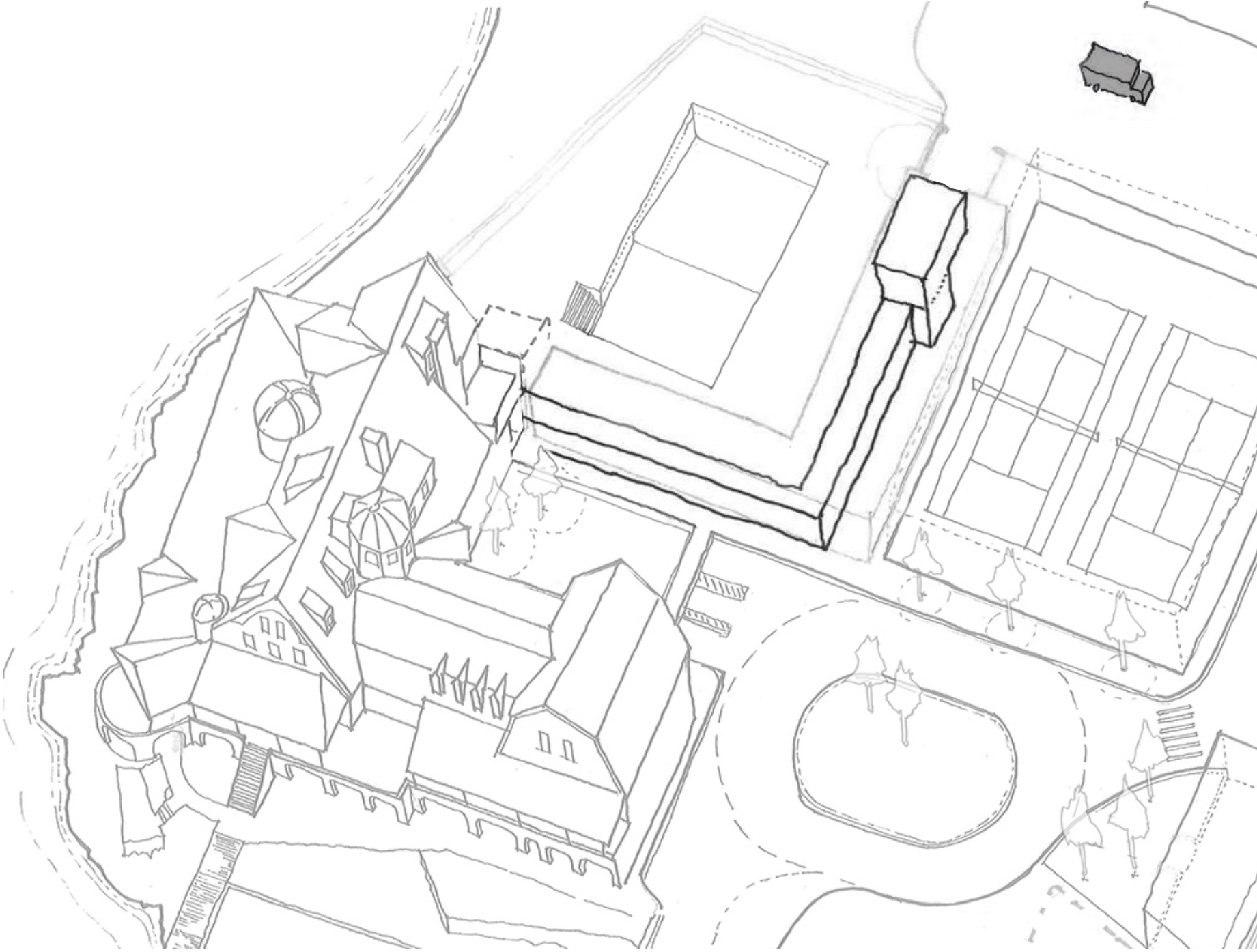
KEY

- ENTRY
- ARCADE
- RESTROOMS
- LOCKER ROOMS
- DECK UNDER TRELLIS, CANTEEN OR BAR
- TENNIS OFFICE, GATHERING SPACE
- LOADING DOCK

