



10-Year Capital Plan Member Feedback

KMDG Presentation – July 1st, 2025

Emailed Follow-up Questions & Comments Through July 15th, 2025

1. Thanks for an informative and creative meeting. I won't reiterate my thoughts on tandem parking and a broader perspective (don't want to move tennis courts twice in 10 years if more space opens up). Also, thinking about a second crane sounds crazy given other needs and the focus of survey responses on social spaces, pool, and tennis/court sports.

A couple of thoughts:

I could not see the questions being asked by members. For transparency it would be helpful to see them. Perhaps you could publish a list.

A list of questions and responses is here provided.

I had to get off. Were costs discussed? If not, when will rough estimates be provided?

Costs were not discussed. Rough estimates will be provided for the final option selected.

2. Hello 10 Year Team,

We applaud and appreciated your all your efforts to date, especially your work in carefully quantifying and documenting the current layout and features of our campus. Assembling this background information is the most essential first step, but much work still needs to be done beyond the initial Linear and Loop proposals. Several comments:

It does not look to us as though the footprint assumed to be suited to individual drysailed boats is reasonable. There needs to be room allowed for trailer axles and fenders, and for the 'wobble room' required between trailers to park them safely.

I'm pretty good at maneuvering a boat on a trailer, but negotiating the route in from Nahant St, around the new circle, and then turning the rig around to back a boat into one of the designated spaces either on the pier or on the adjacent 'triangle' (?) would be a serious challenge. The circle looks nice, by I suggest leaving it as open maneuvering space, that I think would be required.

I suggest dropping the proposed new 'function' building from the plan at least for the short term. I think that the Harbor Room, Ballroom, and Trophy room spaces are not fully utilized now, and that they can successfully handle regatta and event needs adequately. The space devoted to the new 'function' building, whose use has not yet been



well defined, would be better left open for dry sailed boats and/or parking. Going forward, should the need for such a building become more clear over time, it would be easy to repurpose this open space for it. In contrast, removing what might turn out to be a wrongly purposed or underutilized new building would be a very painful and expensive outcome!

Beyond a delightful army of little kids buzzing around and enjoying the club, the best thing about the CYC is its waterfront location, with unmatched views of the harbor and of Salem Sound. Giving up access to a large part of the west facing views in favor of bathrooms would be a huge loss. Surely there has to be another location for these that would not come at the cost of one of the club's unique and important assets.

We think that the service 'tunnel' is a very creative approach to a really difficult challenge, but I wonder if the staff would find it to be a practical one. It is essential to have their input before too much of the plan is developed around that feature.

We hope that this input is helpful.

3. Hello. I, along with 5 other members of the club, attended the 10yearplan update by KMDG on the premises of the club. I do not know how many folks viewed the ZOOM presentation. My observations are below (in albeit random order):

I was shocked by how few members attended the in-club presentation. That aside, I was concerned that several of the questions that I had were not given priority; rather, the ZOOM folks prevailed.

Here were my questions:

What is the actual function of the "new" pool house?

In both schemes, the new pool house will include an entry area, updated restrooms, showers for families, gathering areas (potentially including a rooftop deck overlooking the pool), tennis office, and a loading dock.

What impact(s) will the sound and the smell of deliveries and trash, respectively, have on people who sit atop the tunnel?

The sound and smell from the loading area would be much the same as experienced in its current location.

How expensive and reliable (given the first three weeks of no access to the facility) will it be to transplant the pump room of the pool to a lower deck?

Pool equipment is relatively inexpensive to relocate and ventilation could be combined with systems serving loading and trash functions.



One of the scenarios calls for a relocation of the tennis courts to accommodate further parking. I can't imagine what impact that will have on the use of them *and* the related cost.

Tennis court relocation proposed in Master Plan Option 2 (Loop): Costs were not discussed at this meeting. Rough estimates will be provided for the final option selected.

WRT costs, what are the bottom-line numbers? Leveling the "yellow house" will cost mucho money especially given the ledge that it lies upon.

Costs were not discussed at this meeting. Rough estimates will be provided for the final option selected.

4. If one looks at the 1908 photo that was shown early on in the presentation, you will note that the pier emanates from the **porch** level of the club. That was *so* interesting. I wonder why? In light of my concern regarding the need to raise it/pier, given the inevitable global warming and its impact on rising tides/surge, I was curious as to why such a system was employed back then. I am hopeful that there will be an additional cost/major capital improvement related to pier concerns in the coming (ten) years/budget. If not, the aforementioned campus scheme seems synonymous to putting the cart before the horse.