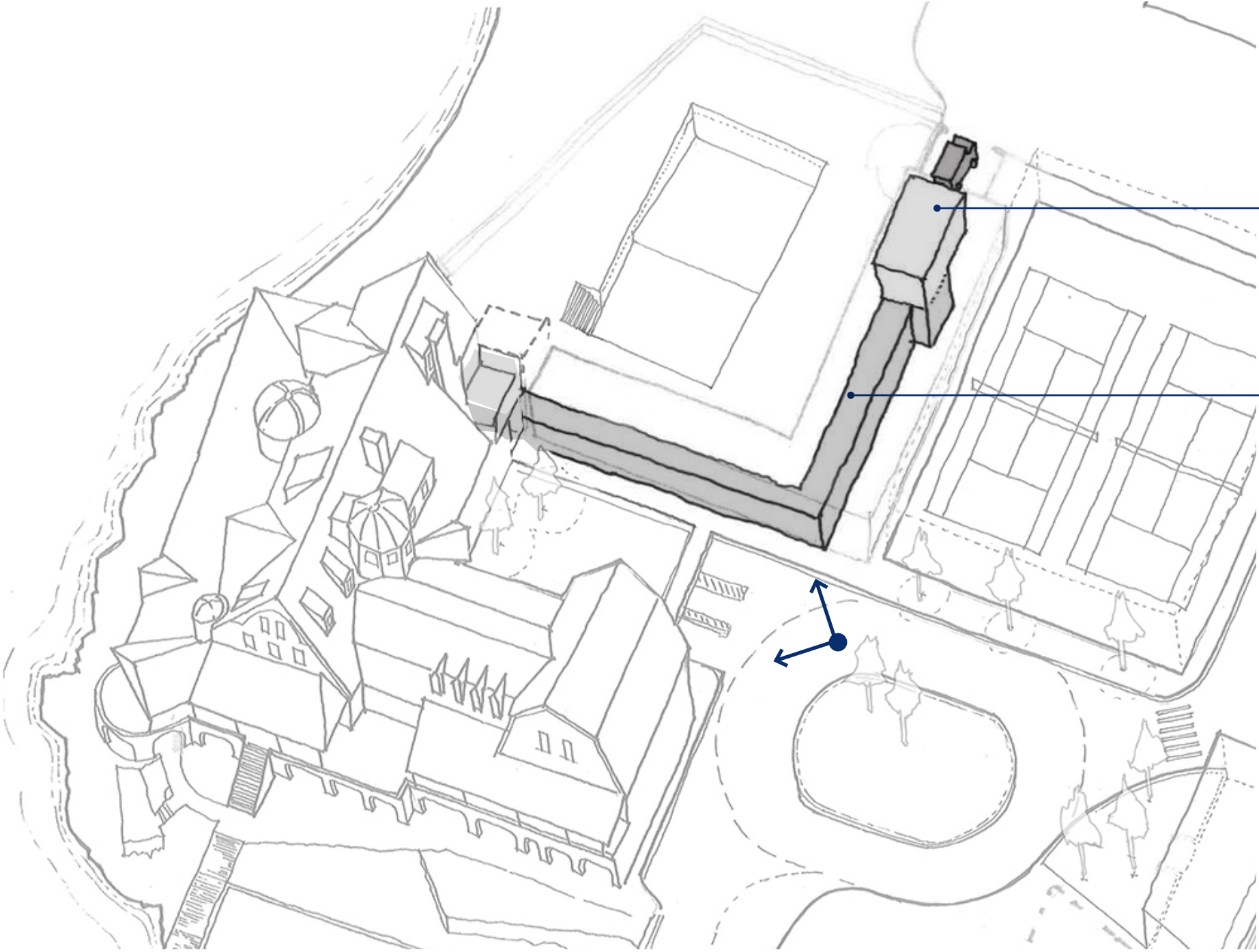
OPTION 2 | LOOP POOL HOUSE - ARCADE



OPTION 2 | LOOP SERVICE SEQUENCE

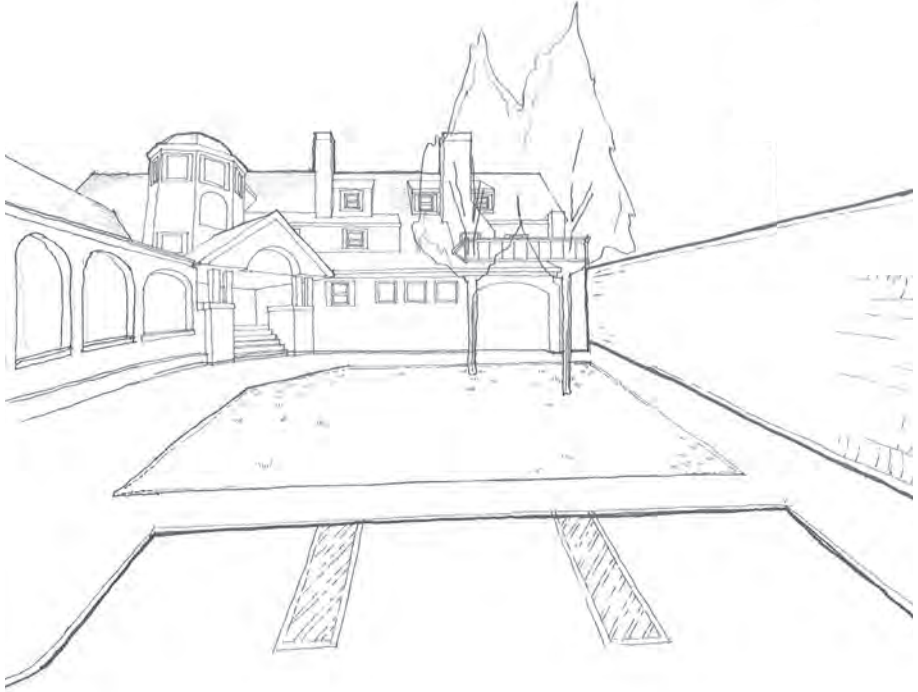


OPTION 2 | LOOP SERVICE SEQUENCE



LOADING DOCK

BASEMENT-LEVEL SERVICE HALLWAY

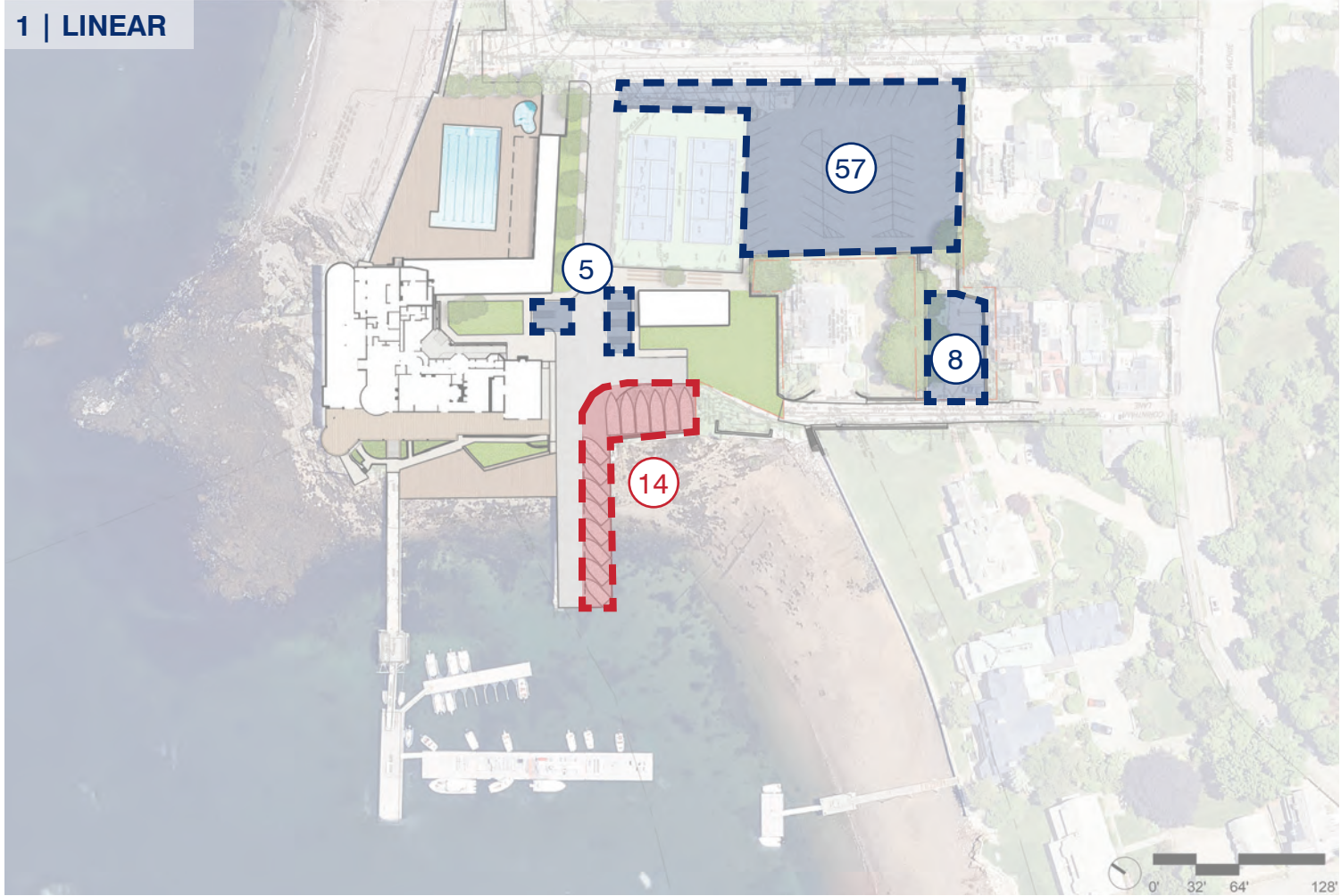


**SIDE BY SIDE
OPTION
COMPARISON**



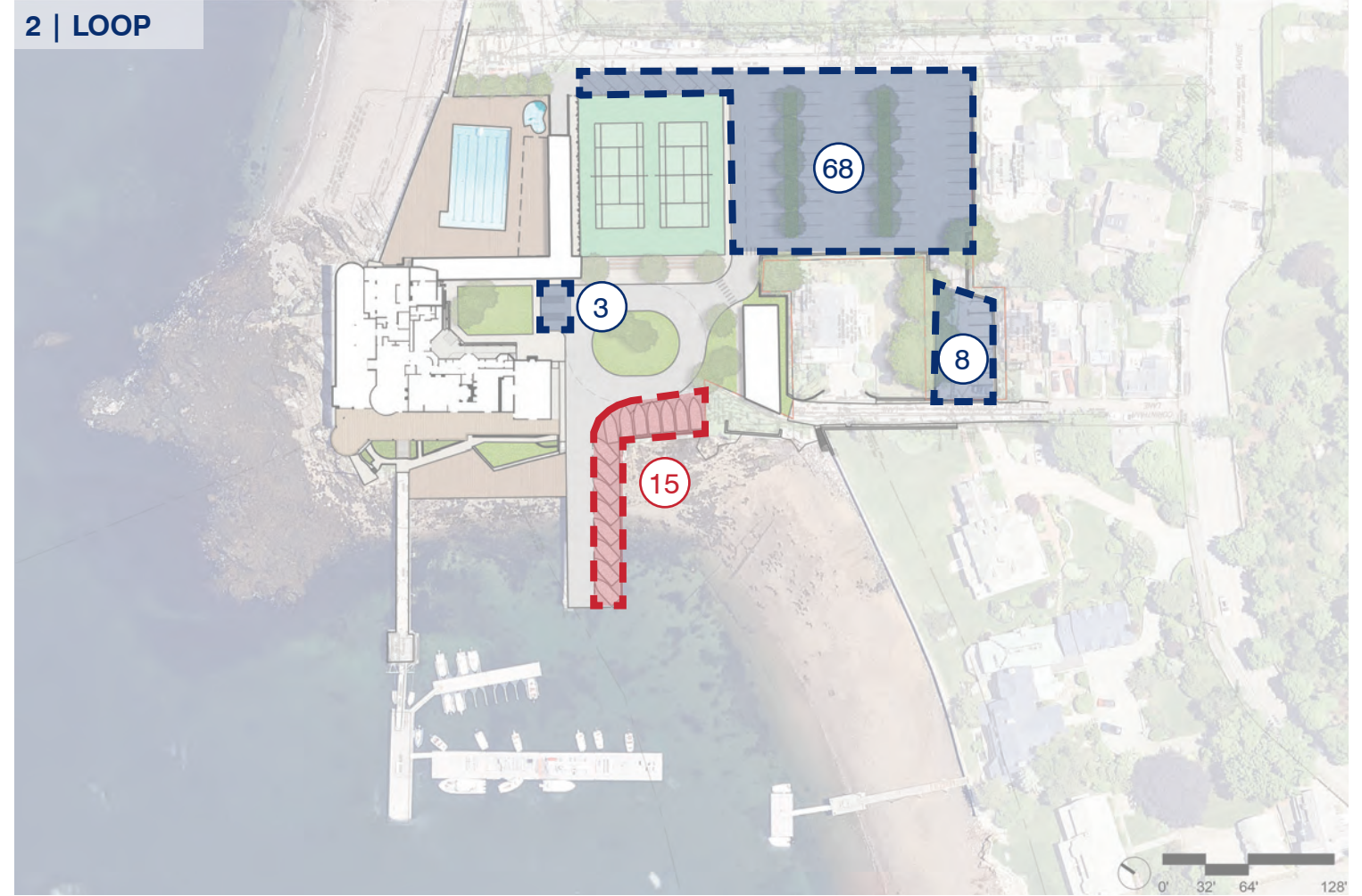
MASTER PLAN OPTIONS

OPTION COMPARISON



KEY

- PARKING (70 TOTAL)
- DRY SAIL SPACES (14 TOTAL)



KEY

- PARKING (79 TOTAL)
- DRY SAIL SPACES (15 TOTAL)

MASTER PLAN OPTIONS

OPTION COMPARISON

1 | LINEAR



- ✓ INCLUDES THE RIPRAP DECK
- ✓ ENLARGES THE POOL DECK
Existing: 7,480 SF
Proposed: 8,740 SF
- ✓ IMPROVES PEDESTRIAN SAFETY
- ✓ REENGINEERS THE TRAFFIC PATTERN
- ✓ REBUILDS THE POOL HOUSE
- ✓ CREATES A DESIGNATED DROP-OFF AREA
- ✓ BUILDS AN EVENTS & SAILING CENTER
- ✓ BUILDS A TENNIS CENTER
- ✓ IMPROVES TENNIS VIEWING AREA
- ✓ WIDENS THE CRANE PIER
- ✓ EXPANDS DRY SAILING CAPACITY
Existing: 13 spaces (large & medium boats)
Proposed: 14 spaces (6 large, 8 med.)
- ✓ 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)
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(Could be substituted for approx. 8 parking spaces)
- X BUILDS A BOAT RAMP
(Inadequate beach frontage)

2 | LOOP



- ✓ INCLUDES THE RIPRAP DECK
- ✓ ENLARGES THE POOL DECK
Existing: 7,480 SF
Proposed: 8,800 SF + 1,300 SF Rooftop Deck
- ✓ IMPROVES PEDESTRIAN SAFETY
- ✓ REENGINEERS THE TRAFFIC PATTERN
- ✓ REBUILDS THE POOL HOUSE
- ✓ CREATES A DESIGNATED DROP-OFF AREA
- ✓ BUILDS AN EVENTS & SAILING CENTER
- ✓ BUILDS A TENNIS CENTER
- ✓ IMPROVES TENNIS VIEWING AREA
- ✓ WIDENS THE CRANE PIER
- ✓ EXPANDS DRY SAILING CAPACITY
Existing: 13 spaces (large & medium boats)
Proposed: 15 spaces (15 med)
- ✓ CONSOLIDATES DRY SAILING INTO ONE AREA

- ✓ 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.
- 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)

KEY:

✓ Included

X Not Included

MASTER PLAN OPTIONS



THANK YOU!



To learn more, please visit
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