Resiliency strategies will need to be part of any construction project on this site and raising the elevation of structures being placed into the water makes sense.

If I was forced to choose between the first scenario that was presented and the second, the second would be my choice. That said, the cost for it would make or break my decision since I feel that, 1) due/more consideration needs to be given to pier issues, 2) making what property we have ... even better (i.e., reliability of pool maintenance and personnel, improvements to the interior of the club (such as enhancing the Trophy Room and better utilization of the third floor), and 3) taking some elements of these scenarios and making good use of them (i.e., cutting off Corinthian Lane and using the access to the small parking lot, reconfiguring the parking spaces in the large parking lot, and incorporating some selective elements of Scenario 2).

In retrospect, I'm not as concerned about the time and money that went into this process since I believe that there are certain aspects of it that can be beneficial. I would be opposed to a complete adoption of either plan as-is since my guess is that the funding for the same would/will be exorbitant.

The good news is that there is time for (re)consideration by all, including the Bridge. I do not feel that what has been presented to the membership needs to be lock-step. Changes and alterations in line with financial means by all need to be paramount, especially in these uncertain times.



5. It is not easy to ask several questions in a forum like this, so I thought I would pass them along to you.

Is the loading dock on Nahant St. the first view of the club when arriving by car?

Yes. A gate – likely ornamental – would enclose the loading area and would remain closed when trucks are not making deliveries.

What is the traffic impact to Manley, Follet streets?

A traffic study would need to be performed to understand the repercussions on Manley & Follet Streets.

What is the impact to traffic on Nahant St. while dropping off?

A traffic study would need to be performed to understand the repercussions of traffic on Nahant St.

What is the impact to traffic on Nahant St. while service vehicles are backing into the loading dock?

A traffic study would need to be performed to understand the repercussions of traffic on Nahant St.

The drop off area is too close to the loading dock. Members will be competing with service trucks.

While close, we think that this curbside area of Nahant Street can and needs to serve multiple functions. A wide sidewalk will give children adequate space for pick-up/drop-off and sidewalk design can help discourage people from being in front of the loading area. Although slightly different, there is more distance between the loading dock and drop-off area in Option 2 vs Option 1. As proposed building additions/replacements require architectural design of building faces, there are currently no views developed from Nahant Street of this structure, and we are only studying architectural pieces volumetrically.

How much does the new pool house encroach on the current turnaround in front of the clubhouse? I am concerned about how narrow this space would become. The taller the pool house becomes (especially with a deck above), the more of a tunnel effect will occur.

The new pool house would shrink the existing space at the front of the Clubhouse slightly. The current turnaround in front of the clubhouse varies in width from 49' to 55'. In Master Plan Option 1 (Linear), the entry area in front of the clubhouse would become 37' wide. In Master Plan Option 2 (Loop) the entry area would



become 48' wide. In both options, the architecture of the proposed pool house would be designed to complement the existing club house and proposed entry.

Are pedestrians exposed to crane pier access for vehicles along the side of the clubhouse?

In both Master Plan Options, pedestrians walking along the side of the clubhouse will not need to cross vehicular areas. Pedestrians can stay on the sidewalks that will connect to the front of the Clubhouse as well as the water side near the crane pier.

The basement Locker/Restrooms abut and do not take advantage one of the best views in Marblehead

The locker rooms would have water views from them. Their adjacency to the main pier and pool house makes this a prime location for them as they would serve both uses.

Will the pool house and the event center follow the same architectural vocabulary as the clubhouse? The new pool house looks like 2 long, flat featureless walls.

Yes, the new pool house and event center can be designed to complement the existing architectural style of the clubhouse. The new pool house is currently shown in these concepts as a simplified volume. If constructed, its façade, windows, and entrances would be designed to create a welcoming experience and to enhance the architectural character of the club's grounds.

What is the approximate cost differential between Option #1 and #2?

Costs were not discussed at this meeting. Rough estimates will be provided for the final option selected.

6. I prefer Option #2

Does not appear to encroach on the space in front of the clubhouse as much as option #1.

I like how the tennis courts hide one of the long pool house walls.

Trailing boats to the crane would be difficult from Nahant St. for visiting sailors.

If we are moving the tennis courts, why wouldn't we move them to the far side of the parking lot. This would free up a lot of possibilities.